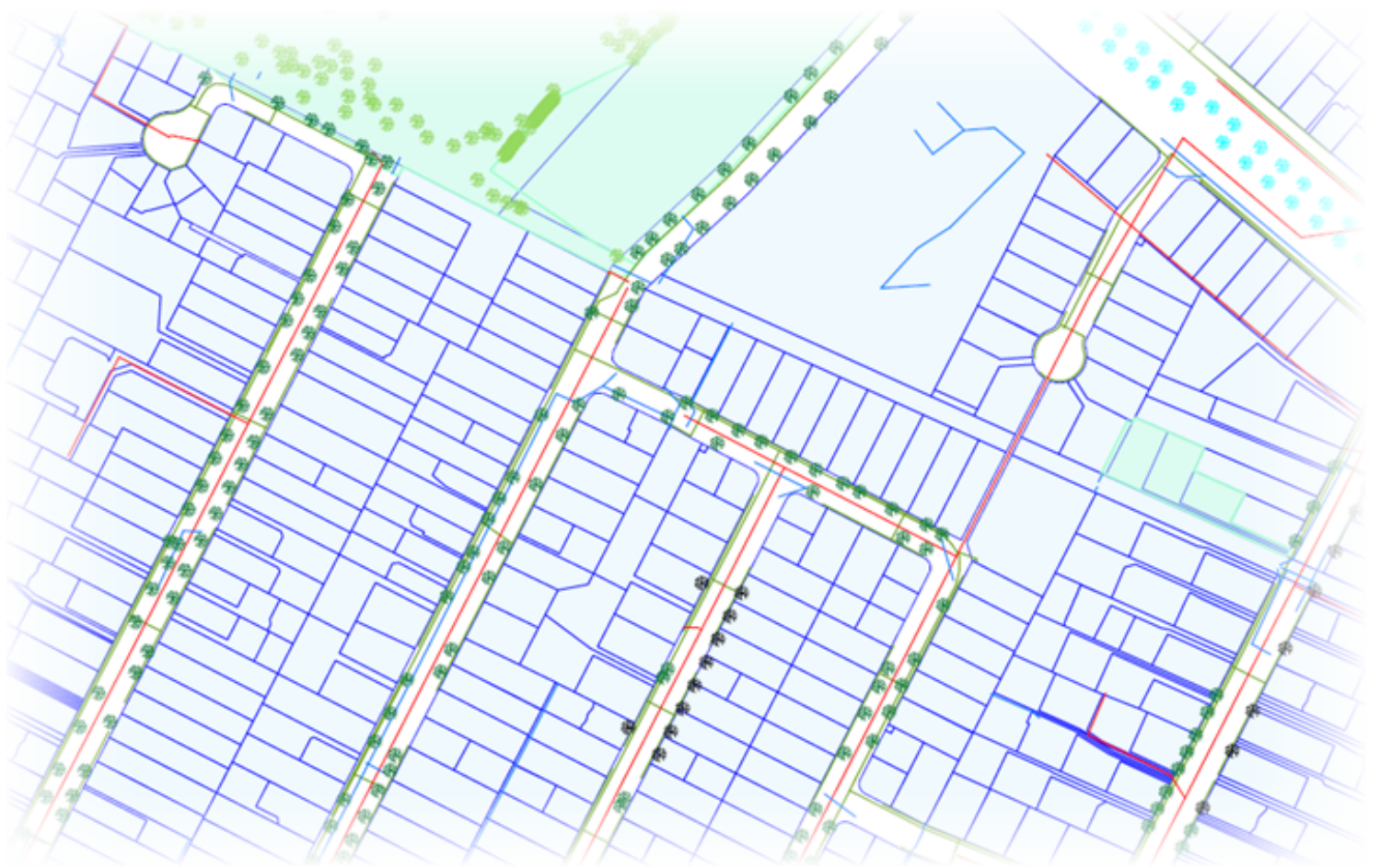


Land Information Memorandum



Property address:
19 Philpotts Road

LIM number: 70186436
Page 1

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

Please supply to MORTLOCK MCCORMACK LAW
PO BOX 13474
ARMAGH
CHRISTCHURCH 8141

Client reference 122553-2

Phone number 366 6130

Fax number 366 6018

Date issued 9 June 2016

Date received 8 June 2016

Property details

Property address 19 Philpotts Road

Valuation roll number 22291 10700

Valuation information Capital Value: \$415000
Land Value: \$195000
Improvements Value: \$220000
Please note: these values are intended for Rating purposes

Legal description Lot 125 DP 13922

Existing owner Darryl S King
Judith Margaret King
19 Philpotts Road
Christchurch 8052

Council references

Debtor number 3191996

Rate account ID 73045590

LIM number 70186436

Property ID 1095604

Property address:
19 Philpotts Road

LIM number: 70186436
Page 2

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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 11 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).

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. 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.

If there are no comments or information provided in any section of this LIM this means that the Council does not hold information on the property that corresponds to that part of section 44A.

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.

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.

1 ECan Liquefaction Assessment

ECan holds indicative information on liquefaction hazard in the Christchurch area. Information on liquefaction can be found on the ECan website at www.ecan.govt.nz/liq or by calling ECan customer services on Ph 03 353 9007. The Christchurch City Council may require site-specific investigations before granting future subdivision or building consent for the property, depending on the liquefaction potential of the area that the property is in.

1 Consultant Report Available

Provisional findings from a Land Information New Zealand (LINZ) study Darfield (Canterbury) Earthquake Provisional Coordinate Change Vectors 201010508 - Christchurch v1.1 dated 16 November 2010 indicate that some degree of earthquake induced subsidence has occurred across vast areas of Christchurch. This property is located in such an area. The actual extent of subsidence for each property is unknown but is in the order of millimetres or centimetres and will vary for each property.

2. Private and public stormwater and sewerage drains

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

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

Related information

- | The drainage works associated with this property have not been plotted on the Council's drainage plan. A copy of the field Inspectors pickup/approved site plan showing the drains and house outline is attached.
- | The dwelling/building is shown to be served by a sewer drain and a stormwater drain.

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.

(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, Wastewater & Stormwater Bylaw (2014), refer to www.ccc.govt.nz.

4. Rates

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

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

(a) Annual rates

Annual rates to 30/06/2016: \$ 2,390.46

	Instalment Amount	Date Due
Instalment 1	\$ 597.56	15/08/2015
Instalment 2	\$ 597.56	15/11/2015
Instalment 3	\$ 597.56	15/02/2016
Instalment 4	\$ 597.78	15/05/2016

Rates owing as at 09/06/2016: \$ 0.00

(b) Excess water charges

\$ 0.00

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

(c) Final water meter reading required?

No Reading Required

(To arrange a final water meter reading, please phone (03) 941 8999 or visit www.ccc.govt.nz.

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.

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 or visit www.ccc.govt.nz.

(a) Consents

- | BCN/1954/876 Applied: 06/04/1954 Status: Completed
Permit granted 14/04/1954
Permit issued 14/04/1954
ADDITIONS TO DWELLING- Historical Reference PER54010730-No Plans/Additional Information on Property File.
- | BCN/1973/118 Applied: 11/01/1973 Status: Completed
Permit granted 13/02/1973
Permit issued 13/02/1973
CARPORT- Historical Reference PER73010457
- | BCN/1980/6897 Applied: 17/12/1980 Status: Completed
Permit granted 26/01/1981
Permit issued 26/01/1981
ALTERATION- Historical Reference PER81010075-No Plans/Additional Information held on Property File
- | BCN/1989/3324 Applied: 11/05/1989 Status: Completed
Permit granted 25/05/1989
Permit issued 25/05/1989
GARAGE- Historical Reference PER89010584

(b) Certificates

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

(c) Notices

- | **Ministry of Business, Innovation & Employment Foundation Design**
Some properties have experienced land damage and considerable settlement during the sequence of Canterbury earthquakes. While land in the green zone is still generally considered suitable for residential construction, houses in some areas will need more robust foundations or site foundation design where foundation repairs or rebuilding are required. Most properties have been assigned a technical category. Details of the DBH guidance can be found at www.building.govt.nz/ and details of the technical category found at www.cera.govt.nz/my-property/
- | Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.

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LIM number: 70186436
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www.ccc.govt.nz

- | CDB75043782 01/03/2011
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

Related information

- | Council holds no record of building permit/consent for dwelling at this address. No information is held by Council relating to the materials, construction or year the dwelling was built.

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 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.

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 is not exhaustive and reference to the District Plan(s) is recommended. There have been Proposed Christchurch Replacement District Plan provisions notified. The Proposed Christchurch Replacement District Plan may be proposing changes that affect this property. The Proposed Christchurch Replacement District Plan includes provisions relating to protected historic heritage and protected areas of ecological significance that have immediate legal effect. Decisions have also been made on some of the provisions in the Proposed Christchurch Replacement District Plan which also have legal effect. To find out more about the Proposed Christchurch Replacement District Plan and what it might mean for this property, please visit www.ccc.govt.nz/districtplanreview for more information.

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

┆ **Liquefaction Management Area (LMA)**

Property or part of property within the Christchurch District Plan Liquefaction Management Area (LMA) overlay.

┆ **ECan Natural Resources Regional Plan**

There may be policies or rules within Environment Canterbury's Natural Resources Regional Plan that regulate land use on this site. Queries regarding the impact of the Natural Resources Regional Plan on the property should be made to Ecan customer services on Ph 03 353 9007.

┆ **Flood Management Area**

This property or parts of the property are located within the Flood Management Area identified in planning maps in the Christchurch Replacement District Plan <http://proposeddistrictplan.ccc.govt.nz/>. Specific minimum floor level and earthwork rules apply. For more information please contact a CCC Duty Planner on 941 8999.

┆ **Property or part of property within urban area**

Property or part of property is within urban area

(a) District plan

Zoning

Living 1 (Outer Suburban)

1. Special Amenity Area	No
2. Community Footprint	No
3. Opposite Important Open Space	No
4. Designations on Site	No
5. Road Widening Designations	No
6. Historic or Protection Building	No
7. Other Heritage Protection Items	No
8. Protected Trees	
Heritage/Notable Tree	No
Other; eg Category A, B, C Street Plantings; Subdivision trees	No
9. Noise Control	No
10. Coastal Protection	No
11. Landscape Protection	No

(b) Land use resource consents

Related information

i

Zone: (RS) Residential Suburban

(ii) Proposed Christchurch Replacement District Plan (have legal effect)

Property or part of property within the Christchurch District Plan Residential Suburban Zone. This may be changed by further decision on the Replacement Christchurch District Plan.

For more information visit our website: <http://proposeddistrictplan1.ccc.govt.nz/> Or call (03) 941 8999 and ask to speak to the duty planner.

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

(b) Other

| **Property located in Shirley-Papanui Community Board area**

Property located in Shirley-Papanui Community Board

| **Property located in Shirley-Papanui Ward**

Property located in Shirley-Papanui Ward

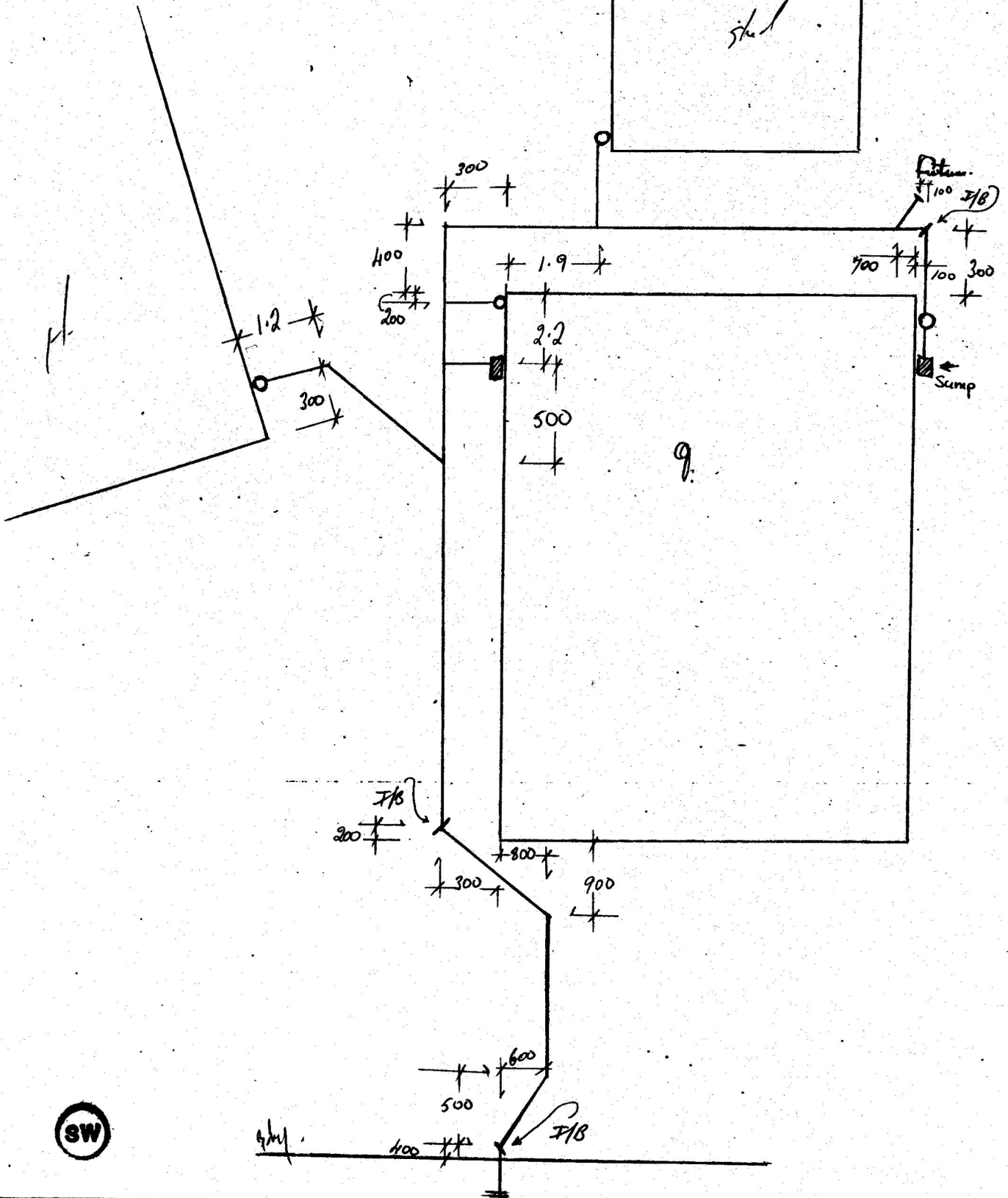
| **Listed Land Use Register**

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**

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.

PHILPOTTS



19 Philpotts St.

ADDRESS 19 Philpotts

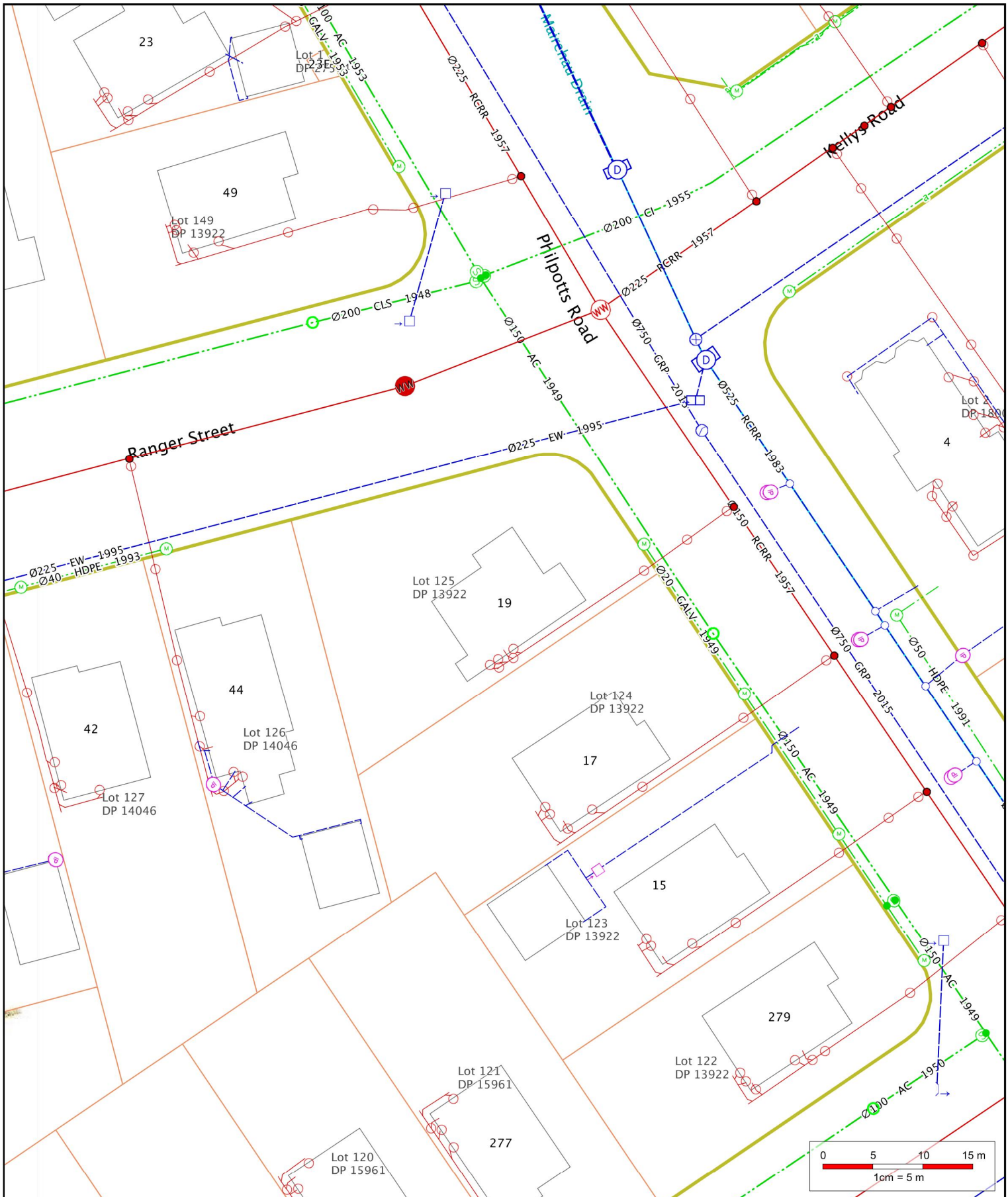
LEGAL DESCRIPTION LOT 125 D.P. 13922

DRAINAGE PERMIT NO 2002

DRAINLAYERS NAME T. Watson

SITE PLAN
STORMWATER PIPING LAYOUT




FILE BU/40/578/119




 1 : 500 on A4
 Jun 9, 2016 2:20:47 PM
Christchurch City Council
 ph: 941-8300 fax: 941-8385

Private Drainage

Standard Infrastructure

-  Bio Gas
-  Condensate Trap
-  End Cap
-  Inlet
-  Outlet
-  Valve
-  Main
-  Cable


















Water Intake/Supply

-  Connector
-  Bellows
-  Connector
-  Hydrant

















Water Intake/Supply

-  Inlet
-  Meter
-  Outlet
-  Pump
-  Restrictor
-  Valve
-  Air Release
-  Butterfly
-  Flow restriction
-  Gate
-  Pressure Activated
-  Sluice
-  Valve
-  Reservoir
-  Structure
-  Lateral
-  Main
- Sub Main


















Wastewater

-  End Cap
-  Valve
-  Air Gap Separator
-  Vent
-  Eye
-  Eye (Vertical)
-  Outfall
-  Pump
-  Junction
-  Access
-  Flush Manhole
-  Inspection Point
-  Standard Manhole
-  Trap
-  Vented Manhole
-  Lateral
-  Pressure Main


Wastewater

-  Lateral Fitting
-  Local Pressure
-  Control Panel
-  Boundary Kit
-  Tank System
-  Site
-  Vacuum Chamber
-  Vacuum Breather
-  Stormwater Bend
-  Stormwater Change
-  Stormwater Eye
-  Stormwater Flow Restriction
-  Stormwater Inlet
-  Stormwater Dome Sump
-  Stormwater Double Sump
-  Stormwater Gross Debris Trap

Stormwater

-  Inlet
-  Inlet Headwall
-  Pipe End
-  Silt Trap
-  Single Sump
-  Soak Pit
-  Triple Sump
-  Junction
-  Standard Manhole
-  Outlet
-  Pump
-  Structure
-  Basin
-  Lateral
-  Main
-  Lateral Fitting
-  Double Sump

Stormwater

-  Lateral Fitting
-  Single Sump
-  Soak Pit
-  Inspection point
-  Manhole
-  Pipe Protection
-  Abandoned
-  Proposed
-  Out of service
-  Easement

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.
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19 Philpotts Road Land Use Consents



**19 Philpotts Road
Subdivision Consents**



19 Philpotts Road
Private occupation of public land



Land Use Resource Consents within 100 metres of 19 Philpotts Road

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

1/4 Payling Lane

RMA/2015/1025

Dwelling with attached garage - Historical Reference RMA92029272

Processing complete

Applied 17/04/2015

Decision issued 12/05/2015

Granted 11/05/2015

23 Philpotts Road

RMA/1998/770

Proposed Granny flat is within 3.6m of existing dwelling under Transitional Plan. Garage is located within the 4.5m road boundary setback under Proposed City Plan. - Historical Reference RES980803

Processing complete

Applied 27/03/1998

Decision issued 01/01/1999

Granted 01/01/1999

25 Philpotts Road

RMA/2004/429

Garage located 2m from the road boundary. - Historical Reference RMA20016005

Processing complete

Applied 11/02/2004

Decision issued 16/03/2004

Granted 15/03/2004

26 Philpotts Road

RMA/1999/3702

To erect a dwelling that intrudes through the recession planes as constructed from the southern and northern boundaries. - Historical Reference RES992786

Processing complete

Applied 27/09/1999

Decision issued 21/10/1999

Granted 21/10/1999

275 Knowles Street

RMA/1991/978

Erect a garage of 10.2m length (exceeds 9m) and 0.9m from boundary in lieu of 1.8m. Neighbours consent - Historical Reference RES9217795

Processing complete

Applied 29/10/1991

Decision issued 21/11/1991

Granted 21/11/1991

276 Knowles Street

RMA/1992/850

Consent to build garage/ sleepout exceeding 9m in length within 1.8m of boundary. Neighbours consent - Historical Reference RES9218302

Processing complete

Applied 05/03/1992

Decision issued 11/03/1992

Granted 11/03/1992

RMA/2004/2508

Extension to living area of existing dwelling that is within 1.8 metres of an internal boundary. - Historical Reference RMA20018154

Processing complete

Applied 30/09/2004

Decision issued 01/10/2004

Granted 01/10/2004

279 Knowles Street

RMA/1988/495

Dispensation to erect a garage with a setback of 5m from the vehicle crossing in lieu of the 6m required. - Historical Reference RES9211427

Processing complete

Applied 01/03/1988

Decision issued 17/03/1988

Granted 17/03/1988

RMA/2000/2382

Change of use from a garage to games room with setback 2m from the road boundary. - Historical Reference RMA20003131

Processing complete

Applied 18/09/2000

Decision issued 19/10/2000

Granted 18/10/2000

3 Payling Lane

RMA/1978/432

Consent to allow a pre-designed subdivision. - Historical Reference RES9220100

Processing complete

Applied 25/07/1978

Decision issued 19/12/1978

Granted 19/12/1978

4 Kellys Road

RMA/1996/2590

To erect a 57.6m² garage in the front yard does not comply with the Transitional District Plan or Proposed City Plan. - Historical Reference RES962988

Processing complete

Applied 22/11/1996

Decision issued 01/01/1999

Granted 01/01/1999

44 Ranger Street

RMA/2007/2868

dwelling addition within 1.8m of boundary - Historical Reference RMA92010213

Processing complete

Applied 23/10/2007

Decision issued 15/11/2007

Granted 15/11/2007

RMA/2008/2184

dwelling additions encroaching side yard setback and out door living space - Historical Reference RMA92013085

Processing complete

Applied 03/11/2008

Decision issued 21/11/2008

Granted 21/11/2008

RMA/2009/351

Alteration to the dwelling - Historical Reference RMA92013766

Processing complete

Applied 19/03/2009

Decision issued 27/03/2009

Granted 27/03/2009

45 Ranger Street

RMA/1983/178

Erect a carport attached to the front of the garage and sited less than 6m from the street. - Historical Reference RES9204577

Processing complete

Applied 06/12/1983

Decision issued 16/01/1984

Granted 16/01/1984

6 Kellys Road

RMA/2016/1007

Dwelling with attached garage - Historical Reference RMA92033109

On hold - processing suspended by applicant

Applied 18/04/2016

7 Payling Lane

RMA/2000/949

Extension that exceeds site coverage of 35%, within 1.8m of an internal boundary. - Historical Reference RMA20001630

Processing complete

Applied 07/04/2000

Decision issued 02/05/2000

Granted 02/05/2000

8 Payling Lane

RMA/1982/204

Erect dwelling with attached garage garage roof of 6m inheight in lieu of 3.6m. - Historical Reference RES9205723

Processing complete

Applied 16/12/1982

Decision issued 01/01/1983

Granted 01/01/1983

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