

Land Information Memorandum



Property address:

3/161 Hoon Hay Road

LIM number: H08595090

Page 1

Christchurch City Council

53 Hereford Street, PO Box 73015

Christchurch 8154, New Zealand

Tel 64 3 941 8999

Fax 64 3 941 8984

www.ccc.govt.nz

Application details

Date issued 15 May 2025
Date received 12 May 2025

Property details

Property address 3/161 Hoon Hay Road, Hoon Hay, Christchurch
Valuation roll number 22951 20700 C
Valuation information Capital Value: \$560,000
Land Value: \$310,000
Improvements Value: \$250,000
Please note: these values are intended for Rating purposes
Legal description Flat 3 DP 52114 on Lot 1 DP 48669 having share in 1199 m2
Existing owner Kieran John Steele
Menna Catrin Harries
3/161 Hoon Hay Road
Christchurch 8025

Council references

Rate account ID 73016243
LIM number H08595090
Property ID 1036554

Property address:

3/161 Hoon Hay Road

LIM number: H08595090

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.

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

Property address:

3/161 Hoon Hay Road

LIM number: H08595090

Page 3

Christchurch City Council

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

www.ccc.govt.nz

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

1. Special features and characteristics of the land

Section 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.

- **Liquefaction Assessment**

Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

- **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.

Property address:

3/161 Hoon Hay Road

LIM number: H08595090

Page 4


Christchurch City Council

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

www.ccc.govt.nz

2. Private and public stormwater and sewerage drains

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

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

Related Information

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

3. Drinking Water Supply

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

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

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

Water supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply and Wastewater Bylaw (2022), refer to www.ccc.govt.nz.

4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2025: \$3,306.48

	Instalment Amount	Date Due
Instalment 1	\$826.56	15/08/2024
Instalment 2	\$826.56	15/11/2024
Instalment 3	\$826.56	15/02/2025
Instalment 4	\$826.80	15/05/2025

Rates owing as at 15/05/2025: \$0.00

(b) Excess Water Rates

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

(c) Final water meter reading required at settlement?

Property settlements must ensure all water usage and outstanding debts are accurately accounted for.

To advise of a property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request.

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

Property address:

3/161 Hoon Hay Road

LIM number: H08595090

Page 7

Christchurch City Council

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

www.ccc.govt.nz

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 or visit www.ccc.govt.nz.

(a) Consents

- BCN/1966/2448 Applied: 29/04/1966 Status: Completed
1/161 Hoon Hay Road Hoon Hay
Permit issued 29/04/1966
DWELLING ALTERATIONS - TOILETS & ISOLATING ROOMS- Historical Reference PER66002671
- BCN/1970/4930 Applied: 29/09/1970 Status: Completed
1/161 Hoon Hay Road Hoon Hay
Permit issued 24/12/1970
CARPORT- Historical Reference PER70710299
- BCN/1986/8277 Applied: 24/12/1986 Status: Completed
1/161 Hoon Hay Road Hoon Hay
Permit issued 19/01/1987
2 DWELLING UNITS WITH ATTACHED GARAGES - FLATS 1 & 2- Historical Reference PER86703738 -- 1/161 & 2/161 Hoon Hay Rd.
- BCN/1987/902 Applied: 25/02/1987 Status: Completed
3/161 Hoon Hay Road Hoon Hay
Permit issued 16/06/1987
DWELLING UNIT WITH BASEMENT GARAGE - Historical Reference PER86704273 -- 3/161 Hoon Hay Rd.
- BCN/1991/7655 Applied: 24/09/1991 Status: Completed
1/161 Hoon Hay Road Hoon Hay
Permit granted 03/10/1991
Permit issued 11/10/1991
CONSERVATORY - Historical Reference PER91030333
- BCN/1996/3700 Applied: 09/05/1996 Status: Completed
2/161 Hoon Hay Road Hoon Hay
Accepted for processing 09/05/1996
Building consent granted 28/05/1996
Building consent issued 29/05/1996
Code Compliance Certificate Granted 04/03/1997
Code Compliance Certificate Issued 04/03/1997
CONSERVATORY - Historical Reference CON96003978

Property address:

3/161 Hoon Hay Road

LIM number: H08595090

Christchurch City Council

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

- BCN/2024/8107 Applied: 14/10/2024 Status: Completed
1/161 Hoon Hay Road Hoon Hay
Exemption from building consent approved 23/10/2024
Internal Alteration - Unit 1 - Bathroom - Tiled Shower

(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.
- CDB75067867 04/03/2011 3/161 Hoon Hay Road
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

Property address:

3/161 Hoon Hay Road

LIM number: H08595090

Page 9

Christchurch City Council

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

www.ccc.govt.nz

6. Certificates issued by a building certifier

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

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

Property address:

3/161 Hoon Hay Road

LIM number: H08595090

Page 10


Christchurch City Council

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

www.ccc.govt.nz

7. Weathertightness

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

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

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

Property address:

3/161 Hoon Hay Road

LIM number: H08595090

Page 11

Christchurch City Council

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

www.ccc.govt.nz

8. Land use and conditions

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

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

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **Qualifying Matter**

Property or part of property within the Low Public Transport Accessibility Area qualifying matter, which has been publicly notified

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

Property or part of property within the Residential Suburban Zone, which is operative.

(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/1983/334 - Resource consents**

1/161 Hoon Hay Road Hoon Hay

Construct 3 units in one site - Historical Reference RES9207933

Status: Processing complete

Applied 19/03/1983

Granted 20/05/1987

Granted 20/05/1987

Decision issued 20/05/1987

Decision issued 20/05/1987

Property address:

3/161 Hoon Hay Road

LIM number: H08595090

Page 12

Christchurch City Council

53 Hereford Street, PO Box 73015

Christchurch 8154, New Zealand

Tel 64 3 941 8999

Fax 64 3 941 8984

www.ccc.govt.nz

- RMA/1996/909 - Resource consents

2/161 Hoon Hay Road Hoon Hay

Application to locate the proposed conservatory 2 metres from the south Eastern internal boundary and for a non-complying activity to a - Flat 2 - Historical Reference RES961066

Status: Processing complete

Applied 09/05/1996

Granted 24/05/1996

Granted 24/05/1996

Decision issued 24/05/1996

Decision issued 24/05/1996

Property address:

3/161 Hoon Hay Road

LIM number: H08595090

Page 13

Christchurch City Council

53 Hereford Street, PO Box 73015

Christchurch 8154, New Zealand

Tel 64 3 941 8999

Fax 64 3 941 8984

www.ccc.govt.nz

9. Other land and building classifications


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

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

Please refer to Section 1 for details

10. Network utility information

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

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

- **None recorded for this property**

11. Other information

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

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

(a) Kerbside waste collection

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

(b) Other

• Floor Levels Information

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

• Guest Accommodation

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

• Community Board

Property located in Spreydon-Cashmere-Heathcote Community Board.

• Tsunami Evacuation Zone

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

• Electoral Ward

Property located in Spreydon 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

• Spatial Query Report

Property address:

3/161 Hoon Hay Road

LIM number: H08595090

Page 16

Christchurch City Council

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

www.ccc.govt.nz

A 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:

3/161 Hoon Hay Road

LIM number: H08595090

Page 17

Christchurch City Council

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

www.ccc.govt.nz

Christchurch
City Council

Accuracy not guaranteed. Onsite verification required.
Display of data scale dependant.
Client selected legend.

N
Date: 15/05/2025 8:17 AM
Scale: 1: 500 on A4

0 2.5 5 10 15 20
Metres



FINEL
FOR U
200X20
ON EE
OVER
TIES &
MEME
TOP R
ZED

INWAL
WALLS
TO BE

EXACT
TO BE

INWAL
P/G E
WALLS

CORE
ON BU
AND L
SIZE
LAYO

FROM
NELE
FLA

EXAC
FACI

DOUB
JENIT
100 B
CREN

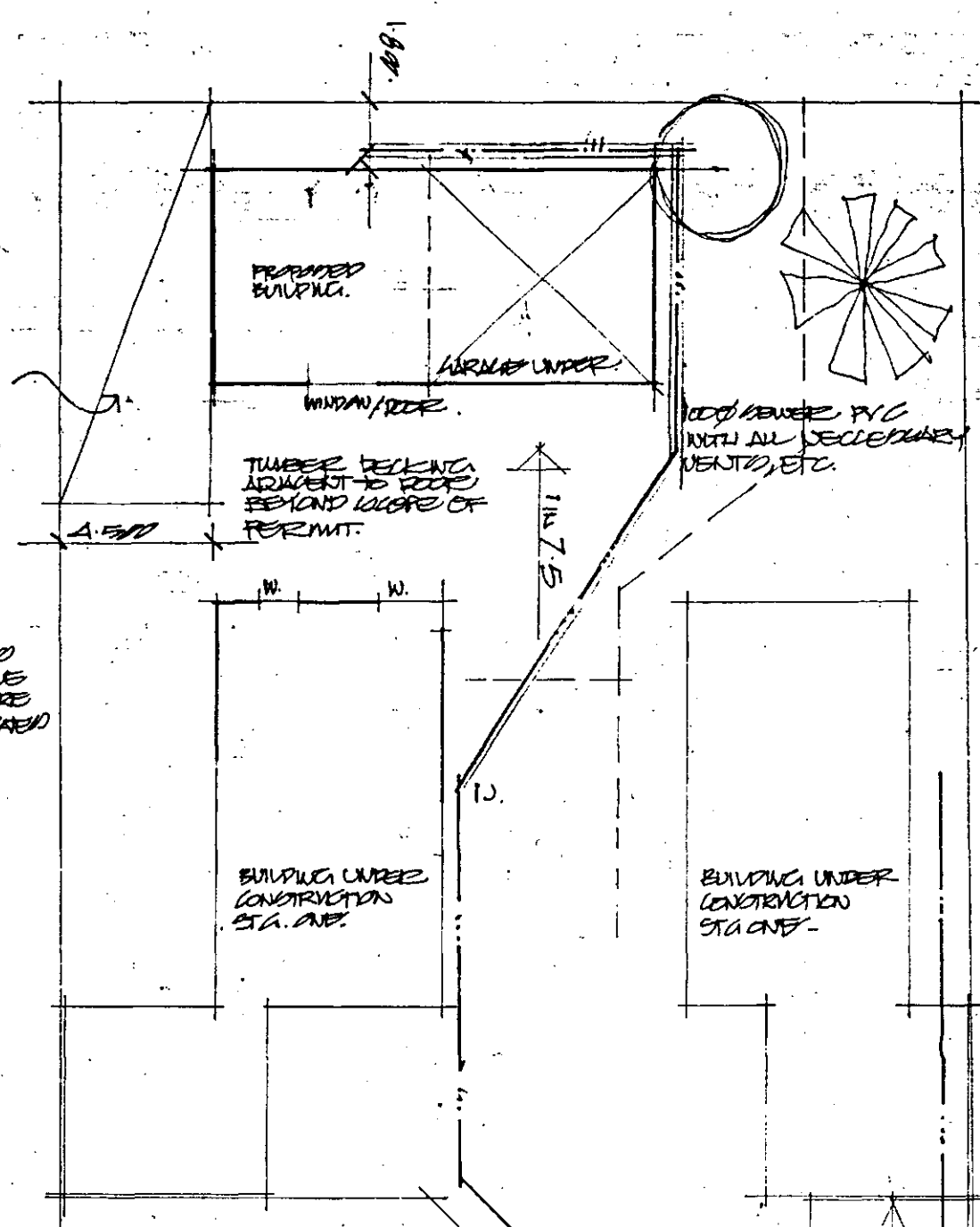
200M
BLOCK

REBA
FOR T
DOOR

etc

YARD GRAVE 4.5x
12.2 = 55 m²

LINE REPRESENTATION USED
THAN 0.100. HEAVY LINE
INDICATES WALL, WHERE
AS LIGHT LINE INDICATES
WINDOW.



NOTE:
ALTHOUGH THE PROPOSED UNIT
IS COME 1.200 BELOW EXISTING
UNIT, IT IS POSSIBLE TO RISE TO
SEWER, BECAUSE OF THE INVERT
TO SEWER IN HOON HAY ROAD.

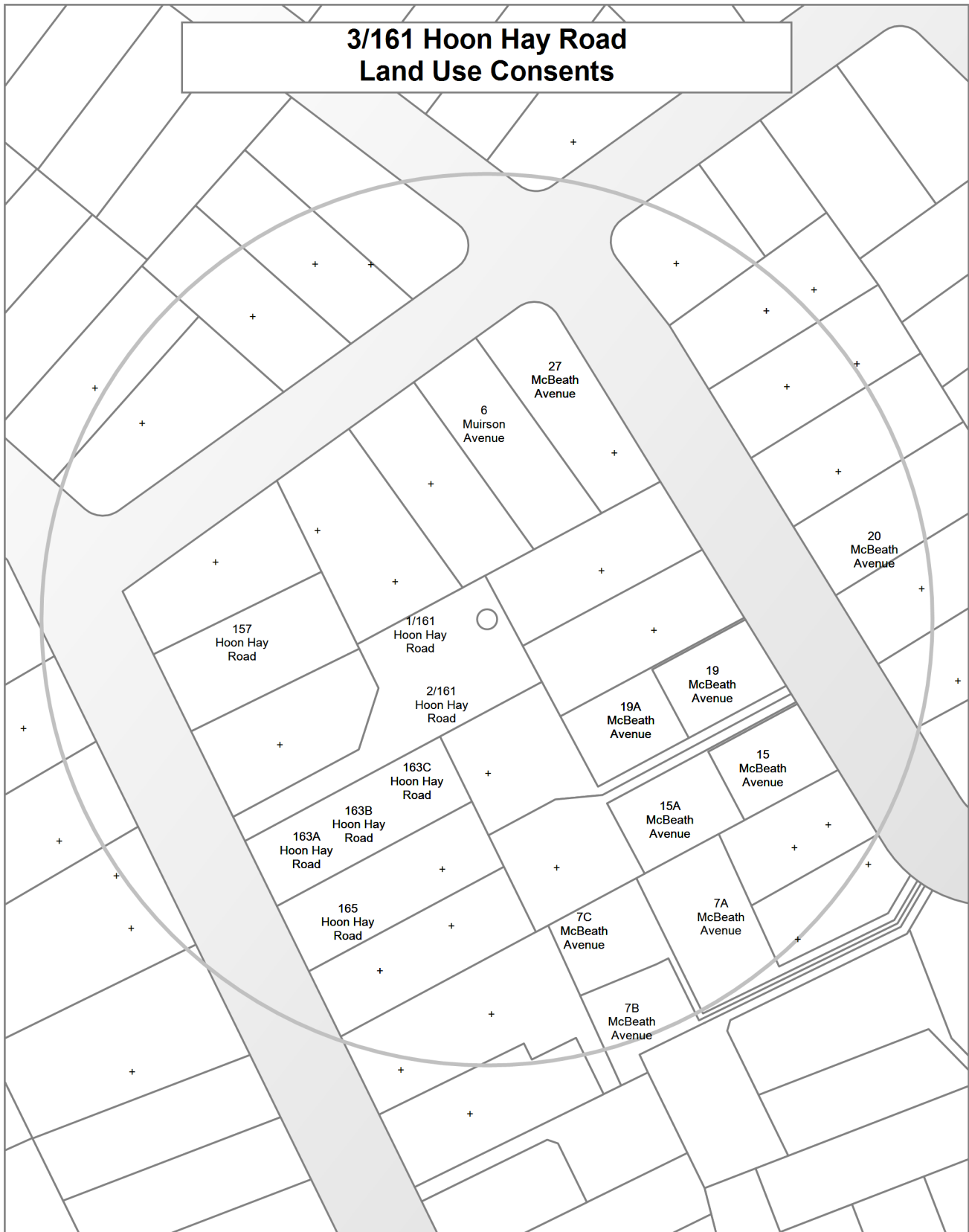
EXISTING BUILDING AREA	226 m ²
PROPOSED BUILDING	85.8
NEW BUILDING	311.8 m ²
THE AREA	1102 m ²
SITE COVERAGE	26.9%

CHRISTCHURCH CITY COUNCIL
Approved Subject to the By-Laws
1.1 JUN 1987
For Engineer

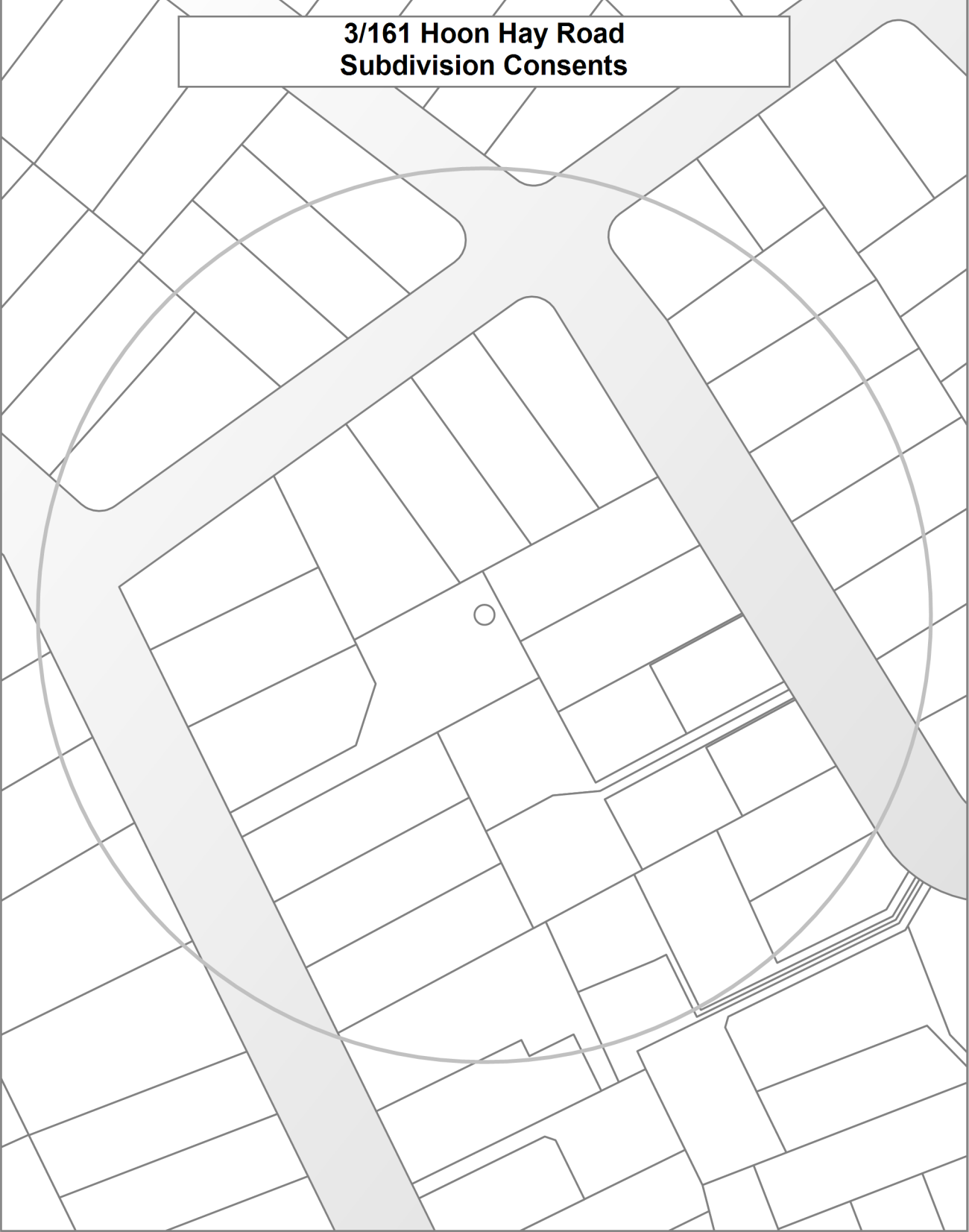
CHRISTCHURCH CITY COUNCIL
Approved Subject to the By-Laws
11 JUN 1987
For Engineer

LOT 1. OF 267/07
ADDRESS 61 HOON HAY ROAD
SCALE: 1:200

3/161 Hoon Hay Road Land Use Consents



**3/161 Hoon Hay Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 3/161 Hoon Hay Road

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

1/161 Hoon Hay Road

RMA/1983/334

Construct 3 units in one site - Historical Reference RES9207933

Processing complete

Applied 19/03/1983

Granted 20/05/1987

Decision issued 20/05/1987

15 McBeath Avenue

RMA/1997/2426

Application for a two unit development with reduced net site areas; garage intrudes recession plane; reduced living window setback and exce - Historical Reference RES972789

Processing complete

Applied 03/10/1997

Decision issued 24/10/1997

Granted 24/10/1997

RMA/1997/3138

Reduction in net site area (lots 1 and 2) and row width under the Transitional Plan - Historical Reference RES973629

Processing complete

Applied 11/12/1997

Decision issued 16/12/1997

Granted 16/12/1997

157 Hoon Hay Road

RMA/1979/219

Consent to erect a Granny cabin for the occupancy of a dependant relative - Historical Reference RES9207931

Processing complete

Applied 21/02/1979

Decision issued 18/04/1979

Granted 18/04/1979

15A McBeath Avenue

RMA/1997/2426

Application for a two unit development with reduced net site areas; garage intrudes recession plane; reduced living window setback and exce - Historical Reference RES972789

Processing complete

Applied 03/10/1997

Decision issued 24/10/1997

Granted 24/10/1997

RMA/1997/3138

Reduction in net site area (lots 1and2) and row width under the Transitional Plan - Historical Reference RES973629

Processing complete

Applied 11/12/1997

Decision issued 16/12/1997

Granted 16/12/1997

163A Hoon Hay Road

RMA/2000/1483

Application for an elderley persons housing that is not managed by the council or an incorporated society recognised as a charitable institution. - Historical Reference RMA20002198

Processing complete

Applied 13/06/2000

Decision issued 29/06/2000

Granted 29/06/2000

RMA/2000/1992

Application for extension to EPH which takes it over 80m2. - Historical Reference RMA20002728

Processing complete

Applied 07/08/2000

Decision issued 25/08/2000

Granted 23/08/2000

163B Hoon Hay Road

RMA/2000/1483

Application for an elderley persons housing that is not managed by the council or an incorporated society recognised as a charitable institution. - Historical Reference RMA20002198

Processing complete

Applied 13/06/2000

Decision issued 29/06/2000

Granted 29/06/2000

RMA/2000/1992

Application for extension to EPH which takes it over 80m2. - Historical Reference RMA20002728

Processing complete

Applied 07/08/2000

Decision issued 25/08/2000

Granted 23/08/2000

163C Hoon Hay Road

RMA/2000/1483

Application for an elderly persons housing that is not managed by the council or an incorporated society recognised as a charitable institution. - Historical Reference RMA20002198

Processing complete

Applied 13/06/2000

Decision issued 29/06/2000

Granted 29/06/2000

RMA/2000/1992

Application for extension to EPH which takes it over 80m2. - Historical Reference RMA20002728

Processing complete

Applied 07/08/2000

Decision issued 25/08/2000

Granted 23/08/2000

165 Hoon Hay Road

RMA/1995/1648

Non complying two unit development. - Historical Reference RES951856

Processing complete

Applied 21/06/1995

Decision issued 22/06/1995

Granted 22/06/1995

RMA/2013/981

Erection of a single storey dwelling with attached garage - Historical Reference RMA92022621

Processing complete

Applied 31/05/2013

Decision issued 04/07/2013

Granted 04/07/2013

19 McBeath Avenue

RMA/1998/1089

Reduction in net site area lots 1and2, row width, site coverage Lot 2, Recession plane intrusion Lot 1 garage under the Transitional Plan. - Historical Reference RES981192

Processing complete

Applied 28/04/1998

Decision issued 08/05/1998

Granted 08/05/1998

RMA/1998/477

Application to erect a second residential unit and a garage for the existing dwelling with: reduced net site areas; new dwelling exceeds 35% site coverage; gar - Historical Reference RES980443

Processing complete

Applied 20/02/1998

Decision issued 13/03/1998

Granted 13/03/1998

19A McBeath Avenue

RMA/1998/1089

Reduction in net site area lots 1and2, row width, site coverage Lot 2, Recession plane intrusion Lot 1 garage under the Transitional Plan. - Historical Reference RES981192

Processing complete

Applied 28/04/1998

Decision issued 08/05/1998

Granted 08/05/1998

RMA/1998/2705

Reduction in net site area, ROW width,side yard setback, out door living space min dimention, site coverage, width under the Transitional - Historical Reference RES983092

Processing complete

Applied 13/11/1998

Decision issued 01/12/1998

Granted 01/12/1998

RMA/1998/477

Application to erect a second residential unit and a garage for the existing dwelling with: reduced net site areas; new dwelling exceeds 35% site coverage; gar - Historical Reference RES980443

Processing complete

Applied 20/02/1998

Decision issued 13/03/1998

Granted 13/03/1998

2/161 Hoon Hay Road

RMA/1996/909

Application to locate the proposed conservatory 2 metres from the south Eastern internal boundary and for a non-complying activity to a - Flat 2 - Historical Reference RES961066

Processing complete

Applied 09/05/1996

Decision issued 24/05/1996

Granted 24/05/1996

20 McBeath Avenue

RMA/1995/3096

Application to locate kitchen window within 3m setback under the Proposed City Plan. - Historical Reference RES956207

Withdrawn

Applied 11/12/1995

RMA/1996/3686

Reduction in setback for living windows less than 3m. Reduction in net site area 391m2 and 375m2 less than 450m2. - Historical Reference RMA370

Processing complete

Applied 30/05/1996

Decision issued 12/07/1996

Granted 30/05/1996

27 McBeath Avenue

RMA/1992/1295

Subdivision consent for a cross lease title. - Historical Reference RES953718

Processing complete

Applied 13/07/1992

Decision issued 13/07/1992

Granted 13/07/1992

RMA/1992/1296

Construct a garage 2m from the front boundary. Reduce setback from front boundary. - Historical Reference RES953720

Processing complete

Applied 03/02/1992

Decision issued 09/03/1992

Granted 09/03/1992

RMA/1997/1053

Application for a carport addition to an existing garage located within the 4.5m front yard setback and results in the total floor area of accessory buildings forward of the dwelling unit exceeding 40m²i.e. 46.6m² in terms of both the Transit - Historical Reference RES971123

Processing complete

Applied 02/05/1997

Decision issued 09/06/1997

Granted 09/06/1997

6 Muirson Avenue

RMA/2004/1377

For alterations and additions to existing single-storey dwelling on the property. - Historical Reference RMA20016989

Processing complete

Applied 01/06/2004

Decision issued 23/06/2004

Granted 23/06/2004

7A McBeath Avenue

RMA/1998/2896

Right of way width under the Transitional Plan - Historical Reference RES983308

Processing complete

Applied 09/12/1998

Decision issued 22/12/1998

Granted 22/12/1998

7B McBeath Avenue

RMA/1998/2896

Right of way width under the Transitional Plan - Historical Reference RES983308

Processing complete

Applied 09/12/1998

Decision issued 22/12/1998

Granted 22/12/1998

7C McBeath Avenue

RMA/1998/2896

Right of way width under the Transitional Plan - Historical Reference RES983308

Processing complete

Applied 09/12/1998

Decision issued 22/12/1998

Granted 22/12/1998

RMA/1999/3387

Application for a dwelling with attached garage which exceeds site coverage; reduced site area; reduced out door living space and intrusion of recession plane. - Historical Reference RES992336

Processing complete

Applied 13/08/1999

Decision issued 25/08/1999

Granted 25/08/1999

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