

# 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.



# Land Information Memorandum



Property address:

43 Tovey Street

LIM number: H09399547

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**Christchurch City Council**

53 Hereford Street, PO Box 73015

Christchurch 8154, New Zealand

Tel 64 3 941 8999

Fax 64 3 941 8984

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

# Land Information Memorandum



## Application details

<b>Date issued</b>	26 November 2025
<b>Date received</b>	12 November 2025

## Property details

<b>Property address</b>	43 Tovey Street, South New Brighton, Christchurch
<b>Valuation roll number</b>	22830 34200
<b>Valuation information</b>	<p>Capital Value: \$440,000</p> <p>Land Value: \$285,000</p> <p>Improvements Value: \$155,000</p> <p><i>Please note: these values are intended for Rating purposes</i></p>
<b>Legal description</b>	Pt Lot 3 DP 780 Pt Lot 6 DP 3290
<b>Existing owner</b>	Wilma Ann Van Hellemond  43 Tovey Street Christchurch 8061

## Council references

<b>Rate account ID</b>	73001428
<b>LIM number</b>	H09399547
<b>Property ID</b>	1000820

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## Document information

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

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

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

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

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

## Property file service

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

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

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

## 1. Special features and characteristics of the land

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

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

### Natural Hazards

*Section 44A(2)(a) LGOIMA. This is information known to the Council about natural hazards that is required by section 44B LGOIMA. This section may also include natural hazard information provided by Environment Canterbury. Christchurch City Council is required to include such information in LIMs where Environment Canterbury considers it meets the criteria under section 44C of LGOIMA.*

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

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

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

#### (a) Coastal Hazards

- Coastal Hazard Inundation

The Council has a report, Coastal Hazard Assessment for Christchurch District (2021), which indicates this area may be susceptible to coastal flooding. The 2021 report considers areas that might be at risk over the next 100 years and beyond as a result of sea level rise. To find out how your area might be affected go to [www.ccc.govt.nz/coastalhazards](http://www.ccc.govt.nz/coastalhazards).

- Sea Spray Zone

This property is in the sea spray zone as defined by NZS 3604 2011.

#### (b) Earthquakes

- Liquefaction Assessment

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

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- Regional Liquefaction Information

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available in the Christchurch Liquefaction Viewer at <https://apps.canterburymaps.govt.nz/ChristchurchLiquefactionViewer/>.

Technical report information:

Title: Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts.

Date: December 2012.

Author: H Brackley (compiler).

Commissioned by: Environment Canterbury.

Purpose of report: To collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability. For use in land use planning, subdivision and building consenting.

Study area: Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge.

Accessible at: <https://www.ecan.govt.nz/document/download?uri=1702192>.

## (c) Flooding

- Bexley Stopbank Protection Area

This property is located in a flood plain or flood awareness area controlled by river stop-banking. Should development or subdivision be proposed for this property, please contact the Consenting & Compliance Group.

- Flooding

Flood models are used to show the probability and potential location of flooding in Christchurch. These are computer-based models, and use the data on the Council stormwater network, rainfall, topography, hydrology, soil, land-use and historic flooding. They also incorporate outputs of other modelling such as urban growth, ground water, sea level rise and climate change. Detailed reports on the modelling including its assumptions and limitations can be found at <https://ccc.govt.nz/consents-and-licences/property-information-and-lims/land-information-memorandum-lim>.

- Predicted 1 in 10 Year Flood Extent

Flood modelling shows this property, or parts of this property, is within a 1-in-10-year flood extent, not including impacts of climate change and sea level rise. You can view this on the flood extent map at <https://ccc.govt.nz/flood-and-floor-level-viewer>. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

- Predicted 1 in 50 Year Flood Extent

Flood modelling shows this property, or parts of this property, is within a 1-in-50-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at <https://ccc.govt.nz/flood-and-floor-level-viewer>. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

- Predicted 1 in 200 Year Flood Extent

Flood modelling shows this property, or parts of this property, is within a 1-in-200-year flood extent, including impacts of climate change and sea level rise. You can view this on the flood extent map at <https://ccc.govt.nz/flood-and-floor-level-viewer>. If changes such as land development or major infrastructure have occurred on this property, or in the surrounding area since the flood modelling, this may change the flood extent. For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

- Regional Hazard Information: Flood Photographs

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at <https://apps.canterburymaps.govt.nz/FIR>.

- Regional Hazard Information: Flood Assessment Request

You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>.

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**(d) Landslides**

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

**(e) Subsidence**

- Consultant Report Available

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <https://www.linz.govt.nz> and search Information for Canterbury Surveyors.

**(f) Tsunamis**

- Property located in Tsunami Risk Zone

This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at <https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/> and on ECan's web site <https://www.ecan.govt.nz> by searching for the terms tsunami hazard.

**(g) Volcanic and Geothermal Hazards**

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

**(h) Wind**

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

**(i) Any Other Natural Hazards**

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

**(j) District Plan Natural Hazard Information**

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

**(k) Building Notices**

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

## Other Special Features or Characteristics of the Land

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



## 2. Private and public stormwater and sewerage drains

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

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

### Related Information

- This property is shown to be served by Christchurch City Council Sewer and Stormwater.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.

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## 3. Drinking Water Supply

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

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

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

### Water supply

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

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## 4. Rates

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

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

### (a) Annual rates

Annual rates to 30/06/2026: \$2,846.25

	Instalment Amount	Date Due
Instalment 1	\$711.51	15/09/2025
Instalment 2	\$711.51	15/12/2025
Instalment 3	\$711.51	15/03/2026
Instalment 4	\$711.72	15/06/2026

Rates owing as at 26/11/2025: \$245.16

### (b) Excess Water Rates

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

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

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

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

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

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

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

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

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

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

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

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

### (a) Consents

- BCN/1958/1875 Applied: 18/04/1958 Status: Completed  
43 Tovey Street South New Brighton  
Permit issued 01/08/1958  
ADDITIONS- Historical Reference PER58040247 - No information/plans held on the property file.
- BCN/1988/4188 Applied: 17/06/1988 Status: Completed  
43 Tovey Street South New Brighton  
Permit granted 30/06/1988  
Permit issued 01/07/1988  
EXTENSION- Historical Reference PER88901046
- BCN/2001/2231 Applied: 02/04/2001 Status: Completed  
43 Tovey Street South New Brighton  
Accepted for processing 02/04/2001  
Building consent granted 05/04/2001  
PIM Granted 05/04/2001  
PIM Issued 05/04/2001  
Building consent issued 23/04/2001  
Code Compliance Certificate Issued 29/06/2015  
Issued subject to modification of durability 29/06/2015  
Alterations / Remove Internal Wall / Install Beam Replace Window with French Doors- subject to Modification of Building Code Clause B2 durability B2.2 and B2.3.1- Historical Reference ABA10012614

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- BCN/2002/3297 Applied: 07/05/2002 Status: Completed  
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Accepted for processing 07/05/2002  
Building consent granted 07/05/2002  
Building consent issued 07/05/2002  
Code Compliance Certificate Granted 13/05/2002  
Code Compliance Certificate Issued 13/05/2002  
LOGAIR PEGASUS/INBUILT/DRY/99043- Historical Reference ABA10024220
- BCN/2006/7095 Applied: 05/09/2006 Status: Completed  
43 Tovey Street South New Brighton  
Accepted for processing 05/09/2006  
Building consent granted 21/09/2006  
Building consent issued 21/09/2006  
PIM Granted 21/09/2006  
PIM Issued 21/09/2006  
Code Compliance Certificate Granted 04/10/2006  
Code Compliance Certificate Issued 04/10/2006  
ETHOS IS100 INBUILT SOLID FUEL DRY FIRE C/A CERT 03001- Historical Reference ABA10069956
- BCN/2014/341 Applied: 27/01/2014 Status: Completed  
43 Tovey Street South New Brighton  
Accepted for processing 05/02/2014  
Building consent granted 05/02/2014  
Building consent issued 05/02/2014  
Code Compliance Certificate Issued 19/02/2015  
Dwelling Alteration - Installation of Woodsman ECR MKIII Free-Standing Dry Woodburner - CAC 102148

## (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.
- CDB75021980 24/02/2011 43 Tovey Street  
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

## (d) Orders

## (e) Requisitions

### Related Information

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- Council holds no record of building permit/consent for dwelling at this address. No information is held by Council relating to the materials, construction or year the dwelling was built.

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## 6. Certificates issued by a building certifier

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

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

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## 7. Weathertightness

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

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

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

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## 8. Land use and conditions

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

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

- **Regional plan or bylaw**

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

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

#### (ii)Christchurch District Plan

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Specific Floor Level required

- **Coastal Environment**

Property or part of property within the Coastal Environment overlay, which is operative.

- **Qualifying Matter**

Property or part of property within the Coastal Hazard High Risk Management Area qualifying matter, which has been publicly notified

- **Qualifying Matter**

Property or part of property within the Coastal Hazard Medium Risk Management Area qualifying matter, which has been publicly notified

- **Qualifying Matter**

Property or part of property within the High Floodplain Hazard Management Area qualifying matter, which has been publicly notified

- **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 Tsunami Management Area qualifying matter, which has been publicly notified

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- **High Flood Hazard Management Area**

This property or parts of, are within the High Flood Hazard Management Area (HFHMA) in the Christchurch District Plan, which is operative. A resource consent is likely to be required for new buildings or to subdivide this property. Further information can be found at [www.ccc.govt.nz/hfhma](http://www.ccc.govt.nz/hfhma).

- **Residential Unit Overlay**

This property or parts of, are within the Residential Unit Overlay (RUO) in the Christchurch District Plan. The RUO applies to properties within the High Flood Management Area where the risk is caused predominantly by sea level rise. A resource consent is likely to be required for new buildings or to subdivide this property. Further information can be found at [www.ccc.govt.nz/hfhma](http://www.ccc.govt.nz/hfhma).

- **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.

- **Flood Management Area**

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

- **Fixed Minimum Floor Overlay**

This property or parts of the property are located within the Fixed Minimum Floor Overlay level in the Christchurch District Plan, which is operative. Under this plan pre-set minimum floor level requirements apply to new buildings and additions to existing buildings. The fixed minimum floor level can be searched at <http://ccc.govt.nz/floorlevelmap>. For more information please contact a CCC duty planner on 941 8999.

## (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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## 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

Property address:

43 Tovey Street

LIM number: H09399547

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**Christchurch City Council**

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

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



## 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**

Property address:

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## 11. Other information

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

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

### (a) Kerbside waste collection

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

### (b) Other

#### • Floor Levels Information

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

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

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

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

#### • Guest Accommodation

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

#### • Community Board

Property located in Coastal-Burwood-Linwood Community Board.

#### • Tsunami Evacuation Zone

This property is in the orange tsunami evacuation zone, and should be evacuated immediately after a long or strong earthquake, or when told to by an official civil defence warning. Residents should make a plan for where they would go in a tsunami evacuation and stay out of this zone until told it is safe to go back. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

#### • Electoral Ward

Property located in Coastal 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 publicly 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)

Property address:

43 Tovey Street

LIM number: H09399547

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# Land Information Memorandum



- **Spatial Query Report**

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

Property address:

43 Tovey Street

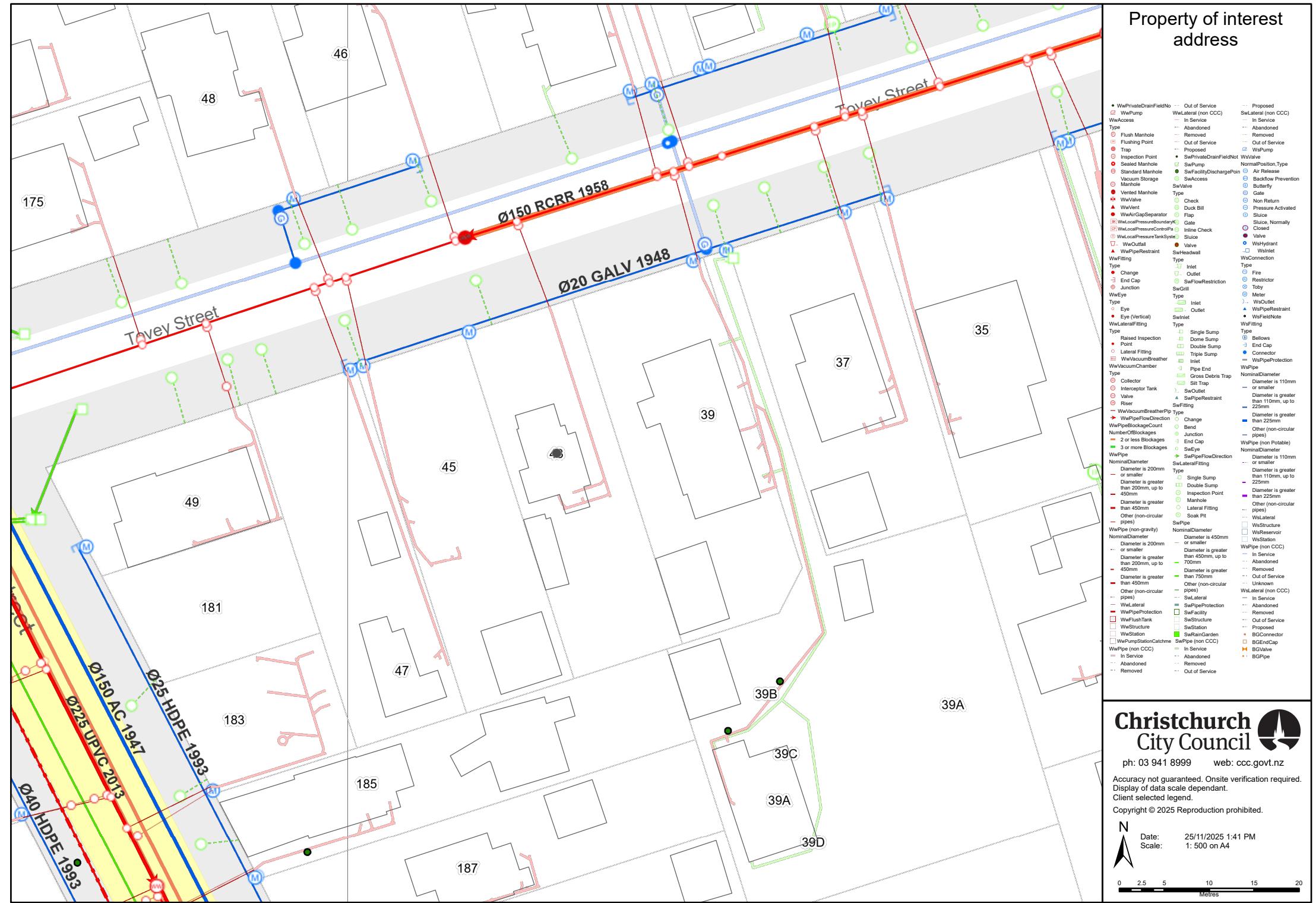
LIM number: H09399547

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Tel 64 3 941 8999  
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[www.ccc.govt.nz](http://www.ccc.govt.nz)



## Property of interest address

**Christchurch**  
City Council

ph: 03 941 8999 web: ccc.govt.nz

Accuracy not guaranteed. Onsite verification required.

Display of data scale dependant.

Client selected legend.

Copyright © 2025 Reproduction prohibited.

Date: 25/11/2025 1:41 PM

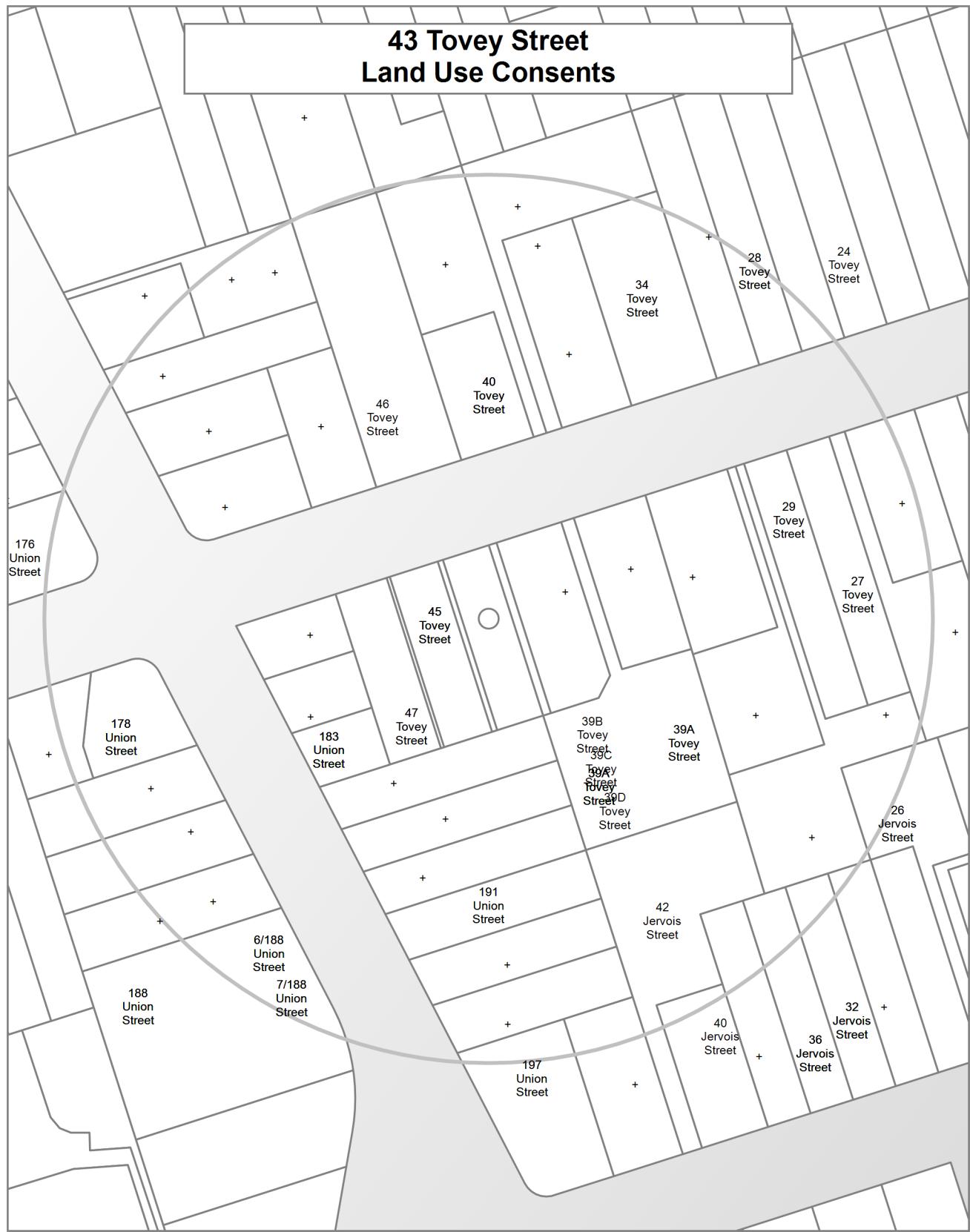
Date: 25/11/2023 1:41 PM  
Scale: 1: 500 on A4

10 of 10

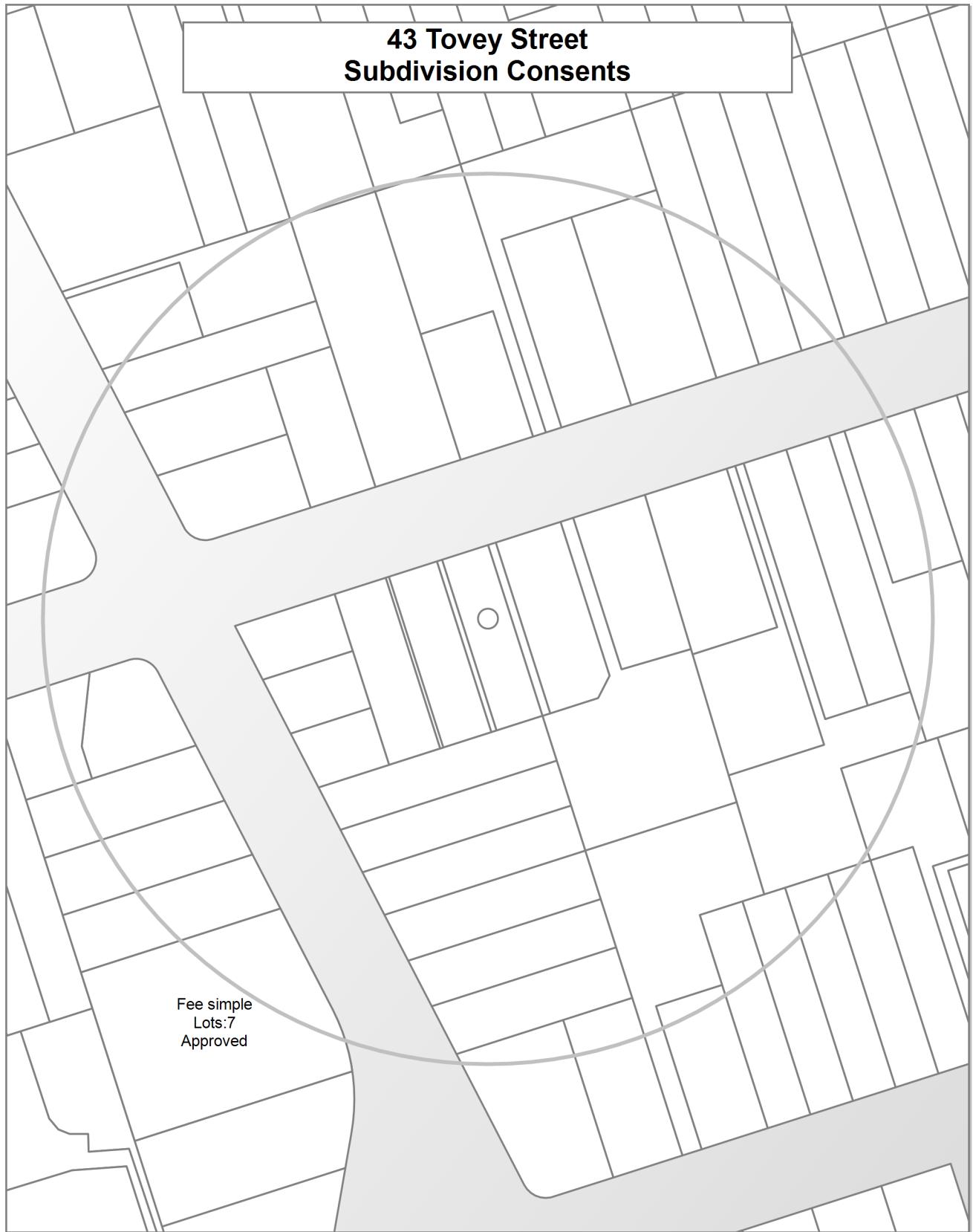
10. *Journal of the American Statistical Association*, 1980, 75, 369-383.

Metres

## 43 Tovey Street Land Use Consents



**43 Tovey Street  
Subdivision Consents**



**43 Tovey Street**  
**Private occupation of public land**



## **Land Use Resource Consents within 100 metres of 43 Tovey Street**

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

---

### **174 Union Street**

RMA/2014/2586

Temporary Accommodation - Residential Accommodation - Historical Reference RMA92027276

Processing complete

Applied 03/10/2014

Decision issued 08/10/2014

Granted 08/10/2014

RMA/2015/1795

Erect a two storey dwelling and attached garage - Historical Reference RMA92030078

Processing complete

Applied 03/07/2015

Decision issued 05/08/2015

Granted 05/08/2015

### **176 Union Street**

RMA/1999/2420

To erect a hobby room to the existing garage and exceed 9m within 1.8m of the side boundary. - Historical Reference RES991147

Processing complete

Applied 22/04/1999

Decision issued 07/05/1999

Granted 07/05/1999

### **178 Union Street**

RMA/1996/1449

To erect a garage in the front yard within the 4.5m minimum setback from the road boundary. - Historical Reference RES961698

Processing complete

Applied 03/07/1996

Decision issued 04/09/1996

Granted 04/09/1996

RMA/1999/3791

Non-Complying Fee Simple Subdivision. - Historical Reference RES992921

Processing complete

Applied 13/10/1999

Decision issued 15/10/1999

Granted 15/10/1999

### **183 Union Street**

RMA/2011/1532

EXISTING USE CERTIFICATE - Historical Reference RMA92019104

Processing complete

Applied 16/11/2011

Certificate issued 11/01/2012

RMA/2015/2042

Commercial Redevelopment - Historical Reference RMA92030339

Processing complete

Applied 28/07/2015

Decision issued 22/09/2017

Granted 22/09/2017

RMA/2022/3146

Establish and operate a temporary fast-food takeaway business in a 'food truck/trailer' for two years

Processing complete

Applied 06/10/2022

Decision issued 01/11/2022

Granted 01/11/2022

RMA/2022/899

To construct a new residential dwelling

Withdrawn

Applied 25/03/2022

## **188 Union Street**

RMA/2024/1580

Subdivision - Fee simple - Seven Lots with land use

s223 Certificate issued

Applied 29/05/2024

s223 Certificate issued 31/10/2025

Decision issued 05/08/2024

Granted 05/08/2024

## **191 Union Street**

RMA/1993/712

To erect a dwelling extension intruding into the 1.8m side yard setback. - Historical Reference RES9219621

Processing complete

Applied 19/11/1993

Decision issued 01/12/1993

Granted 01/12/1993

## **197 Union Street**

RMA/1991/572

Relocate dwelling 54 Carmen St to 199 Union St - Historical Reference RES9210782

Processing complete

Applied 07/06/1991

Decision issued 03/07/1991

Granted 03/07/1991

## **24 Tovey Street**

RMA/2023/840

Construct a Double Garage

Processing complete

Applied 06/04/2023

Permitted activity notice issued 27/04/2023

## **26 Jervois Street**

RMA/2007/2657

Dwelling first floor addition encroaching recession plane - Historical Reference RMA92009996

Processing complete

Applied 28/09/2007

Decision issued 01/02/2008

Granted 01/02/2008

## **27 Tovey Street**

RMA/1994/458

To erect a dwelling not meeting the required 2.7 metre side yard setback (1.8m provided) - Historical Reference RES9222624

Processing complete

Applied 30/05/1994

Decision issued 08/06/1994

Granted 08/06/1994

## **28 Tovey Street**

RMA/1985/570

Erect a garage 2.5m from the road boundary - Historical Reference RES9210486

Processing complete

Applied 06/11/1985

Decision issued 19/12/1985

Granted 19/12/1985

## **29 Tovey Street**

RMA/2004/3168

Garage within 1.8m of boundary and outdoor living non compliance. - Historical Reference RMA20018829

Processing complete

Applied 15/12/2004

Decision issued 25/01/2005

Granted 24/01/2005

## **32 Jervois Street**

RMA/1999/333

To carry out extensions to a dwelling with a reduced sideway of 0.9m - Historical Reference RES9202921

Processing complete

Applied 01/11/1978

Decision issued 29/11/1978

Granted 29/11/1978

RMA/2001/352

Dwelling addition which will intrud yard setback. - Historical Reference RMA20004205

Processing complete

Applied 09/02/2001

Decision issued 20/02/2001

Granted 16/02/2001

### **34 Tovey Street**

RMA/1985/571

Erect a garage in excess OV 40m2 area forward of front line of a dwelling - Historical Reference RES9210487

Processing complete

Applied 10/06/1985

Decision issued 04/07/1985

Granted 04/07/1985

### **36 Jervois Street**

RMA/1994/53

To erect a new dwelling with two Dormer windows intruding through the recession plane - Historical Reference RES9221695

Processing complete

Applied 31/01/1994

Decision issued 18/02/1994

Granted 18/02/1994

RMA/2001/779

Dwelling additions which fail to comply with recession planes amd 1.8m setback. - Historical Reference RMA20004648

Processing complete

Applied 29/03/2001

Decision issued 18/04/2001

Granted 18/04/2001

### **39A Tovey Street**

RMA/1999/3677

To erect a new dwelling when the bathroom window of the esisting dwelling intrudes the 1 metre internal boundary setback. - Historical Reference RES992753

Processing complete

Applied 23/09/1999

Decision issued 01/10/1999

Granted 01/10/1999

Decision issued 01/10/1999

Granted 01/10/1999

RMA/2023/3149

To construct Three older person's housing units

Processing complete

Applied 04/12/2023

Decision issued 22/01/2024

Granted 22/01/2024

RMA/2023/3150

Minimum Floor Level Certificate

Withdrawn

Applied 04/12/2023

RMA/2023/490

Construct three residential units while retaining an existing residential unit on an undersized site, and undertake associated earthworks

Withdrawn

Applied 01/03/2023

## **39B Tovey Street**

RMA/2023/490

Construct three residential units while retaining an existing residential unit on an undersized site, and undertake associated earthworks

Withdrawn

Applied 01/03/2023

## **39C Tovey Street**

RMA/2023/490

Construct three residential units while retaining an existing residential unit on an undersized site, and undertake associated earthworks

Withdrawn

Applied 01/03/2023

## **39D Tovey Street**

RMA/2023/490

Construct three residential units while retaining an existing residential unit on an undersized site, and undertake associated earthworks

Withdrawn

Applied 01/03/2023

## **40 Jervois Street**

RMA/2018/3028

Minimum Floor Level Certificate

Processing complete

Applied 11/12/2018

Certificate unable to be issued 14/12/2018

## **40 Tovey Street**

RMA/1999/2788

To erect an addition to the existing dwelling and intrude the 4.5m road boundary setback. - Historical Reference RES991611

Processing complete

Applied 31/05/1999

Decision issued 28/06/1999

Granted 28/06/1999

RMA/2005/1240

Carport which exceeds the 9m length rule. - Historical Reference RMA20020096

Processing complete

Applied 31/05/2005

Decision issued 21/06/2005

Granted 20/06/2005

## **42 Jervois Street**

RMA/2018/3028

Minimum Floor Level Certificate

Processing complete

Applied 11/12/2018

Certificate unable to be issued 14/12/2018

## **45 Tovey Street**

RMA/2015/2353

Dwelling alterations - Historical Reference RMA92030684

Processing complete

Applied 26/08/2015

Decision issued 09/09/2015

Granted 09/09/2015

RMA/2017/153

Dwelling

Processing complete

Applied 27/01/2017

Decision issued 15/09/2017

Granted 15/09/2017

## **46 Tovey Street**

RMA/2021/3763

Dwelling additions and alterations

Withdrawn

Applied 10/11/2021

## **47 Tovey Street**

RMA/1973/152

Site garage in front yard of property - Historical Reference RES9210488

Processing complete

Applied 06/07/1973

Decision issued 18/07/1973

Granted 18/07/1973

## **6/188 Union Street**

RMA/2024/1580

Subdivision - Fee simple - Seven Lots with land use

s223 Certificate issued

Applied 29/05/2024

s223 Certificate issued 31/10/2025

Decision issued 05/08/2024

Granted 05/08/2024

## 7/188 Union Street

RMA/2024/1580

Subdivision - Fee simple - Seven Lots with land use

s223 Certificate issued

Applied 29/05/2024

s223 Certificate issued 31/10/2025

Decision issued 05/08/2024

Granted 05/08/2024

### 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