

# LAND INFORMATION MEMORANDUM



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OF 14  
LIM No:  
LIM70072891

"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."

## Please Supply to:

PAPPRILL HADFIELD & ALDOUS

P O BOX 376

CHRISTCHURCH 8015

**Client Reference:** 151194-11

**Phone No:** 379-2800

**Fax No:** 365-6557

**Date Received:** 2/08/2006

**Date Issued :** 7/08/2006

## Property Address:

4-74 KING ST SYDENHAM



## Legal Description:

LOT 1 DEPOSITED PLAN 33759.(DP 33759), FLAT 4  
DEPOSITED PLAN 34065 (DP 34065)

**Valuation Roll Number:** 22572 44400D

**Valuation Information:** Rating Valuation as at 01 Aug 2004

Capital Value:\$102000 Land Value: \$43200 Improvements Value:  
\$58800

*Please Note: These Values are intended for Rating purposes only*

## Existing Owner:

CHRISTINE ANNE MURRAY

12 TRAVIS COUNTRY DRIVE

CHRISTCHURCH 8009

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

1. **Annual rates to : 30/06/ 2007** \$627.60 For Rates Enquiries Please Phone: 941 8423

	<u>Instalment Amount</u>	<u>Date Due</u>
Instalment 1 :	\$156.90	15/08/2006
Instalment 2 :	\$156.90	15/11/2006
Instalment 3 :	\$156.90	15/02/2007
Instalment 4 :	\$156.90	15/05/2007

Rates Owing as at : 7/08/2006 \$121.70

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

## For Office Use:

Debtor Number: 3153834  
LIM Number: LIM, 70072891  
Property ID: 796252  
Rate Account ID: 1804948

**This Information was Processed at: Sockburn Service Centre**

Telephone : (03) 941 6552

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## 4. Consents Certificate, notices, orders, or requisitions affecting the land and buildings

For Building Enquiries Please Phone: 941 8995

### i. Building Permits:

PER 6780434 Completed

Applied: 26/04/1967 Issued Date: 08/05/1967

CLOSE IN PORCH

PER67680188 Completed

Applied: 29/01/1968 Issued Date: 20/03/1968

STUCCO DWELLING

PER 7273011 Completed

Applied: 5/09/1972 Issued Date: 03/10/1972

4 FLATS & GARAGES

### ii. Project Information Memoranda:

...None recorded for this Property

### iii. Building Consents:

...None recorded for this Property

### iv. Building Act Certificates of Acceptance:

...None recorded for this Property

### v. Building Act Exemptions:

...None recorded for this Property

This Information was Processed at: **Sockburn Service Centre**

CHRISTCHURCH CITY COUNCIL  
P.O. BOX 237, CHRISTCHURCH

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CHRISTCHURCH  
CITY COUNCIL ENVIRONMENT

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vi. Registered Premises: \_\_\_\_\_

...None recorded for this Property \_\_\_\_\_

vii. Hazardous Substance Test Certificate: \_\_\_\_\_

...None recorded for this Property \_\_\_\_\_

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## 5. Planning Information:

For Planning Enquiries Please Phone: 941 8657

### (A) Transitional Plan

### (B) Proposed Plan

Zoning

R/4

City

Zoning

Living 3 (Inner City Medium Density and Suburban Focals)

Designations on Site Yes / No

Road Widening Designations Yes / No

- |  |    |
|--|----|
| 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 Protected Bldg  | No |
| 7. Other Heritage Protection Items                                   | No |
| 8. Protected Trees   |    |
| - Heritage/Notable Tree  | No |
| - Other eg. Category A,B,C<br>Street Plantings; Subdivision<br>Trees | No |
| 9. Noise Control   | No |
| 10. Coastal Protection   | No |
| 11. Landscape Protection   | 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

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**6. Information notified to council by any statutory organisation having the power to classify land or building for any purpose:.....Yes**

Please refer to Section 9 for details

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

**8. Refuse**

The 26 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.

- ◆ Your recycling is Collected Weekly on Monday Leave your recycling at the Kerbside by 7:30 a.m.  
Your nearest recycling depot is the Metro Place Refuse Station
- ◆ Your refuse is Collected Weekly on Monday Leave your refuse at the Kerbside by 7:30 a.m.  
Your nearest refuse depot is the Metro Place Refuse Station

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## 9. Other Related Property Information

### ◆ **ECan Liquefaction Assessment 1**

This property is in the 2004 Stage IV ECan liquefaction risk study area and the report identified areas with a potential susceptibility for liquefaction and related lateral spread and subsidence. All queries regarding this information should be made to ECan on Ph 03 353 9007 or via the ECan website [www.ecan.govt.nz](http://www.ecan.govt.nz) <<http://www.ecan.govt.nz>>.

### ◆ **ECan Liquefaction Assessment 2**

Council may require further specific site investigation before granting any future subdivision or building consent for this property. The classification of the liquefaction potential are indicative only given the limited information within the study area.

### ◆ **ECan Natural Resources Regional Plan**

The Proposed Natural Resources Regional Plan notified by ECan in July 2004 has classified this site and there may be policies or rules within the NRRP that regulate the use of this site in regard to a proposed land use. Council has not and cannot verify the accuracy of such information and its impact on and applicability to the property, and advises LIM applicants to consult with Ecan and independent advisers about the direct impact of the NRRP on the subject property. All queries regarding this information should be made to ECan on Ph 03 353 9007.

### ◆ **Property Records are held at the Sockburn Service Centre**

### ◆ **Property located in Spreydon-Heathcote Community Board area**

### ◆ **Property located in Spreydon-Heathcote Ward**

### ◆ **Property or part of property within urban area**

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## 10. Water Related Property Information

## 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 6437.
- ◆ The property is shown to be served by a sewer drain which is shared.
- ◆ No details of the private stormwater system serving this property are shown on the plan.
- ◆ The records held by this Unit do not show any history of flooding or drainage problems on the property.

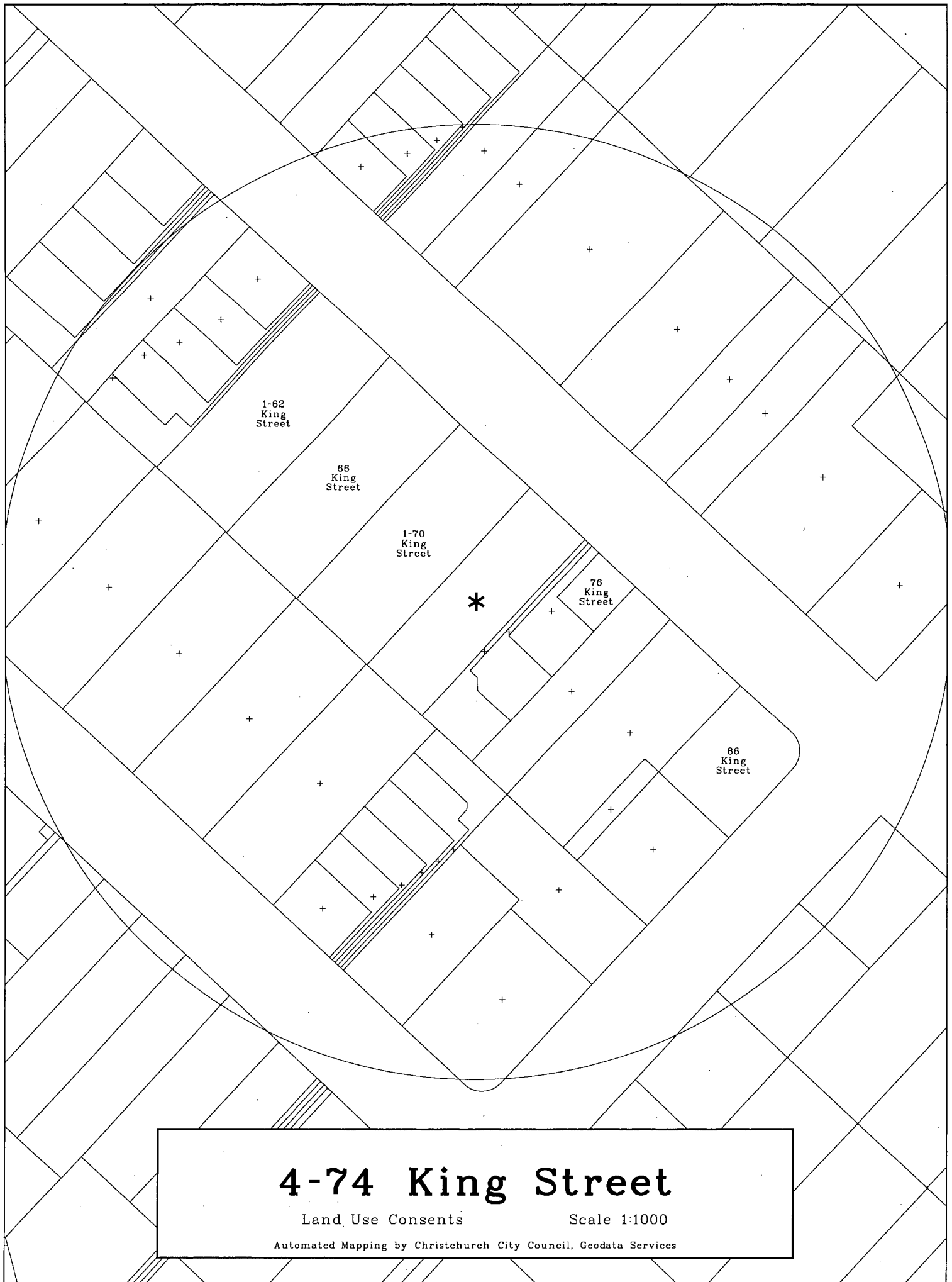
### Please Note :

The Council may require a development contribution in respect of any activities in the City that create a demand for new reserves and infrastructure. Such activities include sub-division of land parcels and new construction. The Development Contributions Policy and supporting information is obtainable online at <http://www.ccc.govt.nz/LTCCP/Draft/DevelopmentContributionsPolicy/> and at Civic Offices, Tuam Street and Council Service Centres

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  
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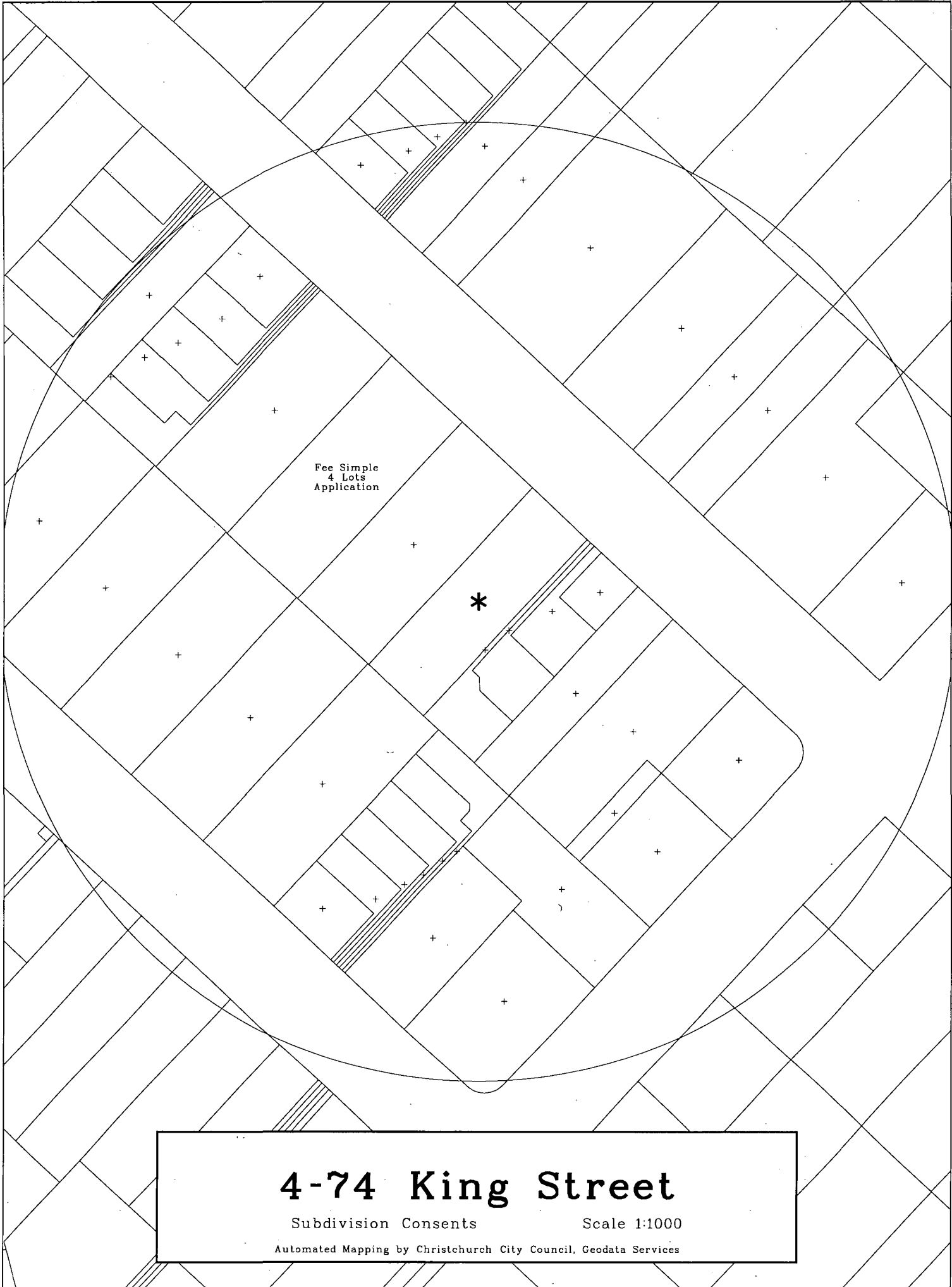


# 4-74 King Street

Land Use Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services



Fee Simple  
4 Lots  
Application

\*

**4-74 King Street**  
Subdivision Consents      Scale 1:1000  
Automated Mapping by Christchurch City Council, Geodata Services

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# Spatial Query Report



Land Use Resource Consents within 100 metres of 4-74 King Street

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

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**Address: 1-62 KING STREET**

**Consent Type:** Discretionary Activity

**Reference:** 980487      **Status:** Completed      **Decision:** Granted

**Date Received:** 25 February 1998      **Date of Decision:** 17 June 1998

**Description:**

Application for a five unit development with attached garages with reduced garage setbacks; no on-site manoeuvring for unit 5; garage in front yard and no visitor carpark provided for the units.

**Address: 1-70 KING STREET**

**Consent Type:** Activity:

**Reference:** 9208607      **Status:** Completed      **Decision:** Granted

**Date Received:** 16 June 1975      **Date of Decision:** 6 November 1975

**Description:**

Construct a porch and laundry which will intrude into sideyard.

**Address: 58 KING STREET**

**Consent Type:** Non-Notified Application      **Activity:** Controlled Activity

**Reference:** 20017913      **Status:** Completed      **Decision:** Granted

**Date Received:** 3 September 2004      **Date of Decision:** 15 September 2004

**Description:**

FEE SIMPLE SUBDIVISION - 5 LOTS 223 Requested 1/11/04 Certified 4/11/04 224 requested 13/1/05 Issued 1/2/05 DP 345821.

**Consent Type:** Non-Notified Application      **Activity:** Limited Discretionary

**Reference:** 20017649      **Status:** Completed      **Decision:** Granted

**Date Received:** 5 August 2004      **Date of Decision:** 19 August 2004

**Description:**

Application for the erection of 5 two storey residential units, each with an attached garage.

**Address: 61 KING STREET**

**Consent Type:** Activity: Non-Complying Activity

**Reference:** 971381      **Status:** Completed      **Decision:** Granted

**Date Received:** 20 May 1997      **Date of Decision:** 30 May 1997

**Description:**

Transitional Plan: net site area for Lot 1 (163m<sup>2</sup>) lots 2-5 (129m<sup>2</sup>) and Lot 6 (165m<sup>2</sup>) requires 400m<sup>2</sup> per site. Unoccupied site area Lot 1(38%) lots 2-5(22%) Lot 3(39%) Rule require 40% to be unoccupied. row 4.0m requires 6.0m. no requirement f.

**Consent Type:** Activity: Discretionary Activity

**Reference:** 970767      **Status:** Completed      **Decision:** Granted

**Date Received:** 26 March 1997      **Date of Decision:** 6 May 1997

**Description:**

Application to allow six townhouses which do not comply with:(1) Garage of Unit 1 is located 2.1m from the road boundary. Required to be set back 4.5m to be permitted under Proposed District Plan. (2) the continuous length of wall is 48m in l.

**Address: 66 KING STREET**

**Consent Type:** Non-Notified Application      **Activity:** Discretionary Activity

**Reference:** 20022092      **Status:** Current      **Decision:** Granted

**Date Received:** 8 February 2006      **Date of Decision:** 8 March 2006

**Description:**

Fee Simple Subdivision 223 requested 21/6/06 Certified 23/6/06.

**Consent Type:** Non-Notified Application      **Activity:** Limited Discretionary

**Reference:** 20020333      **Status:** Completed      **Decision:** Granted

**Date Received:** 29 June 2005      **Date of Decision:** 29 July 2005

**Description:**

Application to erect 5 two storey units with attached garages.

**Address: 67 SOUTHAMPTON STREET**

**Consent Type:** Discretionary Activity **Activity:** Discretionary Activity

**Reference:** 992044 **Status:** Completed **Decision:** Granted

**Date Received:** 12 July 1999 **Date of Decision:** 18 August 1999

**Description:**

Application to erect six two-storey units, with attached garages.

**Consent Type:** Discretionary Activity **Activity:** Discretionary Activity

**Reference:** 972829 **Status:** Completed **Decision:** Withdrawn

**Date Received:** 7 October 1997 **Date of Decision:**

**Description:**

Application for a six unit development with reduced carparking; no service areas units 2/3/4/5; reduced setback of building to row; reduced setback of living windows; reduced setback of garages to row and no step in Plan of 2.4m.

**Consent Type:** Non-Notified Application **Activity:** Non-Complying Activity

**Reference:** 20000026 **Status:** Completed **Decision:** Granted

**Date Received:** 1 December 1999 **Date of Decision:** 31 January 2000

**Description:**

FEE-SIMPLE SUBDIVISION 6 LOTS 223 SEALING 14/3/00 Certified 17/3/00 224  
REQUESTED 26/04/00 Issued 9/5/00 DP 82537.

**Address: 76 KING STREET**

**Consent Type:** Non-Complying Activity **Activity:** Non-Complying Activity

**Reference:** 973256 **Status:** Completed **Decision:** Granted

**Date Received:** 12 November 1997 **Date of Decision:** 13 November 1997

**Description:**

Trans: Reduced site sizes, reduced ROW width prop: reduced ROW width, manoeuvring areas, reduced garage door setback.

**Consent Type:** Discretionary Activity **Activity:** Discretionary Activity

**Reference:** 972766 **Status:** Completed **Decision:** Granted

**Date Received:** 1 October 1997 **Date of Decision:** 30 October 1997

**Description:**

Application to erect four 2 storey apartments with attached garages where the walls of the accessory buildings located within 1.8m of an internal.

**Address: 86 KING STREET**

**Consent Type:** Activity: Discretionary Activity **Activity:**

**Reference:** 9208614 **Status:** Completed **Decision:** Granted

**Date Received:** 21 November 1985 **Date of Decision:** 22 January 1986

**Description:**

Construct a garage less than 6m from the road boundary and a crossing in excess of 3.5m.

## **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.

