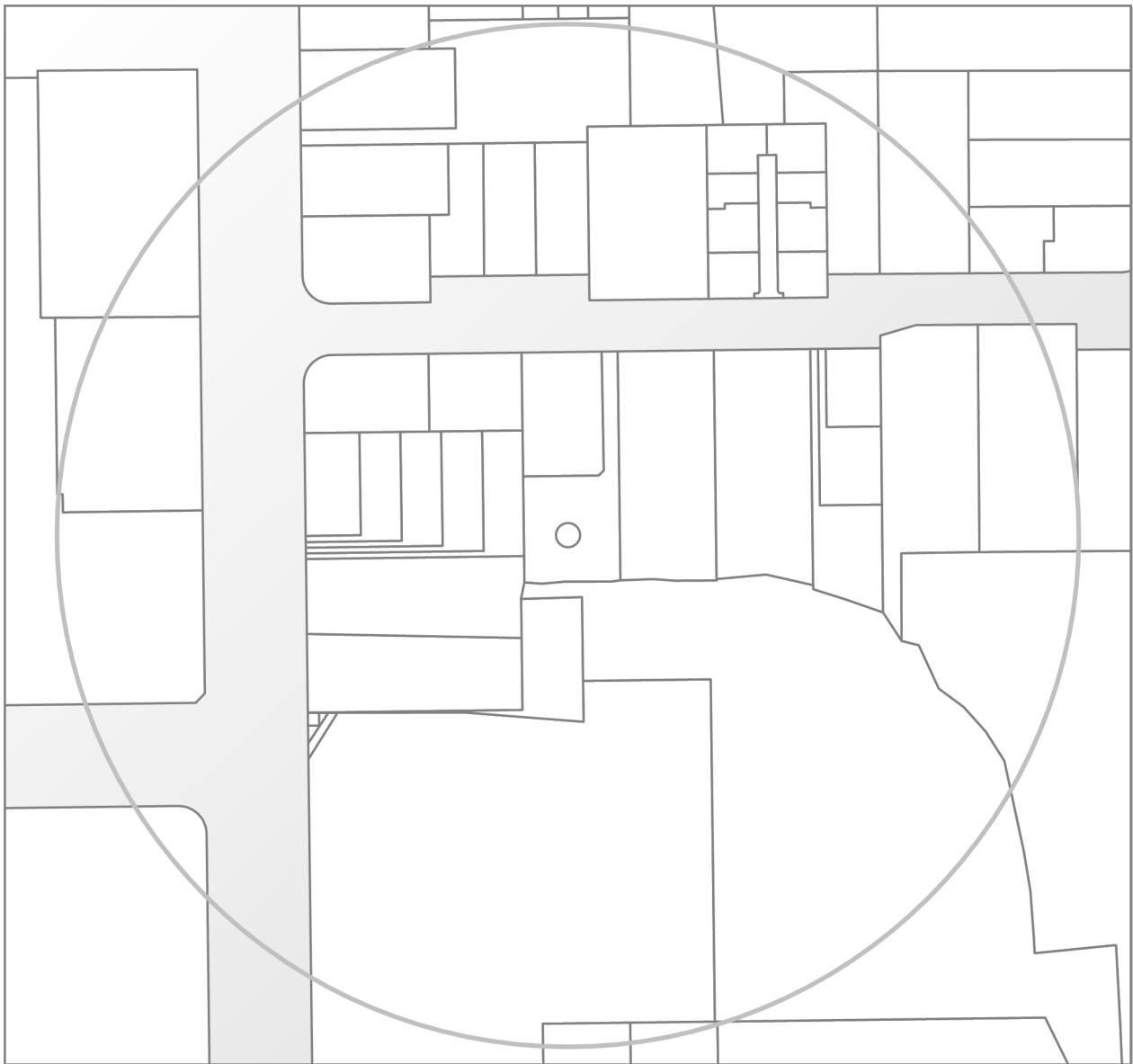


# Land Information Memorandum



Property address:  
12A Forth Street

LIM number: H09583162

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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** 1 May 2026  
**Date received** 21 April 2026

## Property details

**Property address** 12A Forth Street, Richmond, Christchurch  
**Valuation roll number** 22350 29401  
**Valuation information** Capital Value: \$600,000  
Land Value: \$295,000  
Improvements Value: \$305,000  
*Please note: these values are intended for Rating purposes*  
**Legal description** Lot 2 DP 83150  
**Existing owner** Valdez Investments Limited  
PO Box 298  
Wanaka 9343

## Council references

**Rate account ID** 73096605  
**LIM number** H09583162  
**Property ID** 1127234

Property address:  
12A Forth Street

LIM number: H09583162

## Document information

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

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

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

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

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

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

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

## 1. Special features and characteristics of the land

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

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

### Natural Hazards

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

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

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

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

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

*The following statement has been provided by Environment Canterbury:*

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

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

#### (a) Coastal Hazards

- Regional Hazard Information: Shoreline Modelling

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

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## (b) Earthquakes

- 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](http://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.lin.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=b5f859bd18ee4912828cb092bef6c449>.

## (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>.

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- Regional Hazard Information: Site Specific Flood Assessment  
A site specific flood hazard assessment may have been completed for the property by Environment Canterbury. The information contained in this assessment may now be outdated. Please contact Environment Canterbury if you would like to request a copy.
- Regional Hazard Information: Flood Assessment Request  
You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>.

**(d) Landslides**

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

**(e) Subsidence**

- 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**

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

**(g) Volcanic and Geothermal Hazards**

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

**(h) Wind**

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

**(i) Any Other Natural Hazards**

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.

## 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.
- 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.

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## 3. Drinking Water Supply

*Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.*

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

☎ For water supply queries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](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).

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## 4. Rates

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

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

### (a) Annual rates

Annual rates to 30/06/2026: \$3,716.75

	Instalment Amount	Date Due
Instalment 1	\$929.14	15/09/2025
Instalment 2	\$929.14	15/12/2025
Instalment 3	\$929.14	15/03/2026
Instalment 4	\$929.33	15/06/2026

Rates owing as at 01/05/2026: \$929.33

### (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.

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](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Consents

- BCN/2000/53 Applied: 07/01/2000 Status: Completed  
12A Forth Street Richmond  
Accepted for processing 07/01/2000  
PIM Granted 21/01/2000  
PIM Issued 21/01/2000  
SECOND UNIT DETACHED WITH ATTACHED GARAGE- Historical Reference ABA10000994
- BCN/2000/372 Applied: 25/01/2000 Status: Completed  
12A Forth Street Richmond  
PIM Granted 21/01/2000  
PIM Issued 21/01/2000  
Accepted for processing 25/01/2000  
Building consent granted 28/01/2000  
Building consent issued 01/02/2000  
Code Compliance Certificate Granted 13/11/2000  
Code Compliance Certificate Issued 13/11/2000  
2ND DWELLING WITH ATTACHED GARAGE- Historical Reference ABA10001319

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- BCN/2020/6 Applied: 06/01/2020 Status: Completed  
12A Forth Street Richmond  
Exemption from building consent approved 07/01/2020  
Earthquake Repair

## **(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.
- CDB75075660 04/03/2011 12A Forth Street  
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).

### Related Information

- Under 1991 Building Act, building certifiers could issue building consents and code compliance certificates. Attached is a code compliance certificate for this property approved by a building certifier.

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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

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Specific Foundation Design Required

- **Precinct**

Property or part of property within the Local Centre Intensification Precinct precinct, which is operative

- **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 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/2000/516 - Land Use Consent  
12A Forth Street Richmond  
New dwelling with attached garage. into 5.0m Utility Waterway set back. - Historical Reference RMA20001087  
Status: Processing complete  
Applied 21/02/2000  
Granted 15/03/2000  
Decision issued 16/03/2000
- RMA/2000/1187 - Subdivision Consent  
12 Forth Street Richmond

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2 LOT FEE SIMPLE APP 223 REQUESTED 10/07/2000 224 REQUESTED 22/08/2000 - Historical Reference  
RMA20001888

Status: Processing complete

Applied 08/05/2000

Granted 01/06/2000

Decision issued 01/06/2000

## **(c) Resource Consents Natural Hazard Information**

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## 9. Other land and building classifications

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

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

Please refer to Section 1 for details

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## 10. Network utility information

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

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

- **None recorded for this property**

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## 11. Other information

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

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

### (a) Kerbside waste collection

- Your organics are collected Weekly on Wednesday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 2 collection cycle on a Wednesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place EcoDrop.
- Your refuse is collected Fortnightly on the Week 2 collection cycle on a Wednesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place EcoDrop.

### (b) Other

#### • Floor Levels Information

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

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

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

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

#### • 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 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)

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- **Spatial Query Report**

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

Property address:

12A Forth Street

LIM number: H09583162

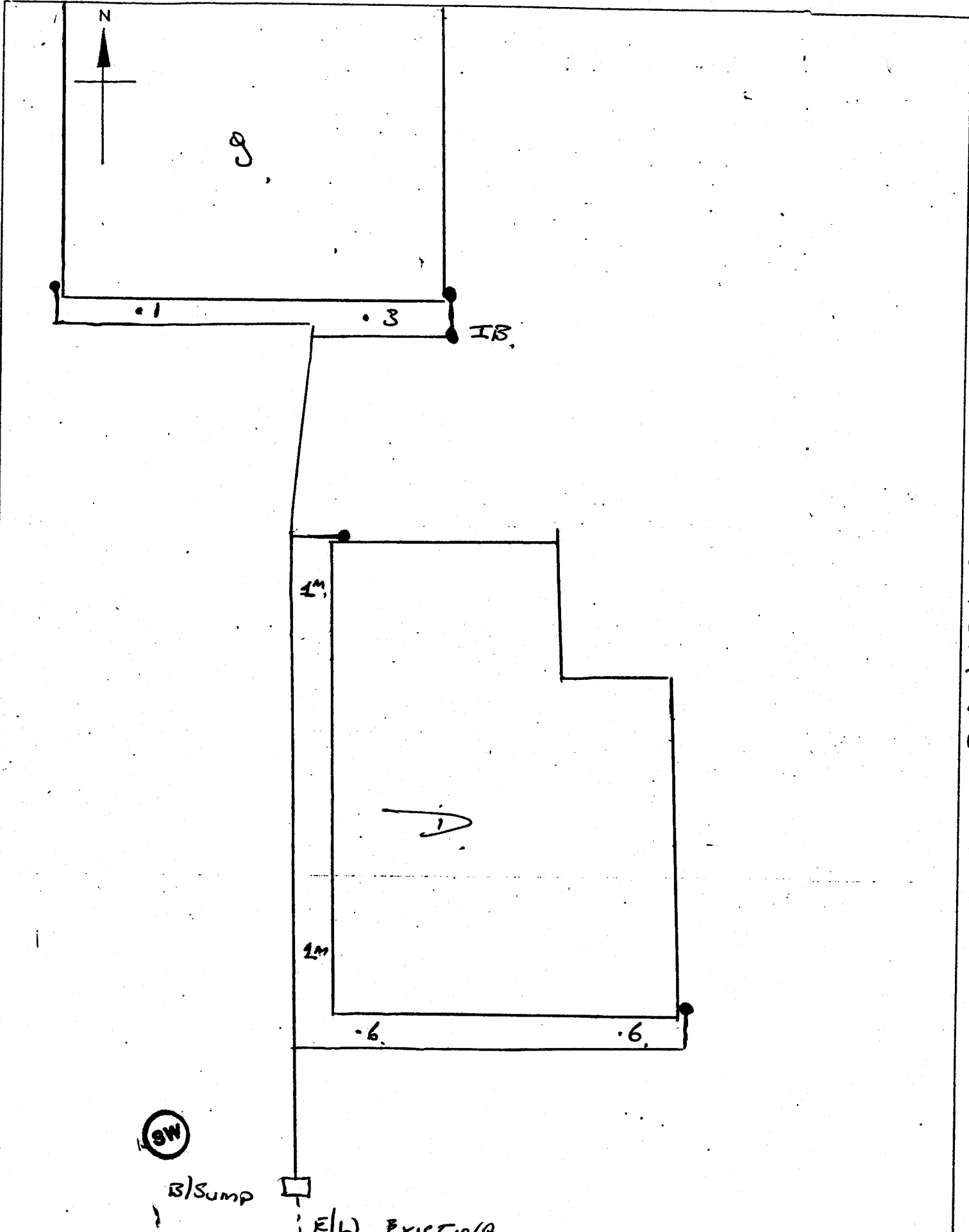
Page 19

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





12 FORTH ST

ADDRESS 12 FORTH ST.

LEGAL DESCRIPTION LOT 1214 D.P. 1751

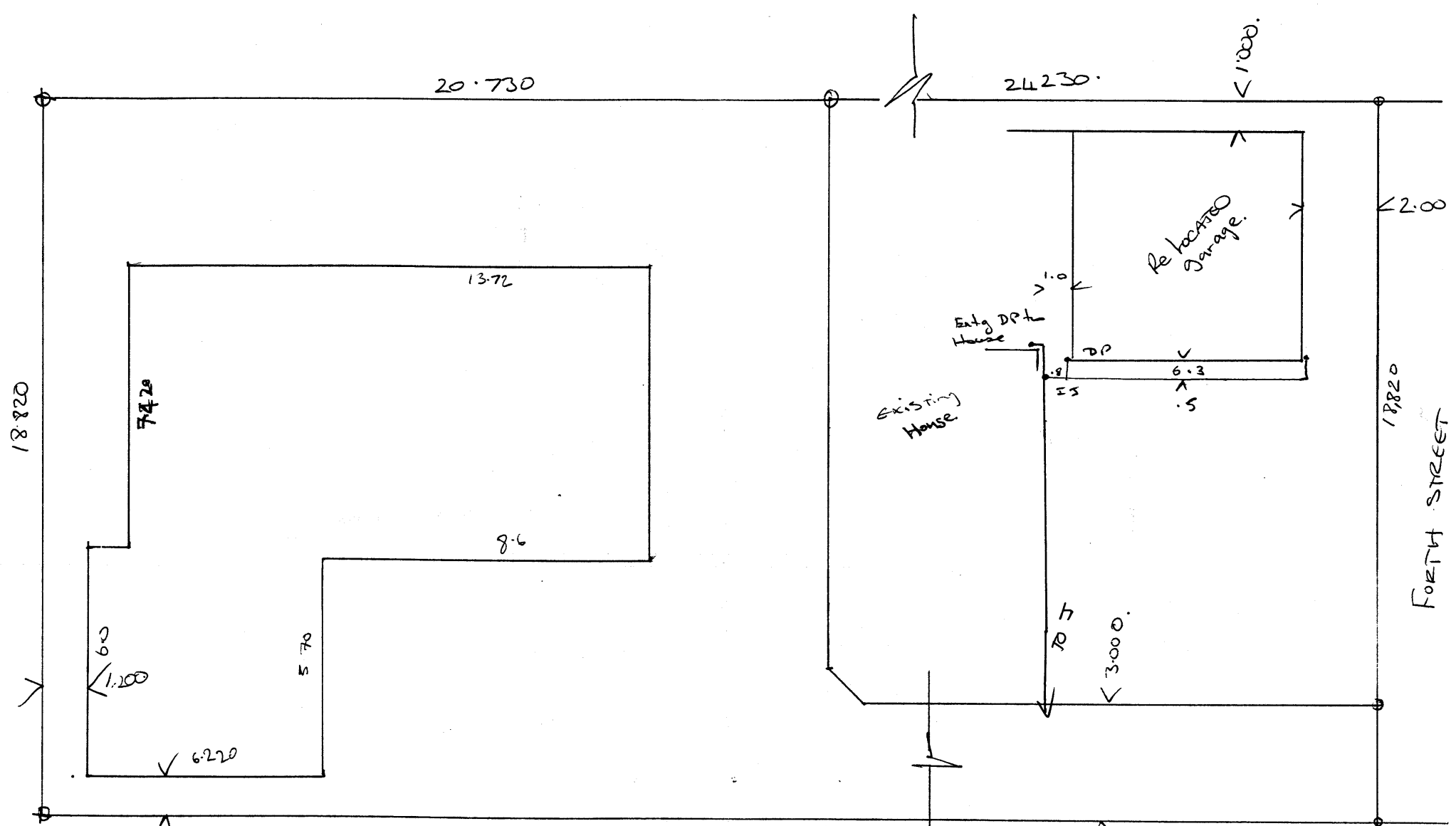
DRAINAGE PERMIT NO 8724

DRAINLAYERS NAME R. BATES

SITE PLAN  
STORMWATER PIPING LAYOUT

FILE BU/40/ 731 / 12.

07 SEP 2000  
#23544



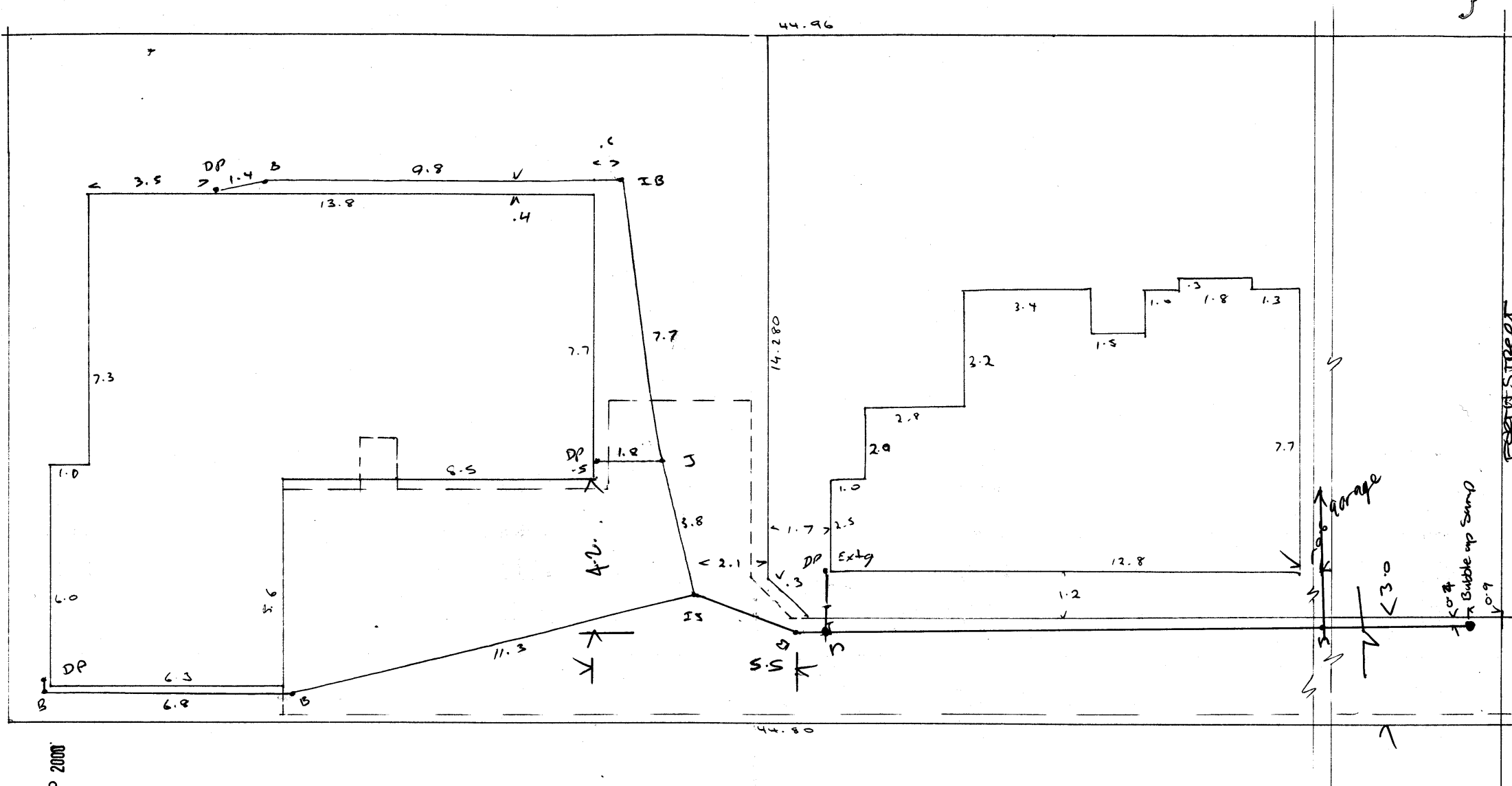
M. GREER DATE: 4.7/2000  
12 FORTH STREET  
Lot, at 12, 13, 14 Dp 1751  
BC 10001319  
DRAWN BY:  
J. McKenzie  
TYPE: Stormwater

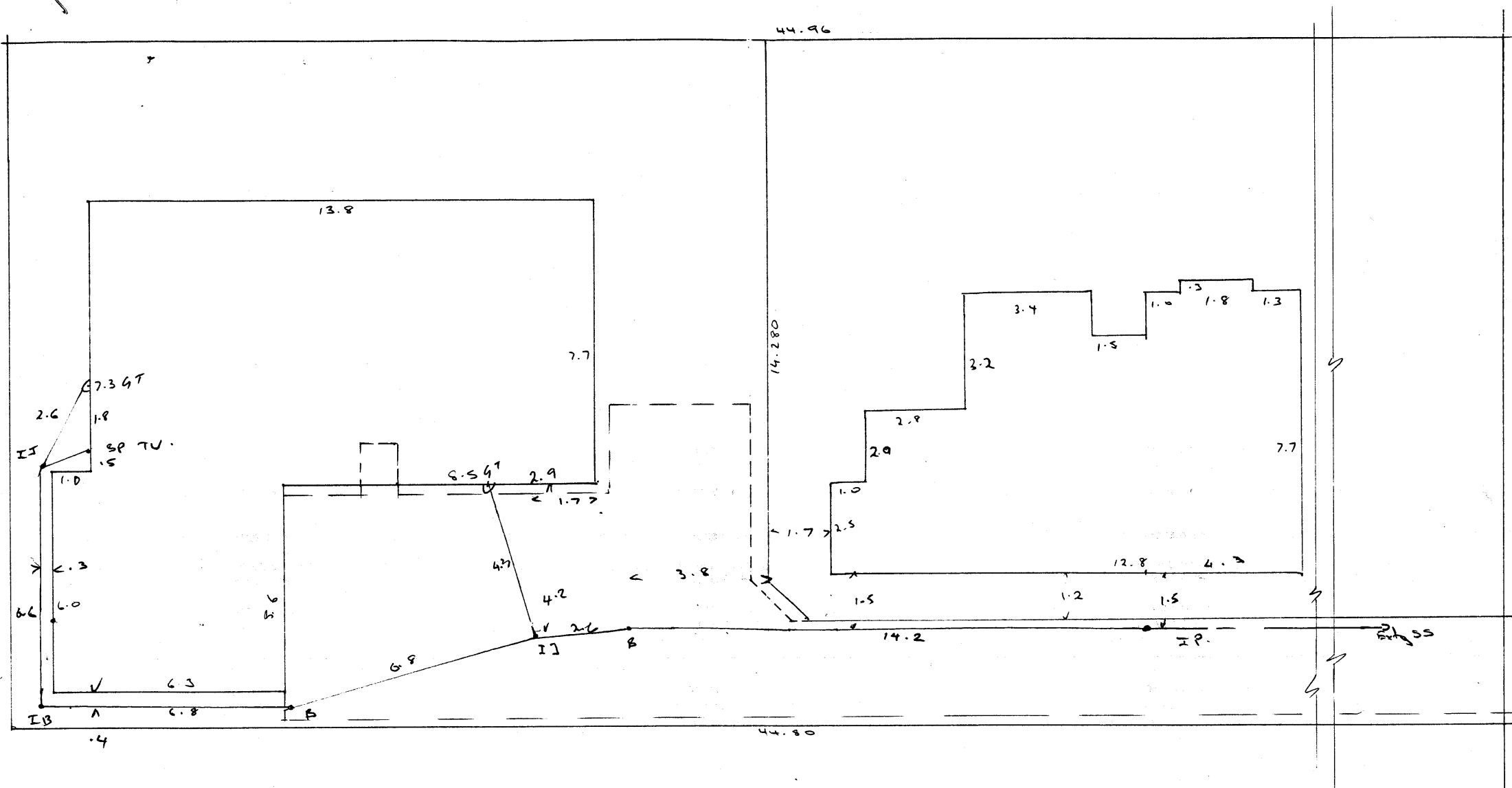
#23540

07 SEP 2000

Mr Greer 12 Forth Street  
Drainage Stormwater

Lot: - Pt 12, 13, 14  
DP 1751.  
Consent No 1000 ~~9994~~  
1319  
Date 4-7-2000  
Scale 1:100.





M. Greer 12 Forth Street  
 Drainage Sewer

Lot:- Pt 12, 13, 14  
 DP 1751.  
 Consent No 10000004  
 1319.  
 Date 4/7/2000  
 Scale 1:100.



**CODE COMPLIANCE CERTIFICATE No :00/402.**

*Issued under section 56 ( 3 ) Building Act 1991*

*Issued By Malcolm Davis.*

*Currently Approved and Registered as a Building Certifier.*

**To :- CHRISTCHURCH CITY COUNCIL**

**PROJECT No 10001319.**

**PROJECT**

**PROJECT LOCATION**

New Dwelling & Attached Garage   
Relocated building ,  
Addition & Alteration.

Intended Use(s) Residential.

Intended Life :- Indefinite but not less  
than 50 years .

Specified as .....years.

Demolition Yes  No

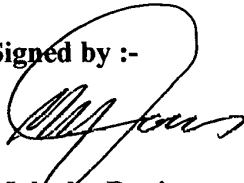
Street Address : 12 Forth Street.

Legal Description: Lot Pt 12,13,14  
DP 1751  
Other

**This is :-**

1. A final code compliance certificate issued in respect of all the building work under the above building consent.
2. An interim code of compliance in respect of part only, as specified in the attached particulars , of the building work under the above building consent.
3. This certificate is issued subject to the conditions specified in the attached.....pages headed "Conditions of code of compliance Certificate No ( being this certificate)

**Signed by :-**

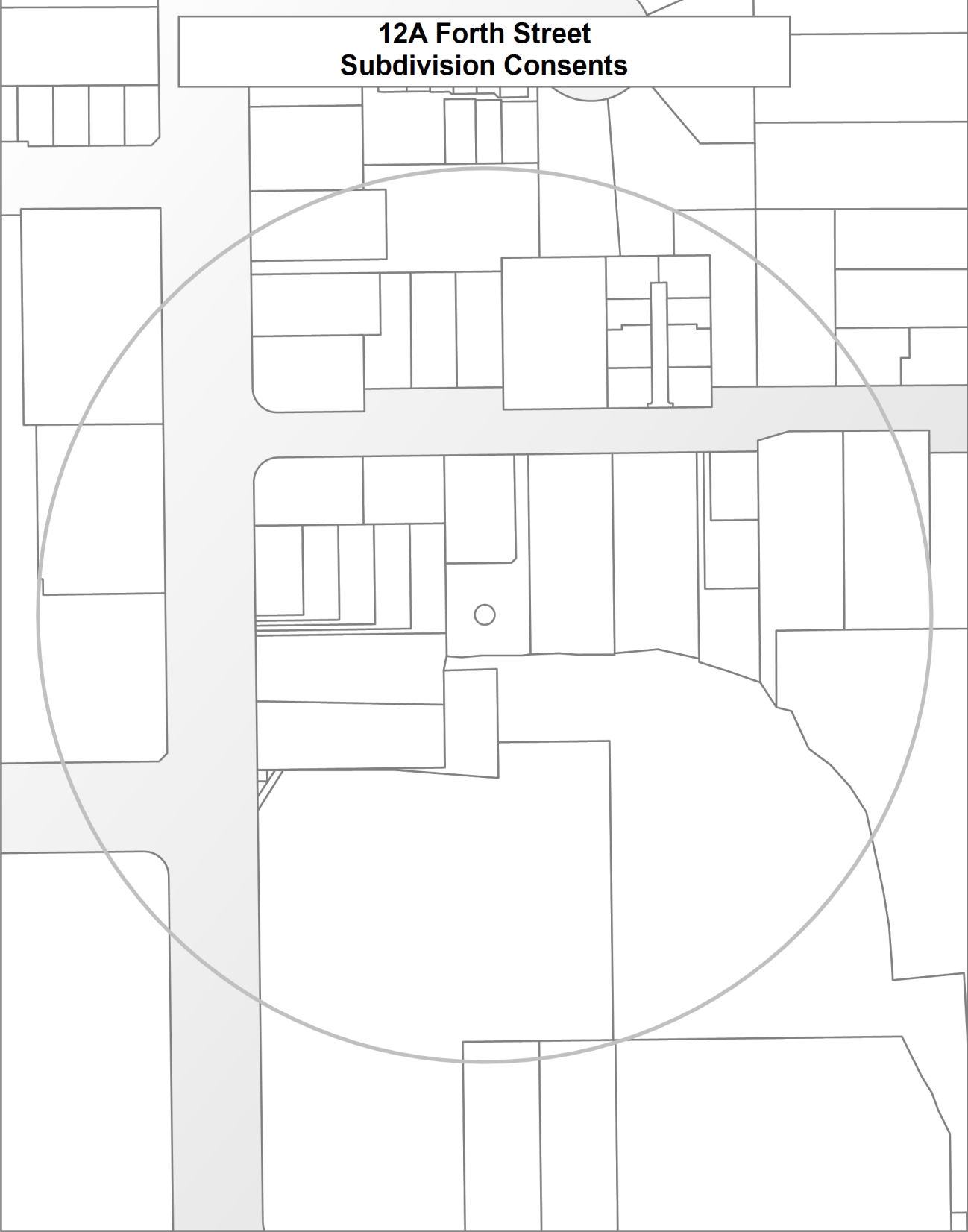


**Malcolm Davis.**  
**Building Certifier No 13.**  
**09/11/00 File 00402C**

# 12A Forth Street Land Use Consents



**12A Forth Street  
Subdivision Consents**



## Land Use Resource Consents within 100 metres of 12A Forth Street

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

---

### 1 Ettrick Lane

RMA/2016/945

Nine Residential Units - Historical Reference RMA92033047

Processing complete

Applied 13/04/2016

Decision issued 19/05/2016

Granted 19/05/2016

RMA/2017/2888

To construct a townhouse development of eight units

Not accepted for processing

Applied 21/11/2017

Not accepted for processing 04/12/2017

RMA/2017/3176

Erection of eight townhouses

Processing complete

Applied 14/12/2017

Decision issued 05/03/2018

Granted 05/03/2018

Within scope amendment accepted 12/09/2018

Within scope amendment decision issued 12/09/2018

### 1/28 Forth Street

RMA/2014/802

Dwelling - Historical Reference RMA92025432

Processing complete

Applied 07/04/2014

Decision issued 11/04/2014

Granted 11/04/2014

### **1/306 Stanmore Road**

RMA/1967/78

To operate a day Nursery - Historical Reference RES9210054

Processing complete

Applied 15/04/1967

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1973/146

Siting of 4 flats - Historical Reference RES9210055

Processing complete

Applied 12/09/1973

Decision issued 20/09/1973

Granted 20/09/1973

### **10 Forth Street**

RMA/2008/1178

Conservatory which intrudes on road boundary setback and outdoor living non compliance - Historical Reference RMA92012017

Processing complete

Applied 09/06/2008

Decision issued 09/07/2008

Granted 09/07/2008

### **11 Warwick Street**

RMA/1988/931

Reduced carparking from 20 to 6 spaces reduced side yard for Place of assembly from 9m to nil - Historical Reference RES955691

Processing complete

Applied 11/01/1988

Decision issued 20/01/1988

Granted 20/01/1988

### **12 Forth Street**

RMA/2000/994

Application to locate a garage with road boundary setback. - Historical Reference RMA20001678

Processing complete

Applied 12/04/2000

Decision issued 12/05/2000

Granted 09/05/2000

## **2 Etrick Lane**

RMA/2016/945

Nine Residential Units - Historical Reference RMA92033047

Processing complete

Applied 13/04/2016

Decision issued 19/05/2016

Granted 19/05/2016

RMA/2017/2888

To construct a townhouse development of eight units

Not accepted for processing

Applied 21/11/2017

Not accepted for processing 04/12/2017

RMA/2017/3176

Erection of eight townhouses

Processing complete

Applied 14/12/2017

Decision issued 05/03/2018

Granted 05/03/2018

Within scope amendment accepted 12/09/2018

Within scope amendment decision issued 12/09/2018

## **20 Forth Street**

RMA/1996/1891

To erect three apartment units which intrude the recession planes on the rear , east and west boundaries, 5m setback from a Utility waterway and 3m I - Historical Reference RES962214

Processing complete

Applied 20/08/1996

Decision issued 15/10/1996

Granted 15/10/1996

## **20A Forth Street**

RMA/1996/1891

To erect three apartment units which intrude the recession planes on the rear , east and west boundaries, 5m setback from a Utility waterway and 3m I - Historical Reference RES962214

Processing complete

Applied 20/08/1996

Decision issued 15/10/1996

Granted 15/10/1996

## **21 Forth Street**

RMA/1986/1007

To construct a small dwelling addition sited 1.5m from the internal boundary which intrudes 300mm into the required 1.8m setback requirement. - Historical Reference RES9220796

Processing complete

Applied 10/11/1986

Decision issued 02/12/1986

Granted 02/12/1986

RMA/2015/1161

Dwelling s88 Replaced by RMA92029645 - Historical Reference RMA92029412

Cancelled

Applied 01/05/2015

RMA/2015/1385

Dwelling - Replaces RMA92029412 - Historical Reference RMA92029645

Processing complete

Applied 22/05/2015

Decision issued 30/06/2015

Granted 30/06/2015

## **22 Forth Street**

RMA/1996/1891

To erect three apartment units which intrude the recession planes on the rear , east and west boundaries, 5m setback from a Utility waterway and 3m I - Historical Reference RES962214

Processing complete

Applied 20/08/1996

Decision issued 15/10/1996

Granted 15/10/1996

### **3 Etrick Lane**

RMA/2016/945

Nine Residential Units - Historical Reference RMA92033047

Processing complete

Applied 13/04/2016

Decision issued 19/05/2016

Granted 19/05/2016

RMA/2017/2888

To construct a townhouse development of eight units

Not accepted for processing

Applied 21/11/2017

Not accepted for processing 04/12/2017

RMA/2017/3176

Erection of eight townhouses

Processing complete

Applied 14/12/2017

Decision issued 05/03/2018

Granted 05/03/2018

Within scope amendment accepted 12/09/2018

Within scope amendment decision issued 12/09/2018

### **300 Stanmore Road**

RMA/1992/373

Consent to construct a ``New World`` supermarket which is to be located on the site of the existing ``new world`` (community 1) and adjoining v - Historical Reference RES9214162

Processing complete

Applied 06/08/1992

Decision issued 03/03/1993

Declined 03/03/1993

RMA/1992/375

Consent to construct a ``New World`` supermarket is to be located on the site of the existing ``new world`` (community 1) and adjoining vaca - Historical Reference RES9214176

Processing complete

Applied 06/08/1992

Decision issued 03/03/1993

Granted 03/03/1993

RMA/1992/376

Consent to construct a ``New World`` supermarket which is to be located on the site of the existing ``new world`` (community 1) and adjoining - Historical Reference RES9214177

Processing complete

Applied 06/08/1992

Decision issued 03/03/1993

Granted 03/03/1993

RMA/1995/2764

To erect a supermarket which exceeds 1000m2 and site layout, carpark access points, landscaping and layout are discretionary in the Propose - Historical Reference RES955693

Processing complete

Applied 30/10/1995

Decision issued 14/11/1995

Granted 14/11/1995

RMA/1996/3672

To prune lower branches of the tree, and to remove dead wood. - Historical Reference RMA363

Processing complete

Applied 16/05/1996

RMA/2003/3169

Expansion of the New World Supermarket. - Historical Reference RMA20015519

Processing complete

Applied 04/12/2003

Decision issued 20/08/2004

Granted 20/08/2004

RMA/2013/2523

s.357 OBJECTION TO COSTS TO RMA92021601 - Historical Reference RMA92024246

Withdrawn

Applied 26/11/2013

RMA/2013/29

ALTERATIONS TO SUPERMARKET INCL RECONFIGURING CAR PARKING/MAINTENANCE OF TREE/LANDSCAPING AND SIGNAGE s.357 OBJECTION TO COSTS RMA92024246 - Historical Reference RMA92021601

Processing complete

Applied 11/01/2013

Decision issued 08/08/2013

Granted 08/08/2013

### **310 Stanmore Road**

RMA/2007/738

5 dwellings with attached garages with various non compliances - Historical Reference RMA92007976

Processing complete

Applied 30/03/2007

Decision issued 06/07/2007

Granted 06/07/2007

### **310A Stanmore Road**

RMA/2007/738

5 dwellings with attached garages with various non compliances - Historical Reference RMA92007976

Processing complete

Applied 30/03/2007

Decision issued 06/07/2007

Granted 06/07/2007

### **310B Stanmore Road**

RMA/2007/738

5 dwellings with attached garages with various non compliances - Historical Reference RMA92007976

Processing complete

Applied 30/03/2007

Decision issued 06/07/2007

Granted 06/07/2007

### **310C Stanmore Road**

RMA/2007/738

5 dwellings with attached garages with various non compliances - Historical Reference RMA92007976

Processing complete

Applied 30/03/2007

Decision issued 06/07/2007

Granted 06/07/2007

### **310D Stanmore Road**

RMA/2007/738

5 dwellings with attached garages with various non compliances - Historical Reference RMA92007976

Processing complete

Applied 30/03/2007

Decision issued 06/07/2007

Granted 06/07/2007

### **321 Stanmore Road**

RMA/1998/1266

To extend the sale of liquor hours from 11pm to 1am the following day. - Historical Reference RES981413

Processing complete

Applied 28/05/1998

Decision issued 14/08/1998

Granted 14/08/1998

### **328 Stanmore Road**

RMA/2018/2866

Construction of three single storey residential units

Processing complete

Applied 23/11/2018

Decision issued 12/02/2019

Granted 12/02/2019

Within scope amendment accepted 30/09/2019

Within scope amendment decision issued 01/10/2019

### **35 Warwick Street**

RMA/2006/1587

To establish a housing complex comprising of 20 residential units - Historical Reference RMA92005649

Processing complete

Applied 05/07/2006

Decision issued 14/08/2006

Granted 14/08/2006

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

### **37 Gowerton Place**

RMA/2006/1587

To establish a housing complex comprising of 20 residential units - Historical Reference RMA92005649

Processing complete

Applied 05/07/2006

Decision issued 14/08/2006

Granted 14/08/2006

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

RMA/2020/2632

Construct 37 social housing units with associated landscape, parking and manoeuvring areas.

Processing complete

Applied 16/11/2020

Decision issued 19/02/2021

Granted 19/02/2021

RMA/2022/1644

Unit title subdivision - six units

Processing complete

Applied 20/05/2022

Conditions changed/cancelled - s127 18/10/2023

s223 Certificate issued 24/01/2024

s224 Certificate issued 24/01/2024

Decision issued 10/08/2022

Granted 10/08/2022

#### **4 Ettrick Lane**

RMA/2016/945

Nine Residential Units - Historical Reference RMA92033047

Processing complete

Applied 13/04/2016

Decision issued 19/05/2016

Granted 19/05/2016

RMA/2017/2888

To construct a townhouse development of eight units

Not accepted for processing

Applied 21/11/2017

Not accepted for processing 04/12/2017

RMA/2017/3176

Erection of eight townhouses

Processing complete

Applied 14/12/2017

Decision issued 05/03/2018

Granted 05/03/2018

Within scope amendment accepted 12/09/2018

Within scope amendment decision issued 12/09/2018

#### **42 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

#### **43 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

#### **44 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

#### **45 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

#### **48 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

#### **49 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

#### **5 Etrick Lane**

RMA/2016/945

Nine Residential Units - Historical Reference RMA92033047

Processing complete

Applied 13/04/2016

Decision issued 19/05/2016

Granted 19/05/2016

RMA/2017/2888

To construct a townhouse development of eight units

Not accepted for processing

Applied 21/11/2017

Not accepted for processing 04/12/2017

RMA/2017/3176

Erection of eight townhouses

Processing complete

Applied 14/12/2017

Decision issued 05/03/2018

Granted 05/03/2018

Within scope amendment accepted 12/09/2018

Within scope amendment decision issued 12/09/2018

### **50 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

### **51 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

### **52 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

### **53 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

### **54 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

### **55 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

### **56 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

### **57 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

## **58 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

## **59 Gowerton Place**

RMA/2019/2256

Request for Certification under Section 241 - Disposal of Land (being Lot 1 on Attached Plan) to Otautahi Community Housing Trust

Processing complete

Applied 02/10/2019

Certificate issued 08/10/2019

## **6 Etrick Lane**

RMA/2016/945

Nine Residential Units - Historical Reference RMA92033047

Processing complete

Applied 13/04/2016

Decision issued 19/05/2016

Granted 19/05/2016

RMA/2017/2888

To construct a townhouse development of eight units

Not accepted for processing

Applied 21/11/2017

Not accepted for processing 04/12/2017

RMA/2017/3176

Erection of eight townhouses

Processing complete

Applied 14/12/2017

Within scope amendment decision issued 12/09/2018

Decision issued 05/03/2018

Granted 05/03/2018

Within scope amendment accepted 12/09/2018

## **7 Etrick Lane**

RMA/2016/945

Nine Residential Units - Historical Reference RMA92033047

Processing complete

Applied 13/04/2016

Decision issued 19/05/2016

Granted 19/05/2016

RMA/2017/2888

To construct a townhouse development of eight units

Not accepted for processing

Applied 21/11/2017

Not accepted for processing 04/12/2017

RMA/2017/3176

Erection of eight townhouses

Processing complete

Applied 14/12/2017

Decision issued 05/03/2018

Granted 05/03/2018

Within scope amendment accepted 12/09/2018

Within scope amendment decision issued 12/09/2018

## **75 London Street**

RMA/1970/175

Parking space for motor vehicles for members and staff. - Historical Reference RES9220460

Processing complete

Applied 06/05/1970

Decision issued 24/07/1970

Granted 24/07/1970

RMA/1972/111

Dispensation of the 15ft front yard requirements at first floor level on the proposed extension - Historical Reference RES9210052

Processing complete

Applied 04/02/1972

Decision issued 07/03/1972

Granted 07/03/1972

RMA/1972/112

Not require as predominant use. - Historical Reference RES9210053

Processing complete

Applied 04/08/1972

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1992/1024

To erect Place of assembly with a reduced yard of 2.1m 3m and 9m is required. - Historical Reference RES9220463

Processing complete

Applied 25/05/1992

Decision issued 29/05/1992

Granted 29/05/1992

RMA/1993/997

Redevelopment of the club`s facilities involving building extensions, reorganisation of activities and removal of several bui - Historical Reference RES9221568

Processing complete

Applied 21/10/1993

Decision issued 08/02/1994

Granted 08/02/1994

RMA/1995/17

To establish and operate a TAB Agency in the premises of the Richmond Working mens`s Club at 75 London Street - Historical Reference RES950171

Processing complete

Applied 08/02/1995

Decision issued 22/05/1995

Granted 22/05/1995

RMA/2001/199

New gymnasium, social lounge and qu Richmond Workingmen's Club. - Historical Reference RMA20004048

Processing complete

Applied 18/01/2001

Decision issued 27/02/2001

Granted 23/02/2001

RMA/2001/2380

Erect two signs - Historical Reference RMA20008293

Processing complete

Applied 01/10/2001

Decision issued 15/10/2001

Granted 14/10/2001

RMA/2004/2215

Garage for secure parking for three courtesy vans. - Historical Reference RMA20017853

Processing complete

Applied 30/08/2004

Decision issued 21/09/2004

Granted 17/09/2004

RMA/2004/3105

Addition of toilets and outdoor balcony to existing level one lounge of Richmond Working Mens Club. - Historical Reference RMA20018765

Processing complete

Applied 07/12/2004

Decision issued 23/12/2004

Granted 23/12/2004

RMA/2014/938

Construct Commercial Building - Historical Reference RMA92025574

Processing complete

Applied 22/04/2014

Decision issued 26/06/2014

Granted 26/06/2014

RMA/2016/3534

Redevelop the Richmond Club to replace earthquake damaged facilities including soil disturbance on land where an activity identified on the Hazardous Activities and Industries List (HAIL) has been undertaken.

Processing complete

Applied 08/12/2016

Decision issued 25/05/2018

Granted 25/05/2018

RMA/2019/429

Redevelopment of the Richmond Working Men's Club

Processing complete

Applied 01/03/2019

Conditions changed/cancelled - s127 11/04/2025

Decision issued 05/06/2019

Granted 05/06/2019

Within scope amendment accepted 29/10/2019

Within scope amendment decision issued 29/10/2019

## **8 Ettrick Lane**

RMA/2016/945

Nine Residential Units - Historical Reference RMA92033047

Processing complete

Applied 13/04/2016

Decision issued 19/05/2016

Granted 19/05/2016

RMA/2017/2888

To construct a townhouse development of eight units

Not accepted for processing

Applied 21/11/2017

Not accepted for processing 04/12/2017

RMA/2017/3176

Erection of eight townhouses

Processing complete

Applied 14/12/2017

Decision issued 05/03/2018

Granted 05/03/2018

Within scope amendment accepted 12/09/2018

Within scope amendment decision issued 12/09/2018

## **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