

Land Information Memorandum



Property address:

5 Aranoni Track

LIM number: H11145006

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 14 September 2026
Date received 2 September 2026

Property details

Property address 5 Aranoni Track, Clifton, Christchurch
Valuation roll number 22911 90900 A
Valuation information Capital Value: \$905,000
Land Value: \$390,000
Improvements Value: \$515,000
Please note: these values are intended for Rating purposes
Legal description Flat 1 DP 61317 on Lot 1 DP 2622 having share in 1075 m2
Existing owner James Frederick Dawson
Kaitlin Anne Dawson
5 Aranoni Track
Christchurch 8081

Council references

Rate account ID 73044893
LIM number H11145006
Property ID 1040605

Property address:

5 Aranoni Track

LIM number: H11145006

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.

Property address:

5 Aranoni Track

LIM number: H11145006

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 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

- Sea Spray Zone

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

- Regional Hazard Information: Shoreline Modelling

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

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

Property address:

5 Aranoni Track

LIM number: H11145006

Page 4

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

(b) Earthquakes

- Liquefaction Assessment

Christchurch City Council holds indicative information about liquefaction hazards for Christchurch. Information, including an interactive web tool, can be found on the Council's website at ccc.govt.nz/liquefaction

Depending on the potential liquefaction hazard of an area that a property is in, the Council may require site-specific investigations before granting future subdivision or building consent for a property.

Title of report: Christchurch liquefaction vulnerability study

Purpose of report: To provide a district-wide liquefaction vulnerability assessment and to provide expected land performance for a range of potential future earthquake and groundwater scenarios. For use in land use planning, subdivision and building consenting

Scope of report: Christchurch urban area from the Waimakariri River mouth to Godley Head, and inland to the Selwyn District boundary

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Environment/Land/CCC-Liquefaction-ReportBody.pdf>

Date of report: July 2020

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

Name of person/entity that prepared the report: Tonkin & Taylor Ltd

Title of Report: Geotechnical information on horizontal land movement due to the Canterbury earthquake sequence

Purpose of report: Background geotechnical information about shallow ground movements as a result of the earthquake sequence

Scope of Report: Christchurch City flat area, excluding Port Hills and Banks Peninsula

Where or how to access the report: <https://www.linz.govt.nz/resources/research/geotechnical-information-horizontal-land-movement-due-canterbury-earthquake-sequence>

Date of report: March 2015

Name of person/entity that commissioned report: Land Information New Zealand

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

- Regional Liquefaction Information

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available in the Christchurch Liquefaction Viewer at <https://apps.canterburymaps.govt.nz/ChristchurchLiquefactionViewer/>.

Technical report information:

Title: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts.

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

Purpose of report: To collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability. For use in land use planning, subdivision and building consenting.

Study area: Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge.

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1702192>.

- Regional Hazard Information: Earthquake fault deformation

There are no known earthquake faults at the ground surface in Christchurch. However, it is possible there are some faults in Christchurch that are yet to be identified because they are not visible at the ground surface.

More information on fault deformation is available on Environment Canterbury's fault deformation map at <https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092b6f6c449>.

(c) Flooding

- Regional Hazard Information: Flood Photographs

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at <https://apps.canterburymaps.govt.nz/FIR>.

Property address:

5 Aranoni Track

LIM number: H11145006

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

- **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

- **Consultant Report Available**
Council holds indicative information that this property may be subject to risk from geological hazards. These may be but not limited to potential erosion (eg cliff collapse, tunnel gully erosion, slip/sheet erosion, rockfall), falling debris (eg boulder rolls, rockfall), subsidence, slippage (eg slope instability) or inundation. Council may require site-specific investigations before granting future sub-division or building consent for the property depending on the hazard.

The risk information is based on the following consultant reports on the Port Hills which can be found on Councils website at <https://www.ccc.govt.nz/environment/land/slope-stability/port-hills-gns-reports>. These consultant reports may or may not make reference to information about your individual property.

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Maffey's Road
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Maffey's Road site, with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.

Scope of report: Maffey's Road and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-79Maffey'sRdFINAL.pdf>

Date of report: August 2014

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Quarry Road
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Quarry Road site, with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.

Scope of report: Quarry Road and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-75QuarryRoadFINAL.pdf>

Date of report: August 2014

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Cliff Street
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Cliff Street site with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.

Scope of report: Cliff Street and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-73CliffStFINAL.pdf>

Date of report: August 2014

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Earth/debris flow risk assessment for Defender Lane

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Defender Lane site with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.

Property address:

5 Aranoni Track

LIM number: H11145006

Christchurch City Council

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

Scope of report: Defender Lane and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-67DefenderLaneFINAL.pdf>

Date of report: August 2014

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Debris avalanche risk assessment for Richmond Hill

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Richmond Hill site with numerical slope-stability modelling to assess the risk to people in dwellings and users of the assessment area from cliff-collapse hazards (debris avalanches and cliff-top recession).

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-034RichmondHillFINAL.pdf>

Date of report: August 2014

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Redcliffs

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Redcliffs site and uses numerical models of slope stability to assess the risk to people in dwellings and users of Main Road from cliff-collapse hazards (debris avalanches and cliff-top recession).

Scope of Report: Redcliffs

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-78RedcliffsFINAL.pdf>

Date of report: August 2014

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Deans Head

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Deans Head site, with numerical slope-stability modelling to assess the risk to people in dwellings and users of Main Road from mass movement at the site.

Scope of Report: Deans Head and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-77DeansHeadFINAL.pdf>

Date of report: August 2014

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

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

Title of report: Canterbury Earthquakes 2010/11 Port Hills slope stability: Risk assessment for Clifton Terrace

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Clifton Terrace mass movement site, with numerical slope-stability modelling to assess the risk to people in dwellings from mass movements. The assessment area also includes an area containing cliff-collapse hazards.

Scope of Report: Clifton Terrace and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-76CliftonTerrace.pdf>

Date of report: August 2014

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

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

Title of report: Canterbury Earthquakes 2010/11 Port Hills slope stability: Stage 1 report on the findings from investigations into areas of significant ground damage (mass movements)

Purpose of report: Detailed investigations of previously identified areas of mass movement following the 2010/11 Canterbury earthquakes, in order to assess the nature of the hazard, the frequency of the hazard occurring, and whether the hazard, if it occurs, poses a risk to life, a risk to existing dwellings and/or a risk to critical infrastructure.

Property address:

5 Aranoni Track

LIM number: H11145006

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

Scope of Report: Port Hills

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-317Stage1.pdf>

Date of report: August 2013

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

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

Title of Report: Canterbury earthquakes 2010/2011 Port Hills slope stability: Geomorphology mapping for rockfall risk assessment

Purpose of report: Geomorphic mapping of near-surface materials and processes present in the Port Hills of Christchurch to provide information as inputs to the rockfall hazard and risk assessments undertaken by GNS.

Scope of Report: Port Hills

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-geomorph721493web-s.pdf>

Date of report: September 2012

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Pilot study for assessing life-safety risk from cliff collapse

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of three people from cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports on selected areas where much damage occurred from boulders moved during the 2010/11 Canterbury earthquakes. It specifically presents assessments of the risk to life (death) faced by someone living above or below.

Scope of report: Areas immediately above or below the cliffs at parts of Redcliffs, Shag Rock Reserve (Kinsey Terrace and the non-residential Shag Rock Reserve), Sumner (Wakefield Avenue, Nayland Street, and Richmond Hill Road), and Whitewash Head (Scarborough).

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-pilotlifesafetycliffcollapse12687374web.pdf>

Date of report: March 2012

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills stability: Life-safety risk from cliff collapse in the Port Hills

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people (two from rockfall and three from cliff collapse) in the earthquakes of 22 February 2011. This report is one of a series of reports on areas where much damage occurs. It covers the areas that were not included in the 2012 pilot study report and in which the cliffs meet certain criteria. It presents an assessment of the risk to life faced by someone living above or below cliffs.

Scope of report: Port Hills residential areas above and below steep cliffs not included in the 2012 pilot study (included in the pilot study: areas immediately above or below the cliffs at parts of Redcliffs, Shag Rock Reserve (Kinsey Terrace and the non-residential Shag Rock Reserve), Sumner (Wakefield Avenue, Nayland Street, and Richmond Hill Road), and Whitewash Head (Scarborough).)

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-124-01AUG2013.pdf>

Date of report: May 2012

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

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

Title of report: Canterbury earthquakes 2010/11 Port Hills slope instability: additional assessment of the life-safety risk from rockfalls (boulder rolls)

Purpose of report: Assess the risk to people living in the Port Hills of Christchurch from rockfall (boulder roll).

Scope of report: Port Hills

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-additionalassessmtrockfalls12687628.pdf>

Date of report: September 2012

Property address:

5 Aranoni Track

LIM number: H11145006

Page 8

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

Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Pilot study for assessing life-safety risk from rockfalls (boulder rolls)

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people from rockfall and cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports on selected geographic areas where much damage occurred. It specifically presents assessments of the risk to life (death) faced by someone living below rocky bluffs where life safety is threatened by the hazard of falling debris in the form of isolated boulders rolling and bouncing at high speed for long distances downslope.

Scope of Report: Avoca Valley, Bowenvale, Cashmere, Castle Rock, Heathcote Valley, Hillsborough (Vernon Terrace only), Sumner (Wakefield Avenue and Heberden Avenue areas only), Lyttelton, and Rapaki Bay.

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2011-311-01AUG2013.pdf>

Date of report: March 2012

Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Life-safety risk from rockfalls (boulder rolls) in the Port Hills

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people and much property damage from rockfalls and cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports which assess the risk to life faced by someone living below rocky bluffs in the Port Hills where life safety is threatened by the hazard of falling debris. This report covers those areas where the life safety hazard is from isolated boulders rolling and bouncing downslope and which were not assessed in Massey et al. (2012, GNS report CR2011/311).

Scope of report: Hillsborough, Richmond Hill Road, McCormacks Bay, Mt Cavendish, Taylors Mistake, Moncks Bay, Cass Bay, Governors Bay, and some areas in Lyttelton (east and west), Bowenvale, Sumner (Wakefield Street and Heberden Ave), Vernon Terrace, and Avoca Valley.

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-123-01AUG2013.pdf>

Date of report: May 2012

Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

(e) Subsidence

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

(f) Tsunamis

Property address:

5 Aranoni Track

LIM number: H11145006

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

- 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

Property address:

5 Aranoni Track

LIM number: H11145006

Page 10

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

Please refer to *Section 8. Land use and conditions* of this report for District Plan related natural hazard information.

(k) Building Notices

Please refer to *Section 5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings* of this report for Building Act notice information.

Other Special Features or Characteristics of the Land

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

Related Information

- The latest soil investigation report for this property is attached for your information
- There are attached hazard/special site characteristics supplementary sheet/s.

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.
- The council plan shows no public stormwater lateral plotted 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.

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 30/06/2027: \$5,610.98

	Instalment Amount	Date Due
Instalment 1	\$1,402.67	15/09/2026
Instalment 2	\$1,402.67	15/12/2026
Instalment 3	\$1,402.67	15/03/2027
Instalment 4	\$1,402.97	15/06/2027

Rates owing as at 14/09/2026: \$1,124.67

(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:

5 Aranoni Track

LIM number: H11145006

Page 14

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.

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/1969/6204 Applied: 19/12/1969 Status: Completed
5 Aranoni Track Clifton
Permit granted 19/12/1969
Permit issued 20/01/1970
BLACK WALLS- Historical Reference PER69001043 - No information/ or plans held on property file
- BCN/1993/10882 Applied: 19/01/1993 Status: Completed
5 Aranoni Track Clifton
Permit granted 21/01/1993
Permit issued 21/01/1993
EARTHWORKS- Historical Reference PER93001064
- BCN/2001/7561 Applied: 30/10/2001 Status: Cancelled
5A Aranoni Track Clifton
Accepted for processing 30/10/2001
PIM Granted 06/11/2001
PIM Issued 06/11/2001
Application cancelled 20/03/2003
DETACHED DWELLING, 2ND UNIT ON EXISTING CROSS LEASE- Historical Reference ABA10019800

Property address:

5 Aranoni Track

LIM number: H11145006

Page 15

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

- BCN/2002/878 Applied: 14/02/2002 Status: Completed
5 Aranoni Track Clifton
Accepted for processing 14/02/2002
PIM Granted 18/02/2002
PIM Issued 18/02/2002
INTERNAL ALTERATIONS, BEDROOM EXTENSION, NEW BALUSTRADE AND STAIR TO EXISTING DECK-
Historical Reference ABA10021877
- BCN/2002/7185 Applied: 06/09/2002 Status: Completed
5 Aranoni Track Clifton
PIM Granted 18/02/2002
PIM Issued 18/02/2002
Accepted for processing 06/09/2002
Building consent granted 24/09/2002
Building consent issued 26/09/2002
Code Compliance Certificate Granted 15/12/2004
Code Compliance Certificate Issued 15/12/2004
NEW FOUNDATION/INTERNAL ALTERATIONS/BEDROOM EXTENSION/ NEW BALUSTRADE & STAIR TO
EXISTING DECK- Historical Reference ABA10027970
- BCN/2017/4103 Applied: 24/05/2017 Status: Completed
5 Aranoni Track Clifton
Accepted for processing 25/05/2017
Building consent granted 17/08/2017
Building consent issued 19/09/2017
Extension to start date Applied: 20/06/2018 Issued: 22/06/2018 Expiry: 17/02/2019
Extension to start date Applied: 22/01/2019 Issued: 29/01/2019 Expiry: 17/02/2020
Code Compliance Certificate Issued 07/05/2020
Construction of three retaining walls
- BCN/2022/5078 Applied: 21/07/2022 Status: Completed
5 Aranoni Track Clifton
Accepted for processing 22/07/2022
Building consent granted 22/07/2022
Building consent issued 22/07/2022
Code Compliance Certificate Issued S94 03/02/2023
Alteration to Dwelling - Installation of a Woodsman Serene Woodbox , Freestanding DRY Woodburner,
CAC194586
- BCN/2023/7640 Applied: 13/11/2023 Status: Completed
5 Aranoni Track Clifton
Accepted for processing 21/11/2023
PIM Granted 11/12/2023
PIM Issued 12/12/2023
Construction of detached garage
- BCN/2024/8918 Applied: 11/11/2024 Status: Completed
5 Aranoni Track Clifton
Accepted for processing 13/11/2024
Building consent granted 09/12/2024
Building consent issued 10/12/2024
Code Compliance Certificate Issued 16/06/2025
Construction of detached garage

Property address:

5 Aranoni Track

LIM number: H11145006

Christchurch City Council

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

(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.
- CDB75083557 02/03/2011 5 Aranoni Track
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.

Property address:

5 Aranoni Track

LIM number: H11145006

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

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.

Property address:

5 Aranoni Track

LIM number: H11145006

Page 18

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

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:

5 Aranoni Track

LIM number: H11145006

Page 19

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).

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

(ii) Christchurch District Plan

- **Coastal Environment**

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

- **Sites of Ngai Tahu Cultural Significance**

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

- **Qualifying Matter**

Property or part of property within the Sites of Cultural Significance qualifying matter, 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 Medium density residential zone, which is operative.

(b) Resource consents

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

- **RMA/2001/3109 - Land Use Consent**

5A Aranoni Track Clifton

Application for a proposed dwelling with non compliance with carparking spaces; recession plane intrusion and exceedance of height - Historical Reference RMA20009042

Status: Cancelled

Applied 19/12/2001

Property address:

5 Aranoni Track

LIM number: H11145006

Page 20

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

- RMA/2007/1588 - Subdivision Consent
73D Clifton Terrace Clifton
FEE SIMPLE SUBDIVISION - 4 LOTS - Historical Reference RMA92008863
Status: Lapsed
Applied 25/06/2007
Granted 05/10/2007
Decision issued 05/10/2007
- RMA/2024/340 - Land Use Consent
5 Aranoni Track Clifton
Construct a new single garage
Status: Processing complete
Applied 15/02/2024
Granted 10/06/2024
Decision issued 11/06/2024

(c) Resource Consents Natural Hazard Information

- Land use and subdivision consents may require an assessment against natural hazards. This may be in the form of an applicant-supplied technical report. If there is a relevant applicant-supplied report applicable for the site, this may be attached as part of the LIM or can be obtained by contacting the Duty Planner at dutyplanner@ccc.govt.nz

Property address:

5 Aranoni Track

LIM number: H11145006

Page 21

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

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

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 Spreydon-Cashmere-Heathcote Community Board.

• Tsunami Evacuation Zone

This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

• Electoral Ward

Property located in Heathcote 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:

5 Aranoni Track

LIM number: H11145006

Page 24

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.



Resource Management Act 1991/Building Act 1991
Christchurch City Council
Hazards

Slope 1x2.

Street: Aranoni Track

Number: 5

Legal Description: Part lot 1 DP 2622

Hazard: (Give details eg age, history of premises)

① 5m high slip approx 3m uphill off flat 1, some of which fell against the dwelling.

Severity: _____

② Old rock retaining walls up to 5m high showing symptoms of failure.

Accuracy: ☒

Some works (retaining walls) have been constructed to alleviate this problem (see map.)

LOCATION OF INFORMATION:

245/5

Service Centre: Tuam St.

File No or Source of Information: E/W 1064 Bu 40/245/5

Other: A Geotechnical report on the site is on the property file. The report covers the stability of the bench and the retaining walls.

Report by: Riddolls & Crockett Ltd. Dated: 3/4/00 14/4/00



PO Box 2281 • St Himo Courts
 47 Hereford St • Christchurch
 New Zealand
 Tel: +64 3 377 5696
 Fax: +64 3 377 9944
 Email: geo@rgl.co.nz
 Web page: www.rgl.co.nz

GEOTECHNICAL ASSESSMENT

file on 5.12.
 245/5

Proposed House Site, 5A Aranoni Track, Pt Lot 1 DP 2622, Sumner

REPORT NO: 215

FILE REF: 536

CONCLUSIONS

The site is considered suitable for residential development, subject to the development criteria provided in Sections 13 to 17 inclusive of this report.

BACKGROUND

1. Prepared for: Mr. H. Rawlings
2. Date issued: 3rd April 2000
3. Development proposal: Construction of a residential dwelling on the undeveloped upslope part of 5A Aranoni Track, Sumner.
4. Project brief: Evaluation of any ground condition constraints to house construction.
- Site description: The site overlooks Sumner Beach. Foot access is gained from either Aranoni Track or The Zig Zag. No vehicular access onto the site is available. The section is on an east-facing slope inclined at angles of 15° to 20° with the majority of the southern part of the section comprising a major gully, which also includes The Zig Zag walking track. Slope angles in the gully are steeper than those of the northern flatter part of the section. The lower (downslope) part of the cross lease property is occupied by an older style wooden house. A 4 – 6 m high, partially supported (up to 1.2 m high) excavated bank occurs immediately behind (that is, upslope) of the existing house. The site is densely covered with scrub over most of the site, making surface recognition of geomorphic features difficult.
6. Scope of investigations: Existing geological information was examined and a site inspection was carried out (30th March 2000). The following vertical aerial photographs were viewed:



Run No.	Photo Nos.	Date	Source
SN 0152	131/56,57	13/9/40	NZ Aerial Mapping
SN 1408	3151/46,47	21/9/61	NZ Aerial Mapping

Two hand-drilled augerholes (AH 1 and AH 2) were bored at the site to investigate sub-surface ground conditions, one upslope and the other downslope on the northern part of the site (Figure 1).

7. Limitation:

The observations and opinions expressed in this report should be read in conjunction with the terms and conditions on the reverse of page 1.

8. Nomenclature:

The soil descriptions provided are in accordance with the New Zealand Geomechanics Society¹.

GEOLOGICAL CONDITIONS

9. Local geology:

The site is covered by published mapping and accompanying stratigraphic and engineering geological description, which indicate a cover of *in situ* loess underlain by volcanic rock of the Mt Pleasant Formation^{2,3}.

10. Subsurface results:

Augerholes AH 1 and AH 2 were drilled through loess to depths of 2.9 and 4.2 metres respectively (see Appendix), with neither encountering volcanic rock.

11. Groundwater:

There was no indication of groundwater seepage at the time of inspection. Groundwater was not encountered in either of the augerholes.

12. Stability:

The site is covered by both Slope Hazard Zones 2 and 3 according to the Christchurch City Council's 1993 slope hazard zones for hill areas⁴. The excavated bank at the rear of the existing house has been previously unstable. As a result of discussions with consulting engineers Eliot Sinclair & Partners Ltd (ESPL), who acted for the owner of the property with the existing house, the slip is a result of failure of the (at the time) unsupported cut bank at the rear of that house. Failure occurred following the substantial snowfall of 1992, probably as a result of saturation of the unsupported loess cover materials, with the slip material coming to rest against the back of the house (Figure 1). ESPL were retained by the house owner to design a toe wall to provide partial bank support. This involved a 1.4 m high timber pole retaining wall that was designed to support a bank height of 1.2 m with the freeboard (that is, the difference between 1.4 m and 1.2 m) being intended to catch future falling material. Due to the height of the wall (1.4 m) no building consent was required at the time. The owner of the existing house



constructed the wall to the plans provided by ESPL, but without their supervision.

DEVELOPMENT CRITERIA

- | | |
|-------------------|---|
| 13. House Siting: | While no restrictions on house siting are considered necessary, the preferred location for any dwelling is on the less steep northern part in the vicinity of the two augerholes. The location of any house will also need to take account of the type and location of the bank support along the common boundary between the upper and lower parts of the cross lease property (refer Section 14). |
| 14. Retaining: | To maintain stability in the long-term, it would be desirable to fully retain the partially supported bank along the common boundary between the upper and lower parts of the cross lease property. This will need to be the subject of specific engineering investigation and design. |
| 15. Foundations: | No restrictions on the type of foundations are considered necessary but, given the sloping nature of the site, timber pole foundations are preferred. Foundations will need to be the subject of specific investigations and design when development proposals have been established. |
| 16. Services: | In common with other developments in this area, all services such as stormwater and sewer should be disposed of via the reticulated services provided by the Christchurch City Council. |
| 17. Excavations: | All excavations carried out as part of the house development will need to be the subject of specific investigation and design. |
-

REFERENCES

1. New Zealand Geomechanics Society, November 1988: Guidelines for the Field Description of Soils and Rocks in Engineering Use. Wellington, New Zealand.
2. Brown, L.J., Weeber, J.H. 1992: The Geology of Christchurch Urban Area. Scale 1:25 000. Institute of Geological and Nuclear Sciences Map 1. 1 sheet +104 p. Institute of Geological and Nuclear Sciences Limited, Lower Hutt, New Zealand.
3. Brown, L.J., Beetham, R.D., Patterson, B.R., Weeber, J.H., 1995: Geology of Christchurch. Environmental and Engineering Geoscience. Vol. 1, No. 4. Winter 1995. pp 427-488.
4. Geotech Consult Ltd., 1993: Report commissioned for the Environmental Administration Unit, Christchurch City Council.

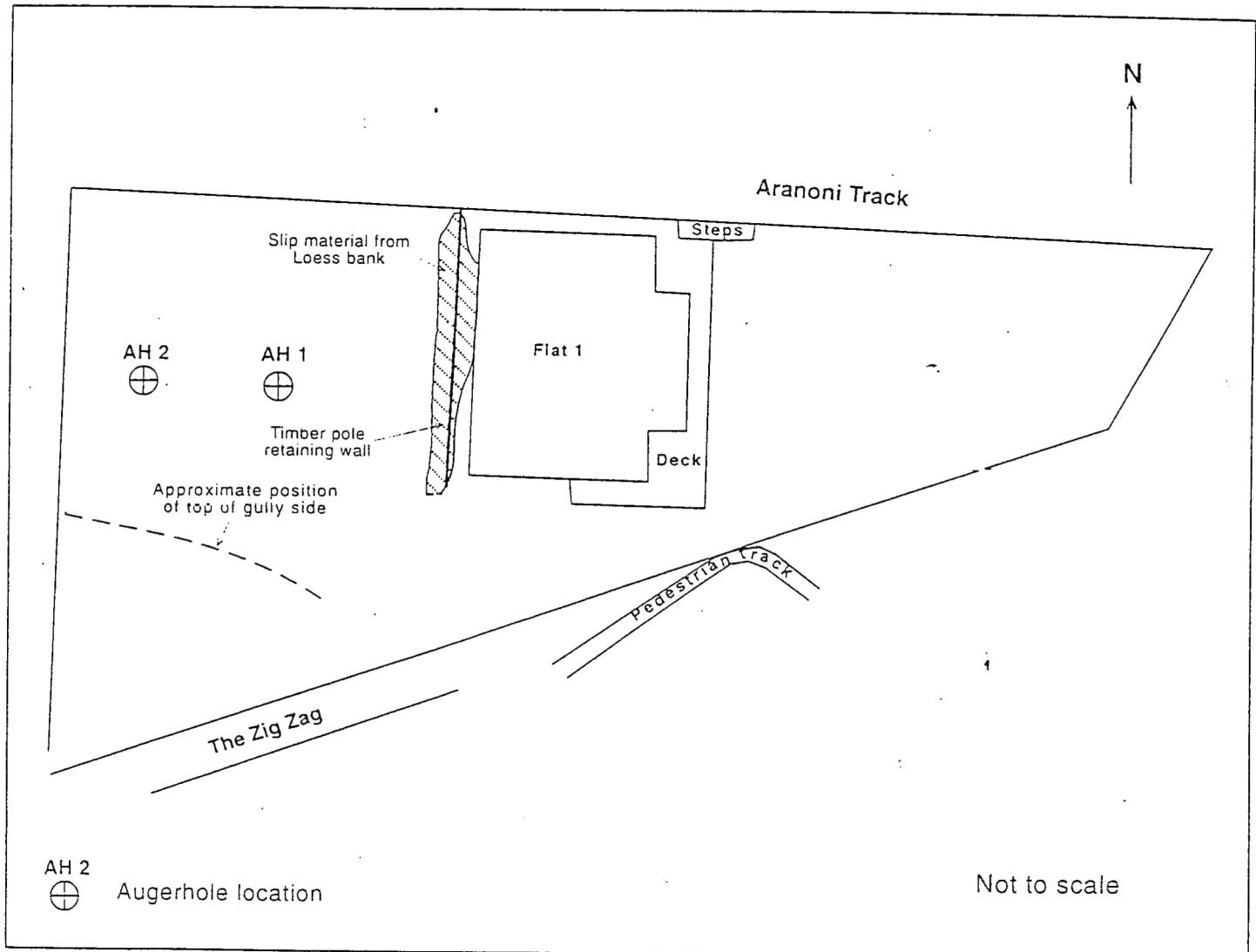


Figure 1: Site Plan

5 Aranoni Track



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.

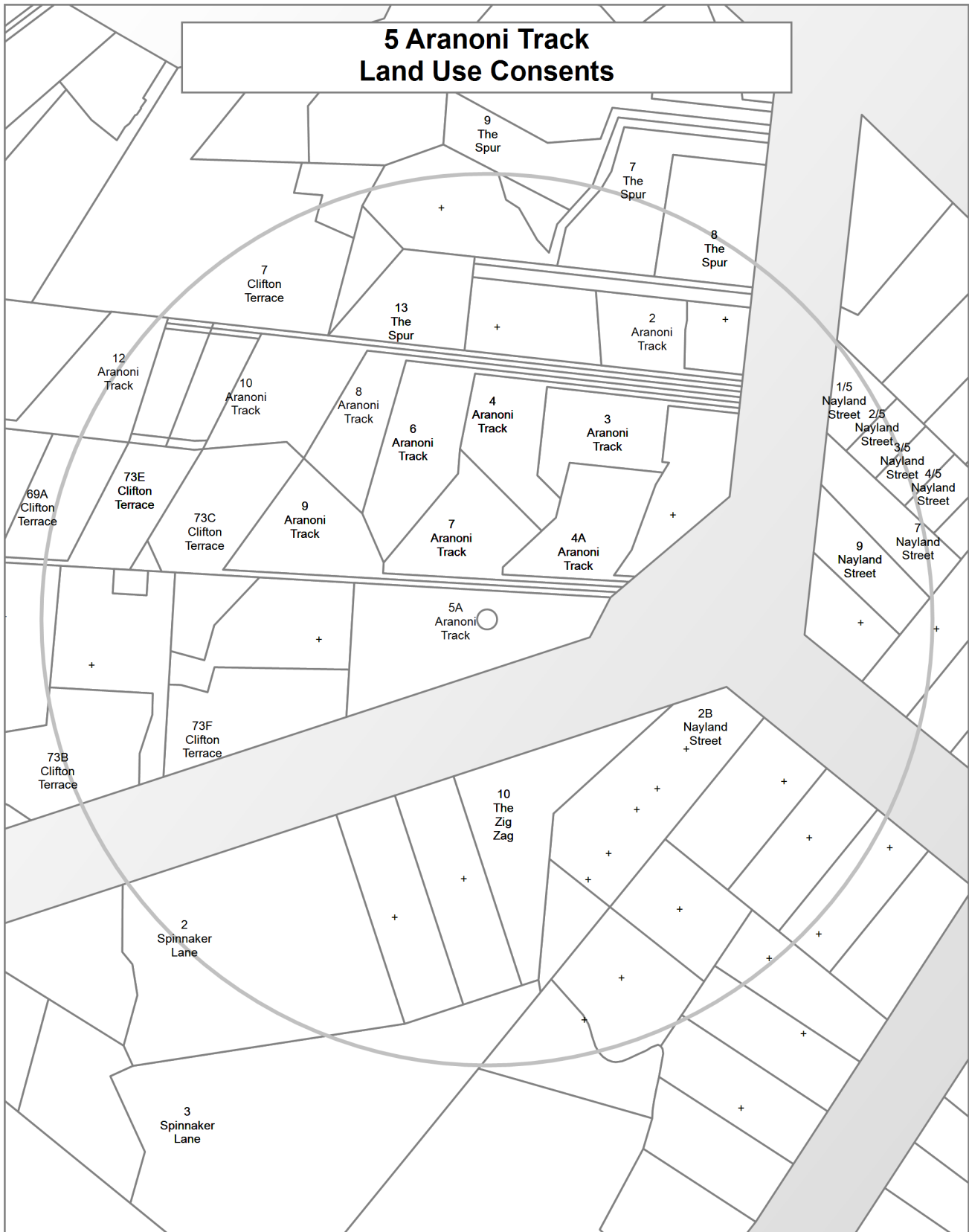
Copyright © 2026 Reproduction prohibited.



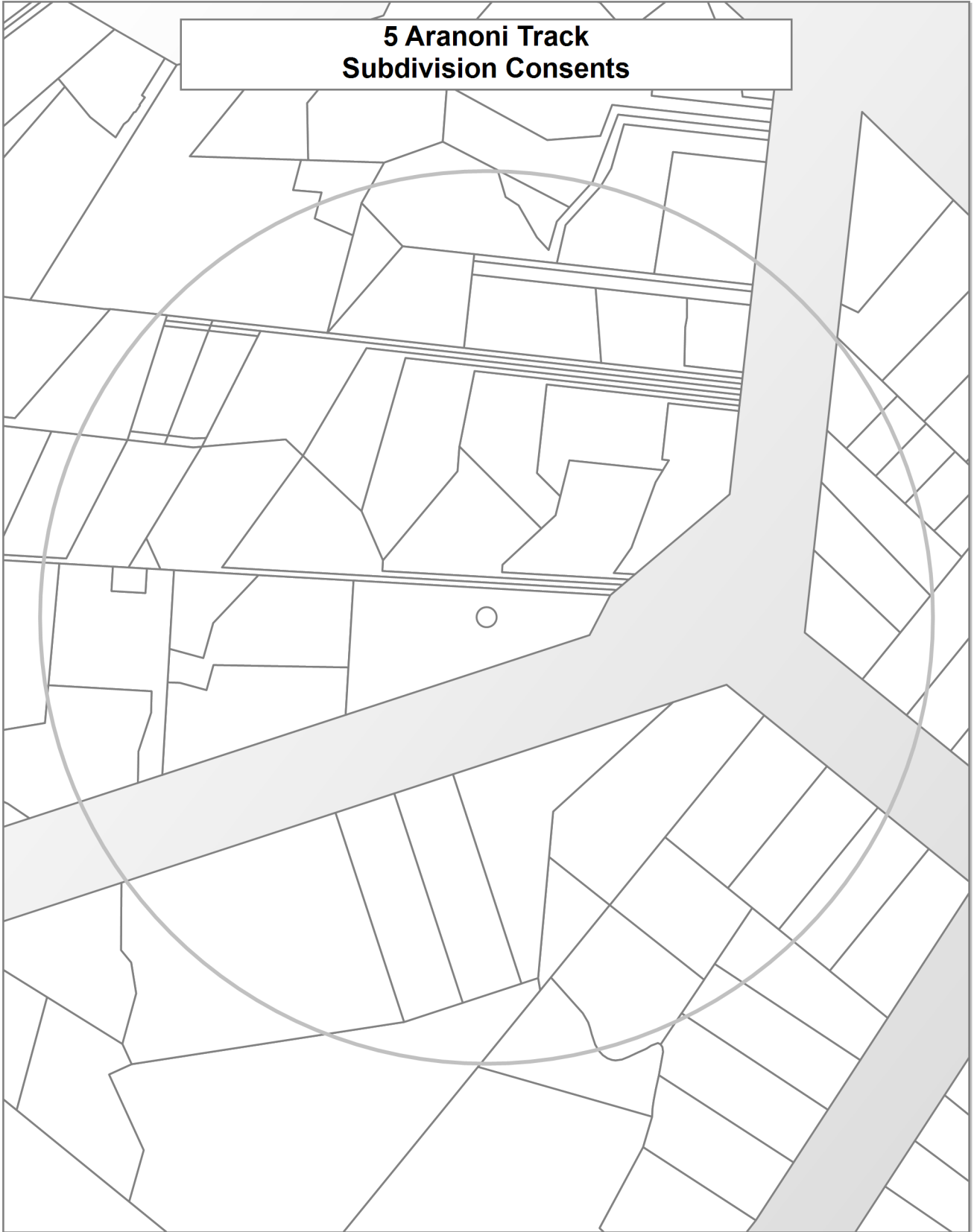
Date: 14/09/2026 7:40 AM
Scale: 1: 500 on A4



5 Aranoni Track Land Use Consents



**5 Aranoni Track
Subdivision Consents**



Land Use Resource Consents within 100 metres of 5 Aranoni Track

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

1/5 Nayland Street

RMA/2024/1350

Construct five residential townhouses

Processing complete

Applied 13/05/2024

Decision issued 19/08/2024

Granted 15/08/2024

10 Aranoni Track

RMA/2003/2558

Cable car system with a single mono-rail within private land and part of Nayland Street. No 2 - 12 Aranoni Track residents involved. - Historical Reference RMA20014883

Withdrawn

Applied 29/09/2003

10 The Zig Zag

RMA/2002/3319

Dwelling which exceeds 9m in height. - Historical Reference RMA20012376

Processing complete

Applied 24/12/2002

Decision issued 30/01/2003

Granted 29/01/2003

RMA/2005/172

Dwelling which intrudes the height and recession plane. - Historical Reference RMA20018994

Processing complete

Applied 17/01/2005

Decision issued 25/01/2005

Granted 24/01/2005

12 Aranoni Track

RMA/2003/2558

Cable car system with a single mono-rail within private land and part of Nayland Street. No 2 - 12 Aranoni Track residents involved. - Historical Reference RMA20014883

Withdrawn

Applied 29/09/2003

13 The Spur

RMA/1989/466

To erect a garage up to the boundary and exceed the 27m recession plane height - Historical Reference RES9210384

Processing complete

Applied 26/05/1989

Decision issued 12/06/1989

Granted 12/06/1989

RMA/1992/1154

To erect a dwelling addition intruding the recession plane. - Historical Reference RES9221683

Processing complete

Applied 03/04/1992

Decision issued 14/04/1992

Granted 14/04/1992

RMA/2007/1142

Office addition which intrudes on southern boundary, recession plane, 4m northern & southern boundary setbacks - Historical Reference RMA92008395

Processing complete

Applied 17/05/2007

Decision issued 31/01/2008

Granted 31/01/2008

2 Aranoni Track

RMA/2003/2558

Cable car system with a single mono-rail within private land and part of Nayland Street. No 2 - 12 Aranoni Track residents involved. - Historical Reference RMA20014883

Withdrawn

Applied 29/09/2003

2 Spinnaker Lane

RMA/2002/1700

Dwelling with an attached garage within 4.5m of Zig Zag. - Historical Reference RMA20010713

Processing complete

Applied 15/07/2002

Decision issued 30/07/2002

Granted 26/07/2002

2/5 Nayland Street

RMA/2024/1350

Construct five residential townhouses

Processing complete

Applied 13/05/2024

Decision issued 19/08/2024

Granted 15/08/2024

2B Nayland Street

RMA/2004/1972

Six apartment units with attached garages with various non-compliances. - Historical Reference RMA20017602

Processing complete

Applied 30/07/2004

Decision issued 01/11/2004

Granted 29/10/2004

3 Aranoni Track

RMA/1993/457

Consent to erect a dwelling intruding through the recession plane on the south and east boundaries and erect a deck intruding into the 1.8m northern boundary setback - Historical Reference RES9218328

Processing complete

Applied 10/09/1993

Decision issued 28/09/1993

Granted 28/09/1993

RMA/1994/176

To erect a dwelling intruding through the recession plane on the south and east boundaries - Historical Reference RES9221911

Processing complete

Applied 15/03/1994

Decision issued 23/03/1994

Granted 23/03/1994

RMA/2003/2558

Cable car system with a single mono-rail within private land and part of Nayland Street. No 2 - 12 Aranoni Track residents involved. - Historical Reference RMA20014883

Withdrawn

Applied 29/09/2003

3 Spinnaker Lane

RMA/2002/1862

Garage which exceeds 7m in height. - Historical Reference RMA20010887

Processing complete

Applied 01/08/2002

Decision issued 19/08/2002

Granted 15/08/2002

RMA/2002/361

Dwelling with an attached garage which exceeds 20m in length. - Historical Reference RMA20009335

Processing complete

Applied 11/02/2002

Decision issued 15/02/2002

Granted 15/02/2002

3/5 Nayland Street

RMA/2024/1350

Construct five residential townhouses

Processing complete

Applied 13/05/2024

Decision issued 19/08/2024

Granted 15/08/2024

4 Aranoni Track

RMA/1986/809

Dispensation to provide an onsite vehicle parking space for a residential dwelling - Historical Reference RES9215212

Processing complete

Applied 10/12/1986

Decision issued 05/01/1987

Granted 05/01/1987

RMA/1990/728

Non provision of on site parking - Historical Reference RES9215214

Processing complete

Applied 24/07/1990

Decision issued 01/08/1990

Granted 01/08/1990

RMA/1992/1856

Consent to erect a dwelling which intrudes into the recession plane on the south and east boundaries - Historical Reference RMA79

Withdrawn

Applied 29/10/1992

RMA/1992/439

To waive the provision to provide an on site garageable parking space. - Historical Reference RES9215217

Processing complete

Applied 04/05/1992

Decision issued 18/05/1992

Granted 18/05/1992

RMA/1995/3134

To erect a dwelling which exceeds the 35% site coverage (42%), intrudes the recession plane on the north and south boundaries and no on site parking, intrudes the 3m setback for living room windows and the 75m2 outdoor living space - Historical Reference RES956250

Processing complete

Applied 18/12/1995

Decision issued 28/02/1996

Granted 28/02/1996

RMA/1998/2561

To erect an extension to the existing deck which fails to comply with the recession plane, site coverage and fence height. - Historical Reference RES982932

Processing complete

Applied 30/10/1998

Decision issued 15/12/1998

Granted 15/12/1998

RMA/2003/2558

Cable car system with a single mono-rail within private land and part of Nayland Street. No 2 - 12 Aranoni Track residents involved. - Historical Reference RMA20014883

Withdrawn

Applied 29/09/2003

4/5 Nayland Street

RMA/2024/1350

Construct five residential townhouses

Processing complete

Applied 13/05/2024

Decision issued 19/08/2024

Granted 15/08/2024

4A Aranoni Track

RMA/1996/747

To erect additions to the dwelling which intrude into the 1.8m setback, the 4m setback of decks and the 1m required setback from a shared access. - Historical Reference RES960871

Processing complete

Applied 16/04/1996

Decision issued 06/06/1996

Granted 06/06/1996

RMA/2004/2836

dwelling additions encroaching the recession plane and exceeding 7.0m height limit. - Historical Reference RMA20018489

Processing complete

Applied 03/11/2004

Decision issued 06/01/2005

Granted 23/12/2004

RMA/2025/1247

Right of Way - Walking track access across all land lots contained in DP 4037

Processing complete

Applied 29/04/2025

Certificate issued 12/05/2025

Decision issued 12/05/2025

Granted 12/05/2025

5A Aranoni Track

RMA/2001/3109

Application for a proposed dwelling with non compliance with carparking spaces; recession plane intrusion and exceedance of height - Historical Reference RMA20009042

Cancelled

Applied 19/12/2001

6 Aranoni Track

RMA/1979/404

To build on a section with no vehicle access. - Historical Reference RES9215221

Processing complete

Applied 14/02/1979

Decision issued 14/03/1979

Granted 14/03/1979

RMA/2003/2558

Cable car system with a single mono-rail within private land and part of Nayland Street. No 2 - 12 Aranoni Track residents involved. - Historical Reference RMA20014883

Withdrawn

Applied 29/09/2003

RMA/2007/2825

Deck with recession plane intrusion - Historical Reference RMA92010170

Processing complete

Applied 16/10/2007

Decision issued 17/01/2008

Granted 17/01/2008

RMA/2019/1915

To Register an Easement for Right of Way

Consent issued

Applied 23/08/2019

Decision issued 09/10/2019

Granted 09/10/2019

69A Clifton Terrace

RMA/2002/173

Dwelling additions and alterations which intrude the recession plane, 7m height and garage addition within 5.5m of a shared access. - Historical Reference RMA20009143

Processing complete

Applied 10/01/2002

Decision issued 14/02/2002

Granted 13/02/2002

7 Aranoni Track

RMA/1978/341

A) 55 degree recession plane in respect of Eastern boundary. B) on-site vehicle parking. - Historical Reference RES9215220

Processing complete

Applied 17/07/1978

Decision issued 04/08/1978

Granted 04/08/1978

RMA/2019/1737

Construction of a new Dwelling

Not accepted for processing

Applied 05/08/2019

Not accepted for processing 14/08/2019

RMA/2019/2722

To Construct a New Two Storey Dwelling

Processing complete

Applied 22/11/2019

Decision issued 27/01/2020

Granted 27/01/2020

RMA/2025/1247

Right of Way - Walking track access across all land lots contained in DP 4037

Processing complete

Applied 29/04/2025

Certificate issued 12/05/2025

Decision issued 12/05/2025

Granted 12/05/2025

7 Clifton Terrace

RMA/1989/592

Consent to erect a garage up to the boundary and exceed the 2.7m recession plane height - Historical Reference RES9212980

Processing complete

Applied 26/05/1989

Decision issued 12/06/1989

Granted 12/06/1989

7 Nayland Street

RMA/2014/3151

Dwelling - Historical Reference RMA92027852

Processing complete

Applied 27/11/2014

Decision issued 14/10/2015

Granted 13/10/2015

7 The Spur

RMA/1998/239

To erect a deck to the existing dwelling 2.1m from the Eastern boundary, 3m from the northern boundary and the balustrade intrude through the recession plane. - Historical Reference RES980167

Processing complete

Applied 22/01/1998

Decision issued 19/02/1998

Granted 19/02/1998

73B Clifton Terrace

RMA/1981/706

To build a dwelling less than 4.5m from the legal street and exceeding the 9m maximum height on one portion of the building - Historical Reference RES9219156

Processing complete

Applied 07/04/1981

Decision issued 29/04/1981

Granted 29/04/1981

73C Clifton Terrace

RMA/2015/1629

Dwelling with attached garage - Historical Reference RMA92029905

Processing complete

Applied 17/06/2015

Decision issued 06/11/2015

Granted 06/11/2015

73E Clifton Terrace

RMA/1981/860

Dispensation to shift dwelling closer to Street edge. - Historical Reference RES954380

Processing complete

Applied 13/04/1981

Decision issued 13/04/1981

Granted 13/04/1981

RMA/1986/960

To amend the dwelling siting and intrude the recession plane by one metre approximately. - Historical Reference RES9219158

Processing complete

Applied 27/03/1986

Decision issued 06/06/1986

Granted 06/06/1986

RMA/1989/809

To reduce the 4.5m dwelling set back from legal road boundary to 2.4m from second apartment. - Historical Reference RES9219159

Processing complete

Applied 30/05/1989

Decision issued 16/06/1989

Granted 16/06/1989

RMA/1990/889

To erect decking intruding the 1.8m setback and recession planes. - Historical Reference RES9219160

Processing complete

Applied 15/07/1990

Decision issued 01/08/1990

Granted 01/08/1990

RMA/2023/2424

Addition of a deck

Withdrawn

Applied 15/09/2023

RMA/2024/1431

Objection to Fees RMA/2023/2424

Withdrawn

Applied 21/05/2024

73F Clifton Terrace

RMA/2016/2753

Dwelling with Attached Garage

Processing complete

Applied 28/09/2016

Decision issued 20/10/2016

Granted 20/10/2016

8 Aranoni Track

RMA/2003/2558

Cable car system with a single mono-rail within private land and part of Nayland Street. No 2 - 12 Aranoni Track residents involved. - Historical Reference RMA20014883

Withdrawn

Applied 29/09/2003

8 The Spur

RMA/2023/2612

New replacement residential unit

Processing complete

Applied 03/10/2023

Conditions changed/cancelled - s127 03/04/2025

Conditions changed/cancelled - s127 08/08/2024

Conditions changed/cancelled - s127 15/05/2024

Decision issued 20/12/2023

Granted 20/12/2023

9 Aranoni Track

RMA/2004/2421

Dwelling with a 4m first floor living area window setback. - Historical Reference RMA20018066

Processing complete

Applied 22/09/2004

Decision issued 27/10/2004

Granted 26/10/2004

RMA/2004/363

Demolition of a dwelling within 10m of a protected tree. - Historical Reference RMA20015936

Withdrawn

Applied 03/02/2004

RMA/2010/1271

APPLYING FOR EXISTING USE CERTIFICATE FOR EXISTING GARAGE AND CARPORT - Historical Reference RMA92016852

Processing complete

Applied 20/08/2010

Certificate issued 04/10/2010

9 Nayland Street

RMA/1976/115

Erect second storey on existing non conforming building - Historical Reference RES9206779

Processing complete

Applied 29/03/1976

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1982/230

Erect a carport within 6m setback from road boundary - Historical Reference RES9206777

Processing complete

Applied 26/08/1982

Decision issued 09/09/1983

Granted 09/09/1983

9 The Spur

RMA/2018/2485

Alterations to an Existing Dwelling

Processing complete

Applied 12/10/2018

Conditions changed/cancelled - s127 19/01/2023

Decision issued 04/10/2019

Granted 04/10/2019

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