

LAND INFORMATION MEMORANDUM



LIM No:
LIM70036333

"This Land Information Memorandum has been prepared for the purpose of s.44A of the Local Government Official Information and Meetings Act 1987, and contains all the information known to the Christchurch City Council to be relevant to the land as detailed in subsection (2). It 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."

| | |
|---|---|
| <p>Please Supply to: HELMORE AYERS P O BOX 13331 CHRISTCHURCH 8031</p> <p>Client Reference: DUTHIE/TWISS Phone No: 366-5086 Fax No: 366-5542 Date Received: 19/01/2004 Date Issued : 21/01/2004</p> | <p>Property Address: 3-147 KING ST , SYDENHAM</p> <p>Legal Description: LOT 1 DP 54691 FLAT 3 DP 55135</p> <p>Existing Owner: DEAN MARSHIEL-COURTE 147 KING STREET CHRISTCHURCH 8002</p> |
|---|---|

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

1. Annual rates to : 30/06/2004 \$741.05

| | <u>Instalment Amount</u> | <u>Date Due</u> |
|----------------|--------------------------|-----------------|
| Instalment 1 : | \$177.00 | 15/08/2003 |
| Instalment 2 : | \$188.00 | 15/11/2003 |
| Instalment 3 : | \$188.00 | 15/02/2004 |
| Instalment 4 : | \$188.05 | 15/05/2004 |

Rates Owing as at : 21/01/2004 \$122.26

- 2. Excess Water Charges** \$0.00
- 3. Final water meter reading may be required** No Reading Required

| | |
|--|---|
| <p>For Office Use: Debtor Number: 3219349 LIM Number: LIM, 70036333 Property ID: 832852 Rate Account ID: 1794800</p> <p>This Information was Processed at: Sockburn Service Centre</p> | <p style="font-size: 2em; color: red; opacity: 0.5;">FAXED</p> <p style="font-size: 1.5em; color: red;">21 JAN 2004</p> <p style="font-size: 2em; color: black;">Pages 13</p> |
|--|---|

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

Telephone : (03) 9416552

Fax : (03) 9416539

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LIM No:
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NOTE: Code Compliance Certificates were only issued by the Chch City Council since Jan 1993

PER60610569 Completed Applied:20/10/1960 Issued Date: 29/11/1960

STUCCO

PER64650731 Completed Applied:29/07/1964 Issued Date: 18/08/1964

GARAGE

PER89000244 Completed Applied:20/04/1989 Issued Date: 22/05/1989

2 FLATS & GARAGES

PER89100763 Completed Applied:20/06/1989 Issued Date: 20/06/1989

DRAINAGE: STORMWATER TO EXISTING

PER89101023 Completed Applied:10/08/1989 Issued Date: 11/08/1989

PLUMBING: WATER SUPPLY TO 2 FLATS

ii. Project Information Memorandums ...None recorded for this Property**This Information was Processed at: Sockburn Service Centre**CHRISTCHURCH CITY COUNCIL
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CHRISTCHURCH
CITY COUNCIL · ENVIRONMENT

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iii. Building Consents _____

...None recorded for this Property _____

iv. Registered Premises: _____

...None recorded for this Property _____

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5. Planning Information:

(A) Transitional Plan (prior to 24th June 1995) _____

(B) Proposed Plan _____

Zoning

R/4
City

Designations on Site Yes / No

Road Widening Designations Yes / No

Zoning

Living 3 (Inner City Medium Density and Suburban Focals)

Special Amenity Area No

Community Footprint No

Designations on Site No

Historic or Protected Bldg No

Road Widening Designations No

Heritage/Notable Tree No

Other Heritage Protection Items No

Special Character Sites No

Opposite Important Open Space No

Note - The Council is not required to include all information in a LIM that is apparent from the Transitional District Plan or the Proposed City Plan. However it is this Council's current practice to include planning information that it considers will be helpful to the LIM applicant. Please note that the planning information provided is not exhaustive, and reference to the Transitional District Plan and the Proposed City Plan is recommended.

(C) Land Use Resource Consents _____

...None recorded for this Property _____

NOTE: A resource consent lapses after two years from the granted date if it has not been given effect to within that time.

6. Information notified to council by any statutory organisation having the power to classify land or building for any purpose:.....No

7. Information notified to council by any network utility operator pursuant to the Building Act 1991:.....No

8. Refuse Collection Day - Monday

The 52 bags which the council provides each year are for the refuse generated on that property during the year. When moving house (or flat) all refuse bags should be left behind for the new owners. There should be enough to last until next May.

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9. Other Related Property Information

- ◆ Important LIM Information
FILLED GROUND (CERTIFIED, UNCONTROLLED OR RUBBISH) May 22 1995

- ◆ Liquefaction risk assessment
This property is in the ECan liquefaction risk study area and the report identified the potential susceptibility of this property as: High. Council may require further specific site investigation before granting any future subdivision or building consent for this property. The classification of the liquefaction potential for this property are indicative only given the limited information within the study area. Therefore the liquefaction potential may be either under or over estimated and does not imply any level of damage to any structure.
- ◆ Property Records are held at the Sockburn Service Centre

- ◆ Property located in Heathcote Ward

10. Water Related Property Information

- ◆ Property affected by a cost sharing area
This property is located in the Wastewater Reticulation Capacity Upgrade cost sharing area for contributions to the works. A cost sharing contribution would only be requested if sewer is available and subdivision or building consent is received.

11. Special Site Characteristics and Additional Water Related Services Information

- ◆ A drainage plan is attached. For further enquiries regarding drainage information supplied with the LIM please phone 941 6402
- ◆ The property is shown to be served by sewer and stormwater drains which are shared.
- ◆ The records held by this Unit do not show any history of flooding or drainage problems on the property.
- ◆ The site is located on or adjacent to a former rubbish tip known as Butlers Rubbish Dump, it is thought to have started in 1900's and closed in 1950's the depth and exact perimeter are unknown.
Contains general household rubbish, possibly up to 6 metres deep.
WARNING: No Certificate of compaction or type of fill material has been received.

STRUCTURAL ENGINEER'S soil response and bore hole tests are required for any structures on this site. Where necessary, provide design foundation drawings and supporting calculations or a "Producer Statement, Design".

To enable 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 appropriate Service Centre as shown on the front page of this LIM.

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CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

Telephone · (03) 9416552

Fax · (03) 9416539

22.595



Resource Management Act 1991/Building Act 1991
Hazards or Special Site Characteristics
SOCKBURN SERVICE CENTRE

Location King Street Number: 147
 Legal Description: Lot D.P. 54691 Ward: Heathcote

Date Recorded 90 Severity Accuracy Recorded by George Marsh Computer Entry 3.5.95
 DETAILS:
Uncontrolled fill
 LOCATION OF INFORMATION: Service Centre/Section Sockburn
 File No. or Source of Information

The site is located on or adjacent to a former rubbish tip known as **Butlers Rubbish Dump**, it is thought to have started in 1900's and closed in 1950's the depth and exact perimeter are unknown.
 Contains general household rubbish, possibly up to 6 metres deep.

WARNING: No Certificate of compaction or type of fill material has been received.

STRUCTURAL ENGINEER'S soil response and bore hole tests are required for any structures on this site. Where necessary, provide design foundation drawings and supporting calculations or a "Producer Statement, Design".

Date Recorded Severity Accuracy Recorded by **George Marsh** Computer Entry

DETAILS:

LOCATION OF INFORMATION: Service Centre/Section

File No. or Source of Information

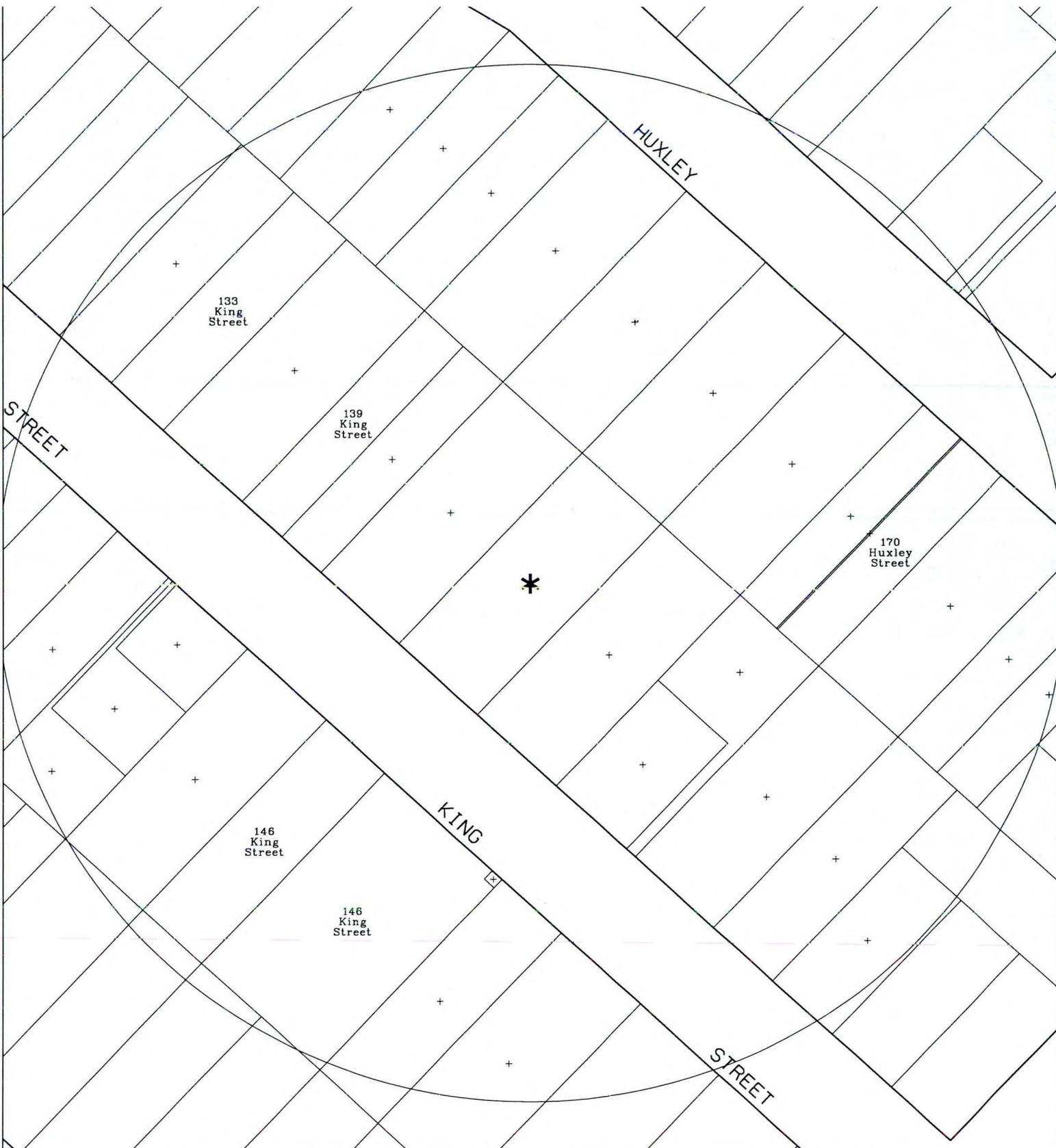
Date Recorded Severity Accuracy Recorded by **George Marsh** Computer Entry

DETAILS:

LOCATION OF INFORMATION: Service Centre/Section

File No. or Source of Information

- KEY Severity 1 Low 2 Moderate 3 Extreme 4 Unknown
- Accuracy A Confirmed B Unconfirmed C Personal Observation

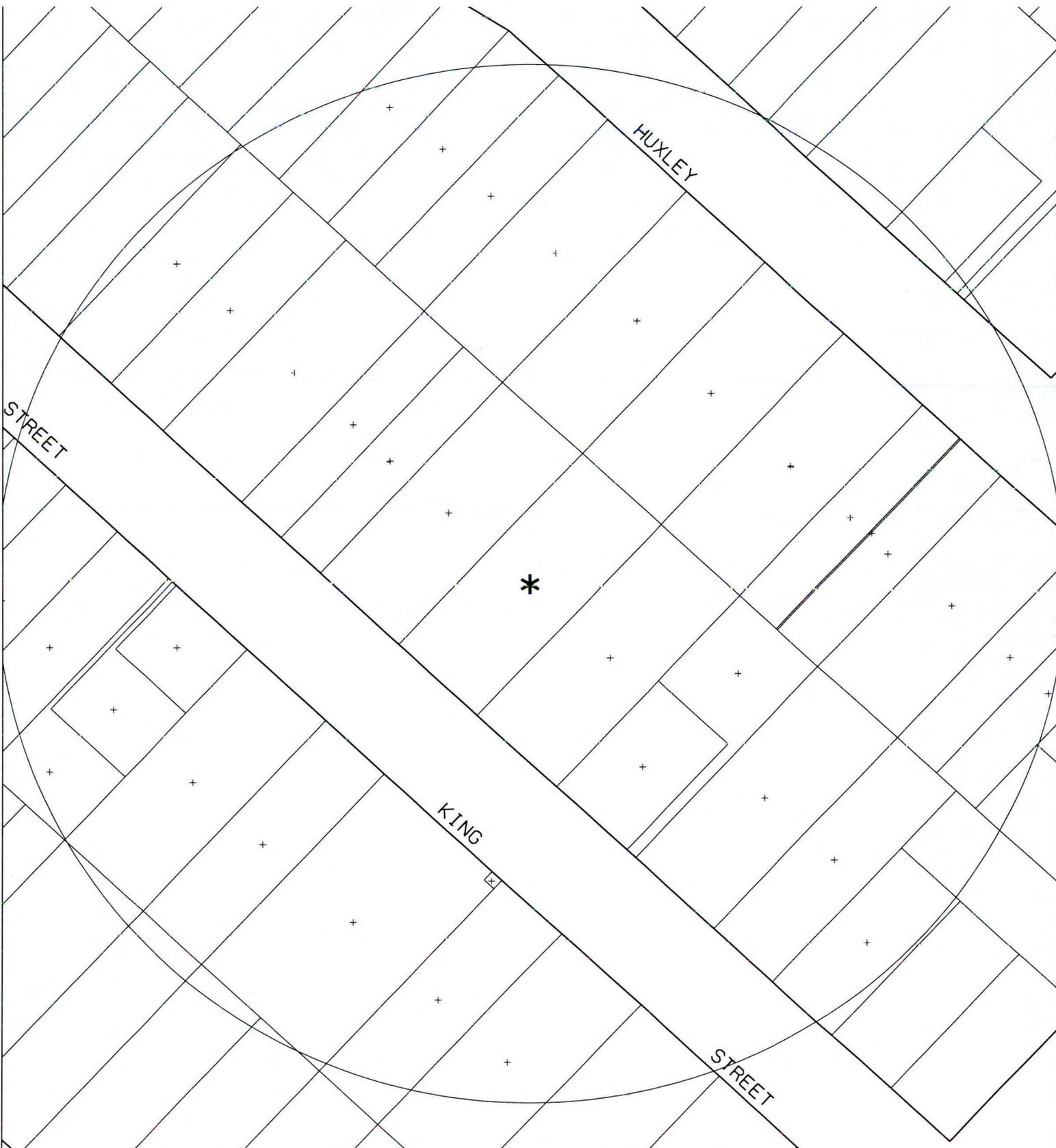


3-147 King Street

Land Use Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services



3-147 King Street

Subdivision Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services

Spatial Query Report



Land Use Resource Consents within 100 metres of 3-147 King Street

Note, This map does not include Subdivision Consents and Certificate of Compliance issued under the Resource Management Act.

Address: 133 KING STREET

Consent Type:

Activity:

Reference: 9208622

Status: Completed

Decision: Granted

Date Received: 21 June 1988

Date of Decision: 30 June 1988

Description:

Extend on back of dwelling 1.1m from boundary.

Address: 134 KING STREET

Consent Type:

Activity: Non-Complying Activity

Reference: 992849

Status: Completed

Decision: Granted

Date Received: 28 September 1999

Date of Decision:

Description:

Reduction in net site area, ROW width, setbacks under the Transitional Plan for a three Lot fee simple subdivision.

Address: 139 KING STREET

Consent Type:

Activity:

Reference: 9208623

Status: Completed

Decision: Granted

Date Received: 1 July 1989

Date of Decision: 1 August 1989

Description:

Construct a house extension within 1.8m of boundary.

Address: 146 KING STREET

Consent Type:

Activity: Conditional Use

Reference: 9208624

Status: Completed

Decision: Granted

Date Received: 19 March 1976

Date of Decision: 23 March 1976

Description:

Construct 20 pensioner cottages.

Address: 170 HUXLEY STREET

Consent Type: **Activity:** Discretionary Activity

Reference: 9222398 **Status:** Completed **Decision:** Granted

Date Received: 16 May 1994 **Date of Decision:** 23 May 1994

Description:

Reduced setback from road boundary for carport.

Data Quality Statement

Land Use Consents

All resource consents* are shown for sites that have been labeled 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 area radius. If there are such sites and you would like them to be 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 have a status of current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt, please phone (03)9418657.

* 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 sites that have been labelled with an address and 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 area radius. If there are such sites and you would like them to be 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 and new properties have not been created in the council's property database; 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.



Christchurch Drainage Board

233 Cambridge Terrace
Christchurch 1. New Zealand.
P.O. Box 13-006
Telephone 790-550

In reply please quote

G66-1423

Enquiries to:

Mr W Haase

2 May 1989

Mr C Woodward
11 Baretta Street
CHRISTCHURCH 2



Dear Sir

I acknowledge receipt of your application of 28 April 1989 for permission to connect the foulwater drain which is to serve two additional household units on your property at 147 King Street part lot 34 DP 117 to the drain serving the existing dwelling on the site owned by Mr D Patchett whose written consent is noted.

In reply I have to advise that permission for a common drain is hereby granted subject to the following conditions:

- 1 The drain is to be laid at the maximum gradient practicable but not less than 1 in 80.
- 2 All drainage and plumbing work to comply with the Drainage and Plumbing Regulations and the Board's Bylaw.

Yours faithfully

H P Hunt
CHIEF ENGINEER

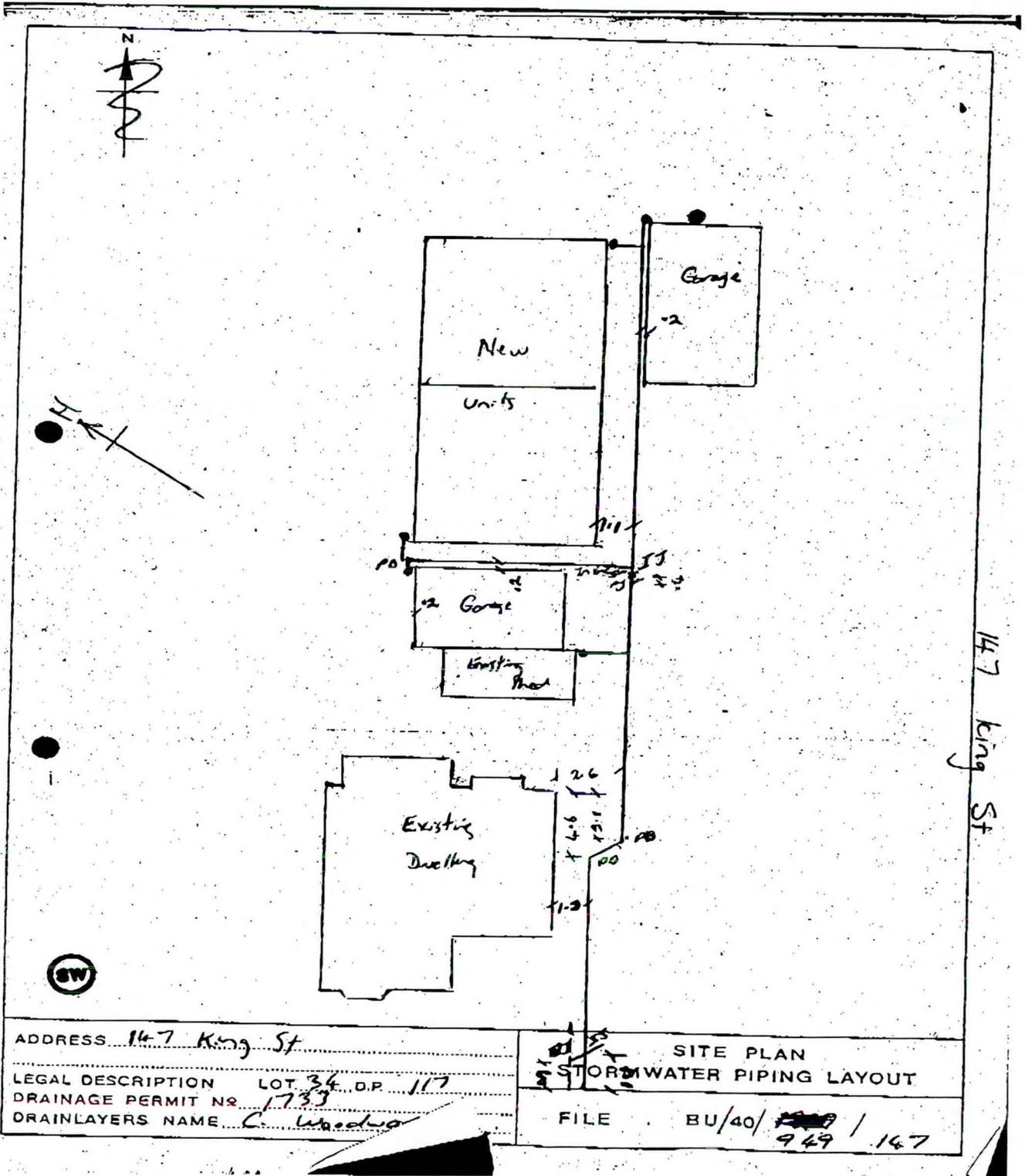
per B C Biddick

BCB nam

17584

cc Mr D Patchett
147 King Street
CHRISTCHURCH 2

file://\Acctofnp02\dataaccess\OtherData\Image\Scanned\Pickup\832852.tif



ADDRESS 147 King St
 LEGAL DESCRIPTION LOT 34 D.P. 117
 DRAINAGE PERMIT NO. 1733
 DRAINLAYERS NAME C. Woodward

SITE PLAN
 STORMWATER PIPING LAYOUT
 FILE BU/40/~~147~~ / 147
 949

Cadastral Plan

Ph: 371-1300
Fax: 371-1365

LEGEND

| | |
|--|------------------------|
| | WASTE WATER MAIN |
| | STORM WATER MAIN |
| | WATER SUPPLY MAIN |
| | WASTE WATER DRAIN |
| | STORM WATER DRAIN |
| | WATER SUPPLY SUBMAIN |
| | STD MANHOLE (WASTE) |
| | VENTED MANHOLE (WASTE) |
| | STD MANHOLE (STORM) |
| | SUPP (STORM) |
| | FIRE HYDRANT (WATER) |
| | VALVE (WATER) |
| | METER (WATER) |
| | DETECTOR (WATER) |
| | END CAP (WATER) |
| | KERB & CHANNEL |

147 KING ST

CAUTION
THE ACCURACY OF THIS PLAN IS
NOT GUARANTEED. ON-SITE
VERIFICATION REQUIRED.



SCALE 1:500 on A4

Christchurch City Council
1/20/2004 12:21:53 PM



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CITY COUNCIL - GEODATA SERVICES

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