

Land information memorandum here

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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:
3 Raekura Place

LIM number: H10250067

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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

Application details

Date issued 8 July 2026

Date received 2 July 2026

Property details

Property address 3 Raekura Place, Redcliffs, Christchurch

Valuation roll number 22900 53702

Valuation information Capital Value: \$760,000

Land Value: \$525,000

Improvements Value: \$235,000

Please note: these values are intended for Rating purposes

Legal description Lot 6 DP 28142

Existing owner Jack Henry Zarifeh
Pheobe Hope Carswell

3 Raekura Place
Christchurch 8081

Council references

Rate account ID 73054982

LIM number H10250067

Property ID 1043011

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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.

Under Information Privacy Principle 3A (IPP3A) of the Privacy Act 2020, if personal information is collected indirectly (from someone other than the individual concerned), the affected person should be notified. If you are submitting a request on behalf of another individual and providing personal information to Council, please ensure that they are made aware of this prior to submission.

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.

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

- 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 <https://ccc.govt.nz/environment/coast/adapting-to-coastal-hazards/coastalhazards>.

The rate of sea level rise in this area may also be impacted by vertical land movement (a faster rate where land is moving downwards, and a slower rate where land is moving upwards). To find out how your area might be affected go to https://ccc.govt.nz/assets/Documents/Environment/Coast/Canterbury-VLM-and-Implications-for-Future-SLR-2025_FINAL.pdf or for more information go to <https://ccc.govt.nz/assets/Documents/Environment/Coast/Factsheets/VLM-and-sea-level-rise-factsheet-Sep-2025.pdf>

Title of Report: Coastal Hazard Assessment for the Christchurch District: Technical Report

Purpose of report: To assess the extent to which coastal hazards will impact the Christchurch District under various future sea level rise projections

Scope of Report: District-wide

Where or how to access the report:

https://resources.ccc.govt.nz/assets/environment/land/coastalhazards/2021-09-29_CHA_Tech_Report.pdf

Date of report: September 2021

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: Tonkin and Taylor Ltd

Map: <https://gis.ccc.govt.nz/hazard-viewer/>

Title of Report: Co-seismic and post-seismic rates of vertical land movement in the Canterbury Region and implications for future changes in sea level

Purpose of report: To build on the 2023/24 reports, by providing a district-wide analysis, filling key knowledge gaps and utilising a more recent and robust satellite data set.

Scope of Report: The Christchurch District and the coastal zone of the wider Canterbury region.

Where or how to access the report: (link to report or spatial portal)

Date of report: 16th April 2025

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

- Regional Hazard Information: Shoreline Modelling

Future shoreline modelling has not been completed for this area, however Environment Canterbury carries out regular surveying to monitor coastal change. Information on historic coastal change in this area may be available on Environment Canterbury's coastal hazard monitoring webapp at

<https://mapviewer.canterburymaps.govt.nz/?webmap=117b9d3b75cb422da15b9d1b6698c8c3>

(b) Earthquakes

• Liquefaction Assessment

Christchurch City Council holds indicative information about liquefaction hazards for Christchurch. Information, including an interactive web tool, can be found on the Council's website at ccc.govt.nz/liquefaction

Depending on the potential liquefaction hazard of an area that a property is in, the Council may require site-specific investigations before granting future subdivision or building consent for a property.

Title of report: Christchurch liquefaction vulnerability study

Purpose of report: To provide a district-wide liquefaction vulnerability assessment and to provide expected land performance for a range of potential future earthquake and groundwater scenarios. For use in land use planning, subdivision and building consenting

Scope of report: Christchurch urban area from the Waimakariri River mouth to Godley Head, and inland to the Selwyn District boundary

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Environment/Land/CCC-Liquefaction-ReportBody.pdf>

Date of report: July 2020

Name of person/entity that commissioned report: Christchurch City Council

Name of person/entity that prepared the report: Tonkin & Taylor Ltd

Title of Report: Geotechnical information on horizontal land movement due to the Canterbury earthquake sequence

Purpose of report: Background geotechnical information about shallow ground movements as a result of the earthquake sequence

Scope of Report: Christchurch City flat area, excluding Port Hills and Banks Peninsula

Where or how to access the report: <https://www.linz.govt.nz/resources/research/geotechnical-information-horizontal-land-movement-due-canterbury-earthquake-sequence>

Date of report: March 2015

Name of person/entity that commissioned report: Land Information New Zealand

The name of person/entity that prepared the report: Tonkin & Taylor Ltd

• 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

- 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.

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: Site Specific Flood Assessment

A site specific flood hazard assessment may have been completed for the property by Environment Canterbury. The information contained in this assessment may now be outdated. Please contact Environment Canterbury if you would like to request a copy.

- 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

- 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. Council may require site-specific investigations before granting future sub-division or building consent for the property depending on the hazard.

The risk information is based on the following consultant reports on the Port Hills which can be found on Councils website at <https://www.ccc.govt.nz/environment/land/slope-stability/port-hills-gns-reports>. These consultant reports may or may not make reference to information about your individual property.

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Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Maffeys Road
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Maffeys Road site, with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.
Scope of report: Maffeys Road and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-79MaffeysRdFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Quarry Road
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Quarry Road site, with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.
Scope of report: Quarry Road and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-75QuarryRoadFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Cliff Street
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Cliff Street site with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.
Scope of report: Cliff Street and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-73CliffStFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Earth/debris flow risk assessment for Defender Lane
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes from the Defender Lane site with numerical slope-stability modelling to assess the risk to people in dwellings within the assessment area.
Scope of report: Defender Lane and surrounding area
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-67DefenderLaneFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Debris avalanche risk assessment for Richmond Hill
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Richmond Hill site with numerical slope-stability modelling to assess the risk to people in dwellings and users of the assessment area from cliff-collapse hazards (debris avalanches and cliff-top recession).
Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-034RichmondHillFINAL.pdf>
Date of report: August 2014
Name of person/entity that commissioned report: Christchurch City Council
The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Redcliffs
Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes

on the Redcliffs site and uses numerical models of slope stability to assess the risk to people in dwellings and users of Main Road from cliff-collapse hazards (debris avalanches and cliff-top recession).

Scope of Report: Redcliffs

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-78RedcliffsFINAL.pdf>

Date of report: August 2014

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Risk assessment for Deans Head

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Deans Head site, with numerical slope-stability modelling to assess the risk to people in dwellings and users of Main Road from mass movement at the site.

Scope of Report: Deans Head and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-77DeansHeadFINAL.pdf>

Date of report: August 2014

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury Earthquakes 2010/11 Port Hills slope stability: Risk assessment for Clifton Terrace

Purpose of report: This report combines field information collected after the 2010/11 Canterbury earthquakes on the Clifton Terrace mass movement site, with numerical slope-stability modelling to assess the risk to people in dwellings from mass movements. The assessment area also includes an area containing cliff-collapse hazards.

Scope of Report: Clifton Terrace and surrounding area

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2014-76CliftonTerrace.pdf>

Date of report: August 2014

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury Earthquakes 2010/11 Port Hills slope stability: Stage 1 report on the findings from investigations into areas of significant ground damage (mass movements)

Purpose of report: Detailed investigations of previously identified areas of mass movement following the 2010/11 Canterbury earthquakes, in order to assess the nature of the hazard, the frequency of the hazard occurring, and whether the hazard, if it occurs, poses a risk to life, a risk to existing dwellings and/or a risk to critical infrastructure.

Scope of Report: Port Hills

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-317Stage1.pdf>

Date of report: August 2013

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of Report: Canterbury earthquakes 2010/2011 Port Hills slope stability: Geomorphology mapping for rockfall risk assessment

Purpose of report: Geomorphic mapping of near-surface materials and processes present in the Port Hills of Christchurch to provide information as inputs to the rockfall hazard and risk assessments undertaken by GNS.

Scope of Report: Port Hills

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-geomorph721493web-s.pdf>

Date of report: September 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Pilot study for assessing life-safety risk from cliff collapse

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Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of three people from cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports on selected areas where much damage occurred from boulders moved during the 2010/11 Canterbury earthquakes. It specifically presents assessments of the risk to life (death) faced by someone living above or below.

Scope of report: Areas immediately above or below the cliffs at parts of Redcliffs, Shag Rock Reserve (Kinsey Terrace and the non-residential Shag Rock Reserve), Sumner (Wakefield Avenue, Nayland Street, and Richmond Hill Road), and Whitewash Head (Scarborough).

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-pilotlifesafetycliffcollapse12687374web.pdf>

Date of report: March 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills stability: Life-safety risk from cliff collapse in the Port Hills

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people (two from rockfall and three from cliff collapse) in the earthquakes of 22 February 2011. This report is one of a series of reports on areas where much damage occurs. It covers the areas that were not included in the 2012 pilot study report and in which the cliffs meet certain criteria. It presents an assessment of the risk to life faced by someone living above or below cliffs.

Scope of report: Port Hills residential areas above and below steep cliffs not included in the 2012 pilot study (included in the pilot study: areas immediately above or below the cliffs at parts of Redcliffs, Shag Rock Reserve (Kinsey Terrace and the non-residential Shag Rock Reserve), Sumner (Wakefield Avenue, Nayland Street, and Richmond Hill Road), and Whitewash Head (Scarborough).)

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-124-01AUG2013.pdf>

Date of report: May 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope instability: additional assessment of the life-safety risk from rockfalls (boulder rolls)

Purpose of report: Assess the risk to people living in the Port Hills of Christchurch from rockfall (boulder roll).

Scope of report: Port Hills

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/gns-ph-additionalassessmtrockfalls12687628.pdf>

Date of report: September 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Pilot study for assessing life-safety risk from rockfalls (boulder rolls)

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people from rockfall and cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports on selected geographic areas where much damage occurred. It specifically presents assessments of the risk to life (death) faced by someone living below rocky bluffs where life safety is threatened by the hazard of falling debris in the form of isolated boulders rolling and bouncing at high speed for long distances downslope.

Scope of Report: Avoca Valley, Bowenvale, Cashmere, Castle Rock, Heathcote Valley, Hillsborough (Vernon Terrace only), Sumner (Wakefield Avenue and Heberden Avenue areas only), Lyttelton, and Rapaki Bay.

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2011-311-01AUG2013.pdf>

Date of report: March 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

Title of report: Canterbury earthquakes 2010/11 Port Hills slope stability: Life-safety risk from rockfalls

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(boulder rolls) in the Port Hills

Purpose of report: Assess and report on slope instability risk in the Port Hills following the deaths of five people and much property damage from rockfalls and cliff collapse in the earthquakes of 22 February 2011. This report is one of a series of reports which assess the risk to life faced by someone living below rocky bluffs in the Port Hills where life safety is threatened by the hazard of falling debris. This report covers those areas where the life safety hazard is from isolated boulders rolling and bouncing downslope and which were not assessed in Massey et al. (2012, GNS report CR2011/311).

Scope of report: Hillsborough, Richmond Hill Road, McCormacks Bay, Mt Cavendish, Taylors Mistake, Moncks Bay, Cass Bay, Governors Bay, and some areas in Lyttelton (east and west), Bowenvale, Sumner (Wakefield Street and Heberden Ave), Vernon Terrace, and Avoca Valley.

Where or how to access the report: <https://www.ccc.govt.nz/assets/Documents/Environment/Land/CR2012-123-01AUG2013.pdf>

Date of report: May 2012

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: GNS Science

(e) Subsidence

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

(f) Tsunamis

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- 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.

Title of Report: Multiple scenario tsunami modelling for Canterbury, GNS Science Consultancy Report 2018/198 November 2019

Purpose of report: Modelled inundation of the southern Pegasus Bay coast and Lyttelton Harbour in multiple local, regional and distant tsunami scenarios.

Scope of Report: Christchurch coast from Purau to Pines/Kairaki Beach

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3752435>

Date of report: November 2019

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Multiple scenario tsunami modelling for northern Pegasus Bay and northern Banks Peninsula Bays, GNS Science Consultancy Report 2020/136 November 2020

Purpose of report: Modelled inundation of northern Banks Peninsula coast in multiple local, regional and distant tsunami scenarios.

Scope of Report: Banks Peninsula from Godley Head to Le Bons Bay

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3996252>

Date of report: November 2020

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Multiple scenario tsunami modelling for the Selwyn Coastline, Kaitorete Barrier and Akaroa Harbour, GNS Science Consultancy Report 2020/47 November 2020

Purpose of report: Modelled inundation of southern Banks Peninsula coast and Kaitorete Barrier in multiple local, regional and distant tsunami scenarios.

Scope of Report: Banks Peninsula and Kaitorete Barrier, from Le Bons Bay to Taumutu

Where or how to access the report: <https://www.ecan.govt.nz/document/download?uri=3996251>

Date of report: November 2020

Name of person/entity that commissioned report: Environment Canterbury

The name of person/entity that prepared the report: GNS Science

Title of Report: Land Drainage Recovery Programme: Tsunami Study

Purpose of report: Modelled inundation of the Christchurch City coast in 500 and 2500 year return period tsunami scenarios.

Scope of Report: Christchurch City from Waimakariri River Mouth to Taylors Mistake

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Environment/Water/Flooding-Land-Drainage/Tsunami-Study-Final-report-June-19.pdf>

Date of report: February 2018

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: NIWA

Title of Report: Tsunami inundation modelling for Lyttelton and Akaroa Harbours NIWA Client Report No: 2018111CH May 2018

Purpose of report: Modelled inundation of Lyttelton and Akaroa Harbours in a 500 year return period tsunami scenario.

Scope of Report: Lyttelton Harbour from Godley Head to Adderley Head and Akaroa Harbour from Timutimu Head to Akaroa Head

Where or how to access the report: <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/property-information-and-lims/Tsunami-inundation-modelling-for-Lyttelton-and-Akaroa-Harbours-1-500-year-event-from-South-America-NIWA.pdf>

Date of report: May 2018

Name of person/entity that commissioned report: Christchurch City Council

The name of person/entity that prepared the report: NIWA

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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

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.

Related Information

- The council plan shows no public stormwater lateral plotted to this site.
- This property is shown to be served by Christchurch City Council Sewer.
- 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.

Water supply

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

4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2027: \$4,792.35

	Instalment Amount	Date Due
Instalment 1	\$1,198.03	15/09/2026
Instalment 2	\$1,198.03	15/12/2026
Instalment 3	\$1,198.03	15/03/2027
Instalment 4	\$1,198.26	15/06/2027

Rates owing as at 08/07/2026: \$1,198.03

(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.

The building consents recorded in this LIM are only those that the Council has issued or been notified of by a stand-alone BCA. There may be others if a stand-alone BCA has issued consents without notifying the Council.

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/1970/1463 Applied: 24/03/1970 Status: Completed
3 Raekura Place Redcliffs
Permit granted 15/05/1970
Permit issued 15/05/1970
1 UNIT- Historical Reference PER69710711 No information/plans held on property file

(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.
- CDB75051868 02/03/2011 3 Raekura Place

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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 or visit 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.

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

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

- **Regional plan or bylaw**

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

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

(ii) Christchurch District Plan

- **Coastal Environment**

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

- **Sites of Ngai Tahu Cultural Significance**

Property or part of property within the Nga Turanga Tupuna overlay, which is operative.

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

(c) Resource Consents Natural Hazard Information

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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.

Please refer to Section 1 for details

10. Network utility information

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

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

- **None recorded for this property**

11. Other information

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

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

(a) Kerbside waste collection

- Your organics are collected Weekly on Monday. 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 Monday. 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 Monday. 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.

- **Guest Accommodation**

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

- **Community Board**

Property located in Spreydon-Cashmere-Heathcote Community Board.

- **Tsunami Evacuation Zone**

This property is 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 Heathcote 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

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- **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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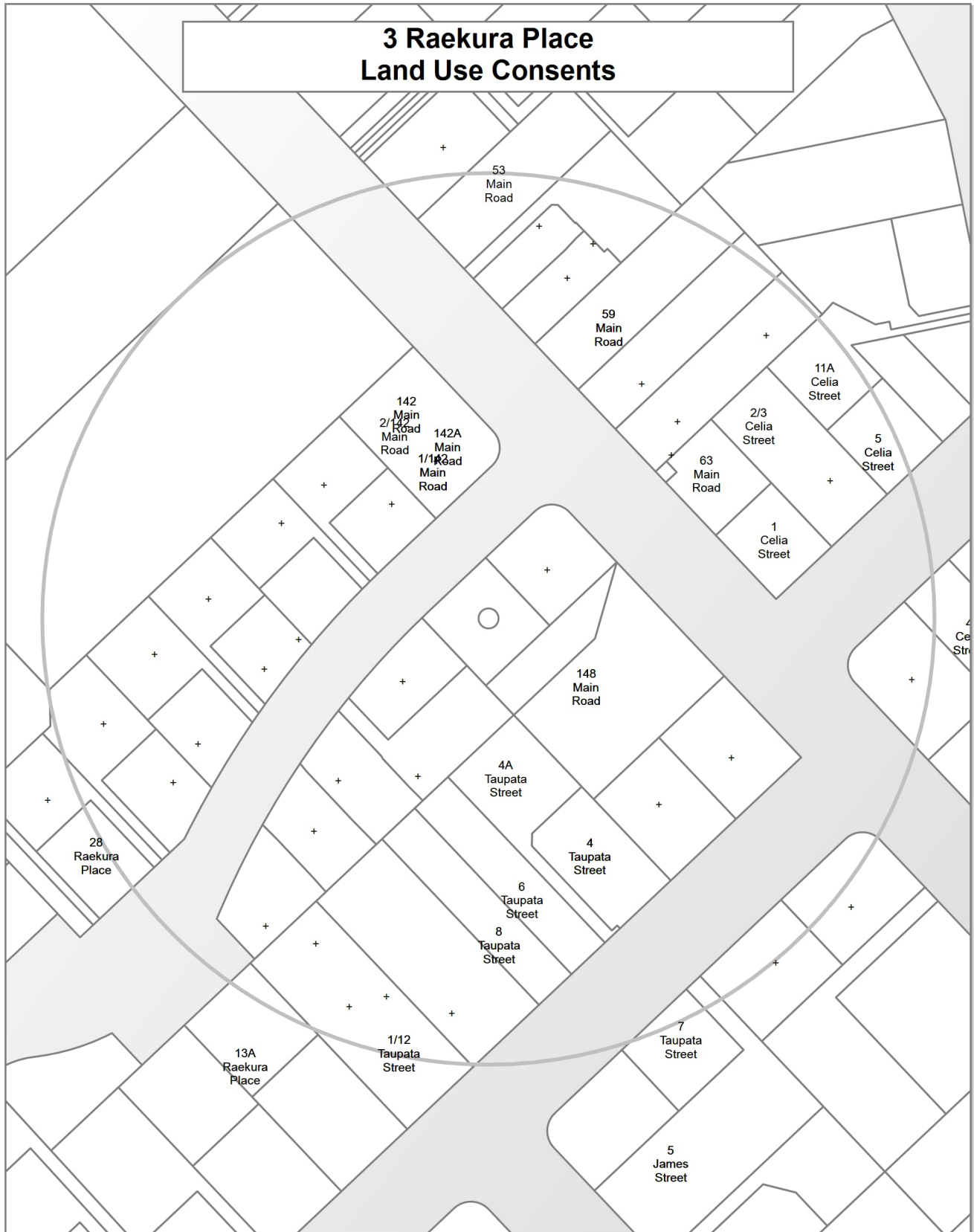
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3 Raekura Place Land Use Consents



**3 Raekura Place
Subdivision Consents**

Approved



Land Use Resource Consents within 100 metres of 3 Raekura Place

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

1 Celia Street

RMA/1984/648

Consent to turn a residential site into a dental surgery, waiving Landscape requirements and one carpark space and on site turning and reduction of setback from street boundary - Historical Reference RES9212896

Processing complete

Applied 13/11/1984

Decision issued 26/11/1984

Granted 26/11/1984

1/12 Taupata Street

RMA/1991/1141

To erect two additional units on a site in the residential 1 zone. - Historical Reference RES9220958

Processing complete

Applied 04/10/1991

Decision issued 31/10/1991

Granted 31/10/1991

RMA/1991/1142

To waive the onsite turning requirement for one carpark. - Historical Reference RES9220960

Processing complete

Applied 18/11/1991

Decision issued 25/11/1991

Granted 25/11/1991

1/142 Main Road

RMA/1969/40

To erect 20 townhouses - Historical Reference RES9204722

Processing complete

Applied 31/10/1969

Granted 17/12/1969

Decision issued 17/12/1969

Granted 17/12/1969

Decision issued 17/12/1969

RMA/2023/2363

Fee simple subdivision - Two lots and associated land use

Consent issued

Applied 11/09/2023

Decision issued 11/10/2023

Granted 10/10/2023

Granted 10/10/2023

Decision issued 11/10/2023

11A Celia Street

RMA/1979/338

Consent to erect a Third unit, detached from the existing double unit dwelling - 1348m2 - Historical Reference RES9212899

Processing complete

Applied 13/12/1979

Decision issued 23/04/1980

Granted 23/04/1980

136 Main Road

RMA/1995/2911

Outline Plan for additional classrooms. - Historical Reference RES955986

Processing complete

Applied 16/11/1995

Decision issued 08/01/1996

Outline plan accepted 08/01/1996

RMA/1999/3528

Outline for Redcliffs School Administration block. - Historical Reference RES992538

Processing complete

Applied 03/09/1999

Decision issued 07/09/1999

Outline plan accepted 07/09/1999

RMA/2000/864

Outline plan for a new classroom at - Historical Reference RMA20001542

Processing complete

Applied 29/03/2000

Decision issued 14/04/2000

Outline plan accepted 12/04/2000

RMA/2001/3100

Outline Plan for a new classroom. - Historical Reference RMA20009033

Processing complete

Applied 18/12/2001

Decision issued 11/02/2002

Outline plan accepted 11/02/2002

RMA/2003/1789

Outline plan for a new classroom at Redcliffs School. - Historical Reference RMA20014092

Processing complete

Applied 14/07/2003

Decision issued 14/08/2003

Outline plan accepted 13/08/2003

RMA/2005/2620

Extension and change of layout of classrooms - Historical Reference RMA20021514

Processing complete

Applied 21/11/2005

Decision issued 16/12/2005

Outline plan accepted 16/12/2005

RMA/2008/1555

Outline plan waiver - Historical Reference RMA92012419

Processing complete

Applied 04/07/2008

Decision issued 29/07/2008

Outline plan accepted 29/07/2008

RMA/2009/1052

Outline plan waiver - Historical Reference RMA92014502

Processing complete

Applied 28/07/2009

Decision issued 04/08/2009

Outline plan accepted 04/08/2009

RMA/2010/1407

OUTLINE PLAN WAIVER APPLICATION - SCHOOL ALTERATION - Historical Reference RMA92016998

Processing complete

Applied 30/09/2010

13A Raekura Place

RMA/2008/1022

Application to erect a single dwelling with an attached garage - Historical Reference RMA92011849

Withdrawn

Applied 20/05/2008

RMA/2023/524

Proposed new single-level residential dwelling

Processing complete

Applied 03/03/2023

Decision issued 22/03/2023

Granted 22/03/2023

142 Main Road

RMA/1969/40

To erect 20 townhouses - Historical Reference RES9204722

Processing complete

Applied 31/10/1969

Decision issued 17/12/1969

Granted 17/12/1969

RMA/2023/2363

Fee simple subdivision - Two lots and associated land use

Consent issued

Applied 11/09/2023

Decision issued 11/10/2023

Granted 10/10/2023

142A Main Road

RMA/1969/40

To erect 20 townhouses - Historical Reference RES9204722

Processing complete

Applied 31/10/1969

Decision issued 17/12/1969

Granted 17/12/1969

RMA/2023/2363

Fee simple subdivision - Two lots and associated land use

Consent issued

Applied 11/09/2023

Decision issued 11/10/2023

Granted 10/10/2023

148 Main Road

RMA/1979/118

To erect a Church and foyer entrance onto an existing hall which is 2.6m from the boundary] - Historical Reference RES9204725

Processing complete

Applied 23/09/1979

Decision issued 15/10/1979

Granted 15/10/1979

RMA/2011/390

Establish temporary office accommodation site specific - Historical Reference RMA92017915

Processing complete

Applied 18/04/2011

Decision issued 26/04/2011

Granted 21/04/2011

2/142 Main Road

RMA/2023/2363

Fee simple subdivision - Two lots and associated land use

Consent issued

Applied 11/09/2023

Decision issued 11/10/2023

Granted 10/10/2023

2/3 Celia Street

RMA/2006/74

Conservatory which intrudes on internal boundary and living area setbacks and recession plane on south west boundary
- Historical Reference RMA20021957

Processing complete

Applied 20/01/2006

Decision issued 17/02/2006

Granted 17/02/2006

28 Raekura Place

RMA/1998/1472

To erect a garage that will exceed the maximum 35% site coverage by 0.2% and intrudes the 4.5m Road boundary setback by 3.6m. - Historical Reference RES981672

Processing complete

Applied 22/06/1998

Decision issued 20/07/1998

Granted 20/07/1998

RMA/2001/2468

Garage within 4.5metres road boundary setback, exceeds 35% site coverage - Historical Reference RMA20008383

Processing complete

Applied 08/10/2001

Decision issued 19/11/2001

Granted 14/11/2001

30 Raekura Place

RMA/1996/421

To erect additions to existing retirement home exceeding the 35% maximum site coverage. (38.66%) - Historical Reference RES960489

Processing complete

Applied 01/03/1996

Decision issued 18/03/1996

Granted 18/03/1996

RMA/1998/2704

To erect extensions to the elderly persons home and exceed the 35% site coverage, intrude the 3m living area window setback and exceed the 550m² area of - Historical Reference RES983091

Processing complete

Applied 17/11/1998

Decision issued 15/12/1998

Granted 15/12/1998

4 Celia Street

RMA/1999/801

Consent to erect a two storey dwelling with a reduced side yard, from 3m to 2.6m - Historical Reference RES9212897

Processing complete

Applied 01/01/1999

Decision issued 25/05/1976

Declined 25/05/1976

RMA/2007/2555

Upper floor deck addition intrudes on boundary setback - Historical Reference RMA92009886

Processing complete

Applied 17/09/2007

Decision issued 15/10/2007

Granted 10/10/2007

4 Taupata Street

RMA/1996/951

To erect a garage within the required 4.5m setback from the road boundary. (3.6m) - Historical Reference RES961114

Processing complete

Applied 13/05/1996

Decision issued 28/05/1996

Granted 28/05/1996

RMA/1999/2178

To reposition the existing garage to 2m from the road boundary. - Historical Reference RES990817

Processing complete

Applied 24/03/1999

Conditions changed/cancelled - s127 22/06/2021

Decision issued 01/04/1999

Granted 01/04/1999

RMA/1999/2365

2 LOT SUBDIVISION WITH VARIOUS NON COMPLIANCES - Historical Reference RES991066

Processing complete

Applied 15/04/1999

Decision issued 21/04/1999

Granted 21/04/1999

4A Taupata Street

RMA/2000/698

Dwelling with attached garage which fails to comply with site coverage, outdoor living space, recession plane and 3m living area window setback. - Historical Reference RMA20001366

Processing complete

Applied 10/03/2000

Decision issued 14/04/2000

Granted 11/04/2000

5 Celia Street

RMA/1998/380

To erect additions to the dwelling and intrude into the 1.8m side yard boundary and recession plane. - Historical Reference RES980326

Processing complete

Applied 05/02/1998

Decision issued 27/02/1998

Granted 27/02/1998

RMA/2000/2743

Garage which intrudes the 4.5m road boundary setback, 5.5m road boundary setback and does not provide for 2 car park spaces on site. - Historical Reference RMA20003502

Processing complete

Applied 02/11/2000

Decision issued 05/12/2000

Granted 01/12/2000

5 James Street

RMA/1992/416

Consent to operate a pre-school facility in an existing dwelling with a reduced side yard setback in the Residential 1 zone. - Historical Reference RES9214835

Processing complete

Applied 28/01/1992

Decision issued 07/04/1993

Granted 07/04/1993

RMA/2002/1439

To increase the existing preschool to 46 pupils and 9 staff. - Historical Reference RMA20010446

Processing complete

Applied 19/06/2002

Decision issued 14/08/2002

Granted 14/08/2002

RMA/2003/1567

Extend the opening hours of the preschool from 7.30am to 7am. - Historical Reference RMA20013863

Processing complete

Applied 18/06/2003

Decision issued 30/07/2003

Granted 29/07/2003

53 Main Road

RMA/2026/1429

Establish three Older Person's Units

On hold - waiting for response from applicant

Applied 04/05/2026

59 Main Road

RMA/2005/2523

Demolish existing house, fill, and construct three elderly persons units - Historical Reference RMA20021413

Withdrawn

Applied 07/11/2005

RMA/2006/1263

Two Elderly Persons Units and garages with site density and outdoor living non compliances - Historical Reference RMA92005313

Processing complete

Applied 06/06/2006

Decision issued 13/10/2006

Granted 13/10/2006

RMA/2021/1964

Discharge of encumbrance - EPH

Processing complete

Applied 25/06/2021

Encumbrance discharged 09/07/2021

RMA/2022/904

Construct dwelling with attached garage

Processing complete

Applied 25/03/2022

Decision issued 19/08/2022

Granted 19/08/2022

6 Taupata Street

RMA/1998/1551

To erect a conservatory within the 3m living area window setback and exceed 20m without a 2.4m step in Plan. - Historical Reference RES981763

Processing complete

Applied 03/07/1998

Decision issued 08/07/1998

Granted 08/07/1998

63 Main Road

RMA/1999/402

To site a dwelling and garage/ workshop with a reduced rear yard of 20 FT. (25ft) - Historical Reference RES9204644

Processing complete

Applied 01/01/1999

Decision issued 18/09/1973

Granted 18/09/1973

7 Taupata Street

RMA/2002/1219

Dwelling addition which intrudes into the 4.5m road boundary setback. - Historical Reference RMA20010216

Processing complete

Applied 28/05/2002

Decision issued 09/07/2002

Granted 08/07/2002

8 Taupata Street

RMA/1987/486

To construct a carport less than 6m from the front boundary - Historical Reference RES9210274

Processing complete

Applied 29/06/1987

Decision issued 23/09/1987

Granted 23/09/1987

RMA/2002/2895

Dwelling addition which exceeds 20m continuous building length. - Historical Reference RMA20011942

Processing complete

Applied 14/11/2002

Decision issued 25/11/2002

Granted 25/11/2002

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