GRIFFIOEN.

LAND INFORMATION MEMORANDUM

Statement of Passing Over: This building inspection has been supplied by the vendor in good faith. GRIFFIOEN. (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to seek your own advice as to the information contained in this document.

Please note this LIM report is provided for informational purposes only. There may be matters relating to pre-1992 consents or permits which may need further investigation in order to determine their relevance.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.





Property address:

70 Landsdowne Terrace

LIM number: H09206102

Christchurch City Council

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



Application details

Date issued 4 August 2025

Date received 30 July 2025

Property details

Property address 70 Landsdowne Terrace, Cashmere, Christchurch

Valuation roll number 23662 62600

Valuation information Capital Value: \$880,000

Land Value: \$430,000

Improvements Value: \$450,000

Please note: these values are intended for Rating purposes

Legal description Lot 14 DP 27266

Existing owner Stephanie Jan Smithson

70 Landsdowne Terrace

Christchurch 8022

Council references

 Rate account ID
 73022569

 LIM number
 H09206102

 Property ID
 1020918



Document information

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

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

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

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

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

Property file service

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

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

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

1. Special features and characteristics of the land

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

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

Natural Hazards

(a) Coastal Hazards

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

(b) Earthquakes

Liquefaction Assessment

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

(c) Flooding

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

(d) Landslides

Consultant Report Available

Council holds indicative information that this property may be subject to risk from geological hazards. These may be but not limited to potential erosion (eg cliff collapse, tunnel gully erosion, slip/sheet erosion, rockfall), falling debris (eg boulder rolls, rockfall), subsidence, slippage (eg slope instability) or inundation. 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.

Potential for Erosion

Records Indicate that this property may be susceptible to erosion. Type of Erosion: Erodable Soils. Severity of Risk: Unknown.

Potential for Erosion

Records Indicate that this property may be susceptible to erosion. Type of Erosion: Slope Erosion. Severity of Risk: Unknown.

(e) Subsidence

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

(f) Tsunamis

• Tsunami Evacuation Zone

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

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(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

Snow Load Design Required

Contour maps held by the Council indicate that this site is at or above 40 metres above mean sea level. The effects of snow on the design of any proposed buildings will need to be considered and addressed.

(i) District Plan Natural Hazard Information

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

(k) Building Notices

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

Other Special Features or Characteristics of the Land

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

Related Information

• The latest soil investigation report for this property is attached for your information

LIM number: H09206102



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.
- The council plan shows no public stormwater lateral to this site.
- Council records show public sewer and stormwater pipes passing through this site and right of way.

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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.

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.

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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.

(a) Annual rates

Annual rates to 30/06/2026: \$5,240.75

	Instalment Amount	Date Due
Instalment 1	\$1,310.12	15/09/2025
Instalment 2	\$1,310.12	15/12/2025
Instalment 3	\$1,310.12	15/03/2026
Instalment 4	\$1,310.39	15/06/2026

Rates owing as at 04/08/2025: \$1,310.12

(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.

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

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

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

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

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

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

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

(a) Consents

 BCN/1972/3105 Applied: 03/06/1972 Status: Completed 70 Landsdowne Terrace Cashmere Permit granted 24/06/1972
 Permit issued 24/06/1972
 DWELLING- Historical Reference PER72011246

 BCN/1977/4012 Applied: 08/08/1977 Status: Completed 70 Landsdowne Terrace Cashmere Permit granted 15/08/1977
 Permit issued 15/08/1977
 RETAINING WALL- Historical Reference PER77011534

 BCN/1977/4513 Applied: 01/09/1977 Status: Completed 70 Landsdowne Terrace Cashmere Permit granted 08/09/1977
 Permit issued 08/09/1977

GARAGE- Historical Reference PER77101556

 BCN/2000/7944 Applied: 02/10/2000 Status: Completed 70 Landsdowne Terrace Cashmere Accepted for processing 02/10/2000
 PIM Granted 17/10/2000
 PIM Issued 17/10/2000

DWELLING ALTERATIONS - REMOVE WALL BETWEEN LOUNGE & KITCHEN (PIM ONLY)- Historical Reference ABA10008453

Property address:

70 Landsdowne Terrace

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rax 04 3 341 0304

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BCN/2000/8473 Applied: 25/10/2000 Status: Completed

70 Landsdowne Terrace Cashmere

Accepted for processing 25/10/2000

Building consent granted 27/10/2000

Building consent issued 12/12/2000

Code Compliance Certificate Granted 29/11/2001

Code Compliance Certificate Issued 29/11/2001

INTERNAL DWELLING ALTERATIONS REMOVE WALL BETWEEN LOUNGE & KITCHEN- Historical Reference ABA10008951

BCN/2003/5455 Applied: 11/07/2003 Status: Completed

70 Landsdowne Terrace Cashmere

Accepted for processing 11/07/2003

Building consent granted 11/07/2003

Building consent issued 11/07/2003

Code Compliance Certificate Granted 15/08/2003

Code Compliance Certificate Issued 15/08/2003

KIWI PELLET FIRE WILLOW I/B NO: 01009- Historical Reference ABA10036665

BCN/2014/5068 Applied: 06/06/2014 Status: Completed

70 Landsdowne Terrace Cashmere

Exemption from building consent approved 23/06/2014

Replace existing timber Hardwood 'crib' style walls with pole (timber) retaining walls. Walls are effectively landscape walls within property boundaries

(b) Certificates

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

- (c) Notices
- (d) Orders
- (e) Requisitions

Property address:

70 Landsdowne Terrace

LIM number: H09206102

ax 04 3 341 0304



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.

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.



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.

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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 maybe 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).

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 Sfc.

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

Qualifying Matter

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

Qualifying Matter

Property or part of property within the Slope Hazard qualifying matter, which has been publicly notified

Rockfall Management Area 2

Property or part of property within the Christchurch District Plan Rockfall Management Area 2 overlay, which is operative.

Remainder Slope Instability Management Area

Property or part of property within the Christchurch District Plan Remainder of Port Hills and Banks Peninsula Slope Instability Management Area overlay, which is operative.

Waterway Provisions

This property or part of this property is close to at least one waterway. It may be within the setback for a Network Waterway. Within that setback, 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. Rules associated with this waterway are operative under the District Plan.

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District Plan Zone

Property or part of property within the Residential Hills 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.

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LIM number: H09206102



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

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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.

• None recorded for this property

Property address:

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70 Landsdowne Terrace

LIM number: H09206102

Christchurch City Council

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

ax 04 3 941 0904



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

(b) Other

Floor Levels Information

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

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.

Electoral Ward

Property located in Cashmere 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

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

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Studio B21 The Arts Centre Telephone 366-9989 Facsimile 366-7165 P.O. Box 21121 Christchurch

<u>Geotechnical Report</u>
<u>At 70 Landsdowne Terrace</u>
for M. Smith

1. Preliminary

Two 'retaining' walls at the above address have effectively 'failed' as a consequence of the seismic activity in the Christchurch area from September 2010 through to about the end of 2011.

The existing 'retaining' walls comprise Hardwood sleepers laid as a type of 'crib' wall with infill hardfill material. These existing structures have 'failed' as standalone 'face' structures and the original bank behind these walls is still 'intact'.

The site is in a 'CERA Green Zone N/A – Port Hills and Banks Peninsula'. Such areas are not prone to liquefaction, or 'lateral' spread, and therefore a geotechnical report with emphasis on slope stability and bearing capacity of the subsoils is more appropriate.

An investigation of the site was carried out 1 May 2014.

2. Investigation, Results & Discussion

The exposed banks give a clear profile of the site subsoils. That is a relatively thin layer of topsoil (approx 200mm thick) overlying Loess-Colluvium to a depth of 1-1.5M with 'parent' Loess below this. This is typical on the footslopes of Cashmere Hill where the Colluvium is a mixture of wind blown Loess and Volcanic debris from the higher slopes.

The parent Loess is original wind deposited material which in this area of the Port Hills is observed to be stable and not prone to dispersion under water attack. The Loess Colluvium in this part of the Port Hills has been mapped and categorised (Trangmar 1978) and is described as 'Heathcote Silt Loam'. This typically occurs on the fans forming the footslopes to the Port Hills. Heathcote Silt Loam is known to <u>not</u> be subject to tunnel-gullying or 'mass' movement and therefore is assessed as relatively stable in its natural state.

3. Subsoils

This site has a favourable North-Easterly aspect which is exposed to predominant winds to assist drying of the site subsoils. While this enhances the relative stability of the subsoils, stormwater discharge must still be disposed of in a controlled manner and not be permitted to drain direct onto the site slope and cause oversaturation of the Loessial subsoils.

These subsoils are known to have a 'safe', or allowable, bearing capacity in excess of 100 KPa or an ultimate bearing capacity in excess of 300 KPa. In terms of NZS 3604 'Timber Frame Buildings', this can then be categorised as 'good ground'.

The density of these Loess subsoils is typically taken as $17.8 - 18.0 \text{ kN/M}^3$ and the coefficient of active earth pressure $K_a = 0.32$. These values have been used in the design of replacement walls.

4. 'Slope Hazard'

It should be noted that further development is not proposed on this site by the installation of the replacement pole retaining walls. The existing residence has been in place for some years and the timber structures to be replaced (because of earthquake damage) does not constitute further development.

The timber structures that have 'failed' are because of constructional issues and not because of any slope hazard. The replacement walls then are necessary to maintain the existing drive up to the existing garage and to maintain the existing landscape terracing and are not required to mitigate any site hazard.

The new walls will be situated in the same place as the existing walls and, given the relatively mild slope on the original hill, and the soil type described, slope stability will not be an issue.

There are no prominent rock outcrops in close proximity 'above' this site and 'rock-fall' is <u>not</u> identified as a potential site hazard.

There is then <u>no</u> identified slope hazard in proximity to this site and the proposed works will not promote or mitigate any new slope hazard.

5. Conclusions

The failure of the timber structures on this site are due to construction parameters of the walls and not due to any subsoil properties.

This report has outlined subsoil properties to be used in the design of replacement walls.

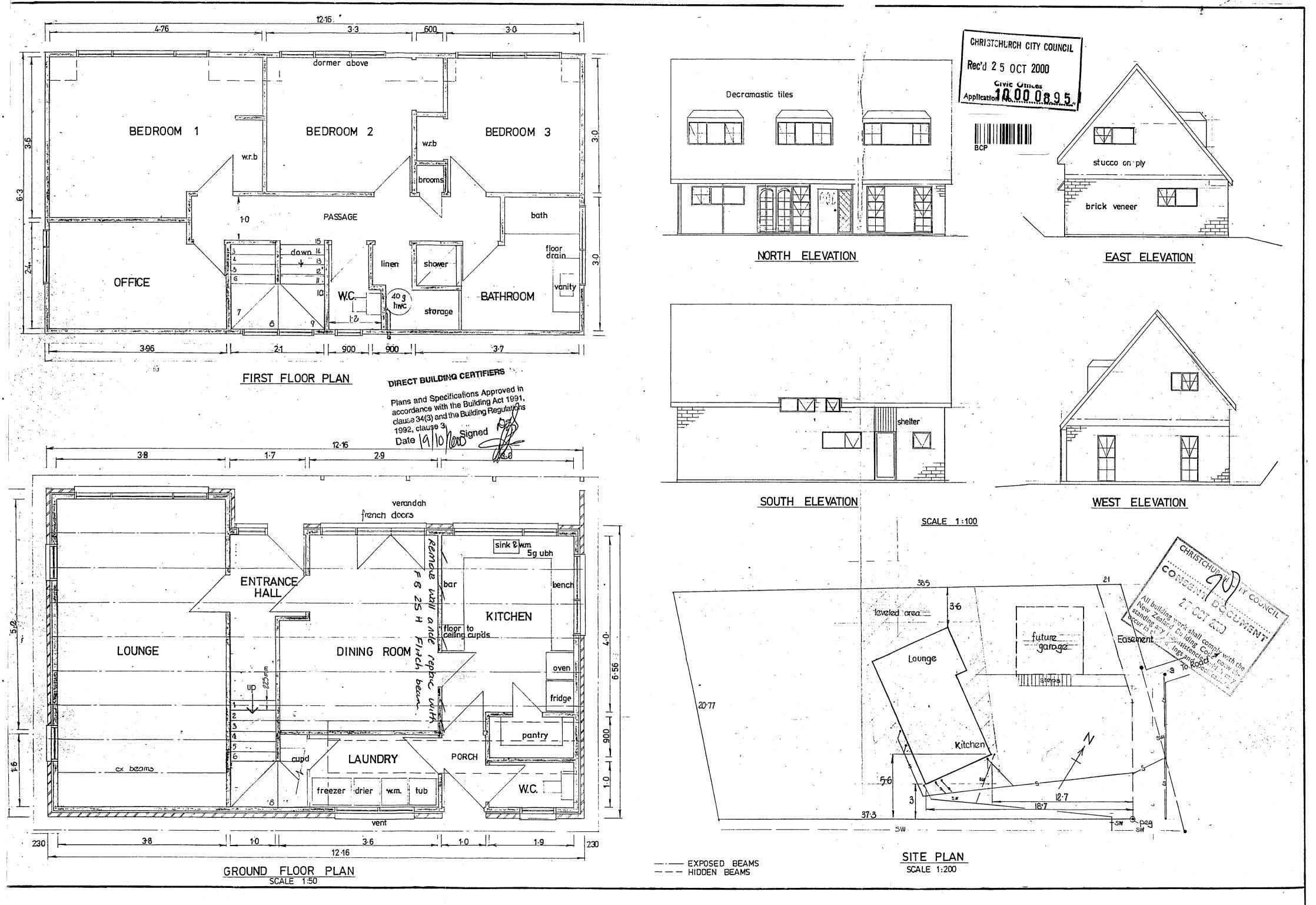
Details of new pole walls to replace the existing structures are detailed in plans & specifications issued by this Consultancy labelled Job Number 3004.

Endel Lust B.Sc., M.E., M.I.P.E.N.Z., CP Eng., Int PE

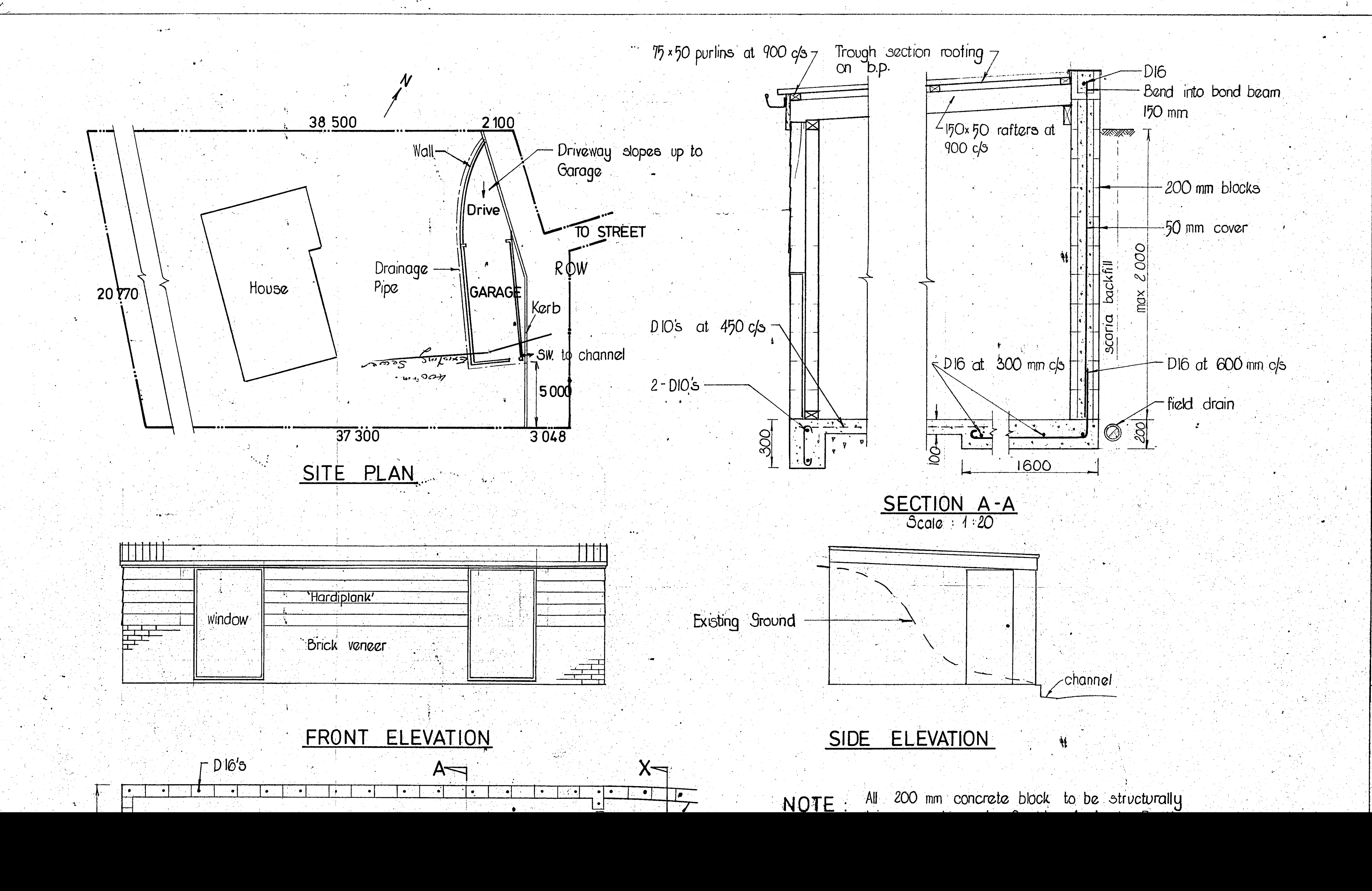
Chartered Professional Engineer No 36240

June 2014





RESIDENCE For Mr & Mrs B. R. Clements at 70 Lansdowne Terrace, Cashmere.



DIRECT

BUILDING CERTIFIERS

P O Box 79 Rangiora . Telephone (03) 313 1288 . Facsimile (03) 313 1299

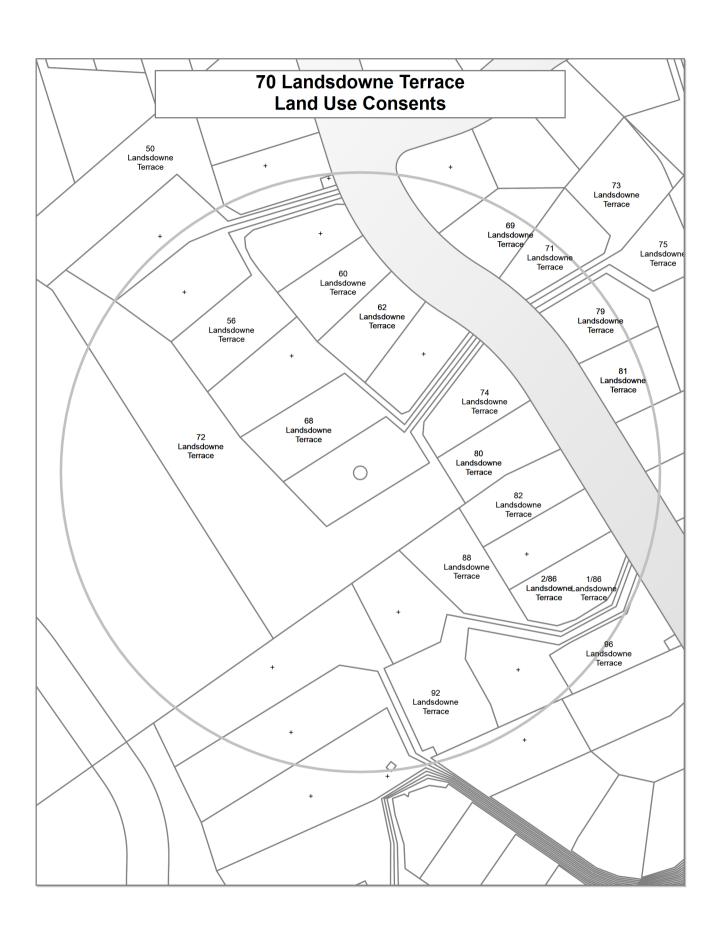
CODE COMPLIANCE CERTIFICATE No. 00-252

Section 56 (3), Building Act 1991.

Issued by Desmond John Schumacher, trading as Direct Building Certifiers, who is currently approved and registered as a building certifier.

To CHRISTCHURCH CITY COUNCIL

Building Consent No. 10008951	
PROJECT	PROJECT LOCATION
New or relocated building A	Street address
Alteration	70 Landsdowne Terrace
Intended use(s)	<u>Christchurch</u>
Domestic Living	Legal Description
Intended life:	Lot 14 DP 27266
Indefinite but not	
less than 50 years X	
Specified asyears	
Demolition	
Being stage 1 of an intended 1 stages	
This is:	
X A final code compliance certificate issued in re	spect of all the building work under
the above building consent.	
An interim code compliance certificate in respe under the above building consent as specified i "Scope and Conditions of the Code Compliance this certificate).	n the attached page(s) headed
This certificate is issued subject to the condition page(s) headed "Scope and Conditions of Code (being this certificate)	
DIRECT BUILDING CERTIFIERS Signed by or for and on behalf of Desmond John So	chumacher, (Building Certifier)
Name: Mr D J Schumacher	
Position: Regd Building Certifier	
Signature: D	ate: 29/11/2001





Land Use Resource Consents within 100 metres of 70 Landsdowne Terrace

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

1/86 Landsdowne Terrace

RMA/2024/764

Two lot fee simple boundary adjustment subdivision, additional dwelling and earthworks

Consent issued

Applied 25/03/2024

Decision issued 24/10/2024

Granted 23/10/2024

2/86 Landsdowne Terrace

RMA/1998/1880

Application for a proposed new entry which will take site coverage over allowable 35% critical standard by 0.6%. - Historical Reference RES982150

Processing complete

Applied 10/08/1998

Decision issued 14/08/1998

Granted 14/08/1998

RMA/2024/764

Two lot fee simple boundary adjustment subdivision, additional dwelling and earthworks

Consent issued

Applied 25/03/2024

Decision issued 24/10/2024

Granted 23/10/2024

50 Landsdowne Terrace

RMA/2023/2866

Construct a detached accessory building and undertake extension to the existing dwelling

Processing complete

Applied 03/11/2023

Decision issued 16/08/2024

Granted 15/08/2024

RMA/2019/199

Rockfall protection works

Processing complete

Applied 04/02/2019

Decision issued 14/03/2019

Granted 14/03/2019

60 Landsdowne Terrace

RMA/1979/246

Erect a dwelling which does not comply with the council's operative District scheme proposed driveway 18 deg to 22 deg - Historical Reference RES9208865

Processing complete

Applied 25/10/1979

Decision issued 20/12/1979

Granted 20/12/1979

62 Landsdowne Terrace

RMA/1997/2404

Application for fisrt floor additions to intrude the 4m setback from the boundary in terms of the Proposed District Plan. Proposed to be located 3m. - Historical Reference RES972764

Processing complete

Applied 01/10/1997

Decision issued 22/10/1997

Granted 22/10/1997

RMA/1997/750

Application for dwelling additions and alterations which do not comply with: (1)the proposed deck will be located 3m from the NW boundary. Required to be set back 4m to be permitted under Proposed Plan; (2)out door living area is to be locate - Historical Reference RES970771

Processing complete

Applied 01/04/1997

Decision issued 19/05/1997

Granted 19/05/1997

RMA/2000/2619

Application for balcony which intrudes setback - Historical Reference RMA20003376

Processing complete

Applied 16/10/2000

Decision issued 16/11/2000

Granted 16/11/2000

RMA/2019/1357

Earthworks to widen existing driveway.

Processing complete

Applied 20/06/2019

Decision issued 07/08/2019

Granted 07/08/2019

69 Landsdowne Terrace

RMA/1971/209

Re dispensation siting of dwelling DP 27266 - Historical Reference RES952750

Processing complete

Applied 18/08/1971

Decision issued 18/08/1971

Granted 18/08/1971

RMA/2019/493

Construct a dwelling with attached garage

Processing complete

Applied 11/03/2019

Decision issued 08/04/2019

Granted 08/04/2019

71 Landsdowne Terrace

RMA/2015/3021

Dwelling with Attached Garage - Historical Reference RMA92031405

Processing complete

Applied 30/10/2015

Decision issued 26/11/2015

Granted 26/11/2015

RMA/2001/1349

Application for a dwelling with non compliances with driveway gradient; utility waterway setback; earthworks in excess 10cubic metres & height intrusion - Historical Reference RMA20005230

Processing complete

Applied 05/06/2001

Decision issued 02/07/2001

Granted 02/07/2001

RMA/2019/199

Rockfall protection works

Processing complete

Applied 04/02/2019

Decision issued 14/03/2019

Granted 14/03/2019

73 Landsdowne Terrace

RMA/1998/2802

Application for a dwelling which does not comply with 5m setback from Sibleys drain (Utility Waterway) under Proposed Plan and 10m under Transitional Plan. Proposed to have a 3m setback. - Historical Reference RES983202

Processing complete

Applied 01/12/1998

Decision issued 15/01/1999

Granted 15/01/1999

RMA/2014/3063

Replacement dwelling with attached garage - Historical Reference RMA92027762

Withdrawn

Applied 21/11/2014

74 Landsdowne Terrace

RMA/1992/1212

Reduction of side yard to 1.7m for proposed house extension; to project through recession plane by 750mm midway along wall adjacent to boundary. - Historical Reference RES953075

Processing complete

Applied 13/08/1992

Decision issued 13/08/1992

Granted 13/08/1992

RMA/2015/3578

Dwelling with attached carport - Historical Reference RMA92031998

Processing complete

Applied 22/12/2015

Decision issued 26/02/2016

Granted 26/02/2016

79 Landsdowne Terrace

RMA/1978/492

Site the extension of the dwelling no closer than 1.829m to the south-east boundary. - Historical Reference RES952503

Processing complete

Applied 31/07/1978

Decision issued 04/08/1978

Granted 04/08/1978

RMA/1997/1994

Application for a proposed extension to an existing dwelling where the extension intrudes the internal boundary setback by 0.8m. - Historical Reference RES972267

Processing complete

Applied 19/08/1997

Decision issued 28/08/1997

Granted 28/08/1997

80 Landsdowne Terrace

RMA/1973/304

Dispensation re 15ft to the rear of the boundry - Historical Reference RES952972

Processing complete

Applied 28/03/1973

Decision issued 28/03/1973

Granted 28/03/1973

RMA/2003/1377

Application for a retrospective consent for a deck extension and to erect a trellis fence - Historical Reference RMA20013668

Processing complete

Applied 27/05/2003

Decision issued 23/06/2003

Granted 20/06/2003

RMA/1974/349

Site a double garage partly in the side yard and partly in the front yard of property. (vehicle access to rear of section not practical). - Historical Reference RES953050

Processing complete

Applied 21/08/1974

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1978/496

Dispensation for garage 81 Landsdowne Terrace Cashmere - Historical Reference RES952516

Processing complete

Applied 05/07/1978

Decision issued 11/07/1978

Granted 11/07/1978

RMA/1980/734

Dispensation for extension of dwelling - Historical Reference RES952526

Processing complete

Applied 09/05/1980

Decision issued 09/05/1980

Granted 09/05/1980

RMA/2015/2034

Dwelling additions and alterations - Historical Reference RMA92030329

Processing complete

Applied 27/07/2015

Decision issued 19/01/2016

Granted 19/01/2016

82 Landsdowne Terrace

RMA/1974/344

Site a double garage in the front yard of property. - Historical Reference RES953040

Processing complete

Applied 10/04/1974

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1980/751

Re dispensation for dwelling - Historical Reference RES952831

Processing complete

Applied 03/09/1980

Decision issued 03/09/1980

Granted 03/09/1980

92 Landsdowne Terrace

RMA/1974/148

Site a balcony a dwelling closer than 8 feet from east boundary - Historical Reference RES9208869

Processing complete

Applied 23/12/1974

Decision issued 24/04/1975

Granted 24/04/1975

96 Landsdowne Terrace

RMA/1972/239

Application for dispensation - Historical Reference RES952736

Processing complete

Applied 11/07/1972

Decision issued 11/07/1972

Granted 11/07/1972

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