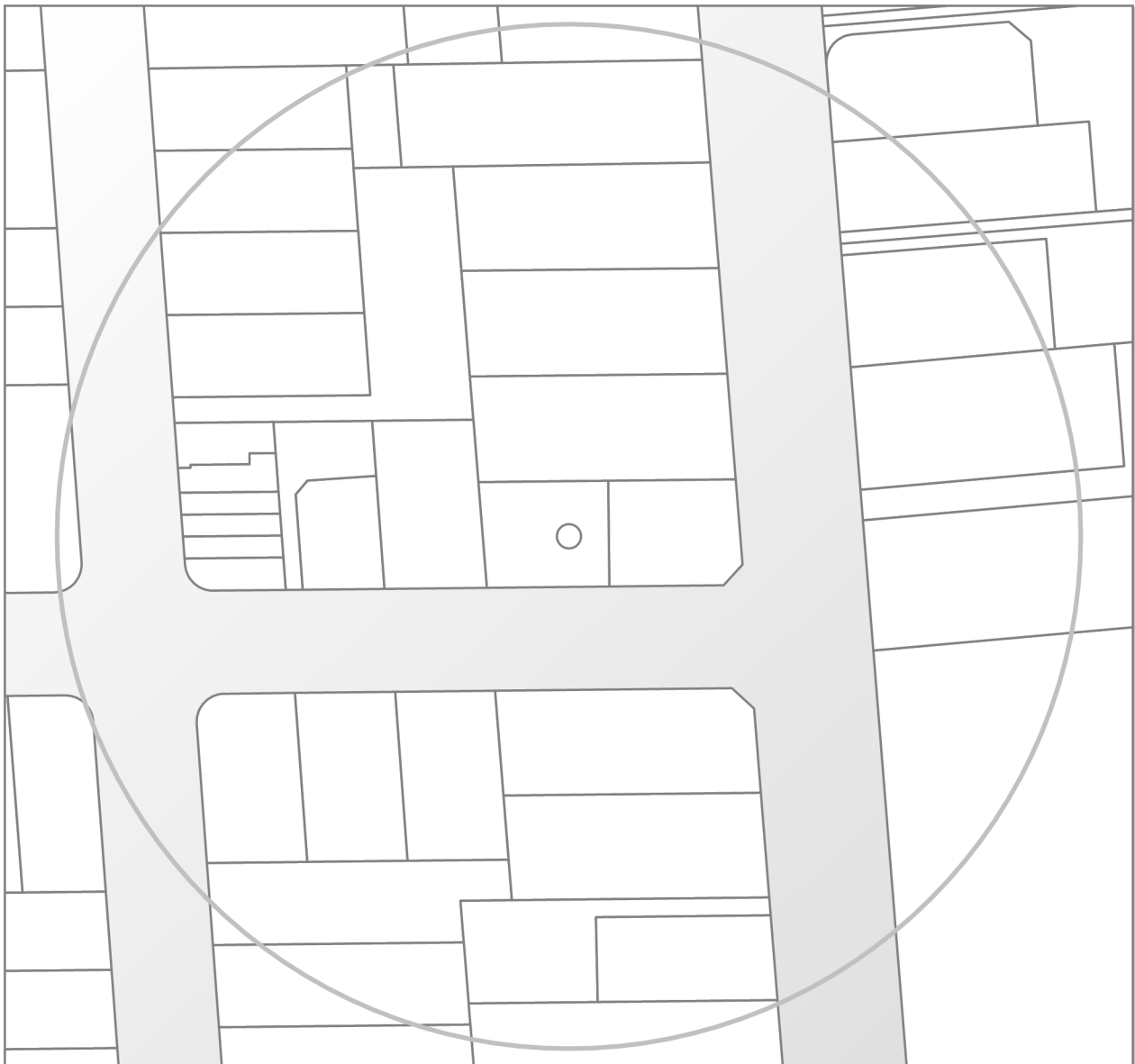


Land Information Memorandum



This LIM Report has been obtained on behalf of the vendor and copies have been made available to prospective and interested parties for general information purposes only. However, neither the Vendor nor Bayleys Real Estate Limited, licensed under the REA Act 2008, warrant the accuracy of this copy and we accept no liability for any errors or omissions in the report. All parties are urged to take legal advice, and it is recommended to all prospective Purchasers and interested parties that they obtain and rely on their own report for any decision to purchase the property.

Property address:
41 Hercules Street

LIM number: H09419301

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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 15 December 2025
Date received 3 December 2025

Property details

Property address 41 Hercules Street, Shirley, Christchurch
Valuation roll number 22381 12900 B
Valuation information Capital Value: \$425,000
Land Value: \$210,000
Improvements Value: \$215,000
Please note: these values are intended for Rating purposes
Legal description Flat 2 DP 27074 on Lot 2 DP 26975 having share in 508 m2
Existing owner Kainga Ora - Homes and Communities
Private Bag 76913
Manukau City
Manukau 2241

Council references

Rate account ID 73111382
LIM number H09419301
Property ID 1086891

Document information

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

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

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

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

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

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

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

1. Special features and characteristics of the land

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

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

Natural Hazards

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

The following statement has been provided by Environment Canterbury:

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

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

(a) Coastal Hazards

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

(b) Earthquakes

- Liquefaction Assessment

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

- 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>.

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(c) Flooding

- Regional Hazard Information: Flood Photographs
Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's flood imagery register at <https://apps.canterburymaps.govt.nz/FIR>.
- Regional Hazard Information: Flood Assessment Request
You can request a new site-specific flood hazard assessment for the property from Environment Canterbury at: <https://www.ecan.govt.nz/do-it-online/property-information/flood-hazard-assessments>.

(d) Landslides

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

(e) Subsidence

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

(f) Tsunamis

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

(g) Volcanic and Geothermal Hazards

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

(h) Wind

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

(i) Any Other Natural Hazards

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

(j) District Plan Natural Hazard Information

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

(k) Building Notices


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

Other Special Features or Characteristics of the Land

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

2. Private and public stormwater and sewerage drains

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

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

- **Property in Local Pressurised Sewer System Zone**

Council records indicate this lot falls within a local pressure sewer catchment where installation of onsite local pressure sewer systems (LPSS) are required to connect to the sewer network. For LPSS ownership information, please refer to the property title consent notice. If an existing LPSS is vested with Council, please refer to <https://ccc.govt.nz/assets/Documents/Services/Wastewater/20-404174-Local-Pressure-Sewer-System-User-Guide.pdf>. If there is no LPSS-related consent notice, contact Christchurch City Councils 3 waters unit at WastewaterCapacity@ccc.govt.nz.

- **Vacuum Sewer System Constraint**

This property is connected to a vacuum sewer system. The vacuum sewer system has reached capacity and no additional development can be accommodated. Only like for like development will be accepted. Enquiries about what constitutes like for like should be sent to the Council's wastewater capacity mailbox (WastewaterCapacity@ccc.govt.nz).

Related Information

- 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.
- This property is shown to be served by Christchurch City Council Sewer.
- The council plan shows no public stormwater lateral plotted to 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 30/06/2026: \$2,764.62

	Instalment Amount	Date Due
Instalment 1	\$691.08	15/09/2025
Instalment 2	\$691.08	15/12/2025
Instalment 3	\$691.08	15/03/2026
Instalment 4	\$691.38	15/06/2026

Rates owing as at 15/12/2025: \$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.

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/1969/909 Applied: 26/02/1969 Status: Completed
39 Hercules Street Shirley
Permit issued 11/03/1969
2 UNIT DWELLING AND GARAGES- Historical Reference PER6869189
- BCN/1969/2968 Applied: 17/06/1969 Status: Cancelled
39 Hercules Street Shirley
Application cancelled 01/01/1999
SHED- Historical Reference PER69700428

(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

- **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 Waste Water Constraint Area qualifying matter, which is operative

- **Liquefaction Management Area (LMA)**

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

- **RMD Lower Height Limit Overlay**

Property or part of property within the Christchurch District Plan Residential Medium Density Lower Height Limit Overlay, which is operative.

- **District Plan Zone**

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

- **Flood Management Area**

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

(b) Resource consents

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

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9. Other land and building classifications

Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

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

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 Wednesday. 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 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 2 collection cycle on a Wednesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place EcoDrop.

(b) Other

• Floor Levels Information

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

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

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

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

• Guest Accommodation

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

• Community Board

Property located in Papanui-Innes-Central Community Board.

• Tsunami Evacuation Zone

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

• Electoral Ward

Property located in Innes 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.

Related Information

- The Council has received a third party report relating to an unverified sewer lateral inspection on this property. The report has assessed the integrity of the private sewer lateral pipe(s) at that point in time and provided the Council a priority rating based on the level of damage to the pipes integrity possibly caused by one or more earthquake events. The Council does not accept any liability for the contents or representations made within the report. The report is not included in the Land Information Memorandum (LIM) because the Council cannot verify the information in the report at the time CCTV was undertaken however it is recommended that the report is verified by completing your own CCTV of the wastewater pipes on your property to confirm the current condition as it is likely the condition of the wastewater pipes has changed since the report was completed.

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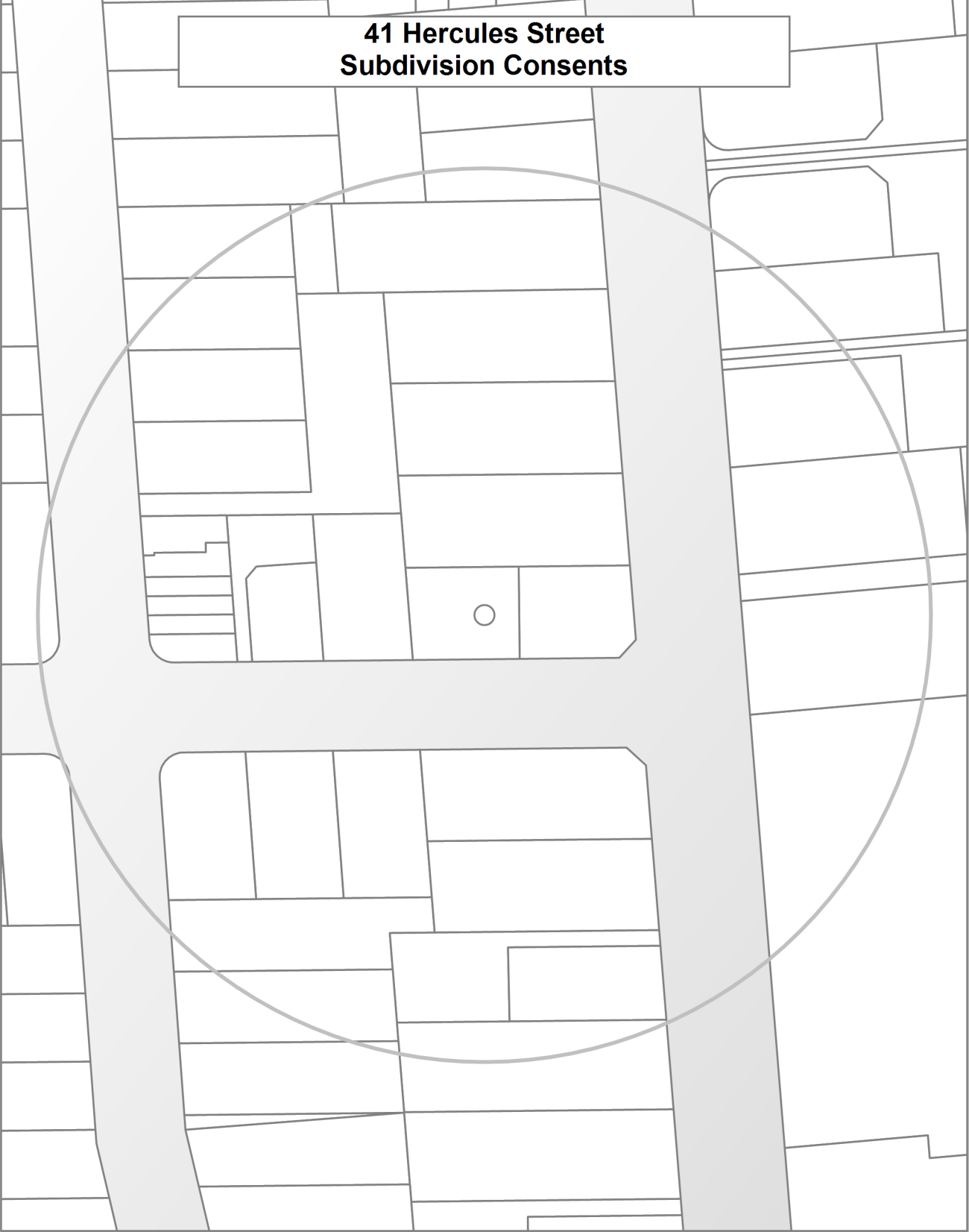
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41 Hercules Street Land Use Consents



**41 Hercules Street
Subdivision Consents**



Land Use Resource Consents within 100 metres of 41 Hercules Street

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

1 Alma Place

RMA/1996/489

To erect 6 garages adjoining the driveway serving 24 elderly persons housing units. - Historical Reference RES960577

Processing complete

Applied 11/03/1996

Decision issued 28/03/1996

Granted 28/03/1996

1/27 Marshland Road

RMA/1988/387

Dispensation to erect an addition to the Third unit, intruding into the recession plane by 400mm on the southern boundary. - Historical Reference RES9209316

Processing complete

Applied 10/10/1988

Decision issued 18/10/1988

Granted 18/10/1988

1/33 Hercules Street

RMA/2021/1913

Minimum floor level certificate

Processing complete

Applied 22/06/2021

Certificate issued 28/06/2021

RMA/2021/2506

Five new residential units

Processing complete

Applied 03/08/2021

Decision issued 21/10/2021

Granted 21/10/2021

RMA/2022/1079

Subdivision - Fee Simple - Five lots with Land Use

Processing complete

Applied 07/04/2022

s223 Certificate issued 18/08/2022

s224 Certificate issued 18/08/2022

Decision issued 12/05/2022

Granted 12/05/2022

1/36 Sabina Street

RMA/1986/172

Specified departure consent to erect three apartment units. 2 objections. - Historical Reference RES9203686

Processing complete

Applied 13/01/1986

Decision issued 13/03/1986

Granted 13/03/1986

1/51 Marshland Road

RMA/1986/497

Conditional use to erect two townhouses and garages on residential 1 land already containing a dwelling and garage - Historical Reference RES9209321

Processing complete

Applied 03/09/1986

Decision issued 21/11/1986

Granted 21/11/1986

RMA/1993/618

Dwelling unit that penetrates recession plane by minor amount and addition of first floor deemed not substantially in accordance with plans approved 1986. Consents from 8 affected neighbours. - Historical Reference RES9219209

Processing complete

Applied 29/10/1993

Decision issued 11/11/1993

Granted 11/11/1993

18 Marshland Road

RMA/1964/14

To erect a supermarket and carpark - Historical Reference RES9205513

Processing complete

Applied 21/12/1964

Decision issued 15/10/1965

Granted 15/10/1965

RMA/1966/10

To establish access way and off street carpark - Historical Reference RES9205515

Processing complete

Applied 06/12/1966

Decision issued 16/12/1966

Granted 16/12/1966

RMA/1966/16

To establish a commercial garage for the sale of petrol and other motor spirits by retail and ancillary repair garage -
Historical Reference RES9206820

Processing complete

Applied 23/12/1966

Granted 26/08/1968

Outcome not recorded 26/08/1968

Decision issued 26/08/1968

RMA/1968/24

To erect a supermarket, speciality shop and officers. - Historical Reference RES9205518

Processing complete

Applied 25/10/1968

Granted 24/11/1969

Outcome not recorded 24/11/1969

Decision issued 24/11/1969

RMA/1972/63

To erect a bank and four shops with appropriate off street parking - Historical Reference RES9205546

Processing complete

Applied 13/12/1972

Decision issued 20/02/1973

Granted 20/02/1973

RMA/1972/64

To erect a bank and two shops with appropriate off street parking - Historical Reference RES9205550

Processing complete

Applied 10/05/1972

Decision issued 19/06/1972

Granted 19/06/1972

RMA/1978/119

Erect a department store and Garden centre with associated carparking - Historical Reference RES9205523

Processing complete

Applied 15/09/1978

Decision issued 07/12/1979

Granted 07/12/1979

Outcome not recorded 07/12/1979

RMA/1978/120

Extensions to bank premises and off street parking provisions - Historical Reference RES9205544

Processing complete

Applied 13/03/1978

Decision issued 21/08/1978

Granted 21/08/1978

RMA/1979/138

To extend bank (20-22) and provide carparking in a Res.1 zone at 28 Marshland Road - Historical Reference RES9205526

Processing complete

Applied 19/10/1979

Decision issued 19/02/1980

Granted 19/02/1980

RMA/1979/42

To erect a shed 3.825m High - Historical Reference RES9201716

Processing complete

Applied 13/08/1979

Decision issued 27/08/1979

Granted 27/08/1979

RMA/1980/629

To resite a storage shed onto an adjoining vacant residential Lot. - 54m2 accessory building when maximum permitted = 40m2. - Historical Reference RES9218868

Processing complete

Applied 09/09/1980

Decision issued 25/12/1980

Granted 25/12/1980

RMA/1980/65

To erect a suburban library - Historical Reference RES9201704

Processing complete

Applied 07/08/1980

Decision issued 16/12/1980

Granted 16/12/1980

RMA/1980/807

No Desc - Historical Reference RMA3

Withdrawn

Applied 15/10/1980

RMA/1981/212

To establish a carpark in Association with a new commercial 2 development on land zoned Res.1. in both the operative and reviewed District scheme - Historical Reference RES9205556

Processing complete

Applied 19/03/1981

Decision issued 06/11/1981

Granted 06/11/1981

Outcome not recorded 06/11/1981

RMA/1981/693

Zone res-1. Proposal for 2 shops and a bank on site at 24 & 26 Marshland Rd and proposes 29 Golf Links Rd for use as carparking for 22 cars. - Historical Reference RES9218869

Processing complete

Applied 19/03/1981

Decision issued 06/11/1981

Granted 06/11/1981

RMA/1982/198

To display a sky sign on property zoned Res.1. in the operative District scheme and commercial 2 in the reviewed District scheme - Historical Reference RES9205570

Processing complete

Applied 09/09/1982

Decision issued 11/02/1983

Granted 11/02/1983

RMA/1982/772

SKY SIGN IN C-2 ZONE - Historical Reference RES954374

Processing complete

Applied 09/09/1982

Decision issued 10/02/1983

Granted 10/02/1983

RMA/1986/1073

To establish commercial garage - Historical Reference RES952633

Processing complete

Applied 26/01/1986

Decision issued 26/01/1986

Granted 26/01/1986

RMA/1987/238

To waive the parking requirements of 5 carparking spaces at 14 Marshland Road - Historical Reference RES9205512

Processing complete

Applied 02/07/1987

Decision issued 01/01/1999

Declined 01/01/1999

RMA/1991/126

To convert garage into retail outlet for sale of handcrafts - no decision of file. - Historical Reference RES9201702

Processing complete

Applied 08/05/1991

Decision issued 01/01/1999

Declined 01/01/1999

RMA/1991/378

To erect a sign - Historical Reference RES9206815

Processing complete

Applied 23/08/1991

Decision issued 17/09/1991

Granted 17/09/1991

RMA/1993/1010

To use land zoned residential 1 for carparking in Association with the Shirley shopping centre - Historical Reference RES9221705

Processing complete

Applied 14/09/1993

Decision issued 24/02/1994

Granted 24/02/1994

RMA/1995/2322

Redevelopment and use of the Shirley Shopping mall and associated car parking area; and to the extent necessary, a change of conditions 1,2 and 4 of t - Historical Reference RES953547

Processing complete

Applied 22/08/1995

Decision issued 27/11/1995

Granted 27/11/1995

RMA/1998/2708

To establish a non residential crossing which measures 17 metres in width, exceeding the maximum 9 metres. - Historical Reference RES983095

Processing complete

Applied 11/11/1998

Decision issued 24/11/1998

Granted 24/11/1998

RMA/1998/3843

To erect a 27 metre high galvanised steel flagpole and 6.6 x 4.5m `big fresh` flag adjoining the northern wall of `the palms` building - Historical Reference RMA652

Processing complete

Applied 17/04/1998

RMA/2000/2571

New 3999m2 retail building and addi on the roof for The Farmers and demolition of retail shops to provide additional parking. - Historical Reference RMA20003326

Processing complete

Applied 11/10/2000

Decision issued 22/02/2001

Granted 20/02/2001

RMA/2000/862

To replace an existing access 75 me of the present access on Golf Links Road for the Palms Shopping Mall. - Historical Reference RMA20001540

Processing complete

Applied 29/03/2000

Decision issued 02/10/2000

Granted 27/09/2000

RMA/2001/1433

Redevelopment and car parking for The Palms Shopping Centre. - Historical Reference RMA20005316

Processing complete

Applied 14/06/2001

Decision issued 12/09/2001

Granted 12/09/2001

RMA/2001/2402

To establish a mezzanine floor within an approved retail building. - Historical Reference RMA20008315

Processing complete

Applied 02/10/2001

Decision issued 06/12/2001

Granted 06/12/2001

RMA/2001/2591

533m2 retail development to adjoin northwest corner of new supermarket and retail shops. - Historical Reference RMA20008507

Processing complete

Applied 24/10/2001

Decision issued 18/12/2001

Granted 18/12/2001

RMA/2001/2776

Stairwell within 3m of the road boundary. - Historical Reference RMA20008700

Processing complete

Applied 13/11/2001

Decision issued 19/12/2001

Granted 18/12/2001

RMA/2001/768

ADD A PARABOLIC DISH TO THE ROOF OF THE SHOPPING MALL - Historical Reference RMA20004637

Withdrawn

Applied 28/03/2001

RMA/2001/815

Relocation of existing Big Fresh Supermarket to the proposed building approved for the Farmers. - Historical Reference RMA20004685

Processing complete

Applied 03/04/2001

Decision issued 15/05/2001

Granted 15/05/2001

RMA/2002/1176

Establish a new loading dock for the existing K-Mart tenant at the Palms Shopping Mall. - Historical Reference RMA20010171

Processing complete

Applied 22/05/2002

Decision issued 10/07/2002

Granted 08/07/2002

RMA/2002/1807

Six cinemas which fails to comply with car parking requirements. - Historical Reference RMA20010831

Processing complete

Applied 25/07/2002

Decision issued 15/08/2002

Granted 14/08/2002

RMA/2002/2072

Cinema with a maximum height of 20 metres in addition to the resource consent for 7 other cinemas. - Historical Reference RMA20011101

Processing complete

Applied 23/08/2002

Decision issued 13/11/2002

Granted 13/11/2002

RMA/2002/280

Temporary directional signs during construction at The Palms for up to 1 year. - Historical Reference RMA20009253

Processing complete

Applied 29/01/2002

Decision issued 09/07/2002

Granted 08/07/2002

RMA/2002/3036

Erect and maintain permanent signs on 'The Palms' shopping mall. - Historical Reference RMA20012085

Processing complete

Applied 27/11/2002

Decision issued 19/12/2002

Granted 18/12/2002

RMA/2002/3269

Additional mezzanine floorspace within the existing approved buildings with no additional car parking. - Historical Reference RMA20012326

Processing complete

Applied 19/12/2002

Decision issued 30/01/2003

Granted 29/01/2003

RMA/2002/692

Signage for Woolworths Supermarket at The Palms Shopping Centre. - Historical Reference RMA20009673

Withdrawn

Applied 26/03/2002

RMA/2002/785

Establish 1960m² of retail floor space and a 240m² cinema building at the first floor level. - Historical Reference RMA20009766

Processing complete

Applied 08/04/2002

Decision issued 31/07/2002

Granted 29/07/2002

RMA/2003/1356

To operate a liquor licensed premises for on and off licenses. Hours 7am - 2am the following day from Monday to Sunday. - Historical Reference RMA20013647

Processing complete

Applied 26/05/2003

Decision issued 14/08/2003

Granted 06/08/2003

RMA/2003/2628

Replace signage for ANZ Bank - Historical Reference RMA20014960

Withdrawn

Applied 06/10/2003

RMA/2003/574

Application to provide an area of additional mezzanine floorspace generally within the existing approved buildings on the site with no additional car parking - Historical Reference RMA20012841

Processing complete

Applied 04/03/2003

Decision issued 03/04/2003

Granted 02/04/2003

RMA/2003/841

Extension to the mezzanine level at the south west corner of the mall. - Historical Reference RMA20013116

Processing complete

Applied 28/03/2003

Decision issued 29/04/2003

Granted 29/04/2003

RMA/2004/2405

Alteration to signs. - Historical Reference RMA20018050

Processing complete

Applied 22/09/2004

Decision issued 02/12/2004

Granted 29/11/2004

RMA/2005/1012

Extension of hours re liquor licence for Coyotes Cafe. - Historical Reference RMA20019857

Processing complete

Applied 02/05/2005

Decision issued 10/06/2005

Granted 10/06/2005

RMA/2005/2288

Extension of trading hours at Winnies Restaurant - Historical Reference RMA20021168

Processing complete

Applied 04/10/2005

Decision issued 20/10/2005

Granted 20/10/2005

RMA/2009/1656

Retrospective consent exceedance of noise standards - Historical Reference RMA92015137

Processing complete

Applied 09/11/2009

Granted 26/11/2009

Decision issued 26/11/2009

RMA/2009/1830

Redevelopment of Palms Shopping Centre - Historical Reference RMA92015315

Processing complete

Applied 07/12/2009

Decision issued 21/04/2010

Granted 20/04/2010

RMA/2011/253

ADDITIONAL OUTDOOR ADVERTISING AND CHANGES TO EXISTING ADVERTISING AT THE PALMS MALL -
Historical Reference RMA92017769

Processing complete

Applied 21/02/2011

Decision issued 25/10/2011

Granted 25/10/2011

RMA/2011/707

PERMITTED TEMPORARY ACCOMMODTION - BANK - Historical Reference RMA92018253

Processing complete

Applied 16/06/2011

Decision issued 21/06/2011

Granted 21/06/2011

RMA/2015/1337

Within Scope Amendment [RMA92015315] - Historical Reference RMA92029597

Processing complete

Applied 19/05/2015

Decision issued 16/06/2015

Granted 16/06/2015

RMA/2016/748

Extend existing mall entrance to accommodate new wind lobby - Historical Reference RMA92032842

Processing complete

Applied 24/03/2016

Decision issued 19/05/2016

Granted 19/05/2016

2/33 Hercules Street

RMA/2021/1913

Minimum floor level certificate

Processing complete

Applied 22/06/2021

Certificate issued 28/06/2021

RMA/2021/2506

Five new residential units

Processing complete

Applied 03/08/2021

Decision issued 21/10/2021

Granted 21/10/2021

RMA/2022/1079

Subdivision - Fee Simple - Five lots with Land Use

Processing complete

Applied 07/04/2022

s223 Certificate issued 18/08/2022

s224 Certificate issued 18/08/2022

Decision issued 12/05/2022

Granted 12/05/2022

23 Marshland Road

RMA/1999/4281

To convert existing dwelling to a dental centre - Historical Reference RMA1180

Processing complete

Applied 29/10/1999

Decision issued 22/12/1999

Granted 22/12/1999

RMA/2000/2924

To establish and operate a health facility in conjunction with an existing dental practice, associated landscaping and carparking. - Historical Reference RMA20003690

Processing complete

Applied 23/11/2000

Decision issued 01/12/2000

Granted 30/11/2000

RMA/2001/139

Signage that exceeds 1m2, 2m2 proposed. - Historical Reference RMA20003988

Processing complete

Applied 04/01/2001

Decision issued 15/02/2001

Granted 13/02/2001

RMA/2001/767

To erect a double sided sign with an area of 2m² at right angles to the road boundary that fails to comply with the transitional and proposed city plans. - Historical Reference RMA20004636

Processing complete

Applied 28/03/2001

Decision issued 18/06/2001

Granted 15/06/2001

RMA/2009/700

Erection of additional outdoor advertisements exceeding maximum total area permitted on site - Historical Reference RMA92014137

Processing complete

Applied 29/05/2009

Decision issued 19/06/2009

Granted 19/06/2009

25 Marshland Road

RMA/1997/1263

The establishment of a Dental Practice which does not comply with the Transitional and Proposed City plans. - Historical Reference RES971393

Processing complete

Applied 27/05/1997

Decision issued 09/06/1997

Granted 09/06/1997

RMA/1998/394

Erecting a sign that exceeds 1m². 2m² proposed. - Historical Reference RES980348

Processing complete

Applied 11/02/1998

Decision issued 01/01/1999

Granted 01/01/1999

RMA/1999/2376

To erect a pole sign 1.29m² in area, increasing total site signage to 3.29m². - Historical Reference RES991089

Processing complete

Applied 01/04/1999

Decision issued 01/04/1999

Granted 01/04/1999

RMA/2000/2924

To establish and operate a health facility in conjunction with an existing dental practice, associated landscaping and carparking. - Historical Reference RMA20003690

Processing complete

Applied 23/11/2000

Decision issued 01/12/2000

Granted 30/11/2000

RMA/2009/1223

Erection of additional outdoor advertisements exceeding maximum total are permitted on site - Historical Reference RMA92014678

Processing complete

Applied 26/08/2009

Decision issued 04/09/2009

Granted 04/09/2009

RMA/2011/170

STAFF FACILITIES/OFFICE & STORAGE EXTENSION TO EXISTING DENTAL CENTRE - Historical Reference RMA92017681

Processing complete

Applied 10/02/2011

Decision issued 27/04/2011

Granted 27/04/2011

RMA/2015/1970

Alterations to an existing commercial building and additional signage - Historical Reference RMA92030263

Processing complete

Applied 21/07/2015

Decision issued 05/02/2016

Granted 05/02/2016

29 Marshland Road

RMA/2009/1117

Erection of additional outdoor advertisements exceeding maximum total area permitted on the site - Historical Reference RMA92014569

Processing complete

Applied 11/08/2009

Decision issued 14/12/2009

Granted 14/12/2009

3/33 Hercules Street

RMA/2021/1913

Minimum floor level certificate

Processing complete

Applied 22/06/2021

Certificate issued 28/06/2021

RMA/2021/2506

Five new residential units

Processing complete

Applied 03/08/2021

Decision issued 21/10/2021

Granted 21/10/2021

RMA/2022/1079

Subdivision - Fee Simple - Five lots with Land Use

Processing complete

Applied 07/04/2022

s223 Certificate issued 18/08/2022

s224 Certificate issued 18/08/2022

Decision issued 12/05/2022

Granted 12/05/2022

35 Hercules Street

RMA/2023/1831

Wastewater Capacity Certificate

Processing complete

Applied 17/07/2023

Certificate issued 10/08/2023

RMA/2024/1030

Subdivision - Fee simple - Two lots with land use

Processing complete

Applied 15/04/2024

s223 Certificate issued 19/12/2024

s224 Certificate issued 19/12/2024

Decision issued 21/05/2024

Granted 21/05/2024

RMA/2024/369

Construct dwelling

Withdrawn

Applied 15/02/2024

RMA/2024/402

New residential dwelling

Processing complete

Applied 20/02/2024

Decision issued 18/03/2024

Granted 18/03/2024

RMA/2024/54

Minimum floor level certificate

Processing complete

Applied 05/01/2024

Certificate issued 15/01/2024

35A Hercules Street

RMA/2023/1831

Wastewater Capacity Certificate

Processing complete

Applied 17/07/2023

Certificate issued 10/08/2023

RMA/2024/1030

Subdivision - Fee simple - Two lots with land use

Processing complete

Applied 15/04/2024

s223 Certificate issued 19/12/2024

s224 Certificate issued 19/12/2024

Decision issued 21/05/2024

Granted 21/05/2024

RMA/2024/369

Construct dwelling

Withdrawn

Applied 15/02/2024

RMA/2024/402

New residential dwelling

Processing complete

Applied 20/02/2024

Decision issued 18/03/2024

Granted 18/03/2024

RMA/2024/54

Minimum floor level certificate

Processing complete

Applied 05/01/2024

Certificate issued 15/01/2024

36 Marshland Road

RMA/1992/579

To erect a garage intruding the recession plane. - Historical Reference RES9216938

Processing complete

Applied 23/07/1992

Decision issued 30/07/1992

Granted 30/07/1992

RMA/1995/1992

For consent to locate a door, courier parking space, and a landscaped staff area on the north side of the library building.
- Historical Reference RES952248

Processing complete

Applied 04/07/1995

Decision issued 24/10/1995

Granted 24/10/1995

RMA/1995/411

The construction and use of a Council Service Centre and community library and associated car parking area in the residential 1 zone. - Historical Reference RES950688

Processing complete

Applied 19/04/1995

Decision issued 12/07/1995

Granted 12/07/1995

RMA/1995/582

The construction and use of a local library and associated car parking area, in general accordance with the plans attached which can be consider - Historical Reference RES950871

Processing complete

Applied 21/04/1995

Decision issued 01/01/1999

Granted 01/01/1999

38 Hercules Street

RMA/2020/1566

Addition of garage

Processing complete

Applied 27/07/2020

Permitted activity notice issued 20/08/2020

RMA/2020/1691

Minimum Floor Level Certificate

Processing complete

Applied 10/08/2020

Certificate issued 11/08/2020

38 Marshland Road

RMA/1997/3184

To replace the existing shop and create on-site parking. - Historical Reference RES973679

Processing complete

Applied 22/12/1997

Decision issued 26/05/1998

Granted 26/05/1998

RMA/2001/1602

Change of use. - Historical Reference RMA20007491

Withdrawn

Applied 04/07/2001

RMA/2015/524

Temporary Addition - Historical Reference RMA92028738

Processing complete

Applied 27/02/2015

Decision issued 27/03/2015

Granted 27/03/2015

39 Marshland Road

RMA/2016/1753

Change of use from residential unit to office

Processing complete

Applied 29/06/2016

Decision issued 26/07/2016

Granted 26/07/2016

4/33 Hercules Street

RMA/2021/1913

Minimum floor level certificate

Processing complete

Applied 22/06/2021

Certificate issued 28/06/2021

RMA/2021/2506

Five new residential units

Processing complete

Applied 03/08/2021

Decision issued 21/10/2021

Granted 21/10/2021

RMA/2022/1079

Subdivision - Fee Simple - Five lots with Land Use

Processing complete

Applied 07/04/2022

s223 Certificate issued 18/08/2022

s224 Certificate issued 18/08/2022

Decision issued 12/05/2022

Granted 12/05/2022

41A Marshland Road

RMA/1999/3829

To erect four elderly person housing units on the site. the units will have a gross floor area of 88m², the kitchen window of Unit 1 is located 2.2 metre - Historical Reference RES992979

Processing complete

Applied 15/10/1999

Decision issued 16/11/1999

Granted 16/11/1999

41B Marshland Road

RMA/1999/3829

To erect four elderly person housing units on the site. the units will have a gross floor area of 88m², the kitchen window of Unit 1 is located 2.2 metre - Historical Reference RES992979

Processing complete

Applied 15/10/1999

Decision issued 16/11/1999

Granted 16/11/1999

41C Marshland Road

RMA/1999/3829

To erect four elderly person housing units on the site. the units will have a gross floor area of 88m², the kitchen window of Unit 1 is located 2.2 metre - Historical Reference RES992979

Processing complete

Applied 15/10/1999

Decision issued 16/11/1999

Granted 16/11/1999

41D Marshland Road

RMA/1999/3829

To erect four elderly person housing units on the site. the units will have a gross floor area of 88m2, the kitchen window of Unit 1 is located 2.2 metre - Historical Reference RES992979

Processing complete

Applied 15/10/1999

Decision issued 16/11/1999

Granted 16/11/1999

RMA/2000/991

Addition to elderly persons unit w exceeds 80m2. - Historical Reference RMA20001675

Processing complete

Applied 12/04/2000

Decision issued 02/05/2000

Granted 02/05/2000

46 Sabina Street

RMA/2025/1376

Construct four dwellings with attached garagesPC14 - Pathway A

Processing complete

Applied 14/05/2025

Amended decision issued - s133A 15/07/2025

Decision issued 18/06/2025

Granted 18/06/2025

RMA/2025/1629

Minimum floor level certificate

Processing complete

Applied 30/05/2025

Certificate issued 03/06/2025

47A Marshland Road

RMA/2007/234

4 elderly persons units exceeding 80sqm and to have a second vehicle crossing - Historical Reference RMA92007446

Processing complete

Applied 07/02/2007

Decision issued 19/03/2007

Granted 19/03/2007

47B Marshland Road

RMA/2007/234

4 elderly persons units exceeding 80sqm and to have a second vehicle crossing - Historical Reference RMA92007446

Processing complete

Applied 07/02/2007

Decision issued 19/03/2007

Granted 19/03/2007

47C Marshland Road

RMA/2007/234

4 elderly persons units exceeding 80sqm and to have a second vehicle crossing - Historical Reference RMA92007446

Processing complete

Applied 07/02/2007

Decision issued 19/03/2007

Granted 19/03/2007

47D Marshland Road

RMA/2007/234

4 elderly persons units exceeding 80sqm and to have a second vehicle crossing - Historical Reference RMA92007446

Processing complete

Applied 07/02/2007

Decision issued 19/03/2007

Granted 19/03/2007

49 Marshland Road

RMA/2003/2800

To erect a garage within 4.5m road setback - Historical Reference RMA20015137

Processing complete

Applied 22/10/2003

Decision issued 24/02/2004

Granted 23/02/2004

5/33 Hercules Street

RMA/2021/1913

Minimum floor level certificate

Processing complete

Applied 22/06/2021

Certificate issued 28/06/2021

RMA/2021/2506

Five new residential units

Processing complete

Applied 03/08/2021

Decision issued 21/10/2021

Granted 21/10/2021

RMA/2022/1079

Subdivision - Fee Simple - Five lots with Land Use

Processing complete

Applied 07/04/2022

s223 Certificate issued 18/08/2022

s224 Certificate issued 18/08/2022

Decision issued 12/05/2022

Granted 12/05/2022

59 Marshland Road

RMA/2024/2698

Construction of 16 Residential units within a townhouse complex; with associated carparking, earthworks and access

Processing complete

Applied 24/09/2024

Decision issued 16/12/2024

Granted 16/12/2024

RMA/2024/3169

Minimum Floor Level Certificate

Processing complete

Applied 04/11/2024

Certificate issued 04/11/2024

RMA/2025/1102

Subdivision - Fee Simple - 15 Lots with land use

Processing complete

Applied 14/04/2025

s223 Certificate issued 27/11/2025

s224 Certificate issued 10/12/2025

Decision issued 15/07/2025

Granted 15/07/2025

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