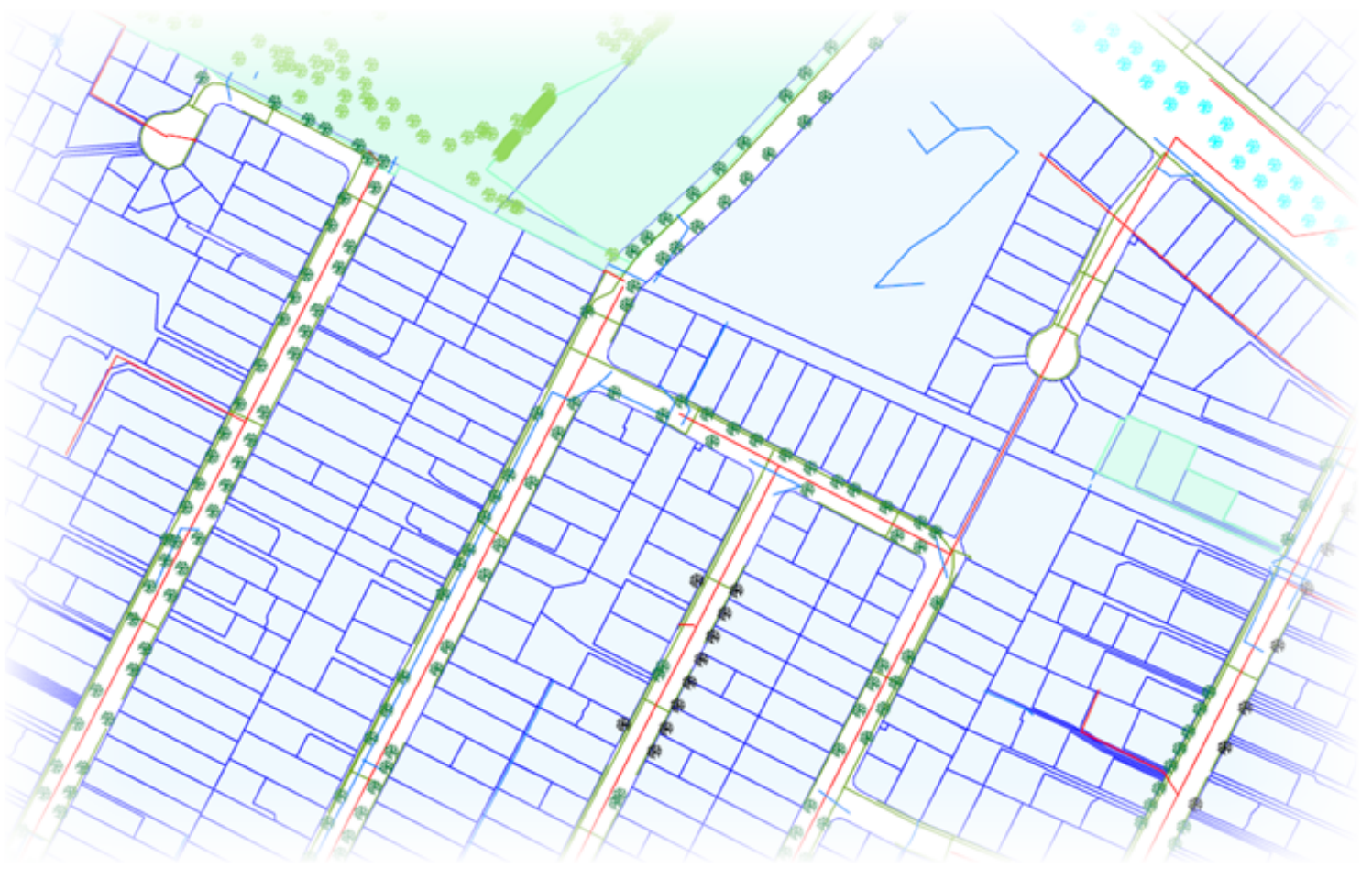


# Land Information Memorandum



Property address:  
15 Oakview Lane

LIM number: H01057868  
Page 1

Christchurch City Council  
53 Hereford Street, PO Box 73015  
Christchurch 8154, New Zealand  
Tel 64 3 941 8999  
Fax 64 3 941 8984  
[www.ccc.govt.nz](http://www.ccc.govt.nz)

## Application details

Please supply to Michael Calder  
Client reference  
Phone number  
Fax number  
Date issued 23 October 2022  
Date received 20 October 2022

## Property details

Property address 15 Oakview Lane  
Valuation roll number 23662 75807  
Valuation information Capital Value: \$660000  
Land Value: \$265000  
Improvements Value: \$395000  
*Please note: these values are intended for Rating purposes*  
Legal description Lot 7 DP 73584  
Existing owner Peter Martin Flannery  
Jane Susanne Flannery  
PO Box 36306  
Christchurch 8146

## Council references

Debtor number 5036013  
Rate account ID 73022333  
LIM number H01057868  
Property ID 1020884

## Document information

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

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

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

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

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

## Property file service

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

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).

### Consultant Report Available

Council holds indicative information that this property may be subject to risk from geological hazards. These may be but not limited to potential erosion (eg cliff collapse, tunnel gully erosion, slip/sheet erosion, rockfall), falling debris (eg boulder rolls, rockfall), subsidence, slippage (eg slope instability) or inundation. Information on the hazards may be found by calling 03 9418999. Council may require site-specific investigations before granting future sub-division or building consent for the property depending on the hazard.

### Consultant Report Continued

There are a number of Consultant reports on the Port Hills which can be found on the Councils website: <http://www.ccc.govt.nz/environment/land/slope-stability/port-hills-gns-reports/>. These consultant reports may or may not reference to information about your individual property.

### Liquefaction Vulnerability

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.

### Softground

Council records show that site contains Soft Ground. Predominant Ground Material: Peat Reason for Assessment: N/A Should further buildings be proposed on this site, specific foundation design may be required.

## Related information

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

## 2. Private and public stormwater and sewerage drains

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

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

### Related information

- | The dwelling/building is shown to be served by a stormwater drain.
- | The property is shown to be served by a sewer drain which is shared.
- | The Council's records show a public stormwater pipe passing through the site.
- | The Council's records show a private stormwater pipeline passing through the site.
- | The Council's records show a public sewer main passing through the right of way/private lane/driveway of this site.
- | The Council's records show private stormwater and sewer pipelines passing through the right of way/private lane/driveway of this site.

### 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).

#### Related information

- 1 The Council's records show public and private water pipelines passing through the right of way/private lane/driveway of this site.

## 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 30/06/2023: \$ 4,571.55

	Instalment Amount	Date Due
Instalment 1	\$ 1,142.80	15/09/2022
Instalment 2	\$ 1,142.80	15/12/2022
Instalment 3	\$ 1,142.80	15/03/2023
Instalment 4	\$ 1,143.15	15/06/2023

Rates owing as at 23/10/2022: \$ -474.51

### (b) Excess water charges

\$ 0.00

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

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

No Reading Required

( To arrange a final water meter reading, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

Property address:  
15 Oakview Lane

LIM number: H01057868  
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Christchurch City Council  
53 Hereford Street, PO Box 73015  
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[www.ccc.govt.nz](http://www.ccc.govt.nz)

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

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

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

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

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

### (a) Consents

- I BCN/1998/13 Applied: 05/01/1998 Status: Completed  
80 Hoon Hay Valley Road Hoon Hay Valley  
Accepted for processing 05/01/1998  
Building consent granted 19/02/1998  
Building consent issued 25/02/1998  
Code Compliance Certificate Granted 22/12/1999  
Code Compliance Certificate Issued 22/12/1999  
DWELLING WITH ATTACHED GARAGE HOUSING-DWELLING WITH ATTACHED GARAGE- Historical  
Reference CON98000537
- I BCN/2000/8753 Applied: 03/11/2000 Status: Completed  
15 Oakview Lane Cashmere  
Accepted for processing 03/11/2000  
PIM Granted 10/11/2000  
PIM Issued 10/11/2000  
OFFICE ADDITION TO DWELLING- Historical Reference ABA10009247

### (b) Certificates

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

### (c) Notices

### (d) Orders

### (e) Requisitions



## 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).

## 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.*

## 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).

### Waterway Provisions for Other Councils

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

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

### (ii) Christchurch District Plan

#### Christchurch International Airport Protection Surfaces

Property or part of property within the Christchurch International Airport Protection Surfaces overlay which is operative.

#### Liquefaction Management Area (LMA)

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

#### Waterway Provisions

This property or part of this property is close to at least one waterway with a setback within which District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules.

#### Development Constraint Conditions

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

#### District Plan Zone

Property or part of property within the Residential Suburban 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.

I RMA/1998/425 - Resource consents

15 Oakview Lane Cashmere

Application for a dwelling with attached garage which intrudes the 10m setback from an open Utility waterway in terms of the Transitional District Plan. Proposed to be set back 5.24metres. - Historical Reference RES980382

Status: Processing complete

Applied 13/02/1998

Decision issued 18/02/1998

Granted 18/02/1998

I RMA/1994/3367 - Subdivision Consent

Fee Simple SUBDIVISION - Historical Reference RMA7470

Status: Processing complete

Applied 20/12/1994

I RMA/1997/3940 - Subdivision Consent

Right Of Way SUBDIVISION - Historical Reference RMA4299

Status: Processing complete

Applied 26/03/1997

## 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 recycling is collected Fortnightly on the Week 1 collection cycle on a Friday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place EcoDrop.
- | Your refuse is collected Fortnightly on the Week 1 collection cycle on a Friday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place EcoDrop.
- | Your organics are collected Weekly on Friday. Please leave your organics at the Kerbside by 6:00 a.m.

### (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).

#### | Community Board

Property located in Spreydon-Cashmere-Heathcote Community Board.

#### | 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/>.

#### | 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 Cashmere Electoral Ward

#### | Listed Land Use Register

Property address:  
15 Oakview Lane

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)

## I **Spatial Query Report**

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





Resource Management Act 1991/Building Act 1991

Hazards or Special Site Characteristics

## SOCKBURN SERVICE CENTRE

Location Oakview Lane Number: 15  
Legal Description: Lot 7 D.P. 73584 Ward: Heathcote

Date \_\_\_\_\_ Recorded \_\_\_\_\_ Computer \_\_\_\_\_  
Recorded 31.10.95 Severity 1 Accuracy A by George Marsh Entry 23.12.99

### DETAILS:

Setback disturbed ground - Waterway Setback  
Drainage Easement

<input checked="" type="checkbox"/>	<b>WATER WAY SETBACK</b> <u>Sibleys Drain (East 94/716)</u>
LOCATION OF INFORMATION: Sockburn Service Centre	
The site (or part of) is located within the waterway setback requirement of the City Plan as specified below: (as amended and publicly notified 8 May 1999).	
<input type="checkbox"/> 10 metres for upstream rivers	<input type="checkbox"/> 3 metres Utility to be piped
<input type="checkbox"/> 30 metres for downstream rivers	<input checked="" type="checkbox"/> 5 metres Utility waterway
<input type="checkbox"/> 10 metres Hill waterway (from centreline of waterway)	<input type="checkbox"/> 7 metres Environmental waterway
	<input type="checkbox"/> 20 metres upstream rural river
Within this setback, filling, excavation or the erection of buildings is a Discretionary activity requiring a Resource Consent.	
<input type="checkbox"/>	<b>SITE LEVEL</b> <b>FLOOD PRONE AREA</b> <input type="checkbox"/>
File No. or Source of Information: <u>Water Services Unit</u>	
A minimum site level is recorded against the property. The land may require raising for stormwater purposes. (where there is a proposal for further development)	
<input type="checkbox"/>	RL _____ metres set to Water Services Unit Datum
<input type="checkbox"/>	Can be obtained from the Water Services Unit.
Note: Minimum floor levels above the site level relates to the type of construction, i.e. 150mm brick etc, 225mm weatherboard/AS 3500 Confirmation of the Reduced Level (RL) is required to be made by a Registered Surveyor.	
<input checked="" type="checkbox"/>	<b>SOFT GROUND</b> <u>- Wet - Peat at 2.0m</u>
Structural Engineer's soil response and bore hole tests are required for any structures on this site. Where necessary, provide design foundation drawings and supporting calculations or "Producer Statements"	
<u>Previous soft ground - further disturbed by removal of glasshouses</u> <u>Minor contamination by hydrocarbons not affecting residential development - expected to degrade over time.</u>	

KEY Severity ☐ 1 Low ☐ 2 Moderate ☐ 3  
Accuracy ☐ A Confirmed ☐ B Unconfirmed ☐ C

Drainage Easements all structures must be sited clear of the easement - no part may overhang (i.e. eaves - gables - box or bay windows). These easements are those without a specific setback requirement.

(Stormwater)





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

Street:

BOWENVILLE AVENUE

New (Not available)  
Numbers as of 24/12/96

Legal Description:

L.T. 74189  
(Underlying Titles Cst 25A/660, 418/110)

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

Soft Ground - no filling except  
small area on lot 3 to south-west  
as shown on attached plan.  
See Connell Wagner Report  
dated 18 December giving  
strengthened foundation  
recommendations where applicable  
on lots 1, 3 and 10. Lots 8, 9  
and 11 satisfactory for normal  
house foundations.

Severity: Moderate

Accuracy: Good

LOCATION OF INFORMATION:

Service Centre:

SOCKBURN

File No or Source of Information:

EAST 94/716 Stage II

Other:

Copies to: (1) ADO Sockburn Attention: Mr Marsh  
(2) Senior Consent Officer Building Control  
(3) Subdivision Planning Officer (East)  
(4) Engineering File

Elctronics  
24/12/96

**Connell Wagner Limited**

Level 4 Torrens House  
195 Hereford Street  
PO Box 1061  
Christchurch  
New Zealand

Telephone: +64 3 366 0821

Facsimile: +64 3 379 6955

**27 January 1998**

Denis Stevenson  
P O Box 259  
CHRISTCHURCH



Dear Denis

98000537

**17 OAKVIEW LANE  
LOTS 8 AND 9, BOWENVALE  
SOIL TEST REPORT**

Six penetrometer tests and two boreholes were carried out on the above site, to a depth of 1.9 metres (see test location plan and test results).

The ground is generally light grey silt with a bearing capacity in excess of 100kPa. For the light weight construction proposed, the site will suit a conventional concrete slab foundation as per NZS 3604.

If you have any queries, please contact us.

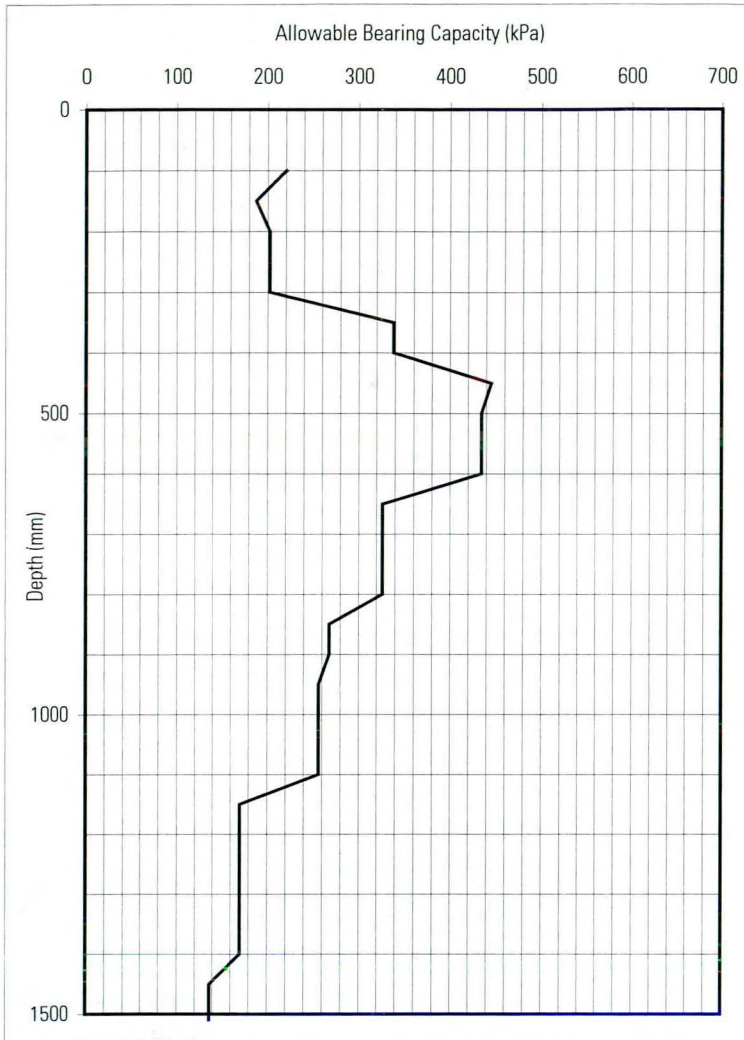
Yours faithfully

**Connell Wagner Limited**

M S Wilton  
**Registered Engineer**



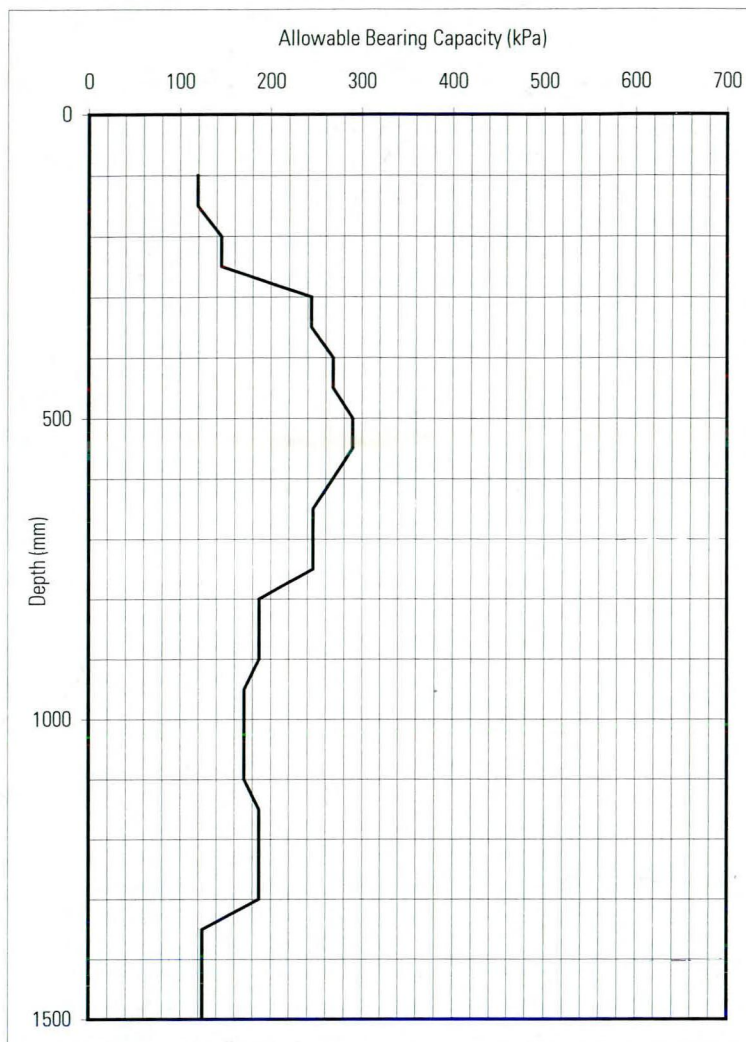
CLIENT	Denis Stevenson	LOCATION	1	PROJECT NUMBER	6186
PROJECT	OAK VIEW LANE			SHEET	1 of 6
				DATE	28/1/98
				SURVEY	JJW + HT



DESCRIPTION:

Depth (mm)	Blows (no.)	Bearing (kPa)	Depth (mm)	Blows (no.)	Bearing (kPa)
50	#N/A	#N/A	1200	3.0	171
100	4.0	220	1250	3.0	171
150	3.3	187	1300	3.0	171
200	3.6	202	1350	3.0	171
250	3.6	202	1400	3.0	171
300	3.6	202	1450	2.3	137
350	6.5	338	1500	2.3	137
400	6.5	338	1550	2.3	137
450	8.9	446	1600	2.3	137
500	8.6	434	1650	2.3	137
550	8.6	434	1700	2.3	137
600	8.6	434	1750	1.8	110
650	6.3	326	1800	1.8	110
700	6.3	326	1850	1.8	110
750	6.3	326	1900	1.8	110
800	6.3	326	1950		
850	5.0	268	2000		
900	5.0	268	2050		
950	4.8	256	2100		
1000	4.8	256	2150		
1050	4.8	256	2200		
1100	4.8	256	2250		
1150	3.0	171	2300		

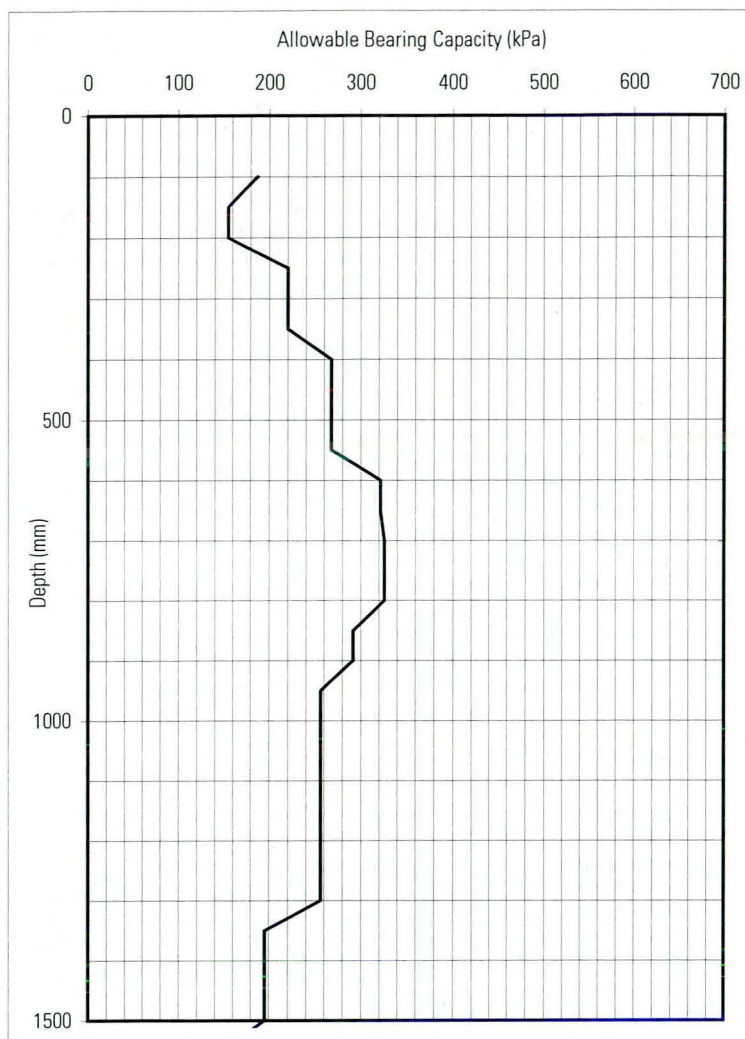
CLIENT	Denis Stevenson	LOCATION	2	PROJECT NUMBER	6186
PROJECT	OAK VIEW LANE			SHEET	2 of 6
				DATE	28/1/98
				SURVEY	JJW + HT



DESCRIPTION:

Depth (mm)	Blows (no.)	Bearing (kPa)	Depth (mm)	Blows (no.)	Bearing (kPa)
50	#N/A	#N/A	1200	3.3	187
100	2.0	119	1250	3.3	187
150	2.0	119	1300	3.3	187
200	2.5	145	1350	2.1	125
250	2.5	145	1400	2.1	125
300	4.5	244	1450	2.1	125
350	4.5	244	1500	2.1	125
400	5.0	268	1550		
450	5.0	268	1600		
500	5.5	289	1650		
550	5.5	289	1700		
600	5.0	268	1750		
650	4.5	246	1800		
700	4.5	246	1850		
750	4.5	246	1900		
800	3.3	187	1950		
850	3.3	187	2000		
900	3.3	187	2050		
950	3.0	171	2100		
1000	3.0	171	2150		
1050	3.0	171	2200		
1100	3.0	171	2250		
1150	3.3	187	2300		

CLIENT	Denis Stevenson	LOCATION	3	PROJECT NUMBER	6186
PROJECT	OAK VIEW LANE			SHEET	3 of 6
				DATE	28/1/98
				SURVEY	JJW + HT



**DESCRIPTION:**

0-400 Mid-Light Grey Silt and some Clay  
Dry and Firm Top Soil

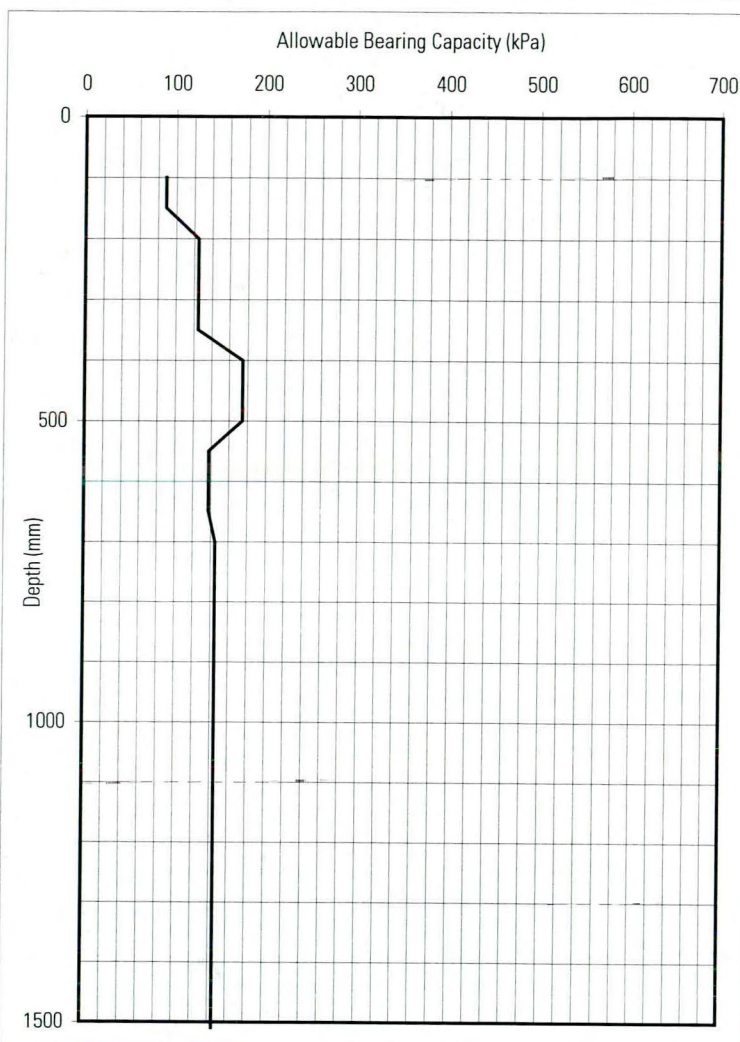
400-1000 Light Brown / Grey Silt with some Clay  
Mottled, Dry and Firm  
Less Mottled and greyer with depth

1000-2000 Mid Grey Silty Clay  
Firm and Damp Slightly Mottled  
Damper with depth  
Increased Mottling with depth  
Slightly darker with depth

Depth (mm)	Blows (no.)	Bearing (kPa)	Depth (mm)	Blows (no.)	Bearing (kPa)
50	#N/A	#N/A	1200	4.8	256
100	3.3	187	1250	4.8	256
150	2.7	155	1300	4.8	256
200	2.7	155	1350	3.5	196
250	4.0	220	1400	3.5	196
300	4.0	220	1450	3.5	196
350	4.0	220	1500	3.5	196
400	5.0	268	1550	2.6	150
450	5.0	268	1600	2.6	150
500	5.0	268	1650	2.6	150
550	5.0	268	1700	2.6	150
600	6.2	322	1750	2.6	150
650	6.2	322	1800	1.5	95
700	6.3	326	1850	1.5	95
750	6.3	326	1900	1.5	95
800	6.3	326	1950		
850	5.5	292	2000		
900	5.5	292	2050		
950	4.8	256	2100		
1000	4.8	256	2150		
1050	4.8	256	2200		
1100	4.8	256	2250		
1150	4.8	256	2300		

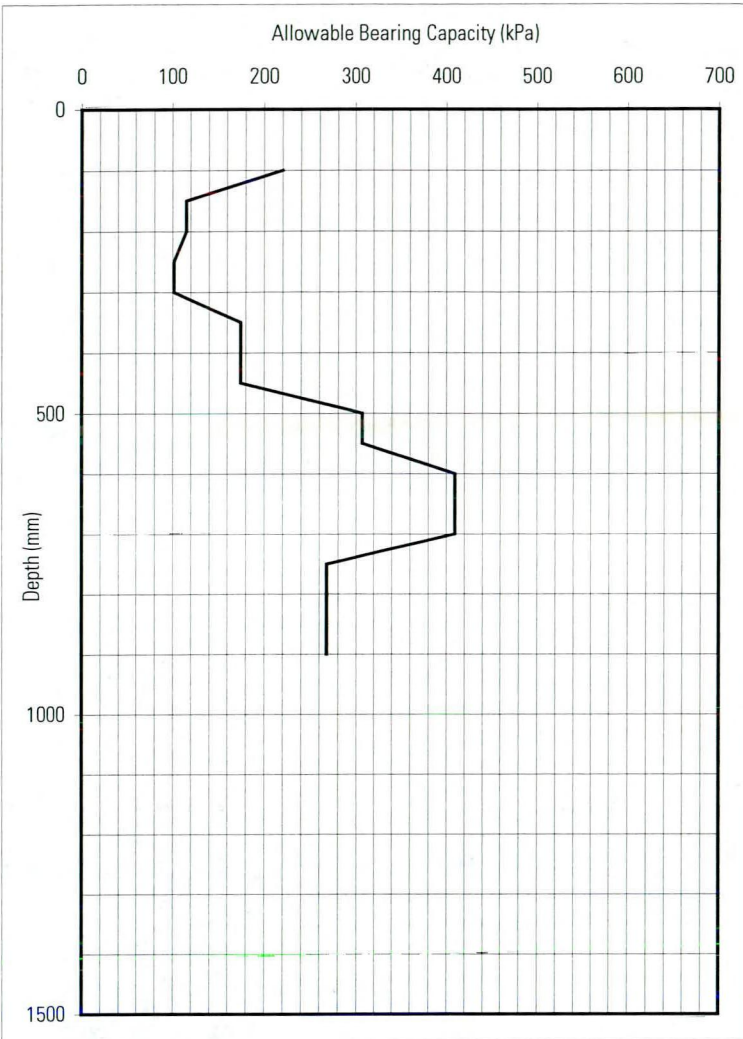


CLIENT	Denis Stevenson	LOCATION	4	PROJECT NUMBER	6186
PROJECT	OAK VIEW LANE			SHEET	4 of 6
				DATE	28/1/98
				SURVEY	JJW + HT



Depth (mm)	Blows (no.)	Bearing (kPa)	Depth (mm)	Blows (no.)	Bearing (kPa)
50	#N/A	#N/A	1200	2.5	145
100	1.4	89	1250	2.5	145
150	1.4	89	1300	2.5	145
200	2.1	125	1350	2.5	145
250	2.1	125	1400	2.5	145
300	2.1	125	1450	2.5	145
350	2.1	125	1500	2.5	145
400	3.1	175	1550	2.5	145
450	3.1	175	1600	2.5	145
500	3.1	175	1650	1.8	110
550	2.4	138	1700	1.8	110
600	2.4	138	1750	1.7	102
650	2.4	138	1800	1.7	102
700	2.5	145	1850	2.0	119
750	2.5	145	1900	2.0	119
800	2.5	145	1950		
850	2.5	145	2000		
900	2.5	145	2050		
950	2.5	145	2100		
1000	2.5	145	2150		
1050	2.5	145	2200		
1100	2.5	145	2250		
1150	2.5	145	2300		

CLIENT	Denis Stevenson	LOCATION	5	PROJECT NUMBER	6186
PROJECT	OAK VIEW LANE			SHEET	5 of 6
				DATE	28/1/98
				SURVEY	JJW + HT



Depth (mm)	Blows (no.)	Bearing (kPa)	Depth (mm)	Blows (no.)	Bearing (kPa)
50	#N/A	#N/A	1200		
100	4.0	220	1250		
150	1.9	115	1300		
200	1.9	115	1350		
250	1.7	102	1400		
300	1.7	102	1450		
350	3.1	175	1500		
400	3.1	175	1550		
450	3.1	175	1600		
500	5.8	307	1650		
550	5.8	307	1700		
600	8.1	409	1750		
650	8.1	409	1800		
700	8.1	409	1850		
750	5.0	268	1900		
800	5.0	268	1950		
850	5.0	268	2000		
900	5.0	268	2050		
950			2100		
1000			2150		
1050			2200		
1100			2250		
1150			2300		



CLIENT Denis Stevenson

LOCATION 6

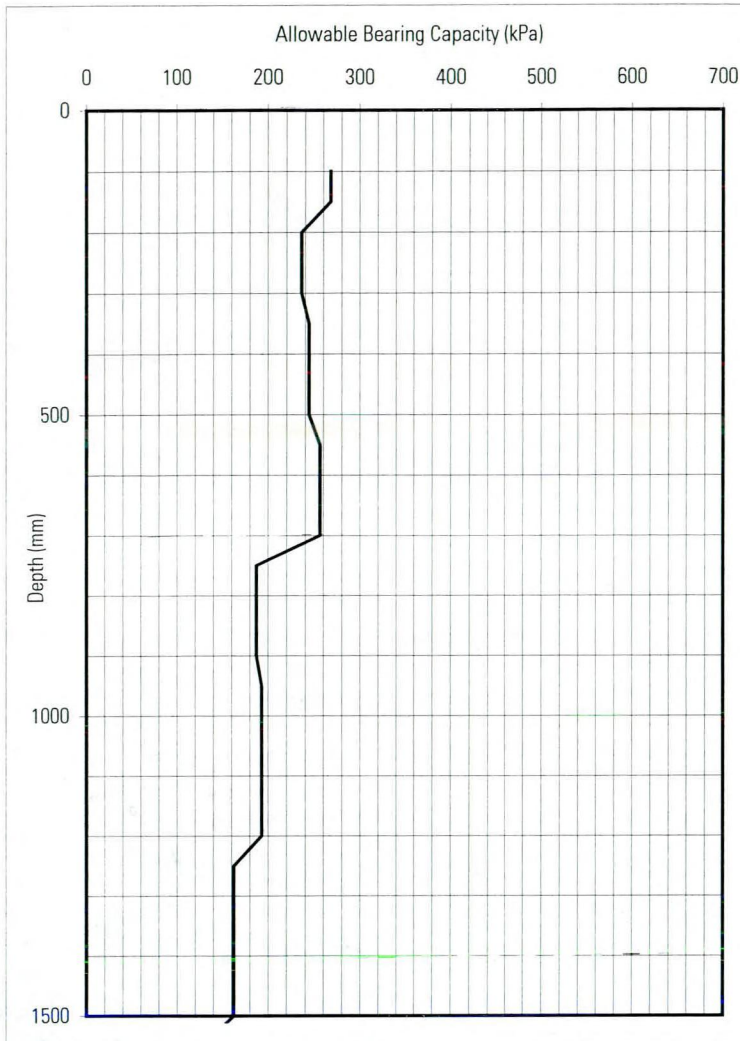
PROJECT NUMBER 6186

SHEET 6 of 6

PROJECT OAK VIEW LANE

DATE 28/1/98

SURVEY JJW + HT



DESCRIPTION:

0-400 Mid-Light Grey Silt and some Clay  
Dry and Firm Top Soil

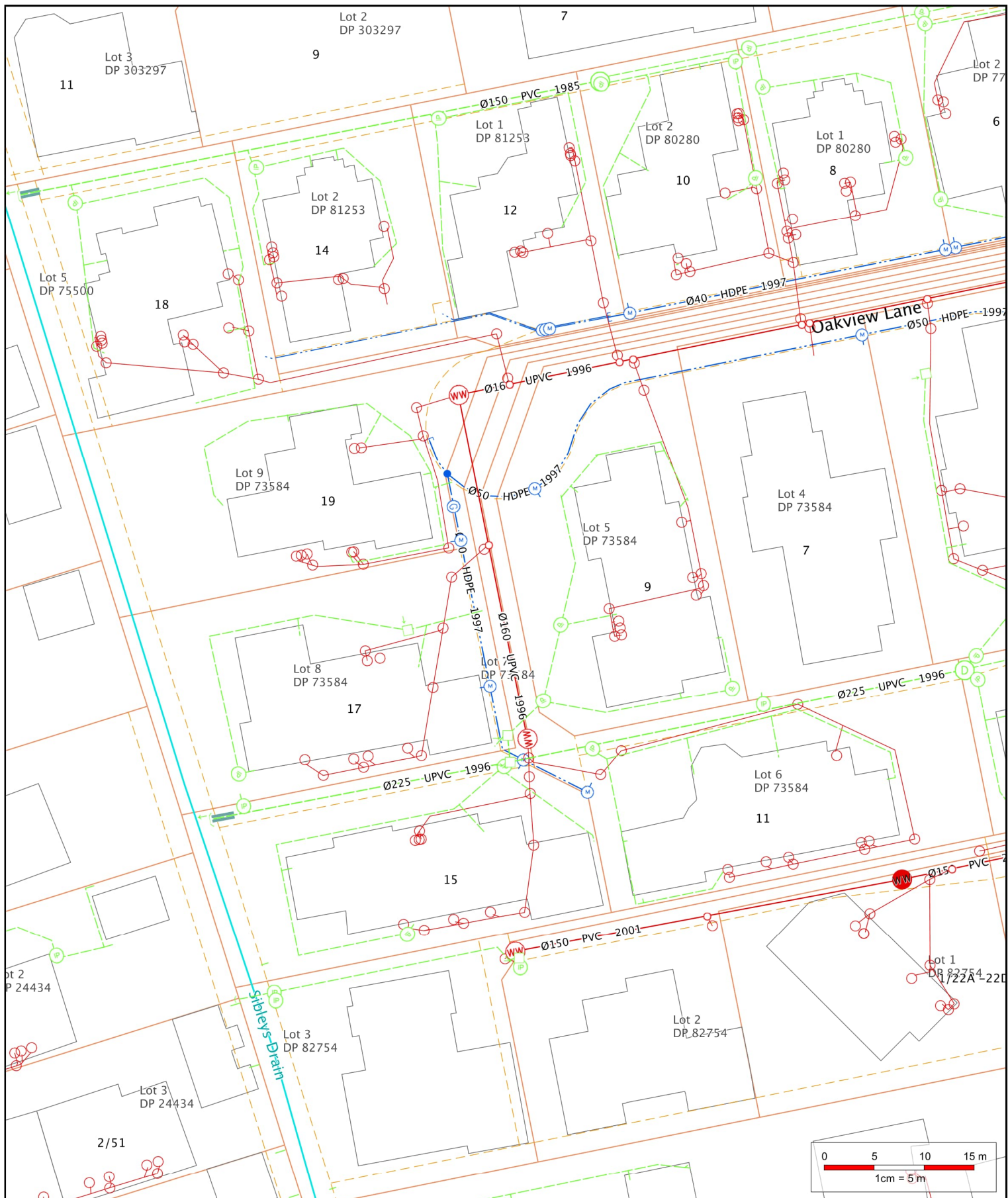
400-1000 Light Brown / Grey Silt with some Clay  
Mottled, Dry and Firm  
Less Mottled and greyer with depth

1000-2000 Mid Grey Silty Clay  
Firm and Damp Slightly Mottled  
Damp with depth  
Increased Mottling with depth  
Slightly darker with depth  
Softer with depth

Depth (mm)	Blows (no.)	Bearing (kPa)	Depth (mm)	Blows (no.)	Bearing (kPa)
50	#N/A	#N/A	1200	3.4	193
100	5.0	268	1250	2.8	162
150	5.0	268	1300	2.8	162
200	4.3	236	1350	2.8	162
250	4.3	236	1400	2.8	162
300	4.3	236	1450	2.8	162
350	4.5	244	1500	2.8	162
400	4.5	244	1550	2.2	128
450	4.5	244	1600	2.2	128
500	4.5	244	1650	2.2	128
550	4.8	256	1700	2.2	128
600	4.8	256	1750	2.2	128
650	4.8	256	1800	2.2	128
700	4.8	256	1850	1.8	110
750	3.3	187	1900	1.8	110
800	3.3	187	1950		
850	3.3	187	2000		
900	3.3	187	2050		
950	3.4	193	2100		
1000	3.4	193	2150		
1050	3.4	193	2200		
1100	3.4	193	2250		
1150	3.4	193	2300		







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ph: 941-8300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.

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## Private Drainage

### Standard Infrastructure

- Bio Gas
- Condensate Trap
- End Cap
- Inlet
- Outlet
- Valve
- Main
- Cable

### Water Intake/Supply

- Connector
- Bellows
- Connector
- Hydrant

### Water Intake/Supply

- Inlet
- Meter
- Outlet
- Pump
- Restrictor
- Valve
- Air Release
- Butterfly
- Flow restriction
- Gate
- Pressure Activated
- Sluice
- Valve
- Reservoir
- Structure
- Lateral
- Main
- Sub Main

### Wastewater

- End Cap
- Valve
- Air Gap Separator
- Vent
- Eye
- Eye (Vertical)
- Outfall
- Pump
- Junction
- Access
- Flush Manhole
- Inspection Point
- Standard Manhole
- Trap
- Vented Manhole
- Lateral
- Main
- Pressure Main

### Wastewater

- Lateral Fitting
- Local Pressure
- Control Panel
- Boundary Kit
- Tank System
- Site
- Vacuum Chamber
- Vacuum Breaker
- Bend
- Change
- Eye
- Flow Restriction
- Inlet
- Dome Sump
- Double Sump
- Gross Debris Trap

### Stormwater

- Inlet
- Inlet Headwall
- Pipe End
- Silt Trap
- Single Sump
- Soak Pit
- Triple Sump
- Junction
- Standard Manhole
- Outlet
- Pump
- Structure
- Basin
- Lateral
- Main
- Lateral Fitting
- Double Sump

### Stormwater

- Lateral Fitting
- Single Sump
- Soak Pit
- Inspection point
- Manhole
- Pipe Protection
- Abandoned
- Proposed
- Out of service
- Easement

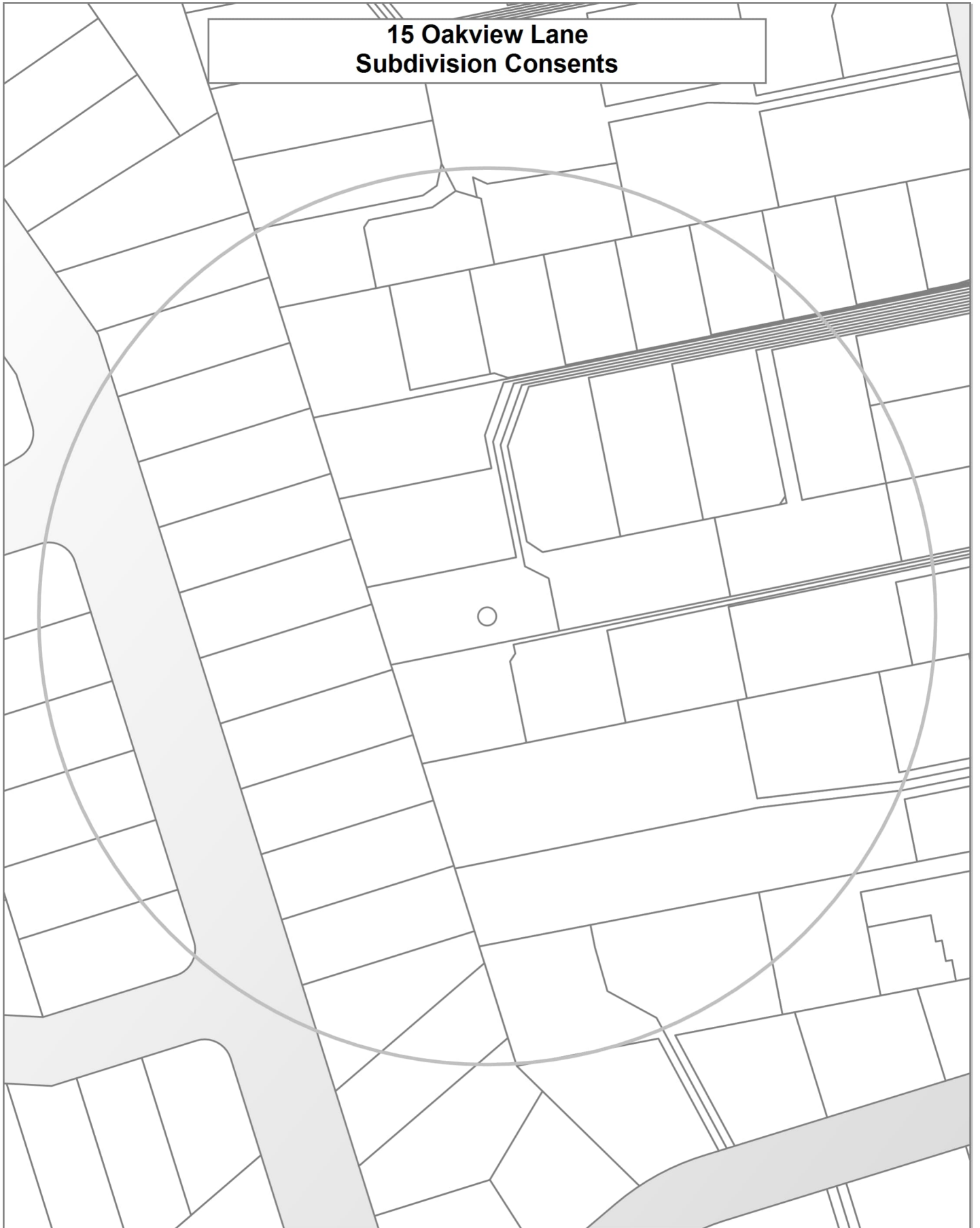


## 15 Oakview Lane Land Use Consents





**15 Oakview Lane  
Subdivision Consents**



## Land Use Resource Consents within 100 metres of 15 Oakview Lane

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

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### 10 Oakview Lane

RMA/1999/1615

Reduction in average net site area under the Transitional Plan for a 4 Lot fee simple subdivision. - Historical Reference RES990122

Processing complete

Applied 18/01/1999

Decision issued 18/01/1999

Granted 18/01/1999

### 11 Herbs Place

RMA/2001/495

Application for a two unit development with various non compliances (9 & 11 Herbs Plc) - Historical Reference RMA20004355

Processing complete

Applied 26/02/2001

Decision issued 09/03/2001

Granted 09/03/2001

### 12 Oakview Lane

RMA/2015/975

Dwelling with Attached Garage - Historical Reference RMA92029219

Processing complete

Applied 14/04/2015

Decision issued 15/05/2015

Granted 15/05/2015

### 14B Bowenvale Avenue

RMA/2011/992

EXTENSION OF TIME TO RMA92004990 (125 APPLICATION) - Historical Reference RMA92018545

Processing complete

Applied 02/08/2011

Decision issued 07/09/2011

Granted 07/09/2011

### 17 Oakview Lane

RMA/1998/426

Application for a dwelling with attached garage to be located within the 10m setback from an open Utility waterway in terms of the Transitional District Plan. Proposed to be setback 5.02metres. - Historical Reference RES980383

Processing complete

Applied 13/02/1998

Decision issued 18/02/1998



Granted 18/02/1998

## **18 Bowenvale Avenue**

RMA/1997/744

Property access: Rule 5.2.2: States no access shall serve sites with a potential to accommodate more than 15 units, with the inclusion of the subdivision on the north side of Oakview Lane the potential no. of users exceeds 15. - Historical Reference RES970764

Processing complete

Applied 25/03/1997

Decision issued 18/04/1997

Granted 18/04/1997

RMA/2021/463

Extension to existing dwelling and detached garage

Withdrawn

Applied 01/03/2021

## **18A Bowenvale Avenue**

RMA/2015/1257

Global consent for soil disturbance associated with the rebuild and repair of earthquake-damaged residential structures on HAIL land - Historical Reference RMA92029513

Processing complete

Applied 11/05/2015

Decision issued 12/06/2015

Granted 12/06/2015

## **2/24C Bowenvale Avenue**

RMA/1998/1498

Application to erect a dwelling that intrudes the recession plane under Transitional Plan and for reduced setback of first floor window under Proposed Plan - Historical Reference RES981703

Processing complete

Applied 29/06/1998

Decision issued 29/07/1998

Granted 29/07/1998

## **2/24E Bowenvale Avenue**

RMA/1996/1837

Transitional and Proposed Plan ROW width 3.5m Rule requires 4.0m. - Historical Reference RES962153

Processing complete

Applied 14/08/1996

Decision issued 14/08/1996

Granted 14/08/1996

## **22 Bowenvale Avenue**

RMA/1970/193

Site the proposed flats within 8 ft of the north and south boundary. - Historical Reference RES952338

Processing complete

Applied 13/04/1970

Decision issued 13/04/1970

Granted 13/04/1970

## **22B Bowenvale Avenue**

RMA/2001/2784

Application for the erection of two additional single storey residential units, with attached garages (New Lots 2 & 3) - Historical Reference RMA20008708

Processing complete

Applied 13/11/2001

Decision issued 28/11/2001

Granted 28/11/2001

RMA/2001/2942

Reduction for right of way formation width from 3.5m to 3.0m for a portion of the right of way - Historical Reference RMA20008873

Processing complete

Applied 30/11/2001

Decision issued 30/11/2001

Granted 30/11/2001

## **24B Bowenvale Avenue**

RMA/2017/97

New Garage

Processing complete

Applied 19/01/2017

Decision issued 10/02/2017

Granted 10/02/2017

## **26A Bowenvale Avenue**

RMA/2021/3716

Construct a new garage and dwelling extension

Processing complete

Applied 05/11/2021

Permitted activity notice issued 13/12/2021



## 3 Oakview Lane

RMA/1997/1684

Two units which do not comply with site coverage, outdoor living space and continuous building length of wall. - Historical Reference RES971887

Withdrawn

Applied 14/07/1997

RMA/1997/2803

Application for the erection of a dwelling with various non-compliances. - Historical Reference RES973237

Processing complete

Applied 07/11/1997

Decision issued 24/11/1997

Granted 24/11/1997

## 38 Landsdowne Terrace

RMA/2013/1651

Replace EQ Damaged Dwelling with Garage - Historical Reference RMA92023338

Processing complete

Applied 20/08/2013

Decision issued 03/09/2013

Granted 03/09/2013

RMA/2018/335

New dwelling and garage, with associated earthworks and retaining walls

Processing complete

Applied 15/02/2018

Fees amended - s357 29/04/2019

Decision issued 03/05/2018

Granted 03/05/2018

Within scope amendment accepted 28/01/2019

Within scope amendment decision issued 29/01/2019

## 4 Oakview Lane

RMA/1997/2850

Two Lot subdivision does not meet the average net site area of 550m2 under the Transitional Plan. - Historical Reference RES973297

Processing complete

Applied 17/11/1997

Decision issued 20/11/1997

Granted 20/11/1997

## **40 Landsdowne Terrace**

RMA/2022/366

To construct a single story residential dwelling

Processing complete

Applied 14/02/2022

Decision issued 06/05/2022

Granted 06/05/2022

## **47 Landsdowne Terrace**

RMA/1982/742

Re dispensation for carport - Historical Reference RES952827

Processing complete

Applied 19/05/1982

Decision issued 19/05/1982

Granted 19/05/1982

## **49 Landsdowne Terrace**

RMA/1998/353

Application to erect a double garage 3m from a Utility waterway. Required to be 10m under the Transitional Plan and 5m under the Proposed Plan. - Historical Reference RES980298

Processing complete

Applied 05/02/1998

Decision issued 19/03/1998

Granted 19/03/1998

## **5 Oakview Lane**

RMA/1999/2120

Application for a length of wall which exceeds 20m in length without a 2.4m step in plan. - Historical Reference RES990738

Withdrawn

Applied 17/03/1999

RMA/1999/2273

Application to erect a dwelling which exceeds site coverage in terms of the Proposed Plan. Reduced queuing space of 4m onto Oakview Lane. - Historical Reference RES990952

Processing complete

Applied 07/04/1999

Decision issued 29/04/1999

Granted 29/04/1999

## **5B Wedgewood Avenue**

RMA/1972/228

Site building of 2 ownership flats no closer than 12 feet to the north boundary - Historical Reference RES952454

Processing complete

Applied 08/02/1972

Decision issued 06/03/1972

Granted 06/03/1972

Decision issued 06/03/1972

Granted 06/03/1972

## **6 Oakview Lane**

RMA/1997/2850

Two Lot subdivision does not meet the average net site area of 550m2 under the Transitional Plan. - Historical Reference RES973297

Processing complete

Applied 17/11/1997

Decision issued 20/11/1997

Granted 20/11/1997

## **7 Oakview Lane**

RMA/2000/2018

Application for a dwelling which exceeds site coverage in terms of Transitional Plan and 20m length of wall in terms of Proposed Plan (Withdrawn 22-Aug-2000) - Historical Reference RMA20002757

Withdrawn

Applied 10/08/2000

## **9 Herbs Place**

RMA/2001/495

Application for a two unit development with various non compliances (9 & 11 Herbs Plc) - Historical Reference RMA20004355

Processing complete

Applied 26/02/2001

Decision issued 09/03/2001

Granted 09/03/2001

## **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