



# Land Information Memorandum



Property address:

33 Nancy Avenue

LIM number: H09451710

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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

**Date issued** 14 January 2026  
**Date received** 5 January 2026

## Property details

**Property address** 33 Nancy Avenue, St Albans, Christchurch  
**Valuation roll number** 22291 02600  
**Valuation information** Capital Value: \$750,000  
Land Value: \$460,000  
Improvements Value: \$290,000  
*Please note: these values are intended for Rating purposes*  
**Legal description** Lot 50 DP 15961  
**Existing owner** Sarah Elvyn Marwick  
Neil Steven Marwick  
33 Nancy Avenue  
CHRISTCHURCH 8052

## Council references

**Rate account ID** 73045739  
**LIM number** H09451710  
**Property ID** 1095616

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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.

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

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

## 1. Special features and characteristics of the land

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

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

### Natural Hazards

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

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

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

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

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

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

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

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

#### (a) Coastal Hazards

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](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>.

- Regional Hazard Information: Earthquake fault deformation

There are no known earthquake faults at the ground surface in Christchurch. However, it is possible there are some faults in Christchurch that are yet to be identified because they are not visible at the ground surface.

More information on fault deformation is available on Environment Canterbury's fault deformation map at <https://mapviewer.canterburymaps.govt.nz/?webmap=b5f859bd18ee4912828cb092bef6c449>.

## (c) Flooding

- Historical Flooding Information

Council holds historical flooding information for this address.

Further flooding information may be included in either the property file of this address or on the website <https://ccc.govt.nz/consents-and-licences/property-information-and-lims/land-information-memorandum-lim>.

Relevant items for this property are:

- 1986 Storm Report (July)

Note: Council holds up to date flood modelling information. For more information on Councils modelling please see <https://ccc.govt.nz/flooding-and-floor-levels>

- 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.

Please note: The current modelling may not fully account for the water flow into some sump inlets during smaller events, which could affect the flood extent. This will be addressed in future modelling updates. Any questions about this and how this may impact this property, please email us at [floorlevels@ccc.govt.nz](mailto:floorlevels@ccc.govt.nz).

For more information, please refer to <https://ccc.govt.nz/flooding-and-floor-levels>.

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- 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>.

**(d) Landslides**

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

**(e) Subsidence**

- Consultant Report Available

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

**(f) Tsunamis**

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

**(g) Volcanic and Geothermal Hazards**

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

**(h) Wind**

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

**(i) Any Other Natural Hazards**

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

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

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

**(k) Building Notices**

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

**Other Special Features or Characteristics of the Land**

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



## 2. Private and public stormwater and sewerage drains

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

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

### Related Information

- This property is shown to be served by Christchurch City Council Sewer.
- The council plan shows no public stormwater lateral plotted to this site.
- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.

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## 3. Drinking Water Supply

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

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

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

### Water supply

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

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## 4. Rates

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

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

### (a) Annual rates

Annual rates to 30/06/2026: \$4,532.83

	Instalment Amount	Date Due
Instalment 1	\$1,133.13	15/08/2025
Instalment 2	\$1,133.13	15/11/2025
Instalment 3	\$1,133.13	15/02/2026
Instalment 4	\$1,133.44	15/05/2026

Rates owing as at 14/01/2026: \$1,133.13

### (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/1954/263 Applied: 25/01/1954 Status: Completed  
33 Nancy Avenue St Albans  
Permit granted 29/01/1954  
Permit issued 29/01/1954  
DWELLING- Historical Reference PER53000030- No plans/information held on property file
- BCN/1963/3254 Applied: 01/07/1963 Status: Completed  
33 Nancy Avenue St Albans  
Permit granted 22/07/1963  
Permit issued 22/07/1963  
FIRE REINSTATE GARAGE- Historical Reference PER63000063- No plans/information held on property file
- BCN/2023/7544 Applied: 02/02/1971 Status: Completed  
33 Nancy Avenue St Albans  
Permit granted 16/02/1971  
Permit issued 16/02/1971  
STUCCO- Historical Reference PER71000001
- BCN/1979/6647 Applied: 19/12/1979 Status: Completed  
33 Nancy Avenue St Albans  
Permit granted 23/01/1980  
Permit issued 23/01/1980  
TWO KENT FIRE PLACES- Historical Reference PER79000236
- BCN/2005/7124 Applied: 06/09/2005 Status: Completed  
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# Land Information Memorandum



Accepted for processing 06/09/2005

Building consent granted 06/09/2005

Building consent issued 06/09/2005

PIM Granted 06/09/2005

PIM Issued 06/09/2005

Code Compliance Certificate Granted 10/10/2005

Code Compliance Certificate Issued 10/10/2005

INSTALLATION OF A WOODSMAN DVI 165 DELUXE IN-BUILT SOLID FUEL HEATER. CLEAN AIR  
CERTIFICATE NO. 04002- Historical Reference ABA10058739

## (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.
- CDB75029261 28/02/2011 33 Nancy Avenue  
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

## (d) Orders

## (e) Requisitions

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## 6. Certificates issued by a building certifier

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

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

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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

- **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.

### (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

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## 10. Network utility information

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

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

- **None recorded for this property**

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## 11. Other information

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

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

### (a) Kerbside waste collection

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

### (b) Other

#### • Floor Levels Information

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

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

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

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

#### • Guest Accommodation

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

#### • Community Board

Property located in Papanui-Innes-Central Community Board.

#### • Tsunami Evacuation Zone

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

#### • Electoral Ward

Property located in Papanui 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:

33 Nancy Avenue

LIM number: H09451710

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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



- **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:

33 Nancy Avenue

LIM number: H09451710

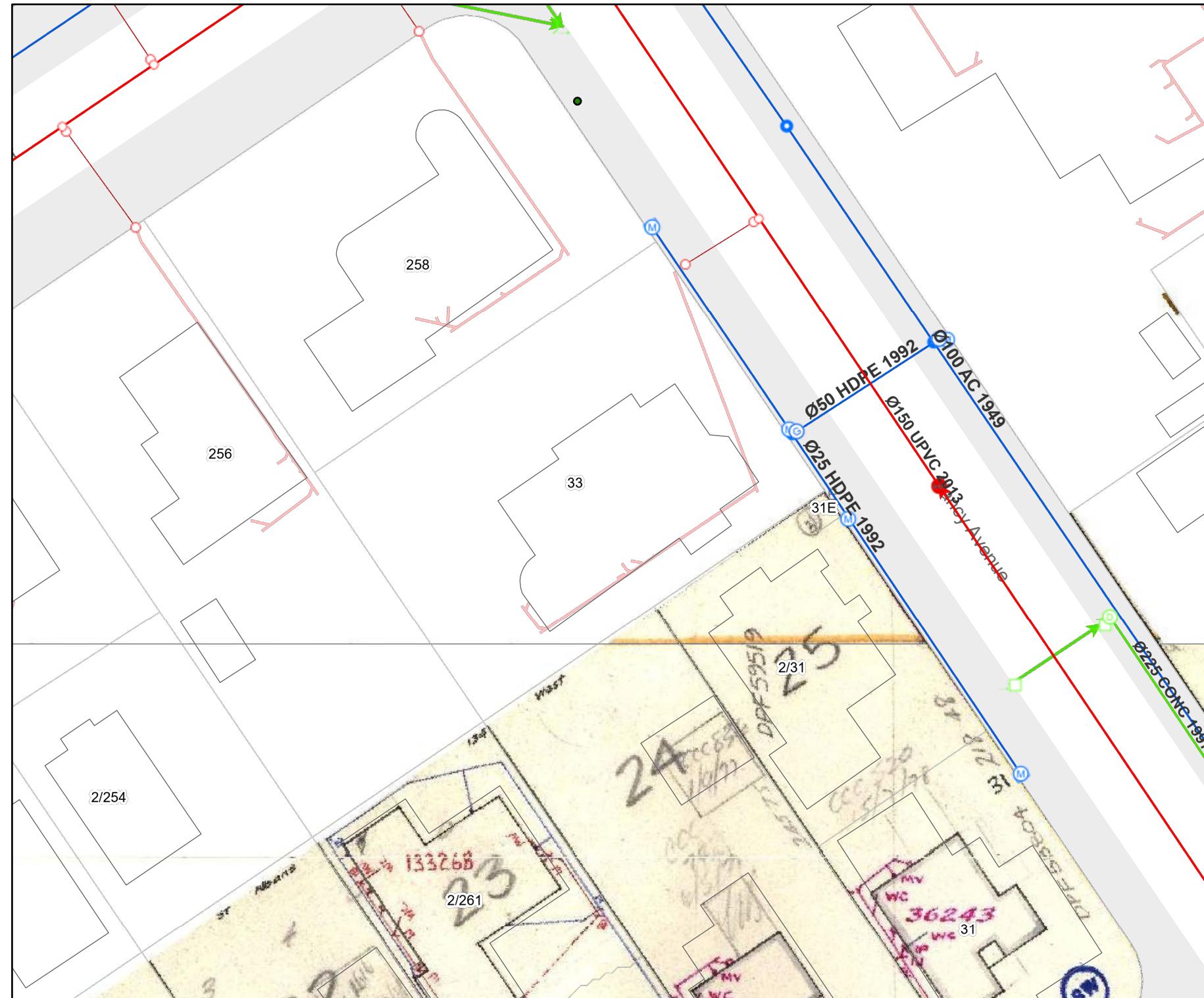
Page 18

**Christchurch City Council**

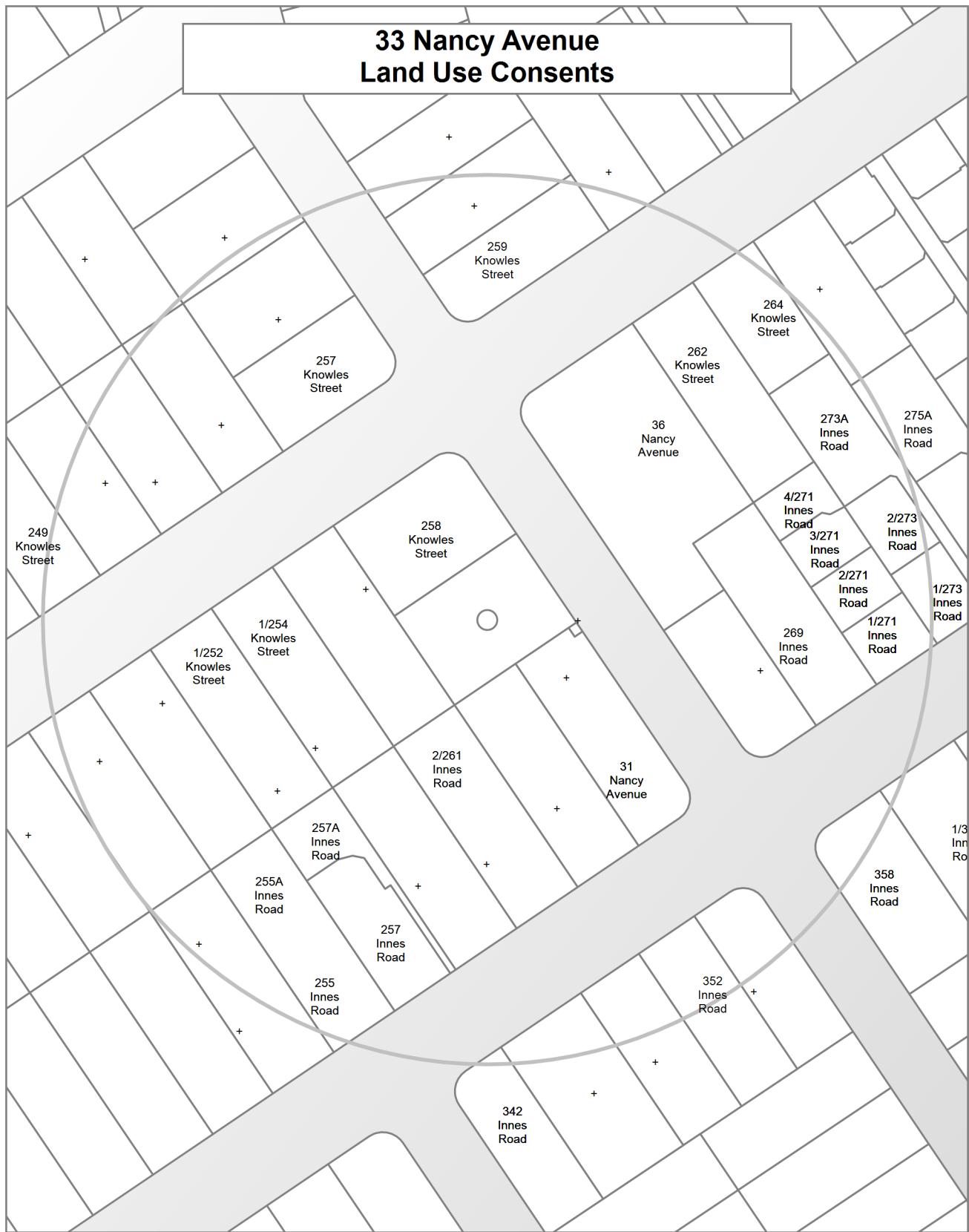
53 Hereford Street, PO Box 73015  
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[www.ccc.govt.nz](http://www.ccc.govt.nz)

- Buildings
- StreetAddress
- WwPrivateDrainField
- WwAccess
- Vented Manhole
- WwEye
- Eye
- Eye
- WwLateralFitting
- Lateral Fitting
- WwPipeFlowDirection
- WwPipe
- NominalDiameter
- Diameter is 200mm or smaller
- WwLateral
- WwLateral (non CCC)
- In Service
- SwAccess
- SwInlet
- Single Sump
- SwOutlet
- SwPipeFlowDirection
- SwPipe
- NominalDiameter
- Diameter is 450mm or smaller
- SwPipe (non CCC)
- In Service
- WsValve
- Gate
- Sluice
- WsHydrant
- WsConnection
- Meter
- WsFitting
- End Cap
- Connector
- Connector
- Connector
- Connector
- Connector
- WsPipe
- NominalDiameter
- Diameter is 110mm or smaller
- WsLateral
- RatingUnit



## 33 Nancy Avenue Land Use Consents



**33 Nancy Avenue  
Subdivision Consents**



## **Land Use Resource Consents within 100 metres of 33 Nancy Avenue**

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

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### **1/252 Knowles Street**

RMA/2013/2205

GARAGE - Historical Reference RMA92023922

Processing complete

Applied 21/10/2013

Decision issued 29/10/2013

Granted 25/10/2013

### **1/254 Knowles Street**

RMA/1980/402

Conditional use to erect a second dwelling on the site together with a garage and carport in the residential 1 zone. - Historical Reference RES9211424

Processing complete

Applied 11/08/1980

Decision issued 16/09/1980

Granted 16/09/1980

### **1/271 Innes Road**

RMA/2021/2097

Construct six elderly persons housing units

Processing complete

Applied 06/07/2021

Decision issued 27/09/2021

Granted 27/09/2021

Within scope amendment accepted 13/06/2023

Within scope amendment decision issued 13/06/2023

RMA/2021/2454

Request for encumbrance for older persons' housing units

Processing complete

Applied 28/07/2021

Encumbrance registered 06/09/2021

RMA/2021/3086

Minimum Floor Level Certificate

Processing complete

Applied 17/09/2021

Certificate issued 17/09/2021

RMA/2021/37

Construct four EPH units

Withdrawn

Applied 13/01/2021

RMA/2021/563

Encumbrance for four OPH units

Processing complete

Applied 09/03/2021

Encumbrance registered 15/04/2021

RMA/2022/2076

Change of use from OPH units to multi-use residential complex

Processing complete

Applied 23/06/2022

Decision issued 04/08/2022

Granted 04/08/2022

RMA/2022/2732

Discharge of six OPH units

Processing complete

Applied 24/08/2022

Encumbrance discharged 07/10/2022

RMA/2023/761

Subdivision - Fee Simple - 6 lots and associated land use

Processing complete

Applied 29/03/2023

s223 Certificate issued 05/07/2023

s224 Certificate issued 13/02/2024

Decision issued 28/04/2023

Granted 27/04/2023

**1/273 Innes Road**

RMA/2021/2097

Construct six elderly persons housing units

Processing complete

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Decision issued 27/09/2021

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Applied 24/08/2022

Encumbrance discharged 07/10/2022

RMA/2023/761

Subdivision - Fee Simple - 6 lots and associated land use

Processing complete

Applied 29/03/2023

s223 Certificate issued 05/07/2023

s224 Certificate issued 13/02/2024

Decision issued 28/04/2023

Granted 27/04/2023

## **1/360 Innes Road**

RMA/1994/1120

Proposed garage is 4m from road boundary when it should be 5.5m. - Historical Reference RES94102301

Processing complete

Applied 03/10/1994

Decision issued 28/10/1994

Granted 28/10/1994

## **2/261 Innes Road**

RMA/1994/2314

Non-complying site coverage and outdoor living court. - Historical Reference RMA139

Processing complete

Applied 09/09/1994

Decision issued 29/09/1994

Granted 29/09/1994

## **2/271 Innes Road**

RMA/2021/2097

Construct six elderly persons housing units

Processing complete

Applied 06/07/2021

Granted 27/09/2021

Within scope amendment accepted 13/06/2023

Within scope amendment decision issued 13/06/2023

Decision issued 27/09/2021

RMA/2021/2454

Request for encumbrance for older persons' housing units

Processing complete

Applied 28/07/2021

Encumbrance registered 06/09/2021

RMA/2021/3086

Minimum Floor Level Certificate

Processing complete

Applied 17/09/2021

Certificate issued 17/09/2021

RMA/2021/37

Construct four EPH units

Withdrawn

Applied 13/01/2021

RMA/2021/563

Encumbrance for four OPH units

Processing complete

Applied 09/03/2021

Encumbrance registered 15/04/2021

RMA/2022/2076

Change of use from OPH units to multi-use residential complex

Processing complete

Applied 23/06/2022

Decision issued 04/08/2022

Granted 04/08/2022

RMA/2022/2732

Discharge of six OPH units

Processing complete

Applied 24/08/2022

Encumbrance discharged 07/10/2022

RMA/2023/761

Subdivision - Fee Simple - 6 lots and associated land use

Processing complete

Applied 29/03/2023

s223 Certificate issued 05/07/2023

s224 Certificate issued 13/02/2024

Decision issued 28/04/2023

Granted 27/04/2023

## **2/273 Innes Road**

RMA/2021/2097

Construct six elderly persons housing units

Processing complete

Applied 06/07/2021

Decision issued 27/09/2021

Granted 27/09/2021

Within scope amendment accepted 13/06/2023

Within scope amendment decision issued 13/06/2023

RMA/2021/2454

Request for encumbrance for older persons' housing units

Processing complete

Applied 28/07/2021

Encumbrance registered 06/09/2021

RMA/2021/3086

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Certificate issued 17/09/2021

RMA/2021/37

Construct four EPH units

Withdrawn

Applied 13/01/2021

RMA/2021/563

Encumbrance for four OPH units

Processing complete

Applied 09/03/2021

Encumbrance registered 15/04/2021

RMA/2022/2076

Change of use from OPH units to multi-use residential complex

Processing complete

Applied 23/06/2022

Decision issued 04/08/2022

Granted 04/08/2022

RMA/2022/2732

Discharge of six OPH units

Processing complete

Applied 24/08/2022

Encumbrance discharged 07/10/2022

RMA/2023/761

Subdivision - Fee Simple - 6 lots and associated land use

Processing complete

Applied 29/03/2023

s223 Certificate issued 05/07/2023

s224 Certificate issued 13/02/2024

Decision issued 28/04/2023

Granted 27/04/2023

## **249 Knowles Street**

RMA/2007/2313

Garage - Historical Reference RMA92009627

Processing complete

Applied 21/08/2007

Decision issued 12/09/2007

Granted 12/09/2007

## **255 Innes Road**

RMA/1997/808

To erect a single garage on the front portion of a Cross-leased site, does not comply with the Transitional District and Proposed City Plan. - Historical Reference RES970844

Processing complete

Applied 07/04/1997

Decision issued 01/01/1999

Granted 01/01/1999

## **255A Innes Road**

RMA/2014/161

Rebuild a dwelling with a single garage - Historical Reference RMA92024761

Processing complete

Applied 28/01/2014

Decision issued 28/03/2014

Granted 28/03/2014

## **257 Innes Road**

RMA/2018/2084

Construct double garage

Withdrawn

Applied 27/08/2018

RMA/2018/2093

Discharge of Encumbrance - Family Flat

Processing complete

Applied 24/08/2018

Encumbrance discharged 10/09/2018

## **257 Knowles Street**

RMA/2000/2914

Application for reduction in outdoor living space. - Historical Reference RMA20003680

Processing complete

Applied 23/11/2000

Decision issued 25/01/2001

Granted 19/01/2001

## **257A Innes Road**

RMA/2018/2084

Construct double garage

Withdrawn

Applied 27/08/2018

RMA/2018/2093

Discharge of Encumbrance - Family Flat

Processing complete

Applied 24/08/2018

Encumbrance discharged 10/09/2018

## **258 Knowles Street**

RMA/1970/106

Dispensation to build a shed attached to existing garage which is attached to the dwelling - Historical Reference RES9211426

Processing complete

Applied 19/11/1970

Decision issued 02/12/1970

Declined 02/12/1970

## **259 Knowles Street**

RMA/2018/934

Minimum Floor Level Certificate

Processing complete

Applied 18/04/2018

Certificate issued 03/05/2018

## **262 Knowles Street**

RMA/2006/1340

utilise a residential dwelling for office & community work use - Historical Reference RMA92005393

Processing complete

Applied 14/06/2006

Decision issued 26/07/2006

Granted 26/07/2006

## **264 Knowles Street**

RMA/2006/2265

Additions to dwelling that intrude the 1.8m internal setback - Historical Reference RMA92006350

Processing complete

Applied 25/09/2006

Decision issued 16/10/2006

Granted 16/10/2006

## **269 Innes Road**

RMA/2002/2046

To make additions to an existing dwelling that exceeds maximum length of a building permitted. - Historical Reference RMA20011073

Processing complete

Applied 21/08/2002

Decision issued 03/09/2002

Granted 30/08/2002

## **273A Innes Road**

RMA/2006/362

Application to erect a dwelling with an attached garage on the new proposed Lot 2 - Historical Reference RMA20022253

Processing complete

Applied 28/02/2006

Decision issued 24/03/2006

Granted 24/03/2006

RMA/2022/2076

Change of use from OPH units to multi-use residential complex

Processing complete

Applied 23/06/2022

Decision issued 04/08/2022

Granted 04/08/2022

## **275A Innes Road**

RMA/1996/989

To erect a dwelling which contains a length of wall exceeding 20m without a 2.4m step in Plan. - Historical Reference RES961155

Processing complete

Applied 16/05/1996

Decision issued 28/05/1996

Granted 28/05/1996

## **3/271 Innes Road**

RMA/2021/2097

Construct six elderly persons housing units

Processing complete

Applied 06/07/2021

Decision issued 27/09/2021

Granted 27/09/2021

Within scope amendment accepted 13/06/2023

Within scope amendment decision issued 13/06/2023

RMA/2021/2454

Request for encumbrance for older persons' housing units

Processing complete

Applied 28/07/2021

Encumbrance registered 06/09/2021

RMA/2021/3086

Minimum Floor Level Certificate

Processing complete

Applied 17/09/2021

Certificate issued 17/09/2021

RMA/2021/37

Construct four EPH units

Withdrawn

Applied 13/01/2021

RMA/2021/563

Encumbrance for four OPH units

Processing complete

Applied 09/03/2021

Encumbrance registered 15/04/2021

RMA/2022/2076

Change of use from OPH units to multi-use residential complex

Processing complete

Applied 23/06/2022

Decision issued 04/08/2022

Granted 04/08/2022

RMA/2022/2732

Discharge of six OPH units

Processing complete

Applied 24/08/2022

Encumbrance discharged 07/10/2022

RMA/2023/761

Subdivision - Fee Simple - 6 lots and associated land use

Processing complete

Applied 29/03/2023

s223 Certificate issued 05/07/2023

s224 Certificate issued 13/02/2024

Decision issued 28/04/2023

Granted 27/04/2023

## **31 Nancy Avenue**

RMA/1978/411

Consent to erect a front porch with a 1.5m side yard setback. - Historical Reference RES9219317

Processing complete

Applied 23/06/1978

Decision issued 03/07/1978

Granted 03/07/1978

RMA/2013/2616

Proposal to Construct a Replacement Dwelling on a Simular Building Footprint - Historical Reference RMA92024342

Processing complete

Applied 03/12/2013

Decision issued 15/01/2014

Granted 15/01/2014

## **342 Innes Road**

RMA/1992/702

ERECT A DWELLING RESULTING IN THE 35% SITE COVERAGE LIMIT BEING EXCEEDED BY 2.5%, PROPOSED SITE COVERAGE 37.5%. NEIGHBOURS CONSENT - Historical Reference RES9217674

Processing complete

Applied 08/09/1992

Decision issued 15/09/1992

Granted 15/09/1992

RMA/1992/703

ERECT A CARPORT 1M FROM ROAD BOUNDARY IN LIEU OF 2M AND ERECT A FENCE 2.2M HIGH IN LIEU OF 1.8M. NEIGHBOURS CONSENT - Historical Reference RES9217675

Processing complete

Applied 15/09/1992

Decision issued 23/09/1992

Granted 23/09/1992

## **352 Innes Road**

RMA/2018/2192

Minimum Floor Level Certificate

Processing complete

Applied 07/09/2018

Certificate issued 07/09/2018

## **358 Innes Road**

RMA/2017/244

Hairdressing and beauty therapist activity

Processing complete

Applied 09/02/2017

Decision issued 16/08/2017

Declined 16/08/2017

Granted on appeal 19/07/2018

RMA/2021/850

Change of use from residential to commercial (hair and beauty salon)

Withdrawn

Applied 06/04/2021

## **36 Nancy Avenue**

RMA/2014/3030

Rebuild Church Facilities - Historical Reference RMA92027729

Processing complete

Applied 19/11/2014

Decision issued 16/02/2015

Granted 16/02/2015

## **4/271 Innes Road**

RMA/2021/2097

Construct six elderly persons housing units

Processing complete

Applied 06/07/2021

Decision issued 27/09/2021

Granted 27/09/2021

Within scope amendment accepted 13/06/2023

Within scope amendment decision issued 13/06/2023

RMA/2021/2454

Request for encumbrance for older persons' housing units

Processing complete

Applied 28/07/2021

Encumbrance registered 06/09/2021

RMA/2021/3086

Minimum Floor Level Certificate

Processing complete

Applied 17/09/2021

Certificate issued 17/09/2021

RMA/2021/37

Construct four EPH units

Withdrawn

Applied 13/01/2021

RMA/2021/563

Encumbrance for four OPH units

Processing complete

Applied 09/03/2021

Encumbrance registered 15/04/2021

RMA/2022/2076

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Processing complete

Applied 29/03/2023

s223 Certificate issued 05/07/2023

s224 Certificate issued 13/02/2024

Decision issued 28/04/2023

Granted 27/04/2023

## **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