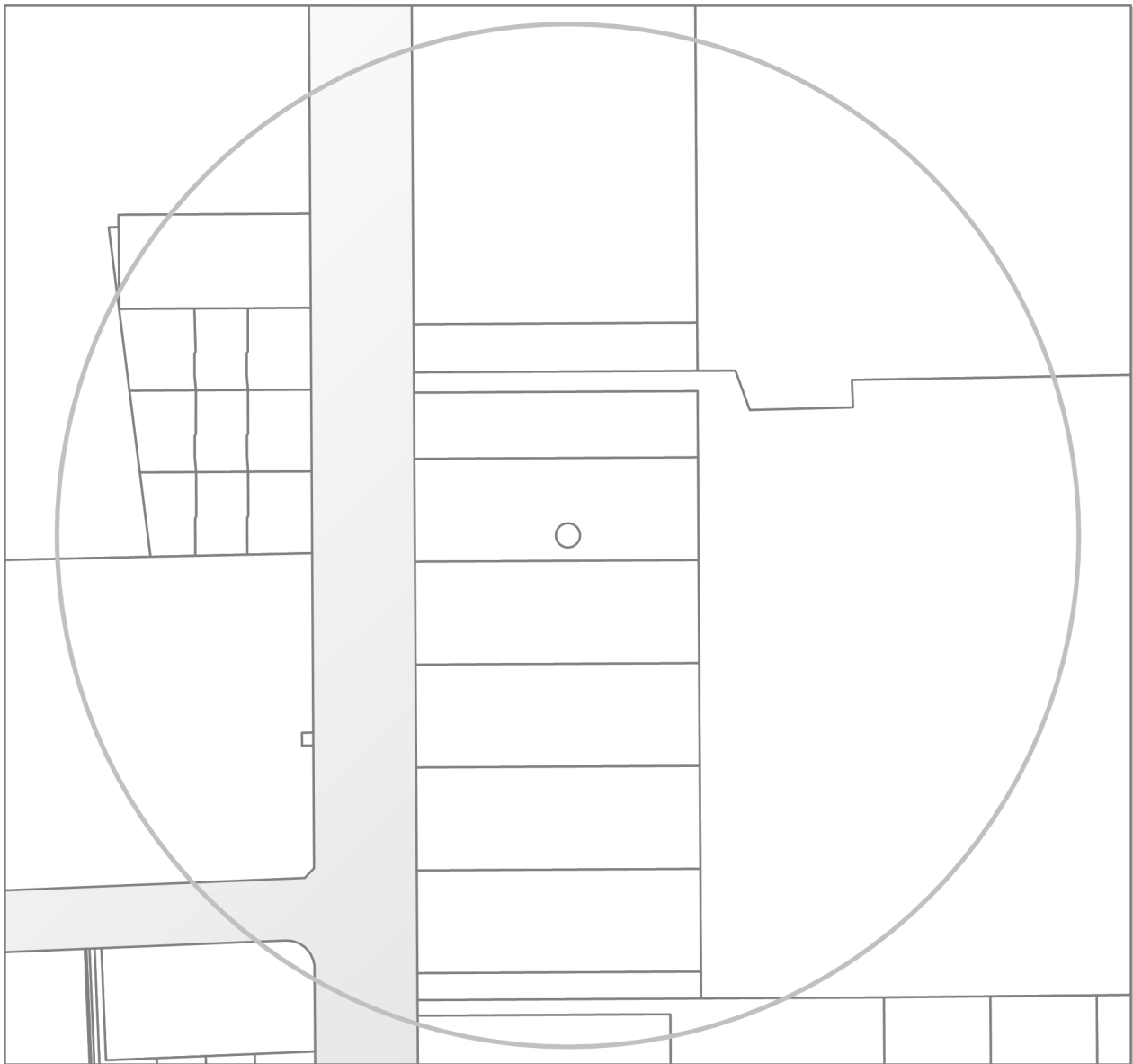


# Land Information Memorandum



Property address:

4/162 Stanmore Road

LIM number: H09302254

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**Christchurch City Council**

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

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

## Application details

**Date issued** 4 September 2025  
**Date received** 26 August 2025

## Property details

**Property address** 4/162 Stanmore Road, Linwood, Christchurch  
**Valuation roll number** 22420 17800 D  
**Valuation information** Capital Value: \$375,000  
Land Value: \$175,000  
Improvements Value: \$200,000  
*Please note: these values are intended for Rating purposes*  
**Legal description** Flat 4 DP 35148 on Lot 5 DP 1133 having share in 1118 m2  
**Existing owner** Holly Lauren Cleaver  
4/154 King Street  
Christchurch 8023

## Council references

**Rate account ID** 73085631  
**LIM number** H09302254  
**Property ID** 1080921

Property address:

4/162 Stanmore Road

LIM number: H09302254

## 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.

## Property file service

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

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

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

☎ For enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### Natural Hazards

#### (a) Coastal Hazards

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

#### (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](http://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.

#### (c) Flooding

- Flood Assessment

Council is currently updating the flood map database. For information relating to flooding at this address please email [floorlevels@ccc.govt.nz](mailto:floorlevels@ccc.govt.nz).

#### (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

- 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/>

#### (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

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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.

## 2. Private and public stormwater and sewerage drains

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

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

### Related Information

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

### (a) Annual rates

Annual rates to 30/06/2026: \$2,492.64

	Instalment Amount	Date Due
Instalment 1	\$623.10	15/09/2025
Instalment 2	\$623.10	15/12/2025
Instalment 3	\$623.10	15/03/2026
Instalment 4	\$623.34	15/06/2026

Rates owing as at 04/09/2025: \$217.55

### (b) Excess Water Rates

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

### (c) Final water meter reading required at settlement?

Property settlements must 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](http://www.ccc.govt.nz/services/rates-and-valuations/solicitors-request).

A settlement statement of accounts will be provided on the expected settlement date advised.

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

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

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

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

*Sections 71 to 74 of the Building Act 2004 require the Building Consent Authority to consider natural hazards when it receives a building consent application for the construction or major alteration of a building on land that is subject to, or likely to be subject to, a natural hazard. A building consent for this property may have been issued subject to a section 72 or 73 notice. This means at the time of building consent the Building Consent Authority was not satisfied that adequate provision would be made to protect the building and land from the natural hazard and was subsequently required to notify the Registrar-General of Land to record the natural hazard on the Record of Title. The Building Act 2004 defines natural hazards as erosion (including coastal erosion, bank erosion, and sheet erosion), falling debris (including soil, rock, snow, and ice), subsidence, inundation (including flooding, overland flow, storm surge, tidal effects, and ponding), and slippage.*

*If your property contains a notice under s73 of the Building Act 2004, this will be identified on the building consent decision below (decision under s72 of the Building Act 2004) and on the properties' Record of Title. The Record of Title may also record this as a s36 notice under the Building Act 1991, or a s641A notice under the Local Government Act 1974.*

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

### (a) Consents

- BCN/1959/4635 Applied: 05/11/1959 Status: Completed  
1/162 Stanmore Road Linwood  
Permit issued 26/11/1959  
ALTERATIONS No plans/additional information held on property file- Historical Reference PER59600919
- BCN/1970/868 Applied: 24/02/1970 Status: Completed  
1/162 Stanmore Road Linwood  
Permit issued 25/03/1970  
5 FLATS & GARAGES- Historical Reference PER69710357

### (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.
- CDB75087763 04/03/2011 4/162 Stanmore Road

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Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

**(d) Orders**

**(e) Requisitions**

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## 6. Certificates issued by a building certifier

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

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

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## 7. Weathertightness

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

 For weathertight homes enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

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

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## 8. Land use and conditions

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

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

☎ For planning queries, please phone (03) 941 8999, email [DutyPlanner@ccc.govt.nz](mailto:DutyPlanner@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

- **Regional plan or bylaw**

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

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

#### (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 Medium Density 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.

## 9. Other land and building classifications


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

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

Please refer to Section 1 for details

## 10. Network utility information

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

 For network enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

- **None recorded for this property**

## 11. Other information

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

☎ For any enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Kerbside waste collection

- 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 2 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 2 collection cycle on a Monday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place EcoDrop.

### (b) Other

#### • Floor Levels Information

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

#### • Electoral Ward

Property located in Central Electoral Ward

#### • Listed Land Use Register

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publically available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR. Therefore, it is recommended that you check Environment Canterbury's online database at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz)

#### • Spatial Query Report

A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

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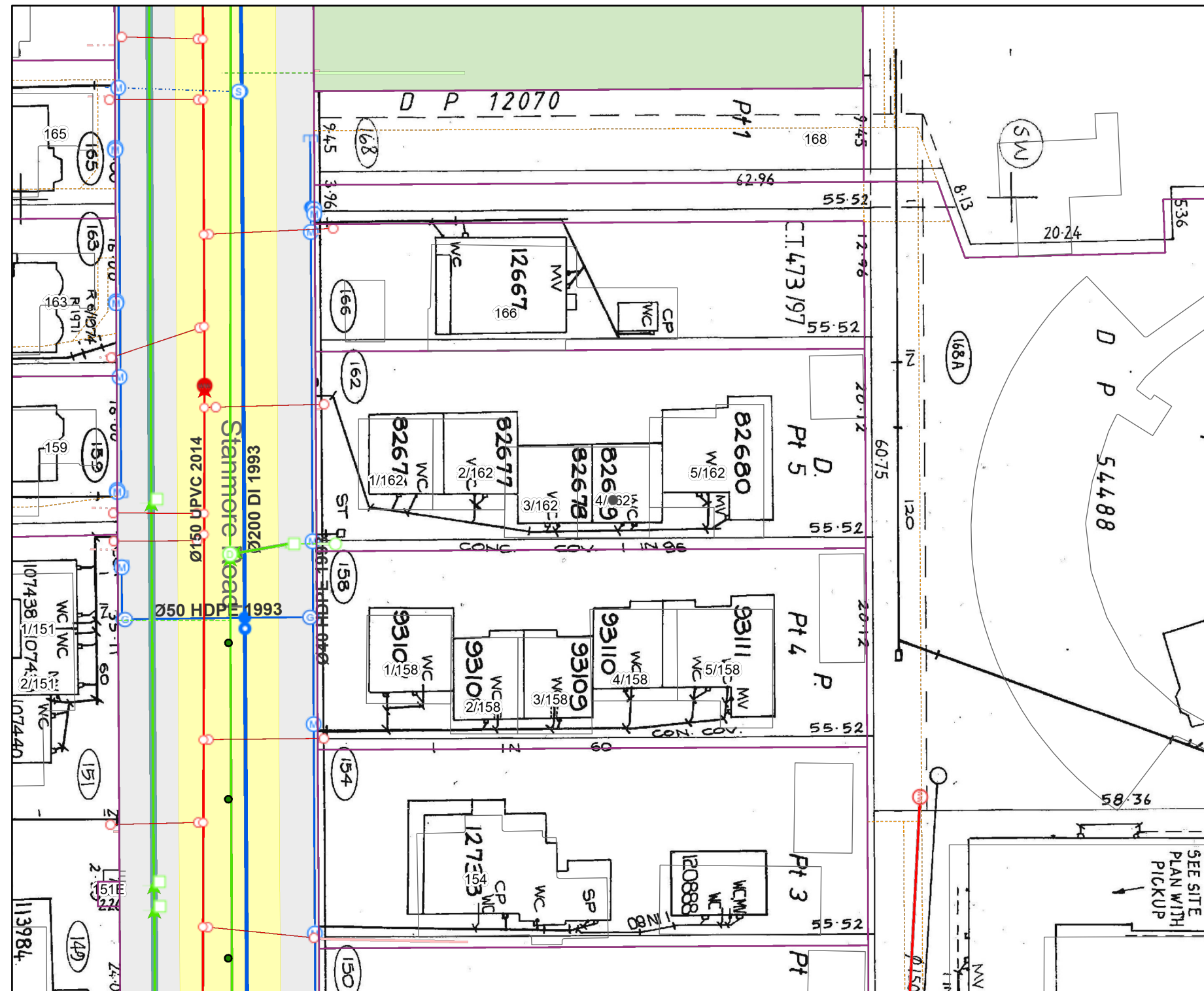
53 Hereford Street, PO Box 73015  
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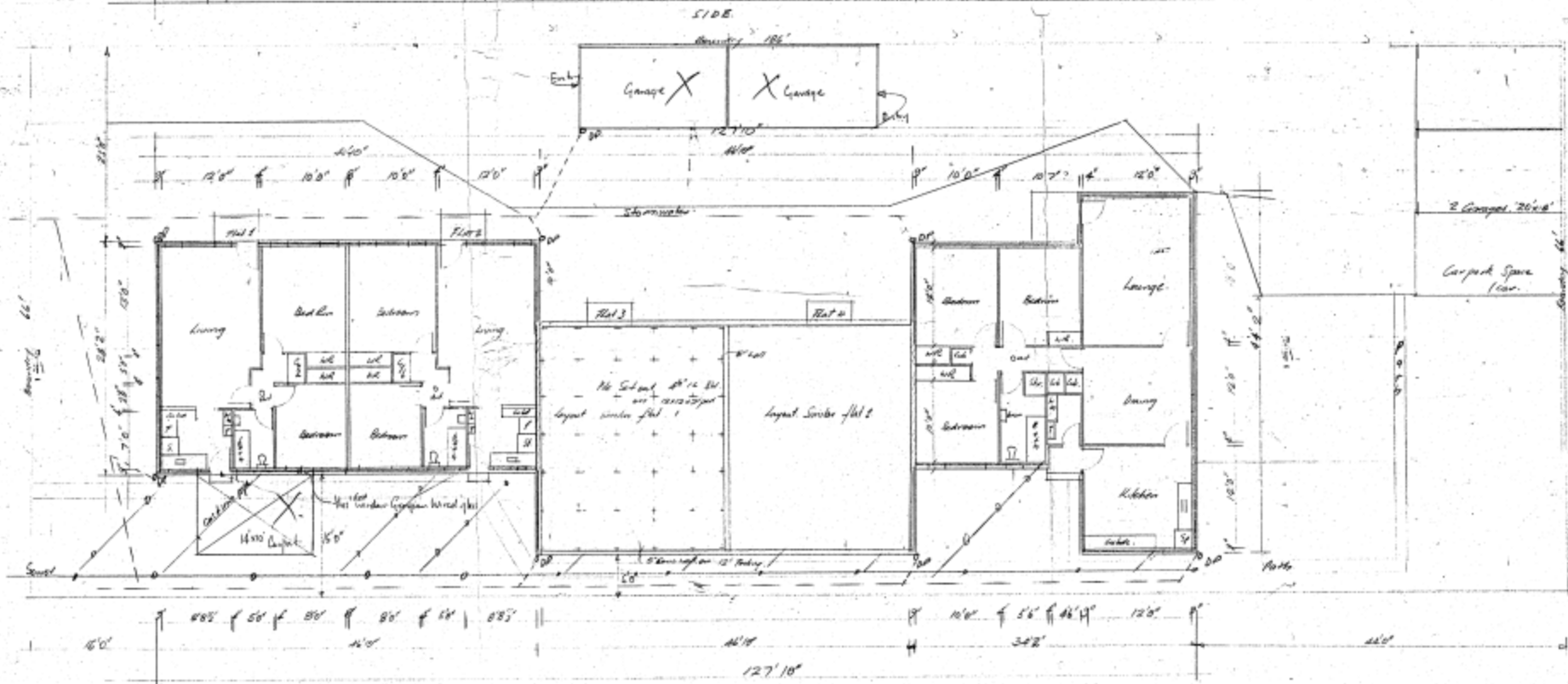
[www.ccc.govt.nz](http://www.ccc.govt.nz)



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Display of data scale dependant.  
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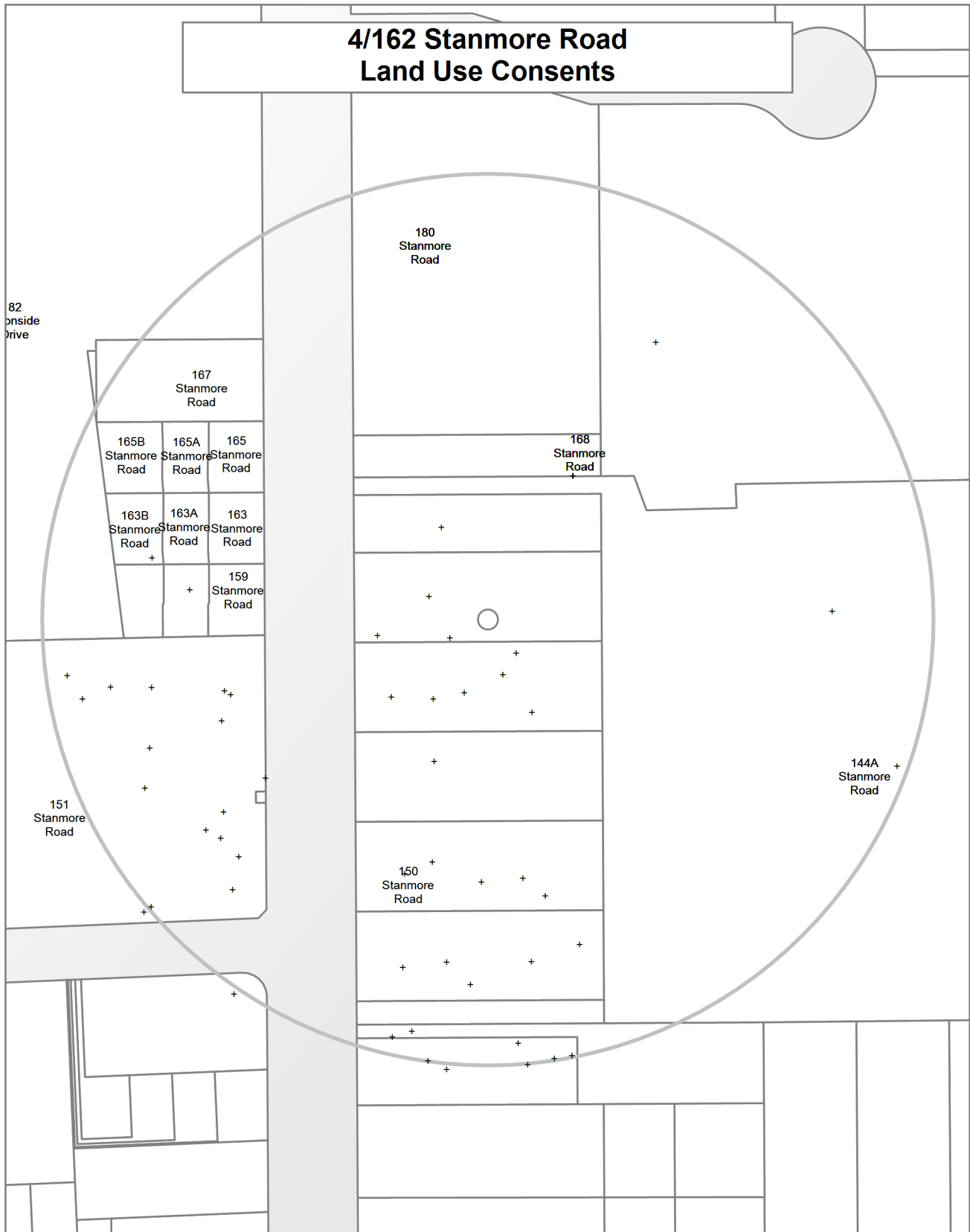
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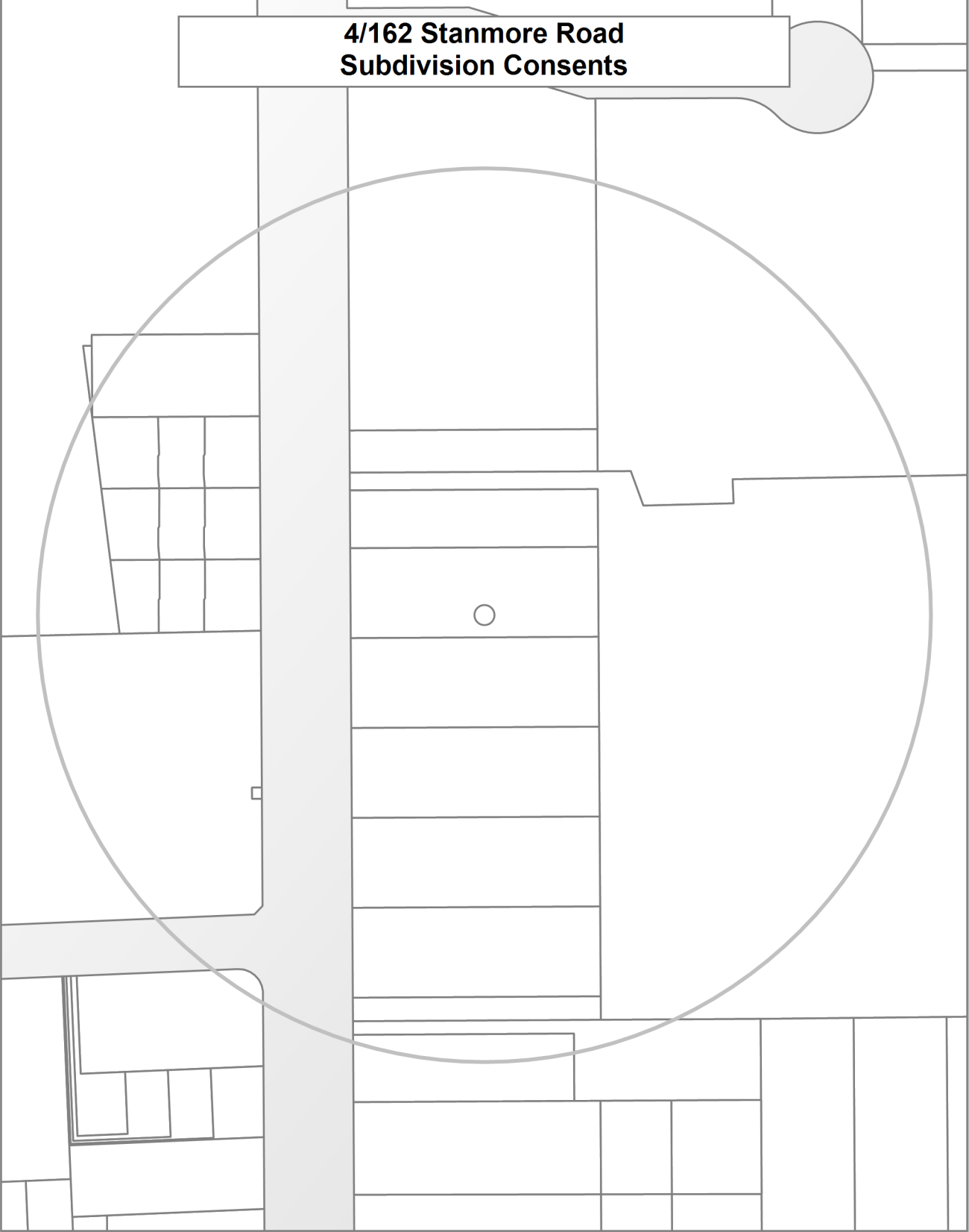


# 4/162 Stanmore Road Land Use Consents

82  
onside  
Drive



**4/162 Stanmore Road  
Subdivision Consents**



## Land Use Resource Consents within 100 metres of 4/162 Stanmore Road

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

---

### 144A Stanmore Road

RMA/1996/1860

To erect a multi unit Elderly Persons Housing development which intrudes into the recession plane, minimum site area, site cover, outdoor living sp - Historical Reference RES962179

Processing complete

Applied 19/08/1996

Decision issued 09/10/1996

Granted 09/10/1996

RMA/2005/938

carpark & new entrance - Historical Reference RMA20019782

Processing complete

Applied 21/04/2005

Decision issued 01/06/2005

Granted 31/05/2005

### 150 Stanmore Road

RMA/1999/704

Convert dwelling into two self contained flats - Historical Reference RES9209939

Processing complete

Applied 01/01/1999

Decision issued 15/02/1967

Granted 15/02/1967

### 151 Stanmore Road

RMA/1982/799

Dispensation to reduce open spaces within an apartment complex. - Historical Reference RMA270

Processing complete

Applied 16/09/1982

Decision issued 23/09/1982

Granted 23/09/1982

### **159 Stanmore Road**

RMA/2002/2889

Three apartments with attached garages with numerous non compliances. - Historical Reference RMA20011935

Processing complete

Applied 13/11/2002

Decision issued 14/01/2003

Granted 14/01/2003

### **163 Stanmore Road**

RMA/2002/2890

3 apartments with attached garages with various non compliances. - Historical Reference RMA20011936

Processing complete

Applied 13/11/2002

Decision issued 09/01/2003

Granted 09/01/2003

### **163A Stanmore Road**

RMA/2002/2890

3 apartments with attached garages with various non compliances. - Historical Reference RMA20011936

Processing complete

Applied 13/11/2002

Decision issued 09/01/2003

Granted 09/01/2003

### **163B Stanmore Road**

RMA/2002/2890

3 apartments with attached garages with various non compliances. - Historical Reference RMA20011936

Processing complete

Applied 13/11/2002

Decision issued 09/01/2003

Granted 09/01/2003

### **165 Stanmore Road**

RMA/2002/2891

3 apartments with attached garage with various non compliances. - Historical Reference RMA20011937

Processing complete

Applied 13/11/2002

Decision issued 09/01/2003

Granted 09/01/2003

### **165A Stanmore Road**

RMA/2002/2891

3 apartments with attached garage with various non compliances. - Historical Reference RMA20011937

Processing complete

Applied 13/11/2002

Decision issued 09/01/2003

Granted 09/01/2003

### **165B Stanmore Road**

RMA/2002/2891

3 apartments with attached garage with various non compliances. - Historical Reference RMA20011937

Processing complete

Applied 13/11/2002

Decision issued 09/01/2003

Granted 09/01/2003

### **167 Stanmore Road**

RMA/1993/950

Consent to establish a Place of assembly with reduced yard requirements. - Historical Reference RES9220936

Processing complete

Applied 08/01/1993

Decision issued 11/03/1993

Granted 11/03/1993

### **168 Stanmore Road**

RMA/1974/260

Avonside Parish hall to be altered and use extension to including accommodation for curator and temporary hostel accommodation for persons - Historical Reference RES9215896

Processing complete

Applied 27/08/1974

Decision issued 17/09/1974

Granted 17/09/1974

Decision issued 17/09/1974

Granted 17/09/1974

RMA/1996/2697

To erect a dwelling which fails to comply with the 5.5m shared access setback, is an additional building on a group 1 site and the 4m first floor balco - Historical Reference RES963112

Processing complete

Applied 02/12/1996

Decision issued 03/02/1997

Granted 03/02/1997

Decision issued 03/02/1997

Granted 03/02/1997

RMA/1997/918

To erect two four bedroom units for care facilities, while failing to comply with the 5.5 metre setback from a shared access. - Historical Reference RES970971

Processing complete

Applied 18/04/1997

Decision issued 02/07/1997

Granted 02/07/1997

Decision issued 02/07/1997

Granted 02/07/1997

RMA/1999/4307

Concrete foundation pad and fixing Julius von Haast in the graveyard of the Holy Trinity Anglican Church. - Historical Reference RMA1195

Processing complete

Applied 02/11/1999

Decision issued 17/12/1999

Granted 15/12/1999

Decision issued 17/12/1999

Granted 15/12/1999

RMA/1999/4485

To the repairs and restoration of t Trinity Church over a ten year period. - Historical Reference RMA1287

Processing complete

Applied 15/11/1999

Decision issued 20/12/1999

Granted 17/12/1999

Decision issued 20/12/1999

Granted 17/12/1999



RMA/2000/857

To prune three notable trees on the site being *Tilia x vulgaris* (Common Lime), *Quercus cerri* (Turkey Oak) and *Quercus rubra* (Red Oak). - Historical Reference RMA20001534

Processing complete

Applied 29/03/2000

Decision issued 11/04/2000

Granted 11/04/2000

Decision issued 11/04/2000

Granted 11/04/2000

RMA/2007/106

Signage - Historical Reference RMA92007313

Processing complete

Applied 22/01/2007

Decision issued 17/04/2007

Granted 17/04/2007

Decision issued 17/04/2007

Granted 17/04/2007

RMA/2010/124

Alterations to a Group 1 heritage listed building. - Historical Reference RMA92015612

Withdrawn

Applied 05/02/2010

RMA/2013/968

Pruning where necessary to remove a hazard - Historical Reference RMA92022608

Processing complete

Applied 29/05/2013

Decision issued 18/06/2013

Granted 17/06/2013

Decision issued 18/06/2013

Granted 17/06/2013

RMA/2022/1652

Minimum Floor Level Certificate

Processing complete

Applied 20/05/2022

Certificate issued 20/05/2022

Certificate issued 20/05/2022

RMA/2022/3153

To establish a youth educational facility

Processing complete

Applied 06/10/2022

Decision issued 22/12/2022

Granted 22/12/2022

Decision issued 22/12/2022

Granted 22/12/2022

RMA/2022/914

Construct small detached belfry

Processing complete

Applied 28/03/2022

Decision issued 18/08/2022

Granted 18/08/2022

Decision issued 18/08/2022

Granted 18/08/2022

## **180 Stanmore Road**

RMA/1967/79

To use flats as motels - Historical Reference RES9210513

Processing complete

Applied 21/07/1967

Decision issued 31/08/1967

Granted 31/08/1967

RMA/1968/96

Convert the residence on the property into two residential flats (self-contained) Residential B. - Historical Reference RES9215871

Processing complete

Applied 15/07/1968

Decision issued 25/07/1968

Granted 25/07/1968

RMA/1971/13

To erect 2 flats with reduced side yards - propose 5ft for side yard, 13ft side yard, 25ft rear yard when council requires minimum 5ft, and 20ft on other yard - Historical Reference RES9201282

Processing complete

Applied 15/09/1971

Decision issued 21/09/1971

Granted 21/09/1971

RMA/1971/93

A motel sign to be erected by the AA at the corner of Avonside drive. and Trent street - Historical Reference RES9210514

Processing complete

Applied 02/04/1971

Declined 01/05/1971

Decision issued 01/05/1971

RMA/1974/260

Avonside Parish hall to be altered and use extension to including accommodation for curator and temporary hostel accommodation for persons - Historical Reference RES9215896

Processing complete

Applied 27/08/1974

Decision issued 17/09/1974

Granted 17/09/1974

RMA/1981/345

To extend dwelling with a reduced side yard. - Historical Reference RES9208918

Processing complete

Applied 18/05/1981

Decision issued 03/06/1981

Granted 03/06/1981

RMA/1982/382

To erect a garage within the 6m setback (4.15m) from the front boundary - Historical Reference RES9210512

Processing complete

Applied 19/03/1982

Decision issued 02/04/1982

Granted 02/04/1982

RMA/1983/447

To erect a dwelling addition 150mm from the southern boundary - Historical Reference RES9210516

Processing complete

Applied 19/05/1983

Decision issued 20/06/1983

Granted 20/06/1983

RMA/1986/476

To exceed the 85m<sup>2</sup> a.build. floorspace limitation to allow a swimming pool cover. - Historical Reference RES9208921

Processing complete

Applied 14/01/1986

Decision issued 31/01/1986

Granted 31/01/1986

RMA/1987/498

To site a carport 0.7m from the front boundary and have a min. internal length of 5.2m - Historical Reference RES9210511

Processing complete

Applied 10/07/1987

Decision issued 04/08/1987

Granted 04/08/1987

RMA/1988/368

To site a carport forward of the front line of the dwelling and 0.5m from road boundary - Historical Reference RES9208919

Processing complete

Applied 12/06/1988

Decision issued 17/06/1988

Granted 17/06/1988

RMA/1990/79

To convert dwelling into 2 apartments and apply to waive outdoor living space requirements - Historical Reference RES9201284

Processing complete

Applied 30/04/1990

Decision issued 25/05/1990

Granted 25/05/1990

RMA/1993/142

Consent to extend an accessory building to exceed 9m in length within 1.8m of the boundary and Utilise an area of 35.4m<sup>2</sup> for a home occupation - only 30m<sup>2</sup> permitted. - Historical Reference RES9214743

Processing complete

Applied 19/01/1993

Decision issued 22/03/1993

Granted 22/03/1993

RMA/1995/4169

Reduction from 3m due to living area windows. Reduction in width of access. Reduction in total of carports. - Historical Reference RMA309

Processing complete

Applied 01/12/1995

Decision issued 06/12/1995

Granted 06/12/1995

RMA/1996/2697

To erect a dwelling which fails to comply with the 5.5m shared access setback, is an additional building on a group 1 site and the 4m first floor balco - Historical Reference RES963112

Processing complete

Applied 02/12/1996

Decision issued 03/02/1997

Granted 03/02/1997

RMA/1996/591

To erect a glass canopy over an existing brick fence on a round boundary which encroaches the recession plane and the canopy is within the 4.5m setback from the road boundary. - Historical Reference RES960693

Processing complete

Applied 22/03/1996

Decision issued 10/04/1996

Granted 10/04/1996

RMA/1997/662

To erect a garage within the 4.5m Road boundary setback. - Historical Reference RES970662

Processing complete

Applied 14/03/1997

Decision issued 01/04/1997

Granted 01/04/1997

RMA/1997/918

To erect two four bedroom units for care facilities, while failing to comply with the 5.5 metre setback from a shared access. - Historical Reference RES970971

Processing complete

Applied 18/04/1997

Decision issued 02/07/1997

Granted 02/07/1997

RMA/1998/1265

To erect a garage which fails to comply with 4.5m road boundary setback, 30m waterway setback, exceed 3.5m for vehicle crossing and 5.5m setback from - Historical Reference RES981412

Processing complete

Applied 28/05/1998

Decision issued 01/07/1998

Granted 01/07/1998

RMA/1998/2298

Erect five townhouses and garages that intrude the 30m setback from a downstream River. - Historical Reference RES982628

Processing complete

Applied 28/09/1998

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1998/465

To erect a garage 2.5m from the road boundary and 16m from a downstream River. - Historical Reference RES980429

Processing complete

Applied 20/02/1998

Decision issued 19/03/1998

Granted 19/03/1998

RMA/1999/1478

Dispensation to build a 6\*6 carport, that is close to the street. - Historical Reference RES954867

Processing complete

Applied 01/01/1999

Decision issued 01/01/1900

Granted 01/01/1900

RMA/1999/1892

Failure to meet the net site area's in the Proposed Plan for Lot 2./ / - Historical Reference RES990467

Processing complete

Applied 19/02/1999

Decision issued 19/02/1999

Granted 19/02/1999

RMA/1999/4307

Concrete foundation pad and fixing Julius von Haast in the graveyard of the Holy Trinity Anglican Church. - Historical Reference RMA1195

Processing complete

Applied 02/11/1999

Decision issued 17/12/1999

Granted 15/12/1999

RMA/1999/4485

To the repairs and restoration of t Trinity Church over a ten year period. - Historical Reference RMA1287

Processing complete

Applied 15/11/1999

Decision issued 20/12/1999

Granted 17/12/1999

RMA/1999/926

R-Zone 1. Permission to use a lrg 2 storey hse (now 2 fl ats) at 112 Avonside for up to 60 children. Sideyards sh ould be 30ft but in this case 19ft & 20ft. - Historical Reference RES9215873

Processing complete

Applied 01/01/1999

Decision issued 06/07/1973

Granted 06/07/1973

RMA/2000/857

To prune three notable trees on the site being Tilia x vulgaris(Common Lime), Quercus cerri (Turkey Oak) and Querur rubra (Red Oak). - Historical Reference RMA20001534

Processing complete

Applied 29/03/2000

Decision issued 11/04/2000

Granted 11/04/2000

RMA/2001/1075

Convert and use part of a residential dwelling into a language school. - Historical Reference RMA20004950

Processing complete

Applied 07/05/2001

Decision issued 22/06/2001

Granted 21/06/2001

RMA/2006/589

Pruning of protected trees - Historical Reference RMA20022593

Processing complete

Applied 22/03/2006

Granted 20/04/2006

Decision issued 20/04/2006

RMA/2007/106

Signage - Historical Reference RMA92007313

Processing complete

Applied 22/01/2007

Decision issued 17/04/2007

Granted 17/04/2007

RMA/2008/913

Dwelling alterations which intrude on internal boundary - Historical Reference RMA92011728

Processing complete

Applied 05/05/2008

Decision issued 26/05/2008

Granted 26/05/2008

RMA/2009/15

Sleepout which intrudes on recession plane - Historical Reference RMA92013414

Processing complete

Applied 06/01/2009

Decision issued 20/08/2009

Granted 20/08/2009



RMA/2009/1566

Pruning of protected trees - Historical Reference RMA92015043

Processing complete

Applied 19/10/2009

Decision issued 17/11/2009

Granted 17/11/2009

RMA/2010/124

Alterations to a Group 1 heritage listed building. - Historical Reference RMA92015612

Withdrawn

Applied 05/02/2010

RMA/2012/950

Temporary Accommodation - Storage facility and lunch room - Historical Reference RMA92020316

Processing complete

Applied 27/06/2012

Decision issued 09/07/2012

Granted 09/07/2012

RMA/2013/968

Pruning where necessary to remove a hazard - Historical Reference RMA92022608

Processing complete

Applied 29/05/2013

Decision issued 18/06/2013

Granted 17/06/2013

RMA/2019/2836

To construct a church and hall with associated earthworks

Processing complete

Applied 05/12/2019

Decision issued 29/01/2020

Granted 29/01/2020

RMA/2022/1652

Minimum Floor Level Certificate

Processing complete

Applied 20/05/2022

Certificate issued 20/05/2022

RMA/2022/3153

To establish a youth educational facility

Processing complete

Applied 06/10/2022

Decision issued 22/12/2022

Granted 22/12/2022

RMA/2022/914

Construct small detached belfry

Processing complete

Applied 28/03/2022

Decision issued 18/08/2022

Granted 18/08/2022

## **82 Avonside Drive**

RMA/1976/28

To site 2 flats behind a dwelling with rear yard reduced to 4.5m - 1.8m separation between rear unit and garage -  
residential 4 zone - Historical Reference RES9201245

Processing complete

Applied 27/05/1976

Decision issued 15/06/1976

Granted 15/06/1976

RMA/1978/226

Extensions to existing soil shed built to boundary. extensions to pavilion - Historical Reference RES9209940

Processing complete

Applied 18/03/1978

Decision issued 03/08/1978

Granted 03/08/1978

RMA/2005/510

New public toilet and bus shelter. - Historical Reference RMA20019347

Processing complete

Applied 01/03/2005

Decision issued 14/07/2005

Granted 08/07/2005

## **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