

Land Information Memorandum



Property address:
19 Philpotts Road

LIM number: H01240371

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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 1 June 2023
Date received 29 May 2023

Property details

Property address 19 Philpotts Road, St Albans, Christchurch
Valuation roll number 22291 10700
Valuation information Capital Value: \$455,000
Land Value: \$215,000
Improvements Value: \$240,000
Please note: these values are intended for Rating purposes
Legal description Lot 125 DP 13922
Existing owner Shaanah Kirsti Valdez
Roberto Maximiliano Valdez
19 Philpotts Road
Christchurch 8052

Council references

Rate account ID 73045590
LIM number H01240371
Property ID 1095604

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.

- **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.

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2. Private and public stormwater and sewerage drains

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

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

Related Information

- The drainage works associated with this property has been partially plotted on the Council's drainage plan. A copy of the field Inspectors pickup/approved site plan showing the drains and buildings/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.

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 30/06/2023: \$3,277.93

	Instalment Amount	Date Due
Instalment 1	\$819.42	15/08/2022
Instalment 2	\$819.42	15/11/2022
Instalment 3	\$819.42	15/02/2023
Instalment 4	\$819.67	15/05/2023

Rates owing as at 01/06/2023: \$2,262.22

(b) Excess water charges

From January 2023 excess water use charges will apply based on water meter readings. Check to see how this property may be affected. <https://www.ccc.govt.nz/services/water-and-drainage/water-supply/water-reporter/>.

☎ 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. 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/1954/876 Applied: 06/04/1954 Status: Completed
19 Philpotts Road St Albans
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
19 Philpotts Road St Albans
Permit granted 13/02/1973
Permit issued 13/02/1973
CARPORT- Historical Reference PER73010457
- BCN/1980/6897 Applied: 17/12/1980 Status: Completed
19 Philpotts Road St Albans
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
19 Philpotts Road St Albans
Permit granted 25/05/1989
Permit issued 25/05/1989
GARAGE- Historical Reference PER89010584
- BCN/2019/5037 Applied: 31/07/2019 Status: Completed
19 Philpotts Road St Albans
Exemption from building consent approved 06/08/2019
Insulation

(b) Certificates

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

(c) Notices

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- 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.
- CDB75043782 01/03/2011 19 Philpotts Road
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.

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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

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

- **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

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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**

11. Other information

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

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

(a) Kerbside waste collection

- Your organics are collected Weekly on Monday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 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 EcoDrop.
- 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 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 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 Papanui 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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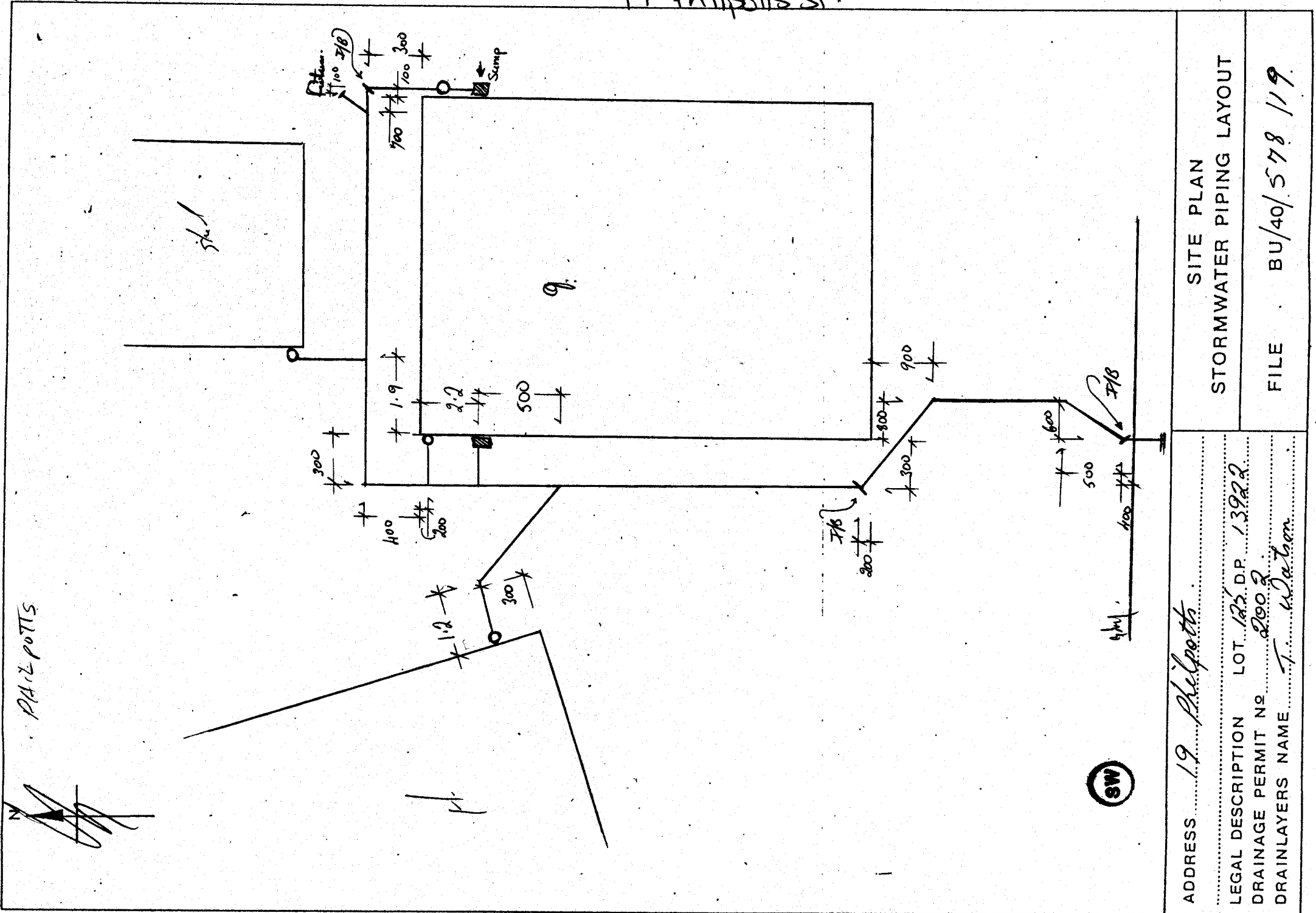
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19 Philpotts St.

PHILPOTTS

shed



SITE PLAN
 STORMWATER PIPING LAYOUT

FILE BU/40/578/19

ADDRESS 19 Philpotts

LEGAL DESCRIPTION LOT 125, DP 13922

DRAINAGE PERMIT NO 2902

DRAINLAYERS NAME T. Jackson

19 Philpotts Road Land Use Consents



**19 Philpotts Road
Subdivision Consents**

Fee simple
Lots:2
Approved
Approved

Fee simple
Lots:8
Approved



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

Granted 11/05/2015

Decision issued 12/05/2015

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

270 Knowles Street

RMA/2019/2876

Minimum Floor Level Certificate

Processing complete

Applied 10/12/2019

Certificate issued 16/12/2019

RMA/2020/522

To establish a social housing complex consisting of eight, one-bedroom residential units.

Processing complete

Applied 10/03/2020

Decision issued 04/05/2020

Granted 04/05/2020

RMA/2021/3978

Fee simple subdivision - eight lots with access lot amalgamation and land use

Consent issued

Applied 29/11/2021

Decision issued 27/01/2022

Granted 27/01/2022

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

Decision issued 01/01/1999

Granted 01/01/1999

RMA/2018/1832

Two lot fee simple subdivision. Replaced by RMA/2022/2105.Reapplied under 2021 DC Policy

Consent issued

Applied 31/07/2018

Decision issued 30/11/2018

Granted 30/11/2018

RMA/2022/2105

Fee simple subdivision - two lots and land use. Replaces RMA/2018/1832.Reapplied under 2021 DC Policy

s223 Certificate issued

Applied 29/06/2022

s223 Certificate issued 23/03/2023

Decision issued 27/07/2022

Granted 26/07/2022

40 Ranger Street

RMA/2018/2067

Minimum Floor Level Certificate

Processing complete

Applied 24/08/2018

Certificate issued 24/08/2018

44 Ranger Street

RMA/2007/2868

dwelling addition within 1.8m of boundary - Historical Reference RMA92010213

Processing complete

Applied 23/10/2007

Granted 15/11/2007

Decision issued 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

RMA/2019/2846

Minimum floor level certification

Processing complete

Applied 05/12/2019

Certificate issued 05/12/2019

4A 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

6A Kellys Road

RMA/2016/1007

Dwelling with attached garage - Historical Reference RMA92033109

Processing complete

Applied 18/04/2016

Decision issued 10/06/2016

Granted 10/06/2016

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