

Land Information Memorandum



Property address:

25 Monaghan Street

LIM number: H03857172

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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 13 May 2024
Date received 1 May 2024

Property details

Property address 25 Monaghan Street, Belfast, Christchurch
Valuation roll number 21915 66205
Valuation information Capital Value: \$770,000
Land Value: \$475,000
Improvements Value: \$295,000
Please note: these values are intended for Rating purposes
Legal description Lot 16 DP 75716
Existing owner Yolande Margaret Hamilton
3 Clearview Street
Wanaka 9305

Council references

Rate account ID 73135058
LIM number H03857172
Property ID 1119740

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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.

Property file service

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

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

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

1. Special features and characteristics of the land

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

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

- **Borelog/Engineer Report Image Available**

Borelog/Engineer Report Image Available

- **Fill**

This property is located in an area known to have been filled. The year the fill occurred is Unknown. The filling was, according to the Council's records carried out in a controlled manner and comprises Unknown Material.

- **Liquefaction Assessment**

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

- **Softground**

Council records show that site contains Soft Ground. Predominant Ground Material: N/A Reason for Assessment: Building Consent Should further buildings be proposed on this site, specific foundation design may be required.

- **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.

Related Information

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

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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 property is shown to be served by sewer and stormwater drains which are shared.
- The Council's records show private sewer and stormwater pipelines passing through the right of way/private lane/driveway of this site.

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3. Drinking Water Supply

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

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

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

Water supply

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

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4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2024: \$3,972.13

	Instalment Amount	Date Due
Instalment 1	\$992.98	31/08/2023
Instalment 2	\$992.98	30/11/2023
Instalment 3	\$992.98	28/02/2024
Instalment 4	\$993.19	31/05/2024

Rates owing as at 13/05/2024: \$993.19

(b) Excess water charges

On 1 October 2022 the Council introduced a new targeted rate for residential households using excess water. As a result, residential property settlements must now ensure all water usage and outstanding debts are accurately accounted for.

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?

When a residential property is sold, an estimate read is used. We expect to make further changes to this process later in 2023. 4 business days are required to process a settlement request. To advise of a residential property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request

For more information about settlements, please phone (03) 941 8999 or visit www.ccc.govt.nz/contact-us

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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.

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

(a) Consents

- BCN/1998/3601 Applied: 27/05/1998 Status: Completed
25 Monaghan Street Belfast
Accepted for processing 27/05/1998
Building consent granted 18/06/1998
Building consent issued 07/09/1998
Code Compliance Certificate Granted 22/04/1999
Code Compliance Certificate Issued 22/04/1999
DWELLING WITH ATTACHED GARAGE- Historical Reference CON98003977
- BCN/2021/6902 Applied: 20/08/2021 Status: Completed
25 Monaghan Street Belfast
Exemption from building consent approved 23/08/2021
Internal Alterations - Bathroom, Laundry to Garage

(b) Certificates

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

(c) Notices

(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

- **Development Constraint**

Council records show there is a specific condition on the use of this site: Standard Foundation Design Required

- **Christchurch International Airport Protection Sfc.**

Property or part of property within the Christchurch International Airport Protection Surfaces 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.

- RMA/1995/4257 - Subdivision Consent
Fee Simple SUBDIVISION - Historical Reference RMA3484
Status: Processing complete
Applied 16/06/1995

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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

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10. Network utility information

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

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

- **None recorded for this property**

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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.

(a) Kerbside waste collection

- Your organics are collected Weekly on Thursday. 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 Thursday. 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 1 collection cycle on a Thursday. 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

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

• Guest Accommodation

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

• Community Board

Property located in Fendalton-Waimairi-Harewood 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 Harewood Electoral Ward

• Listed Land Use Register

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publically available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR. Therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz

• Spatial Query Report

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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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Photogrammetric Surveyors
Advanced Computer Applications
in Surveying and Engineering

Level 5, Transport House
151 Kilmore Street
PO Box 4597
Christchurch, New Zealand
Telephone (03) 379-4014
Fax (03) 365-2449
Email esp@eliotsin.co.nz

Our Ref: 130141

24 June 1997

Enterprise Homes Ltd
PO Box 11059
Sockburn
CHRISTCHURCH

COPY



Dear Sir

Re: Foundation Requirements for Lots 1-19 Kildare Street, Belfast, Christchurch.

We are writing to confirm our foundation requirements for the above lots. A soils investigation for foundation design was carried out on the above site on 10 June 1997.

Testing consisted of penetrometer tests taken towards the front and rear of each section and hand augered holes distributed over the subdivision as shown on the accompanying plan, ref 130141, sheet 20 of 20.

Our investigation revealed that the majority of the site consisted of up to 300mm of topsoil overlying natural fine sands and silts to 1.7m, where the test bores were terminated in sandy gravel. Isolated areas of well compacted fill material, which extended to a maximum 700mm, below ground level were also encountered on the site.

Generally the safe bearing pressures inferred from the Scala penetrometer tests, which extended to approximately 1.4m below ground level, were uniform and in excess of 100kPa, indicating firm bearing conditions. (100kPa is the minimum consistent bearing strength required for standard foundations constructed in accordance with N.Z.S. 3604:1990 'Code of Practice for Light Timber Framed Buildings Not Requiring Specific Design').

However, variable bearing pressures were recorded on Lots 1, 2 and 3 with results varying from 50kPa to 250kPa. This variation is due to the natural ground being softer than the well compacted fill material. For this reason minor foundation upgrading for buildings complying with the provisions of N.Z.S. 3604:1990 will be required to limit the possibility of differential foundation settlement. Standard foundations will be adequate for the remaining Lots 4 to 19 for buildings complying with the provisions of N.Z.S. 4604:1990.

The foundations for buildings on Lots 1, 2 and 3, complying with the provisions of N.Z.S. 3604:1990 'Code of Practice for Light Timber Framed Buildings Not Requiring Specific Design', should comply with the requirements of N.Z.S. 3604:1990 but with the following amendments -

Directors:

Marion D. Sinclair B.E. B.Sc. M.I.P.E.N.Z. M.N.Z.I.S. M.P.L.E.I.N.Z. Reg. Eng. Reg. Surv.
Bruce E. Sinclair B.Sc. M.N.Z.I.S. M.P.L.E.I.N.Z. Reg. Surv.
Maurice W. Perwick Dip. Surv. M.N.Z.I.S. Reg. Surv.
Mark A. Allan B. Surv. N.Z.C.L.S. M.N.Z.I.S. Reg. Surv.
John des C. Brouard B.E. M.I.P.E.N.Z. Reg. Eng.

Associates:

Sylvia M. Butters B. Surv. M.N.Z.I.S. Reg. Surv.
Roy E. Garside Dip. Surv. M.N.Z.I.S. Reg. Surv.
Warren J. Haynes B. Surv. M.N.Z.I.S. Reg. Surv.
Ken G. Burrows N.Z.C.D. A.N.Z.I.S.

a) Single Storey Buildings - Light weight wall cladding and light or heavy roof.

- (i) The perimeter foundation should be at least 250mm wide at the base and reinforced with two D16 rods, 1 top and 1 bottom, with R6 links at 600mm centres.
- (ii) The perimeter foundation beam should be at least 450mm deep overall, measured from the underside of the floor slab to the base of the foundation and free from holes for vents etc. over this depth.
- (iii) The perimeter foundation for a house with a concrete floor slab should be tied into the floor slab with D10 'L' bars at 600mm centres extending 600mm into the slab and 350mm into the foundation. If the floor slab is reinforced with mesh then the slab ties need only lap a minimum of 300mm with the mesh.
- (iv) Concentrations of weight in buildings should be avoided. Specific foundation design will be required where significant weight is concentrated, e.g. support to beam carrying heavy weight roof.

b) Single Storey Buildings - Heavy wall cladding and light or heavy roof.

- (i) The foundation requirements should be listed above for (a) but with the perimeter foundation widened to 300mm at the base.

c) Two Storey Buildings

All two storey buildings will require foundations to be designed by a suitably qualified person.

2. Buildings outside the scope of N.Z.S. 3604 will require specific foundation design.

Please find enclosed for your information a copy of the site investigation records.

Yours faithfully

ELIOT SINCLAIR & PARTNERS LTD.



Marton Sinclair

grk:feb

Encl:
130141.17

c.c. Christchurch City Council
Attn: Mr. E R Harris
(Development Control Engineer)



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Level 5, Transport House, 151 Kilmore St.
 PO Box 4597, Christchurch N.Z.
 Ph. (03) 379-4014 Fax. (03) 365-2449

Job Number
130141

Date Tested
10/06/97

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SITE INVESTIGATION RECORD

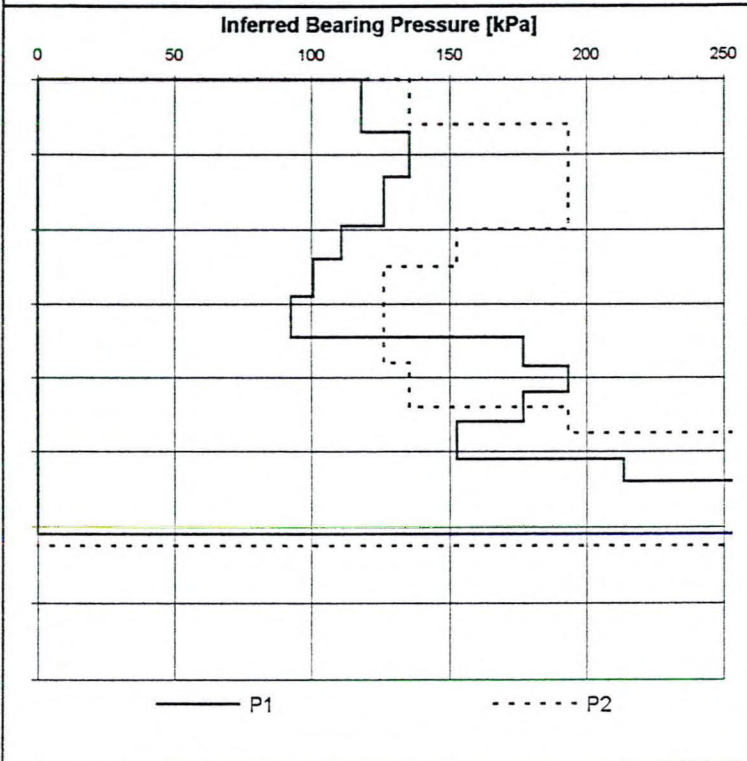
D.P.
 75716

Client
Enterprise Homes Ltd

Site
Kildare Street Subdivision, Belfast

Lot
16

SCALA PENETROMETER TESTS



DEPTH

[m]
 G.L.
 0.2
 0.4
 0.6
 0.8
 1.0
 1.2
 1.4
 1.6
 1.8
 2.0
 2.2
 2.4
 2.6
 2.8
 3.0
 3.2
 3.4
 3.6
 3.8
 4.0

BORE LOGS

Hand Auger	Machine Auger	Test Pit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SANDY TOPSOIL		
LIGHT BROWN SAND (FILL)		
LIGHT BROWN SAND WITH ROOTS (NATURAL)		
SANDY GRAVEL (NATURAL)		
← UNABLE TO PENETRATE FURTHER		
<u>1000 STOP</u>		

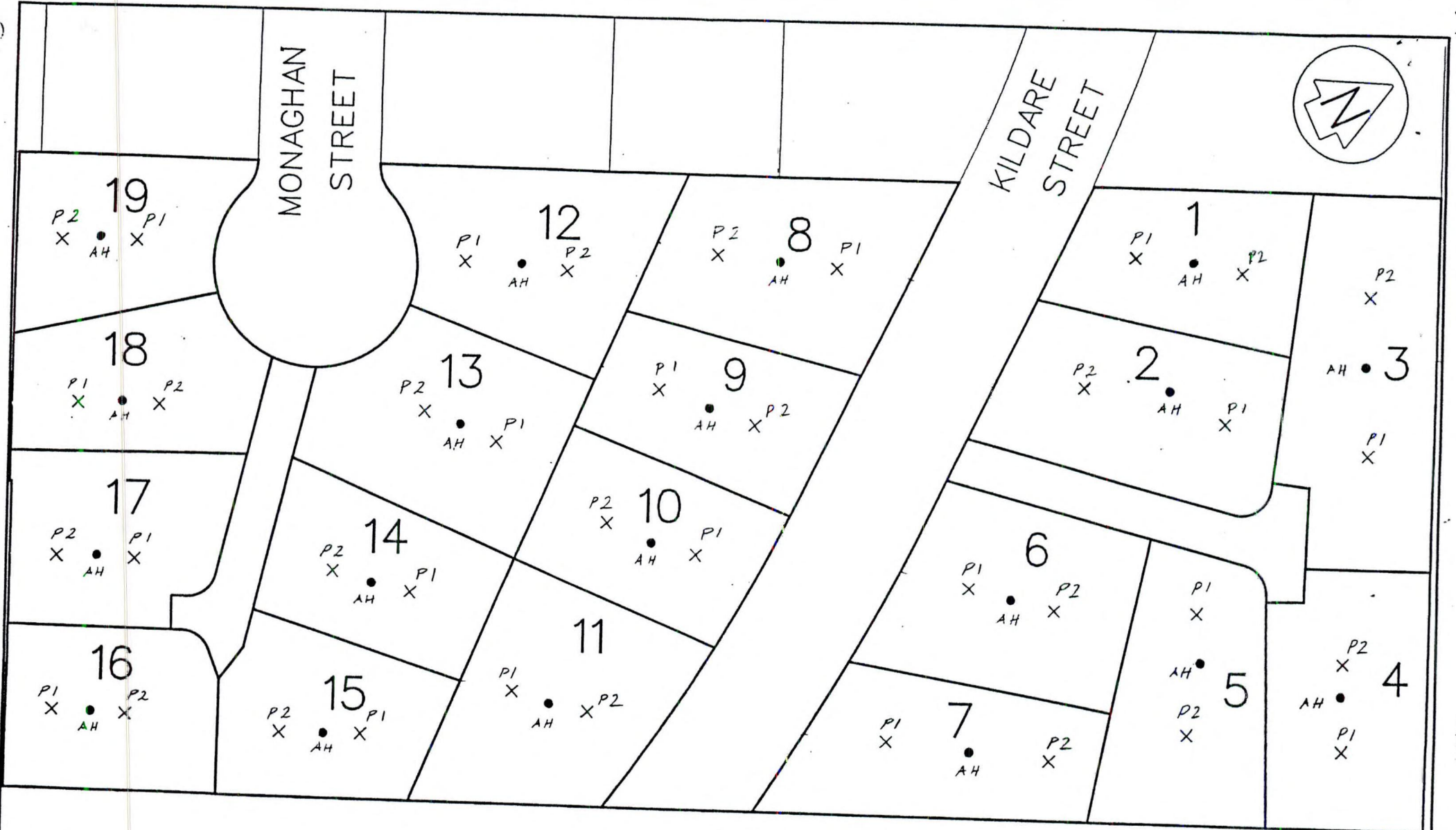
SITE PLAN

North

SEE PLAN ATTACHED
 (SHEET 20)

COMMENTS

[Signature]
 Registered Engineer Date: 24/6/97



Copyright of this drawing vested in Eliot Sinclair & Partners Ltd.

KEY
 X P PENETROMETER
 ● AH AUGER HOLE

Scale: 1:500	Date: 24/6/97
origin of levels	designed
	drawn GRK
	checked
	comp.
datum	

KILDARE STREET SUBDIVISION TEST LOCATIONS

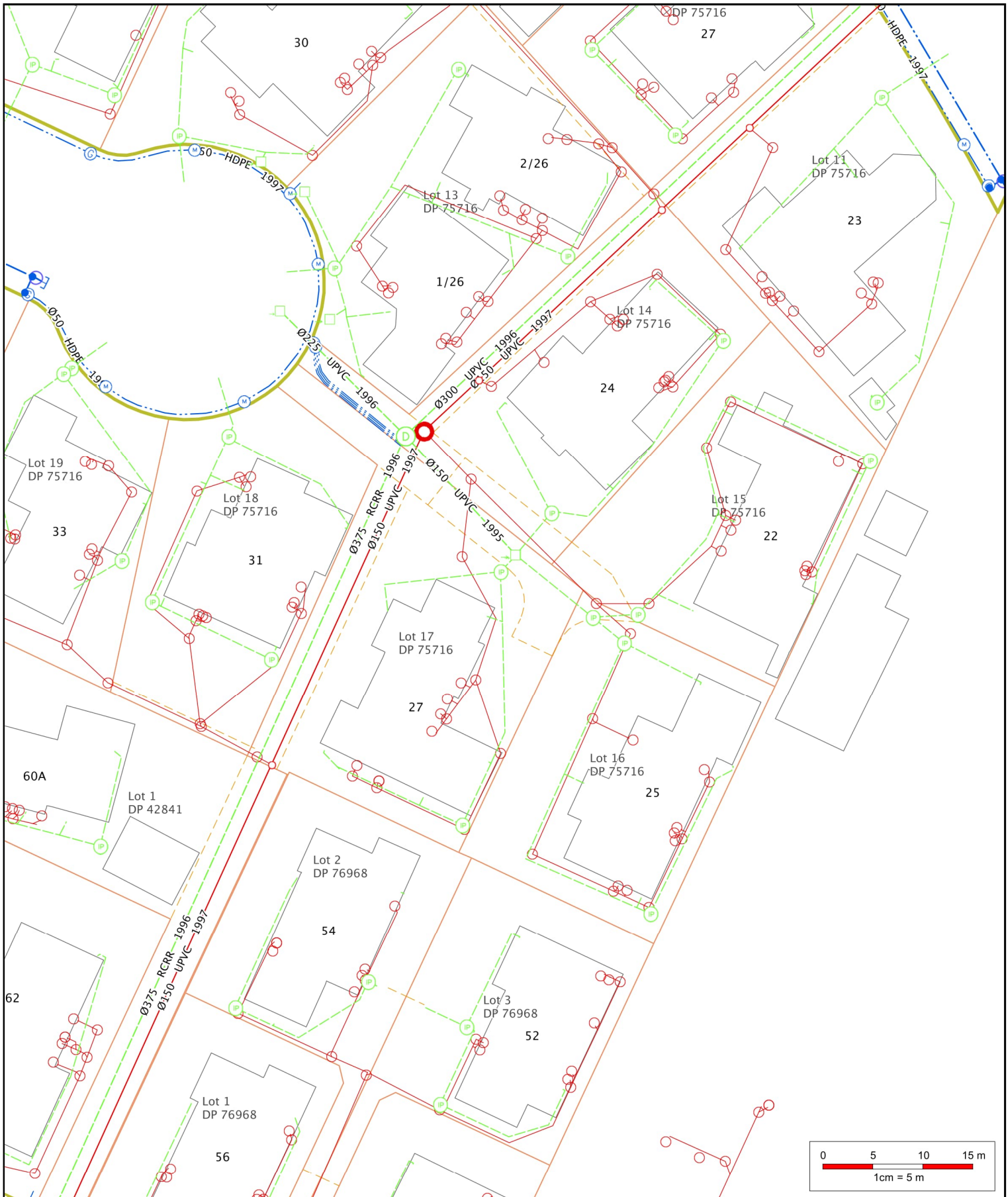


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Drawing No.
130141



























































































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Sheet 20 of 20 rev.




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 ph: 941-8300 fax: 941-8385
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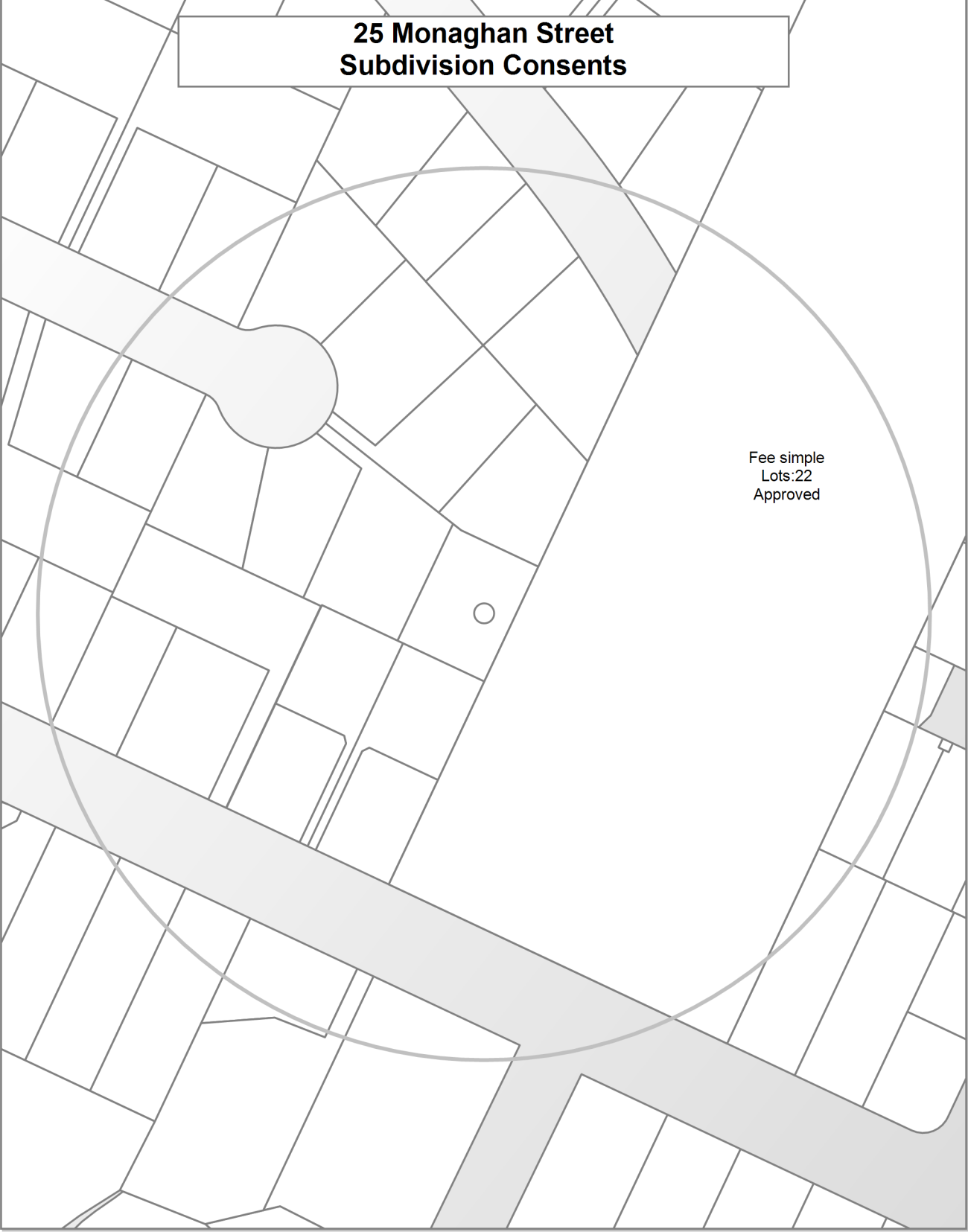
Private Drainage		Water Intake/Supply	Wastewater	Wastewater	Stormwater	Stormwater
Standard Infrastructure  Bio Gas  Condensate Trap  End Cap  Inlet  Outlet  Valve  Main  Cable		Water Intake/Supply  Connector  Bellows  Connector  Hydrant  Inlet  Meter  Outlet  Pump  Restrictor  Valve  Air Release  Butterfly  Flow restriction  Gate  Pressure Activated  Sluice  Vaive  Reservoir  Structure  Lateral  Main  Sub Main	Wastewater  End Cap  Valve  Air Gap Separator  Vent  Eye  Eye (Vertical)  Outfall  Pump  Junction  Access  Flush Manhole  Inspection Point  Standard Manhole  Trap  Vented Manhole  Lateral  Main  Pressure Main	Wastewater  Lateral Fitting Local Pressure  Control Panel  Boundary Kit  Tank System  Site  Vacuum Chamber  Vacuum Breather Stormwater  Bend  Change  Eye  Flow Restriction  Inlet  Dome Sump  Double Sump  Gross Debris Trap	Stormwater  Inlet  Inlet Headwall  Pipe End  Silt Trap  Single Sump  Soak Pit  Triple Sump  Junction  Standard Manhole  Outlet  Pump  Structure  Basin  Lateral  Main  Lateral Fitting  Double Sump	Stormwater  Lateral Fitting  Single Sump  Soak Pit  Inspection point  Manhole All services  Pipe Protection  -a- Abandoned  -p- Proposed  -os- Out of service Landbase  Easement

25 Monaghan Street Land Use Consents



**25 Monaghan Street
Subdivision Consents**

Fee simple
Lots:22
Approved



Land Use Resource Consents within 100 metres of 25 Monaghan Street

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

1/26 Monaghan Street

RMA/2008/2009

Dwelling Addition - Historical Reference RMA92012897

Processing complete

Applied 30/09/2008

Decision issued 07/10/2008

Granted 06/10/2008

1/37 Englefield Road

RMA/2002/421

To erect additions to an existing dwelling that intrude the internal boundary setback. - Historical Reference RMA20009395

Processing complete

Applied 18/02/2002

Decision issued 07/03/2002

Granted 05/03/2002

10 Kildare Street

RMA/2022/1565

Subdivision - Fee Simple - 22 lots, 1 Local purpose (stormwater reserve), 1 road to vest, 4 access lots and earthworks - Stage 2

Consent issued

Applied 18/05/2022

Conditions changed/cancelled - s127 06/03/2024

Decision issued 07/08/2023

Engineering plan stage 2 accepted 24/10/2023

Granted 07/08/2023

11 Kildare Street

RMA/2022/1565

Subdivision - Fee Simple - 22 lots, 1 Local purpose (stormwater reserve), 1 road to vest, 4 access lots and earthworks - Stage 2

Consent issued

Applied 18/05/2022

Conditions changed/cancelled - s127 06/03/2024

Decision issued 07/08/2023

Engineering plan stage 2 accepted 24/10/2023

Granted 07/08/2023

RMA/2024/755

Construct a new residential dwelling with attached garage on Lots 12, 13 and 14

On hold - waiting for response from applicant

Applied 21/03/2024

13 Kildare Street

RMA/2022/1565

Subdivision - Fee Simple - 22 lots, 1 Local purpose (stormwater reserve), 1 road to vest, 4 access lots and earthworks - Stage 2

Consent issued

Applied 18/05/2022

Conditions changed/cancelled - s127 06/03/2024

Decision issued 07/08/2023

Engineering plan stage 2 accepted 24/10/2023

Granted 07/08/2023

RMA/2024/755

Construct a new residential dwelling with attached garage on Lots 12, 13 and 14

On hold - waiting for response from applicant

Applied 21/03/2024

14 Kildare Street

RMA/2022/1565

Subdivision - Fee Simple - 22 lots, 1 Local purpose (stormwater reserve), 1 road to vest, 4 access lots and earthworks - Stage 2

Consent issued

Applied 18/05/2022

Conditions changed/cancelled - s127 06/03/2024

Decision issued 07/08/2023

Engineering plan stage 2 accepted 24/10/2023

Granted 07/08/2023

15 Kildare Street

RMA/2022/1565

Subdivision - Fee Simple - 22 lots, 1 Local purpose (stormwater reserve), 1 road to vest, 4 access lots and earthworks - Stage 2

Consent issued

Applied 18/05/2022

Conditions changed/cancelled - s127 06/03/2024

Decision issued 07/08/2023

Engineering plan stage 2 accepted 24/10/2023

Granted 07/08/2023

RMA/2024/755

Construct a new residential dwelling with attached garage on Lots 12, 13 and 14

On hold - waiting for response from applicant

Applied 21/03/2024

30R Englefield Road

RMA/2022/1565

Subdivision - Fee Simple - 22 lots, 1 Local purpose (stormwater reserve), 1 road to vest, 4 access lots and earthworks - Stage 2

Consent issued

Applied 18/05/2022

Conditions changed/cancelled - s127 06/03/2024

Decision issued 07/08/2023

Engineering plan stage 2 accepted 24/10/2023

Granted 07/08/2023

4 Kildare Street

RMA/1992/729

Erect a dwelling addition penetrating recession plane by 1m (gable end). Neighbours consent - Historical Reference RES9217781

Processing complete

Applied 07/01/1992

Decision issued 23/01/1992

Granted 23/01/1992

46 Englefield Road

RMA/2022/1565

Subdivision - Fee Simple - 22 lots, 1 Local purpose (stormwater reserve), 1 road to vest, 4 access lots and earthworks - Stage 2

Consent issued

Applied 18/05/2022

Conditions changed/cancelled - s127 06/03/2024

Decision issued 07/08/2023

Engineering plan stage 2 accepted 24/10/2023

Granted 07/08/2023

RMA/2022/2242

Construct a dwelling with attached garage - Lot 4

Processing complete

Applied 08/07/2022

Decision issued 09/08/2022

Granted 09/08/2022

RMA/2023/3325

Subdivision - Fee Simple - 5 Lots with land use

Withdrawn

Applied 20/12/2023

RMA/2024/142

Construct nine dwellings with attached garages - Lots 1, 2, 3, 5, 6, 7 8 9 and 11

Processing complete

Applied 24/01/2024

Decision issued 16/02/2024

Granted 16/02/2024

RMA/2024/755

Construct a new residential dwelling with attached garage on Lots 12, 13 and 14

On hold - waiting for response from applicant

Applied 21/03/2024

5 Kildare Street

RMA/1986/607

Consent to erect a dwelling which intrudes into the recession plane by 250mm. - Historical Reference RES9211335

Processing complete

Applied 01/07/1986

Decision issued 01/08/1986

Granted 01/08/1986

RMA/1986/608

Consent to erect a house and attached garage 3.2m from road boundary in lieu of 4.5m, also for garage to be 1m from a M.E.D. kiosk in lieu of 1.8m. - Historical Reference RES9211336

Processing complete

Applied 08/04/1986

Decision issued 16/04/1986

Granted 16/04/1986

54 Englefield Road

RMA/1997/1909

A 4 Lot subdivision which does not comply with site areas under the Waimairi and average site areas under both plans. - Historical Reference RES972159

Processing complete

Applied 12/08/1997

Decision issued 15/08/1997

Granted 15/08/1997

RMA/1997/2337

A dispensation in regards to the turning area under the Proposed City Plan. - Historical Reference RES972679

Processing complete

Applied 25/09/1997

Decision issued 26/09/1997

Granted 26/09/1997

RMA/1997/986

To erect 4 residential units on a site and to locate the garages of units 1 and 3 within the 4.5m street setback. - Historical Reference RES971044

Processing complete

Applied 29/04/1997

Decision issued 07/05/1997

Granted 07/05/1997

55 Englefield Road

RMA/2005/591

Relocate stormwater culvert adjacent to Kaputone Stream . - Historical Reference RMA20019428

Processing complete

Applied 09/03/2005

Decision issued 27/05/2005

Granted 27/05/2005

RMA/2005/880

Erect a four bedroom single storey dwelling with attached garage. - Historical Reference RMA20019724

Processing complete

Applied 14/04/2005

Decision issued 27/04/2005

Granted 27/04/2005

6 Kildare Street

RMA/2022/1565

Subdivision - Fee Simple - 22 lots, 1 Local purpose (stormwater reserve), 1 road to vest, 4 access lots and earthworks - Stage 2

Consent issued

Applied 18/05/2022

Conditions changed/cancelled - s127 06/03/2024

Decision issued 07/08/2023

Engineering plan stage 2 accepted 24/10/2023

Granted 07/08/2023

61 Englefield Road

RMA/1987/748

Addition to the existing second storey of dwelling intruding into the 45deg recession plane. Neighbours consent - Historical Reference RES9215580

Processing complete

Applied 02/03/1987

Decision issued 04/03/1987

Granted 04/03/1987

66 Englefield Road

RMA/1983/615

Erect a garage 2.5m from road boundary. Neighbours consent - Historical Reference RES9215582

Processing complete

Applied 07/10/1983

Decision issued 25/01/1984

Granted 25/01/1984

7 Kildare Street

RMA/2022/1565

Subdivision - Fee Simple - 22 lots, 1 Local purpose (stormwater reserve), 1 road to vest, 4 access lots and earthworks - Stage 2

Consent issued

Applied 18/05/2022

Conditions changed/cancelled - s127 06/03/2024

Decision issued 07/08/2023

Engineering plan stage 2 accepted 24/10/2023

Granted 07/08/2023

8 Kildare Street

RMA/2022/1565

Subdivision - Fee Simple - 22 lots, 1 Local purpose (stormwater reserve), 1 road to vest, 4 access lots and earthworks - Stage 2

Consent issued

Applied 18/05/2022

Conditions changed/cancelled - s127 06/03/2024

Decision issued 07/08/2023

Engineering plan stage 2 accepted 24/10/2023

Granted 07/08/2023

9 Kildare Street

RMA/2022/1565

Subdivision - Fee Simple - 22 lots, 1 Local purpose (stormwater reserve), 1 road to vest, 4 access lots and earthworks - Stage 2

Consent issued

Applied 18/05/2022

Conditions changed/cancelled - s127 06/03/2024

Decision issued 07/08/2023

Engineering plan stage 2 accepted 24/10/2023

Granted 07/08/2023

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