

Land Information Memorandum



Property address:

50 Wyon Street

LIM number: H08862116

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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 6 June 2025
Date received 26 May 2025

Property details

Property address 50 Wyon Street, North Linwood, Christchurch
Valuation roll number 22410 20600
Valuation information Capital Value: \$690,000
Land Value: \$410,000
Improvements Value: \$280,000
Please note: these values are intended for Rating purposes
Legal description Lot 19 DP 2407
Existing owner Aram Daniel Raof-Karim
50 Wyon Street
Christchurch 8062

Council references

Rate account ID 73095523
LIM number H08862116
Property ID 1083287

Property address:

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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.

- **Coastal Hazard Inundation**

The Council has a report, Coastal Hazard Assessment for Christchurch and Banks Peninsula (2017), that indicates this property or part of this property may be susceptible to coastal inundation (flooding by the sea). The 2017 report considers four sea level rise scenarios through to the year 2120. A copy of the 2017 report and other coastal hazard information can be found at www.ccc.govt.nz/coastalhazards.

- **Predicted 1 in 50 Year Flood Extent**

This property, or parts of this property are predicted to be within the extent of a 1 in 50 year flood event. For new developments a minimum finished floor level may be required for flood limitation purposes under the Building Code. For more information please refer to (<https://ccc.govt.nz/floorlevelmap>) or phone 941 8999.

- **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.

- **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.

- **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

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

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 30/06/2025: \$3,970.13

	Instalment Amount	Date Due
Instalment 1	\$992.49	15/09/2024
Instalment 2	\$992.49	15/12/2024
Instalment 3	\$992.49	15/03/2025
Instalment 4	\$992.66	15/06/2025

Rates owing as at 06/06/2025: \$0.00

(b) Excess Water Rates

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

(c) Final water meter reading required at settlement?

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

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

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

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

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

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

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

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

(a) Consents

- BCN/1978/847 Applied: 02/03/1978 Status: Completed
50 Wyon Street North Linwood
Permit granted 22/03/1978
Permit issued 22/03/1978
RE-ROOF- Historical Reference PER77030485
- BCN/2013/1635 Applied: 20/03/2013 Status: Lapsed
50 Wyon Street North Linwood
Accepted for processing 20/03/2013
Building consent granted 07/05/2013
Building consent issued 09/05/2013
PIM Granted 09/05/2013
PIM Issued 09/05/2013
Building consent lapsed 09/05/2014
DWELLING ALTERATION: ADDITIONAL INTERNAL BRACING ELEMENTS- Historical Reference ABA10123492
- BCN/2013/11112 Applied: 10/12/2013 Status: Completed
50 Wyon Street North Linwood
Accepted for processing 18/12/2013
PIM Granted 20/12/2013
PIM Issued 20/12/2013
Building consent granted 13/02/2014
Building consent issued 20/02/2014
Code Compliance Certificate Issued 07/11/2014
EQ rebuild of dwelling with attached garage

(b) Certificates

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

(c) Notices

(d) Orders

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(e) Requisitions

Related Information

- Please find an electrical certificate/s attached relating to works that have been carried out on the current building/dwelling at this address.

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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.

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).

- **Waterway Provisions for Other Councils**

A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.

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

(ii) Christchurch District Plan

- **Precinct**

Property or part of property within the Town Centre Intensification Precinct precinct, which has been publicly notified

- **Qualifying Matter**

Property or part of property within the Water body Setback qualifying matter, which has been publicly notified

- **Liquefaction Management Area (LMA)**

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

- **Waterway Provisions**

This property or part of this property is close to at least one waterway. It may be within the setback for a Network Waterway. Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules. Rules associated with this waterway are operative under the District Plan.

- **District Plan Zone**

Property or part of property within the High density residential zone, which has been publicly notified.

- **District Plan Zone**

Property or part of property within the High density residential zone, which is operative.

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- **Flood Management Area**

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

(b) Resource consents

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

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

(b) Other

• Floor Levels Information

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 Coastal-Burwood-Linwood Community Board.

• Tsunami Evacuation Zone

This property is in the yellow tsunami evacuation zone. It could potentially be flooded only in a large distant source tsunami. Evacuation is not necessary after a long or strong earthquake. Evacuation is only necessary under an official Civil Defence Tsunami Warning to evacuate the yellow zone. Tsunami sirens should prompt turning on the radio or visiting <https://ccc.govt.nz/services/civil-defence>. Stay out of the zone until told it is safe to go back. For more information visit <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

• Electoral Ward

Property located in Linwood 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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- Buildings

StreetAddress

WwAccess

Standard Manhole

Vented Manhole

WwEye

Eye

WwLateralFitting

Lateral Fitting

WwPipeFlowDirection

WwPipeBlockageCount

NumberOfBlockages

WwPipe

NominalDiameter

WwPipe (non-gravity)

NominalDiameter

WwLateral (non CCC)

WwLateral (non CCC)

SwAccess

SwInlet

SwFitting

Change

Junction

Junction

SwPipeFlowDirection

SwLateralFitting

Inspection Point

SwPipe

NominalDiameter

Diameter is 450mm or smaller

Diameter is greater than 750mm

SwPipe (non CCC)

In Service

SwLateral (non CCC)

In Service

VsValve

Sluice

WsHydrant

WsConnection

Meter

WsPipeRestraint

WsFitting

End Cap

Connector

Connector

Connector

SwPipe

NominalDiameter

Diameter is 110mm or smaller

WsLateral

RatingUnit
- 0
- 0.00175
- 0.0035
- 0.007
- 0.0105
- 0.014

km

N

Date:

6/06/2025 4:36 PM

Scale:

1: 350 on A4

Accuracy not guaranteed. Onsite verification required.

Display of data scale dependant.

Client selected legend.

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McKAY MOORE DRAINAGE LTD

REGISTERED DRAINLAYERS

MOBILE: 027 327 5971

DRAINAGE PICKUP

Address: 50 WYON ST

Date: 8/8/14

Drainlayer: Mark Moore 17648

Inspector:

CONSENT NUMBER

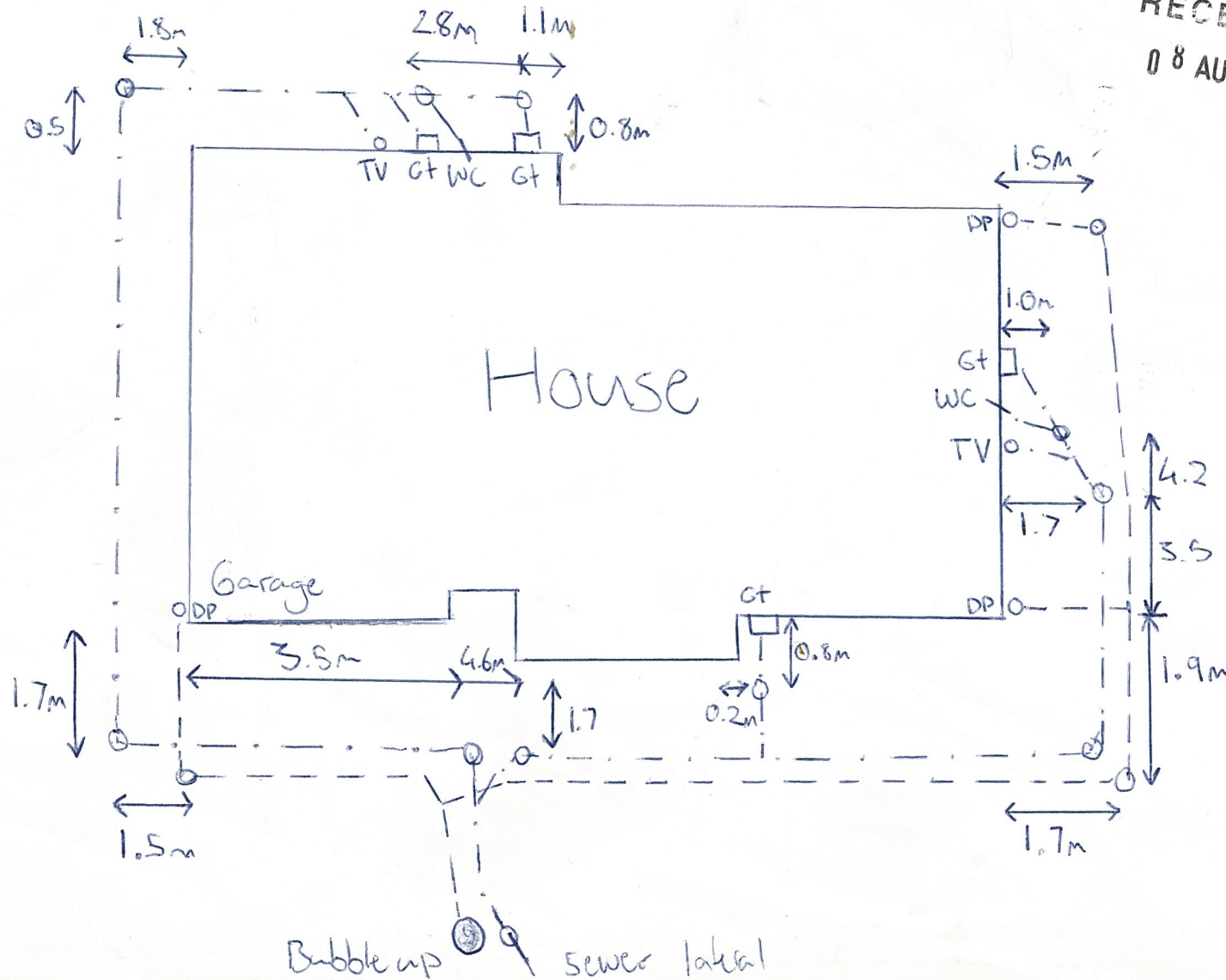
2013/1112

0422

Sewer 1:100 ———
Storm Water 1:110 ———

RECEIVED

08 AUG 2014



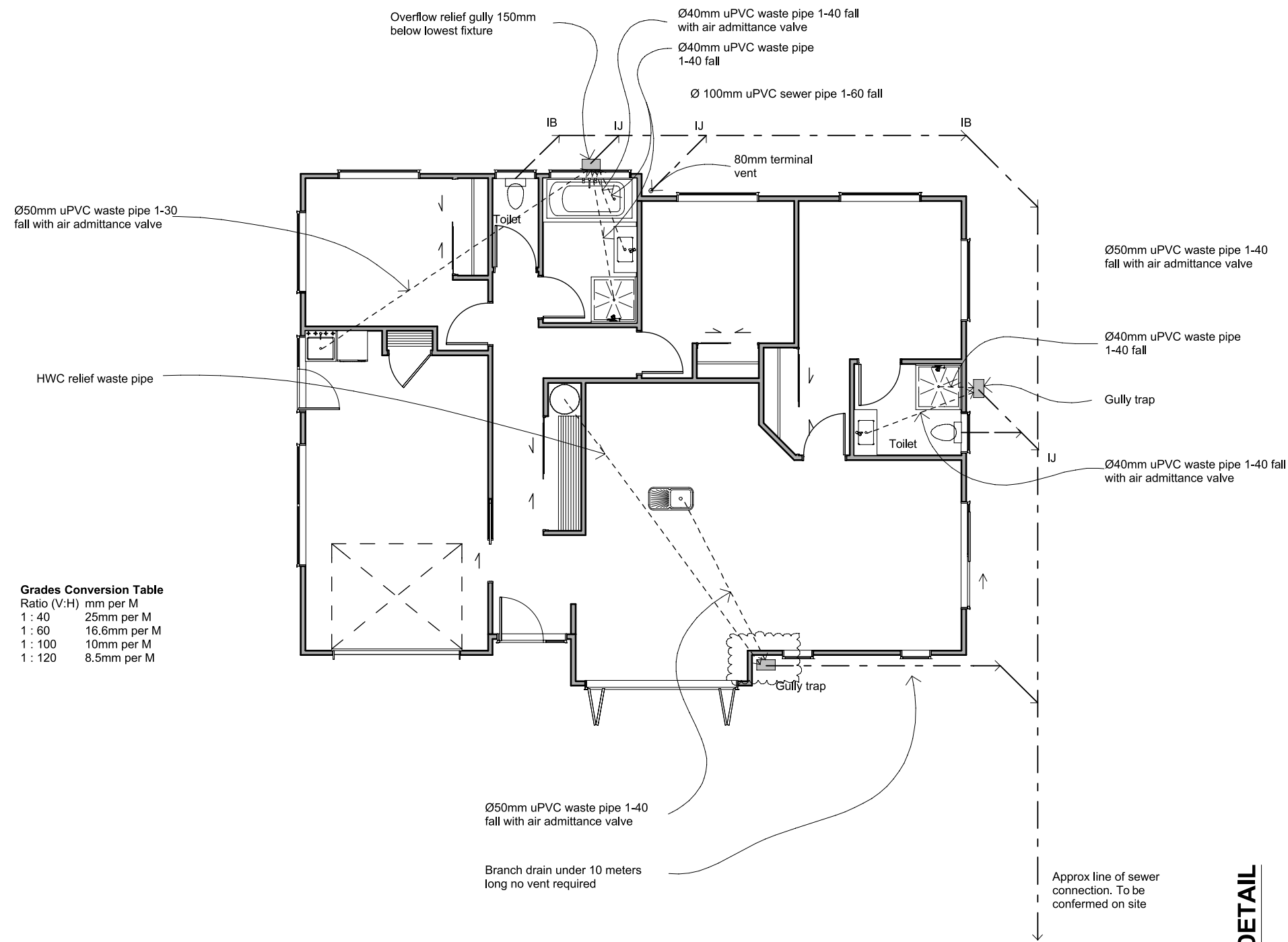
6 Moncur Place
PO Box 79009
Avonhead 8446
Addington, Christchurch
PHONE: (03)338-5812
FAX: (03)338-5814
www.jennian.co.nz

Jennian
HOMES
Your personality Our expertise

GRAHAM & ARNESEN
50 Wyon Street
Linwood
Christchurch

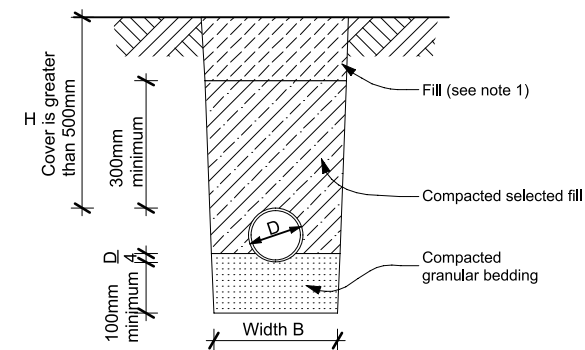
PLUMBING PLAN	PROJECT #:	13-144
	SCALE:	1:100, 1:10
	DRAWN BY:	AP
	ISSUED:	24/01/2014
SHEET	C2-05	

All Dimensions and Levels
are to be checked by
contractor before
commencement of
work. Contractor to report
any discrepancy.



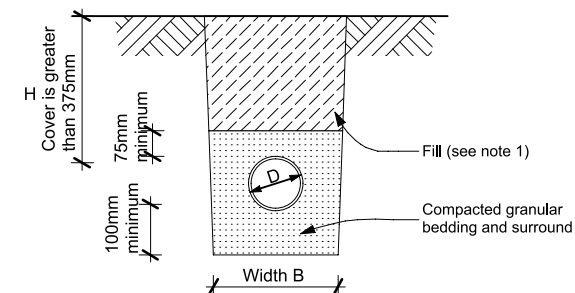
Grades Conversion Table

Ratio (V:H)	mm per M
1 : 40	25mm per M
1 : 60	16.6mm per M
1 : 100	10mm per M
1 : 120	8.5mm per M

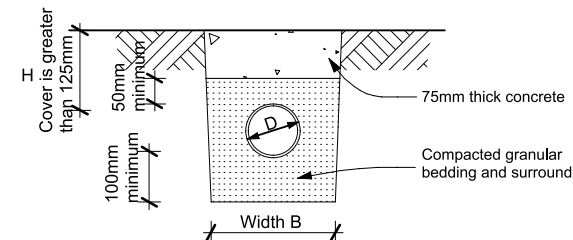


(a) Bedding type 'B' of NZS 7643
Cover greater than 375mm

Christchurch City Council
Approved Consent Plan
BCN/2013/11112
SB
Page 5 of 20
11/02/2014

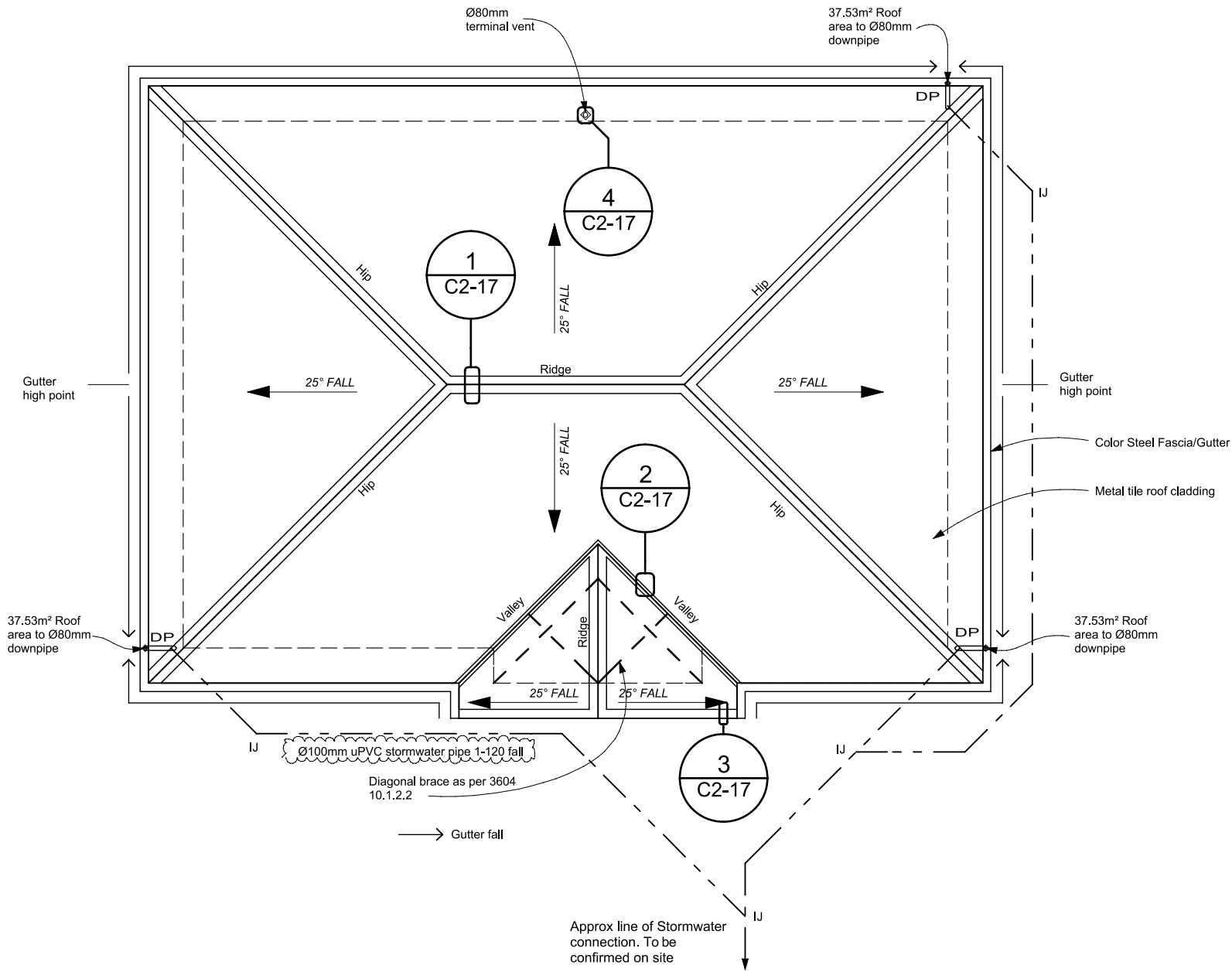


(b) Bedding type 'D' of NZS 7643
Cover greater than 375mm



(c) Cover between 125mm and 375mm

NOTE:
1. Fill shall be:
-Ordinary fill where drains are located below gardens and open country.
-Compacted selected fill where the drains are located below residential driveways and similar areas subject to light traffic.





Compliance and Electrical Safety Certificate

This form has been issued by the Electrical Workers Registration Board



Safety • Competency

Unique ID: _____

This form has been designed to be used by licensed electrical workers to certify low voltage installations or part installations that comply with Part 2 of AS/NZS 3000 and are safe to be connected to a 230/400 volt multiple earth neutral (MEN) system of electrical supply.

(1) Location of installation

Address: 50 Lygon St (Linwood)

(2) Customer Information

Name: ARNOLD

Postal Address: AS ABOVE

Phone and Email: _____

(3) Electrical Worker Information

Name: CRISTIAN FULCK Registration/Practising Licence Number: E2936

Organisation: ELI DREGE LTD Telephone Number: 3522780

Email: info@elidrege.co.nz

Name of person(s) being supervised: _____

(4) Work Details

The work is (circle): **additions** | alterations | new work

The prescribed electrical work is: ☐ High Risk ☒ General ☐ Low Risk ☐ The homeowner has undertaken part of the electrical installation work.

Indicate the number of each item installed or altered:

Number of lighting outlets: _____ Install 1x 15A 240V

Number of socket outlets: _____ 1x 10A 240V

Number of ranges: _____

Number of water heaters: _____

Other Work?

Tick (✓) if work includes:

- ☐ Mains
☒ MEN switchboard closest to point of supply
☐ Main Earthing System
☐ Electric Lines

(5) Certification of Work

I certify that the completed prescribed electrical work to which this certificate applies, has been done lawfully and safely and the information in the certificate is correct in that the installation, or part of the installation:

- ☒ has been installed in accordance with a certified design
☒ has an earthing system that is correctly rated
☐ contains fittings which are safe to connect to a power supply
☒ relies on supplier's Declaration of Conformity (attach or reference¹)
☒ relies on manufacturer's instructions (attach or reference¹)
☒ has been satisfactorily tested in accordance with Electricity (Safety) Regulations 2010
☐ is safe to connect

Electronic reference: _____

Electrical Worker's Signature: _____ Date: 1.9.14

1. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declarations of conformity, provide a reference to where the documents can be found, in a readily accessible format through electronic means.

Test Results:

	Electrical Worker	Inspector
Polarity (independent earth):		
Insulation resistance:		
Earth continuity:		
Bonding:		
Other (specify):		

(6) Electrical Safety Certificate

I certify that the installation, or part of the installation, to which the Electrical Safety Certificate applies is connected to a power supply and is safe to use

Name: _____ Registration/Practising Licence Number: _____

Signature: _____ Date: _____
(if certifier is different from electrical worker)



ELECTRICAL CERTIFICATE OF COMPLIANCE AND ELECTRICAL SAFETY CERTIFICATE



Reference/Certificate ID No: 50 WYON ST.

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

50 WYON STREET, CHRISTCHURCH.

Contact Details:
(Name and address)

GRAHAM & ARNESEN
AS ABOVE

Name of
Electrical worker:

D RUFFLES

Registration/Practising
licence number:

ES065

Organisation/company:

PRECISION ELECTRICAL SERVICES

Phone and email:

021329188

Name of person(s)
supervised:

JOSH CHAN, KIERAN OIGER.

CoC

Type of work:

☐ Additions

☐ Alterations

☒ New work

The prescribed electrical work is:

☐ Low risk

☐ General

☒ High risk (Specify):

HOUSE

Reference Standards:

☐ Part 1 of AS/NZS 3000

☒ Part 2 of AS/NZS 3000

☐ Additional Standards:

Description of Work: (including date/s of work and type of supply system)

NEW HOUSE POWER (26) LIGHTS (23) OVEN, HOB, 2x HTR, HEATER
HWC.
CONNECT TO CENTRAL SUPPLY IN METEROBOX INSTALLED BY SAFEPower
HEAT PUMP BY ELI BREELE

I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct in that the installation, or part of the installation:

Select those that apply:

- ☒ Has been installed in accordance with the specified certified design¹
- ☒ Has an earthing system that is correctly rated (where applicable)
- ☒ Contains fittings that are safe to connect to a power supply
- ☒ Relies on a supplier Declaration of Conformity¹
- ☒ Relies on a manufacturer's instructions¹
- ☒ Has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010
- ☐ Is safe to connect

Electronic/Other reference:

Certifier's signature:

Test Results

Polarity (Independent earth):	<input checked="" type="checkbox"/>
Insulation resistance:	<u>7299mΩ</u>
Earth Continuity:	<u>0.20Ω</u>
Bonding:	<u>0.20Ω</u>
Fault Loop impedance	
Other (specify):	

Date:

15/8/14

¹ Attach or reference. If it is impractical to attach a copy of a particular manufacturer's instructions, or of any certified design or supplier declaration of conformity, provide a reference to where the documents can be found, in a readily accessible format, by electronic means.

ESC

I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's
name:

Registration/Practising
licence number:

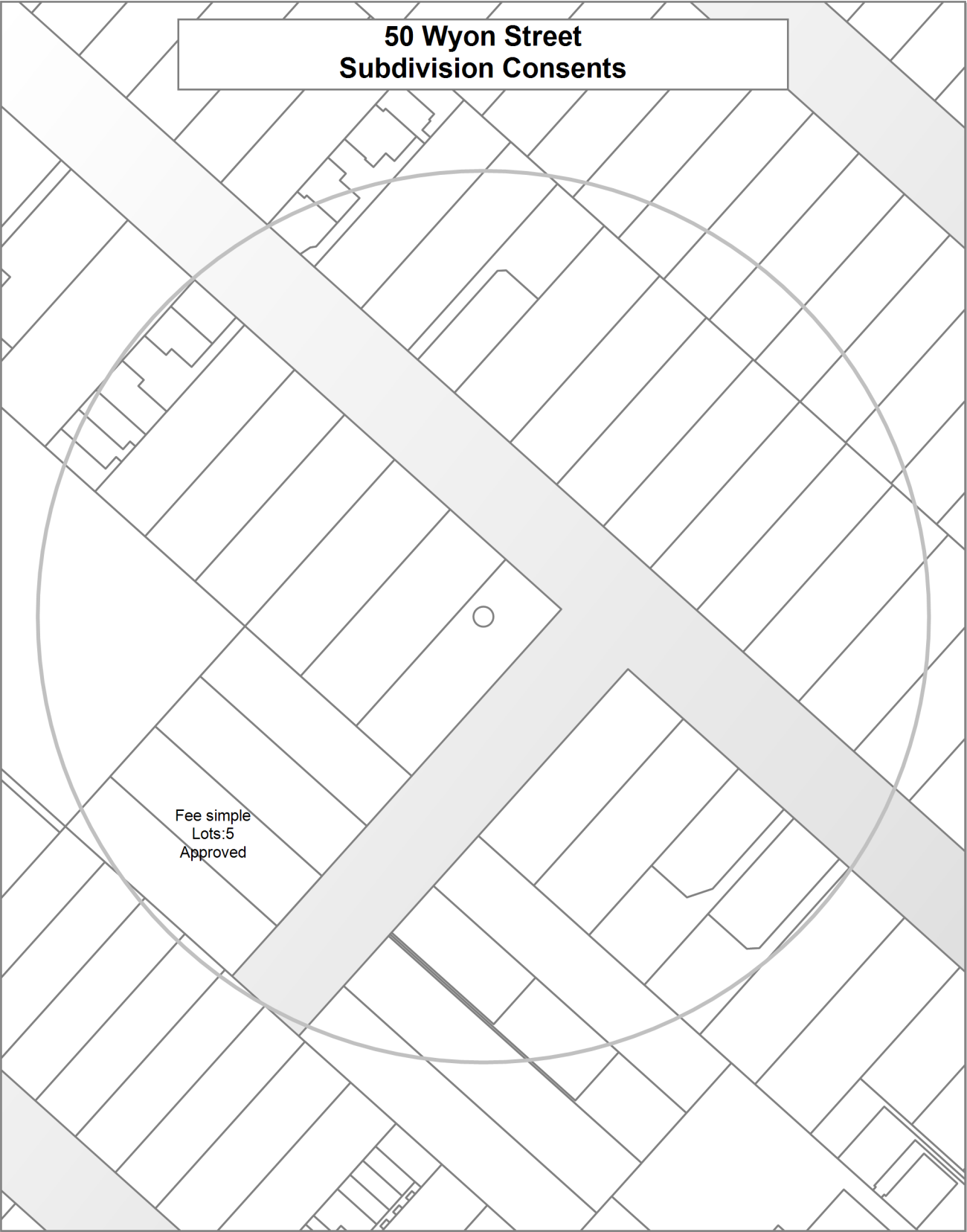
Certifier's
signature:

Certificate
Issue Date:

Connection
Date:

**50 Wyon Street
Subdivision Consents**

Fee simple
Lots:5
Approved



Land Use Resource Consents within 100 metres of 50 Wyon Street

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

1/11 Hulbert Street

RMA/2022/214

Minimum Floor Level Certificate

Processing complete

Applied 28/01/2022

Certificate issued 31/01/2022

RMA/2022/2447

Subdivision - Fee Simple - Five lots

s223 Certificate issued

Applied 28/07/2022

s223 Certificate issued 04/06/2025

Decision issued 28/04/2023

Granted 28/04/2023

RMA/2022/2466

To construct five residential units

Processing complete

Applied 01/08/2022

Conditions changed/cancelled - s127 05/05/2025

Conditions changed/cancelled - s127 29/10/2024

Decision issued 13/02/2023

Granted 10/02/2023

Within scope amendment accepted 08/08/2024

Within scope amendment decision issued 08/08/2024

1/33 Wyon Street

RMA/2021/2627

Multi-unit residential complex of five two-storey units with five on-site car parks

Processing complete

Applied 12/08/2021

Decision issued 09/11/2021

Granted 08/11/2021

RMA/2022/2450

Subdivision - Fee simple - Five residential lots and an access lot and land use

Processing complete

Applied 28/07/2022

s223 Certificate issued 16/11/2022

s224 Certificate issued 03/10/2023

Decision issued 15/09/2022

Granted 15/09/2022

1/34 Wyon Street

RMA/2022/1240

To construct six new townhouses with associated parking

Processing complete

Applied 21/04/2022

Decision issued 18/10/2022

Granted 18/10/2022

RMA/2022/1572

Minimum Floor Level Certificate

Processing complete

Applied 18/05/2022

Certificate issued 18/05/2022

RMA/2023/1931

Subdivision - Fee Simple - 6 Lots with land use

Processing complete

Applied 27/07/2023

s223 Certificate issued 13/09/2023

s224 Certificate issued 22/05/2024

Decision issued 01/09/2023

Granted 01/09/2023

1/36 Wyon Street

RMA/1992/1093

Erect a garage that intrudes the recession plane. - Historical Reference RES9221181

Processing complete

Applied 08/01/1992

Decision issued 10/01/1992

Granted 10/01/1992

RMA/2024/3237

Minimum floor level certificate

Processing complete

Applied 06/11/2024

Certificate issued 26/11/2024

RMA/2024/3437

Erection of four single storey, semi-detached dwellings

Processing complete

Applied 29/11/2024

Decision issued 07/02/2025

Granted 07/02/2025

1/62 Wyon Street

RMA/2024/3469

Minimum Floor Level Certificate

Processing complete

Applied 28/11/2024

Certificate issued 06/12/2024

RMA/2024/3570

New residential development - Five (5) units - Pathway B

Processing complete

Applied 11/12/2024

Decision issued 19/03/2025

Granted 19/03/2025

10 Hulbert Street

RMA/1984/101

To erect an addition to an existing dwellinghouse which will intrude the 1.8m setback - Historical Reference RES9202725

Processing complete

Applied 20/03/1984

Decision issued 06/04/1984

Granted 06/04/1984

RMA/2004/1874

Additions to dwelling which are within the 1.8m setback and intrude the recession plane on the north east boundary. - Historical Reference RMA20017502

Cancelled

Applied 21/07/2004

11 Hulbert Street

RMA/2022/214

Minimum Floor Level Certificate

Processing complete

Applied 28/01/2022

Certificate issued 31/01/2022

RMA/2022/2447

Subdivision - Fee Simple - Five lots

s223 Certificate issued

Applied 28/07/2022

s223 Certificate issued 04/06/2025

Decision issued 28/04/2023

Granted 28/04/2023

RMA/2022/2466

To construct five residential units

Processing complete

Applied 01/08/2022

Conditions changed/cancelled - s127 05/05/2025

Conditions changed/cancelled - s127 29/10/2024

Decision issued 13/02/2023

Granted 10/02/2023

Within scope amendment accepted 08/08/2024

Within scope amendment decision issued 08/08/2024

12 Hulbert Street

RMA/2013/313

To construct a residential dwelling with attached garage - Historical Reference RMA92021904

Processing complete

Applied 27/02/2013

Decision issued 24/04/2013

Granted 24/04/2013

14 Hulbert Street

RMA/1999/2529

To erect two additional dwellings with attached garages which fail to comply with road boundary setback, living area window setback. - Historical Reference RES991288

Processing complete

Applied 03/05/1999

Decision issued 06/09/1999

Granted 06/09/1999

14A Hulbert Street

RMA/1999/2529

To erect two additional dwellings with attached garages which fail to comply with road boundary setback, living area window setback. - Historical Reference RES991288

Processing complete

Applied 03/05/1999

Decision issued 06/09/1999

Granted 06/09/1999

14B Hulbert Street

RMA/1999/2529

To erect two additional dwellings with attached garages which fail to comply with road boundary setback, living area window setback. - Historical Reference RES991288

Processing complete

Applied 03/05/1999

Decision issued 06/09/1999

Granted 06/09/1999

18A Hulbert Street

RMA/1996/1601

To erect 2 additional dwellings on a site less than 20m wide and less than 1m building setback from the shared access for the middle unit. - Historical Reference RES961873

Processing complete

Applied 23/07/1996

Decision issued 29/08/1996

Granted 29/08/1996

2/11 Hulbert Street

RMA/2022/214

Minimum Floor Level Certificate

Processing complete

Applied 28/01/2022

Certificate issued 31/01/2022

RMA/2022/2447

Subdivision - Fee Simple - Five lots

s223 Certificate issued

Applied 28/07/2022

s223 Certificate issued 04/06/2025

Decision issued 28/04/2023

Granted 28/04/2023

RMA/2022/2466

To construct five residential units

Processing complete

Applied 01/08/2022

Conditions changed/cancelled - s127 05/05/2025

Conditions changed/cancelled - s127 29/10/2024

Decision issued 13/02/2023

Granted 10/02/2023

Within scope amendment accepted 08/08/2024

Within scope amendment decision issued 08/08/2024

2/33 Wyon Street

RMA/2021/2627

Multi-unit residential complex of five two-storey units with five on-site car parks

Processing complete

Applied 12/08/2021

Decision issued 09/11/2021

Granted 08/11/2021

RMA/2022/2450

Subdivision - Fee simple - Five residential lots and an access lot and land use

Processing complete

Applied 28/07/2022

s223 Certificate issued 16/11/2022

s224 Certificate issued 03/10/2023

Decision issued 15/09/2022

Granted 15/09/2022

2/34 Wyon Street

RMA/2022/1240

To construct six new townhouses with associated parking

Processing complete

Applied 21/04/2022

Decision issued 18/10/2022

Granted 18/10/2022

RMA/2022/1572

Minimum Floor Level Certificate

Processing complete

Applied 18/05/2022

Certificate issued 18/05/2022

RMA/2023/1931

Subdivision - Fee Simple - 6 Lots with land use

Processing complete

Applied 27/07/2023

s223 Certificate issued 13/09/2023

s224 Certificate issued 22/05/2024

Decision issued 01/09/2023

Granted 01/09/2023

2/36 Wyon Street

RMA/1992/1093

Erect a garage that intrudes the recession plane. - Historical Reference RES9221181

Processing complete

Applied 08/01/1992

Decision issued 10/01/1992

Granted 10/01/1992

RMA/2024/3237

Minimum floor level certificate

Processing complete

Applied 06/11/2024

Certificate issued 26/11/2024

RMA/2024/3437

Erection of four single storey, semi-detached dwellings

Processing complete

Applied 29/11/2024

Decision issued 07/02/2025

Granted 07/02/2025

2/55A Wyon Street

RMA/1996/1889

To erect a second dwelling which fails to comply with the 35% site coverage, the minimum dimension of 4.5m for the outdoor living area and the existing dwelling is less than 1m off a shared access . - Historical Reference RES962212

Processing complete

Applied 22/08/1996

Decision issued 03/09/1996

Granted 03/09/1996

2/62 Wyon Street

RMA/2024/3469

Minimum Floor Level Certificate

Processing complete

Applied 28/11/2024

Certificate issued 06/12/2024

RMA/2024/3570

New residential development - Five (5) units - Pathway B

Processing complete

Applied 11/12/2024

Decision issued 19/03/2025

Granted 19/03/2025

3/11 Hulbert Street

RMA/2022/214

Minimum Floor Level Certificate

Processing complete

Applied 28/01/2022

Certificate issued 31/01/2022

RMA/2022/2447

Subdivision - Fee Simple - Five lots

s223 Certificate issued

Applied 28/07/2022

s223 Certificate issued 04/06/2025

Decision issued 28/04/2023

Granted 28/04/2023

RMA/2022/2466

To construct five residential units

Processing complete

Applied 01/08/2022

Within scope amendment accepted 08/08/2024

Within scope amendment decision issued 08/08/2024

Conditions changed/cancelled - s127 05/05/2025

Conditions changed/cancelled - s127 29/10/2024

Decision issued 13/02/2023

Granted 10/02/2023

3/33 Wyon Street

RMA/2021/2627

Multi-unit residential complex of five two-storey units with five on-site car parks

Processing complete

Applied 12/08/2021

Decision issued 09/11/2021

Granted 08/11/2021

RMA/2022/2450

Subdivision - Fee simple - Five residential lots and an access lot and land use

Processing complete

Applied 28/07/2022

s223 Certificate issued 16/11/2022

s224 Certificate issued 03/10/2023

Decision issued 15/09/2022

Granted 15/09/2022

3/34 Wyon Street

RMA/2022/1240

To construct six new townhouses with associated parking

Processing complete

Applied 21/04/2022

Decision issued 18/10/2022

Granted 18/10/2022

RMA/2022/1572

Minimum Floor Level Certificate

Processing complete

Applied 18/05/2022

Certificate issued 18/05/2022

RMA/2023/1931

Subdivision - Fee Simple - 6 Lots with land use

Processing complete

Applied 27/07/2023

s223 Certificate issued 13/09/2023

s224 Certificate issued 22/05/2024

Decision issued 01/09/2023

Granted 01/09/2023

3/36 Wyon Street

RMA/1992/1093

Erect a garage that intrudes the recession plane. - Historical Reference RES9221181

Processing complete

Applied 08/01/1992

Decision issued 10/01/1992

Granted 10/01/1992

RMA/2024/3237

Minimum floor level certificate

Processing complete

Applied 06/11/2024

Certificate issued 26/11/2024

RMA/2024/3437

Erection of four single storey, semi-detached dwellings

Processing complete

Applied 29/11/2024

Decision issued 07/02/2025

Granted 07/02/2025

3/62 Wyon Street

RMA/2024/3469

Minimum Floor Level Certificate

Processing complete

Applied 28/11/2024

Certificate issued 06/12/2024

RMA/2024/3570

New residential development - Five (5) units - Pathway B

Processing complete

Applied 11/12/2024

Decision issued 19/03/2025

Granted 19/03/2025

35 Wyon Street

RMA/1991/1154

Reduce 1.8m setback to allow an addition at 1.0m from the boundary. - Historical Reference RES9221178

Processing complete

Applied 01/06/1991

Decision issued 12/06/1991

Granted 12/06/1991

RMA/2013/86

To erect a new dwelling with attached garage as an earthquake replacement - Historical Reference RMA92021664

Processing complete

Applied 23/01/2013

Decision issued 07/02/2013

Granted 07/02/2013

36 Wyon Street

RMA/1992/1093

Erect a garage that intrudes the recession plane. - Historical Reference RES9221181

Processing complete

Applied 08/01/1992

Decision issued 10/01/1992

Granted 10/01/1992

RMA/2024/3237

Minimum floor level certificate

Processing complete

Applied 06/11/2024

Certificate issued 26/11/2024

RMA/2024/3437

Erection of four single storey, semi-detached dwellings

Processing complete

Applied 29/11/2024

Decision issued 07/02/2025

Granted 07/02/2025

4/11 Hulbert Street

RMA/2022/214

Minimum Floor Level Certificate

Processing complete

Applied 28/01/2022

Certificate issued 31/01/2022

RMA/2022/2447

Subdivision - Fee Simple - Five lots

s223 Certificate issued

Applied 28/07/2022

s223 Certificate issued 04/06/2025

Decision issued 28/04/2023

Granted 28/04/2023

RMA/2022/2466

To construct five residential units

Processing complete

Applied 01/08/2022

Conditions changed/cancelled - s127 05/05/2025

Conditions changed/cancelled - s127 29/10/2024

Decision issued 13/02/2023

Granted 10/02/2023

Within scope amendment accepted 08/08/2024

Within scope amendment decision issued 08/08/2024

4/33 Wyon Street

RMA/2021/2627

Multi-unit residential complex of five two-storey units with five on-site car parks

Processing complete

Applied 12/08/2021

Decision issued 09/11/2021

Granted 08/11/2021

RMA/2022/2450

Subdivision - Fee simple - Five residential lots and an access lot and land use

Processing complete

Applied 28/07/2022

s223 Certificate issued 16/11/2022

s224 Certificate issued 03/10/2023

Decision issued 15/09/2022

Granted 15/09/2022

4/34 Wyon Street

RMA/2022/1240

To construct six new townhouses with associated parking

Processing complete

Applied 21/04/2022

Decision issued 18/10/2022

Granted 18/10/2022

RMA/2022/1572

Minimum Floor Level Certificate

Processing complete

Applied 18/05/2022

Certificate issued 18/05/2022

RMA/2023/1931

Subdivision - Fee Simple - 6 Lots with land use

Processing complete

Applied 27/07/2023

s223 Certificate issued 13/09/2023

s224 Certificate issued 22/05/2024

Decision issued 01/09/2023

Granted 01/09/2023

4/36 Wyon Street

RMA/1992/1093

Erect a garage that intrudes the recession plane. - Historical Reference RES9221181

Processing complete

Applied 08/01/1992

Decision issued 10/01/1992

Granted 10/01/1992

RMA/2024/3237

Minimum floor level certificate

Processing complete

Applied 06/11/2024

Certificate issued 26/11/2024

RMA/2024/3437

Erection of four single storey, semi-detached dwellings

Processing complete

Applied 29/11/2024

Decision issued 07/02/2025

Granted 07/02/2025

4/62 Wyon Street

RMA/2024/3469

Minimum Floor Level Certificate

Processing complete

Applied 28/11/2024

Certificate issued 06/12/2024

RMA/2024/3570

New residential development - Five (5) units - Pathway B

Processing complete

Applied 11/12/2024

Decision issued 19/03/2025

Granted 19/03/2025

40B Wyon Street

RMA/1995/3175

To erect a new unit on the rear of the site which fails to comply with the Proposed Plan; living room window less than 3m off an internal boundary, existing dwelling less than 1m off the accessway and permitted site cover of 40% for the rear - Historical Reference RES956297

Processing complete

Applied 22/12/1995

Decision issued 19/01/1996

Granted 19/01/1996

42 Dacre Street

RMA/2014/825

SLEEPOUT - Historical Reference RMA92025457

Processing complete

Applied 07/04/2014

Decision issued 17/04/2014

Granted 17/04/2014

43A Wyon Street

RMA/2012/611

Second dwelling at rear with attached garage addition to existing front dwelling - Historical Reference RMA92019960

Processing complete

Applied 02/05/2012

Decision issued 30/09/2013

Granted 30/09/2013

46 Dacre Street

RMA/2009/54

Dwelling extension which intrudes on internal boundary & recession plane - Historical Reference RMA92013453

Processing complete

Applied 19/01/2009

Decision issued 21/01/2009

Granted 21/01/2009

48 Wyon Street

RMA/1993/702

To have two vehicle crossings on a site less than 18m wide. - Historical Reference RES9219525

Processing complete

Applied 29/11/1993

Decision issued 01/12/1993

Granted 01/12/1993

RMA/2022/1067

Minimum Floor Level Certificate

Processing complete

Applied 04/04/2022

Certificate issued 06/04/2022

5/11 Hulbert Street

RMA/2022/214

Minimum Floor Level Certificate

Processing complete

Applied 28/01/2022

Certificate issued 31/01/2022

RMA/2022/2447

Subdivision - Fee Simple - Five lots

s223 Certificate issued

Applied 28/07/2022

s223 Certificate issued 04/06/2025

Decision issued 28/04/2023

Granted 28/04/2023

RMA/2022/2466

To construct five residential units

Processing complete

Applied 01/08/2022

Conditions changed/cancelled - s127 05/05/2025

Conditions changed/cancelled - s127 29/10/2024

Decision issued 13/02/2023

Granted 10/02/2023

Within scope amendment accepted 08/08/2024

Within scope amendment decision issued 08/08/2024

5/33 Wyon Street

RMA/2021/2627

Multi-unit residential complex of five two-storey units with five on-site car parks

Processing complete

Applied 12/08/2021

Decision issued 09/11/2021

Granted 08/11/2021

RMA/2022/2450

Subdivision - Fee simple - Five residential lots and an access lot and land use

Processing complete

Applied 28/07/2022

Granted 15/09/2022

s223 Certificate issued 16/11/2022

s224 Certificate issued 03/10/2023

Decision issued 15/09/2022

5/34 Wyon Street

RMA/2022/1240

To construct six new townhouses with associated parking

Processing complete

Applied 21/04/2022

Granted 18/10/2022

Decision issued 18/10/2022

RMA/2022/1572

Minimum Floor Level Certificate

Processing complete

Applied 18/05/2022

Certificate issued 18/05/2022

RMA/2023/1931

Subdivision - Fee Simple - 6 Lots with land use

Processing complete

Applied 27/07/2023

s223 Certificate issued 13/09/2023

s224 Certificate issued 22/05/2024

Decision issued 01/09/2023

Granted 01/09/2023

5/62 Wyon Street

RMA/2024/3469

Minimum Floor Level Certificate

Processing complete

Applied 28/11/2024

Certificate issued 06/12/2024

RMA/2024/3570

New residential development - Five (5) units - Pathway B

Processing complete

Applied 11/12/2024

Decision issued 19/03/2025

Granted 19/03/2025

51 Wyon Street

RMA/2008/678

Subdivide site with site size non compliance - Historical Reference RMA92011482

Processing complete

Applied 02/04/2008

Decision issued 10/09/2008

Declined 10/09/2008

55 Wyon Street

RMA/2002/3181

Garage within 5.5m of shared accessway. - Historical Reference RMA20012235

Processing complete

Applied 11/12/2002

Decision issued 03/01/2003

Granted 31/12/2002

59 Rhona Street

RMA/1983/375

Extend dwelling 0.9m from boundary - Historical Reference RES9208864

Processing complete

Applied 25/05/1983

Decision issued 20/06/1983

Granted 20/06/1983

RMA/1986/472

Reduce 6m garage setback from street boundary to 3m - Historical Reference RES9208866

Processing complete

Applied 21/03/1986

Decision issued 23/04/1986

Granted 23/04/1986

RMA/1988/367

Erect conservatory sited 1.1m from side boundary - Historical Reference RES9208867

Processing complete

Applied 15/09/1988

Decision issued 18/10/1988

Granted 18/10/1988

59 Wyon Street

RMA/1990/951

Reduced separation distance between a family flat and dwelling to 2.8m and 4.5m required. - Historical Reference RES9221182

Processing complete

Applied 03/02/1990

Decision issued 21/02/1990

Granted 21/02/1990

RMA/1990/952

Exceed 85m2 accessory building floor space to allow building totalling 100.74m2. - Historical Reference RES9221183

Processing complete

Applied 14/08/1990

Decision issued 05/09/1990

Granted 05/09/1990

6/34 Wyon Street

RMA/2022/1240

To construct six new townhouses with associated parking

Processing complete

Applied 21/04/2022

Decision issued 18/10/2022

Granted 18/10/2022

RMA/2022/1572

Minimum Floor Level Certificate

Processing complete

Applied 18/05/2022

Certificate issued 18/05/2022

RMA/2023/1931

Subdivision - Fee Simple - 6 Lots with land use

Processing complete

Applied 27/07/2023

s223 Certificate issued 13/09/2023

s224 Certificate issued 22/05/2024

Decision issued 01/09/2023

Granted 01/09/2023

62 Dacre Street

RMA/2024/235

Construct a new residential dwelling

Processing complete

Applied 02/02/2024

Decision issued 15/02/2024

Granted 15/02/2024

RMA/2024/52

Minimum floor level certificate

Processing complete

Applied 05/01/2024

Certificate issued 15/01/2024

62 Wyon Street

RMA/2024/3469

Minimum Floor Level Certificate

Processing complete

Applied 28/11/2024

Certificate issued 06/12/2024

RMA/2024/3570

New residential development - Five (5) units - Pathway B

Processing complete

Applied 11/12/2024

Decision issued 19/03/2025

Granted 19/03/2025

68 Wyon Street

RMA/2008/1334

Carport which intrudes on road boundary setback and exceeds site coverage and does not meet outdoor living compliance - Historical Reference RMA92012180

Processing complete

Applied 26/06/2008

Decision issued 30/07/2008

Granted 30/07/2008

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