

# LAND INFORMATION MEMORANDUM



LIM No:  
LIM70078696

*"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:**

SAUNDERS & CO

P O BOX 18

CHRISTCHURCH 8015

**Client Reference:** 10548/2

**Phone No:** 353-0459

**Fax No:** 379-3669

**Date Received:** 6/12/2006

**Date Issued :** 12/12/2006

**Property Address:**

1 GILMORE PLCE BURNSIDE

**Legal Description:**

LOT 2 DEPOSITED PLAN 26914 (DP 26914)

**Valuation Roll Number:** 21908 12600

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

Capital Value:\$324000 Land Value:\$171000 Improvements Value:\$153000

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

**Existing Owner:**

12 Pages

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

1. Annual rates to : 30/06/ 2007 \$1743.30 For Rates Enquiries Please Phone: 941 8423

	<u>Instalment Amount</u>	<u>Date Due</u>
Instalment 1 :	\$435.80	31/08/2006
Instalment 2 :	\$435.80	30/11/2006
Instalment 3 :	\$435.80	28/02/2007
Instalment 4 :	\$435.90	31/05/2007

Rates Owing as at : 12/12/2006 \$0.00

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

**For Office Use:**

Debtor Number: 3169557  
 LIM Number: LIM, 70078696  
 Property ID: 731898  
 Rate Account ID: 1171488

**This Information was Processed at: Civic Offices**

Telephone : (03) 941 8825

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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:

PER70040141 Completed Applied: 21/04/1970 Issued Date: 25/05/1970

DWELLING-GARAGE

PER80091098 Completed Applied: 5/09/1980 Issued Date: 28/10/1980

GLASSHOUSE

### ii. Project Information Memoranda: ...None recorded for this Property

### iii. Building Consents:

CON94004465 Completed Applied: 24/05/1994 Issued Date: 01/06/1994  
Code Compliance Certificate Issued Date: 03/10/1997

Plumbing miscellaneous - plumbing only add 1  
extra toilet

CON98002169 Completed Applied: 30/03/1998 Issued Date: 01/05/1998  
Code Compliance Certificate Issued Date: 14/08/1998

Garage and linkway, remove exist.garage  
outbuildings/ garage and linkway, remove  
existing garage

### iv. Building Act Certificates of Acceptance: ...None recorded for this Property

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P.O. BOX 237, CHRISTCHURCH

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v. Building Act Exemptions: \_\_\_\_\_ ...None recorded for this Property \_\_\_\_\_

vi. Registered Premises: \_\_\_\_\_ ...None recorded for this Property \_\_\_\_\_

vii. Hazardous Substance Test Certificate: \_\_\_\_\_ ...None recorded for this Property \_\_\_\_\_

viii. Building Warrant Of Fitness: \_\_\_\_\_ ...None recorded for this Property \_\_\_\_\_

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## 5. Planning Information:

For Planning Enquiries Please Phone: 941 8999

### (A) Transitional Plan

### (B) Proposed Plan

Zoning

*Res G  
Waimairi*

Zoning

Living 1 (Outer Suburban)

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          | No |
| Street Plantings; Subdivision Trees |    |
| 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

RES 980832 Completed Applied: 31/03/1998  
Application Granted, Consent Issued :

The accessory buildings encroaches into the recession plane, site coverage greater than 35%

#### Resource Consent Conditions Relating to the above Resource Consents

#### RES 980832

The development is to proceed in accordance with the plans submitted as part of the application to the Council for Resource Consent and held on its records as RC980832/1.

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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 Thursday Leave your recycling at the Kerbside by 7:30 a.m. Your nearest recycling depot is the Styx Mill Refuse Station
- ◆ Your refuse is Collected Weekly on Thursday Leave your refuse at the Kerbside by 7:30 a.m. Your nearest refuse depot is the Styx Mill 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 Civic Offices**

### ◆ **Property located in Fendalton-Waimairi Community Board area**

### ◆ **Property located in Fendalton-Waimairi 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 8869.
- ◆ The dwelling/building is shown to be served by a sewer drain.
- ◆ 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

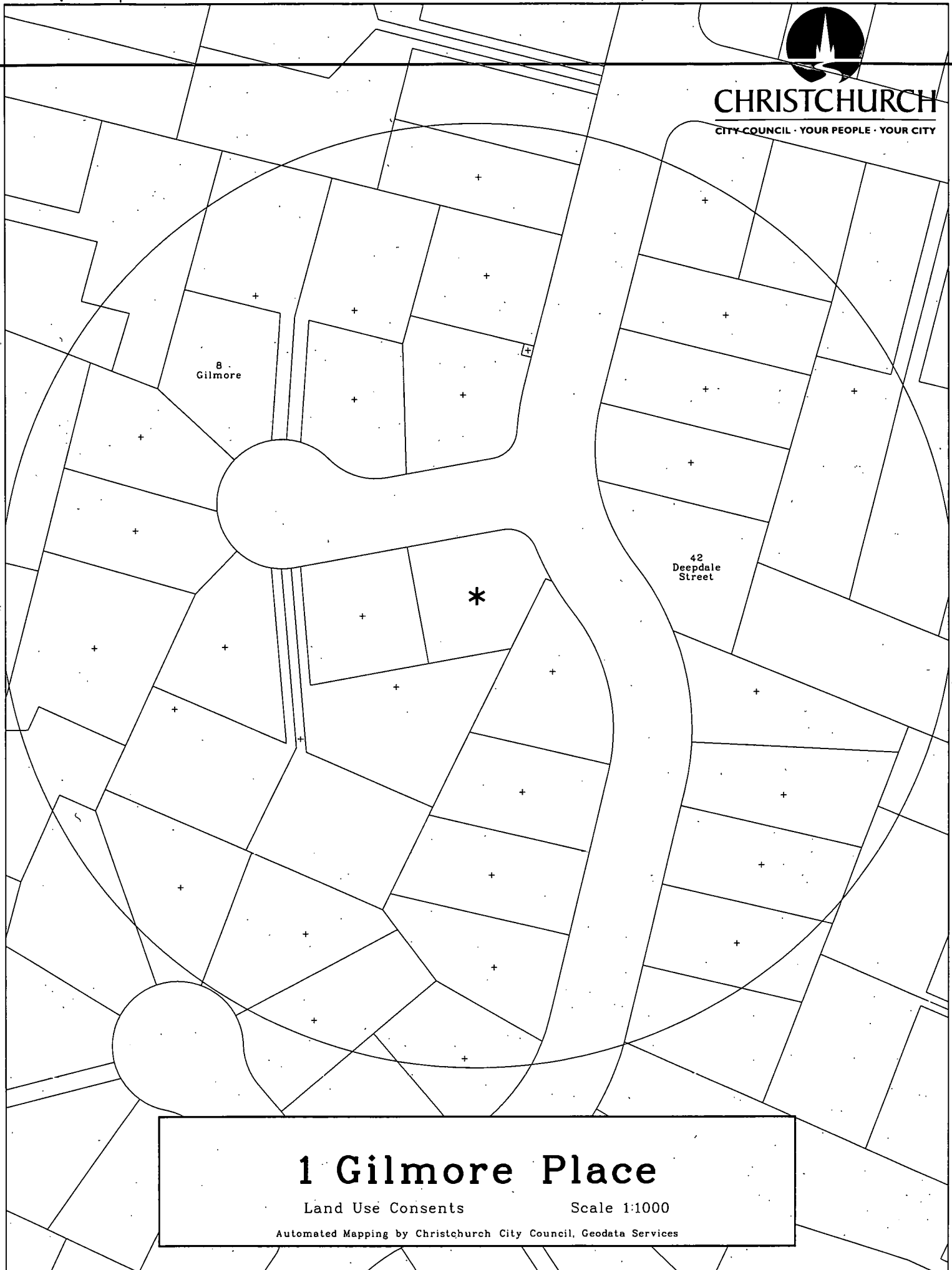
To enable Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the appropriate Service Centre as shown on the front page of this LIM.

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# 1 Gilmore Place

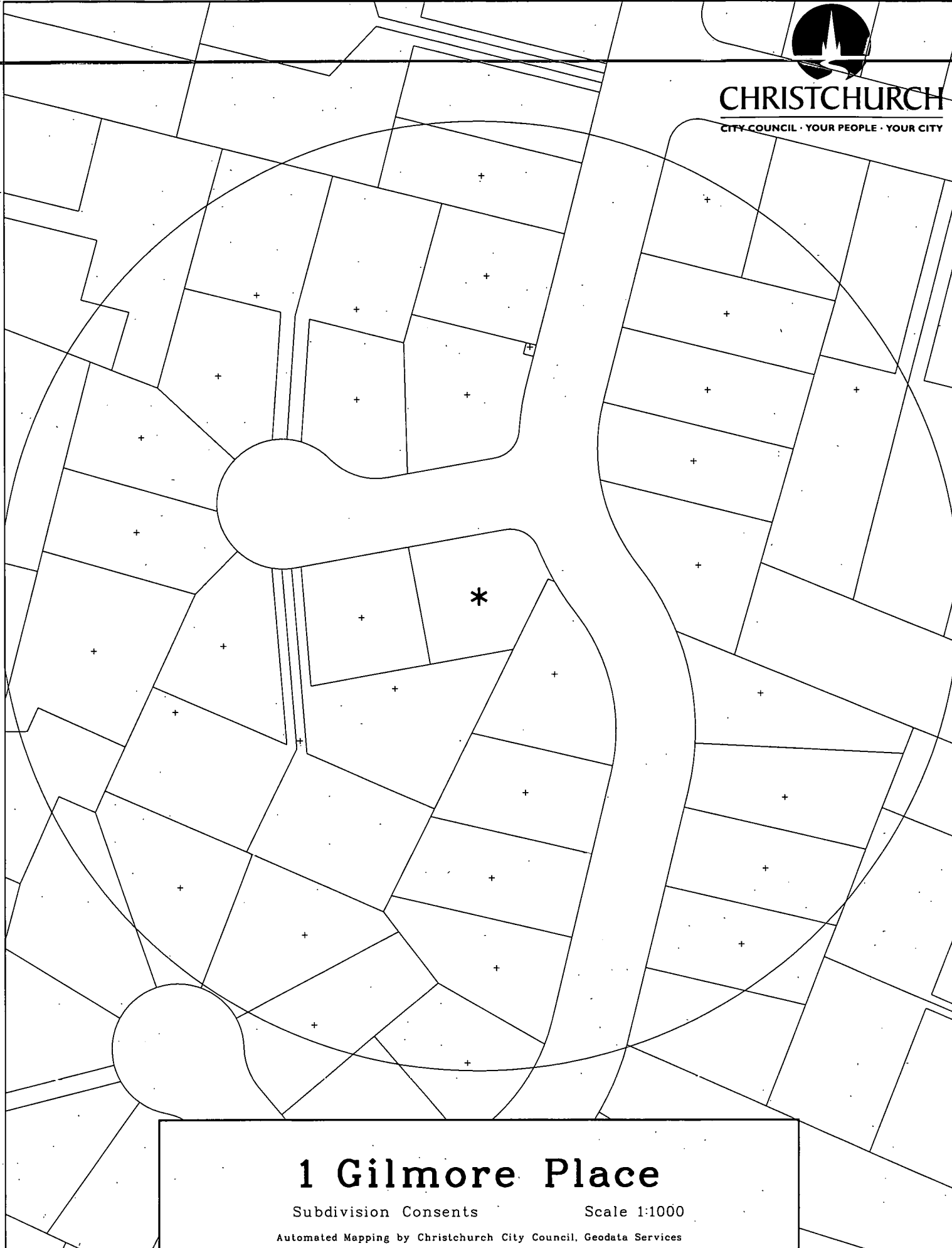
Land Use Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services



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**1 Gilmore Place**  
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 1 Gilmore Place

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

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## Address: 106 ROYDVALE AVENUE

**Consent Type:** **Activity:** Certificate of Compliance  
**Reference:** 951400 **Status:** Completed **Decision:** Granted  
**Date Received:** 6 June 1995 **Date of Decision:**  
**Description:**  
 Certificate of Compliance for townhouses.

**Consent Type:** **Activity:** Certificate of Compliance  
**Reference:** 951315 **Status:** Completed **Decision:** Granted  
**Date Received:** 31 May 1995 **Date of Decision:** 26 June 1995  
**Description:**  
 Application for Certificate of Compliance two new units attached garage for 108 Roydvale Avenue subdivision.

**Consent Type:** **Activity:** Certificate of Compliance  
**Reference:** 951305 **Status:** Completed **Decision:** Granted  
**Date Received:** 31 May 1995 **Date of Decision:** 26 June 1995  
**Description:**  
 Application for Certificate of Compliance for two new units attached garage at 110 Roydvale Avenue new subdivision.

## Address: 42 DEEPPDALE STREET

**Consent Type:** **Activity:**  
**Reference:** 9215134 **Status:** Completed **Decision:** Granted  
**Date Received:** 24 July 1984 **Date of Decision:** 25 July 1984  
**Description:**  
 Consent to erect a carport attached to garage (part of dwelling), relaxation of total side and rear yards from 12m required to 8.6m. Neighbours consent.

**Address: 8 GILMORE PLACE****Consent Type:****Activity:** Discretionary Activity**Reference:** 972007**Status:** Completed**Decision:** Granted**Date Received:** 25 July 1997**Date of Decision:** 13 August 1997**Description:**

To erect a garage addition to the front of an existing residential unit located within 4.5m of the road boundary and containing a garage door located closer than 5.5m to the vehicle crossing.

**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.

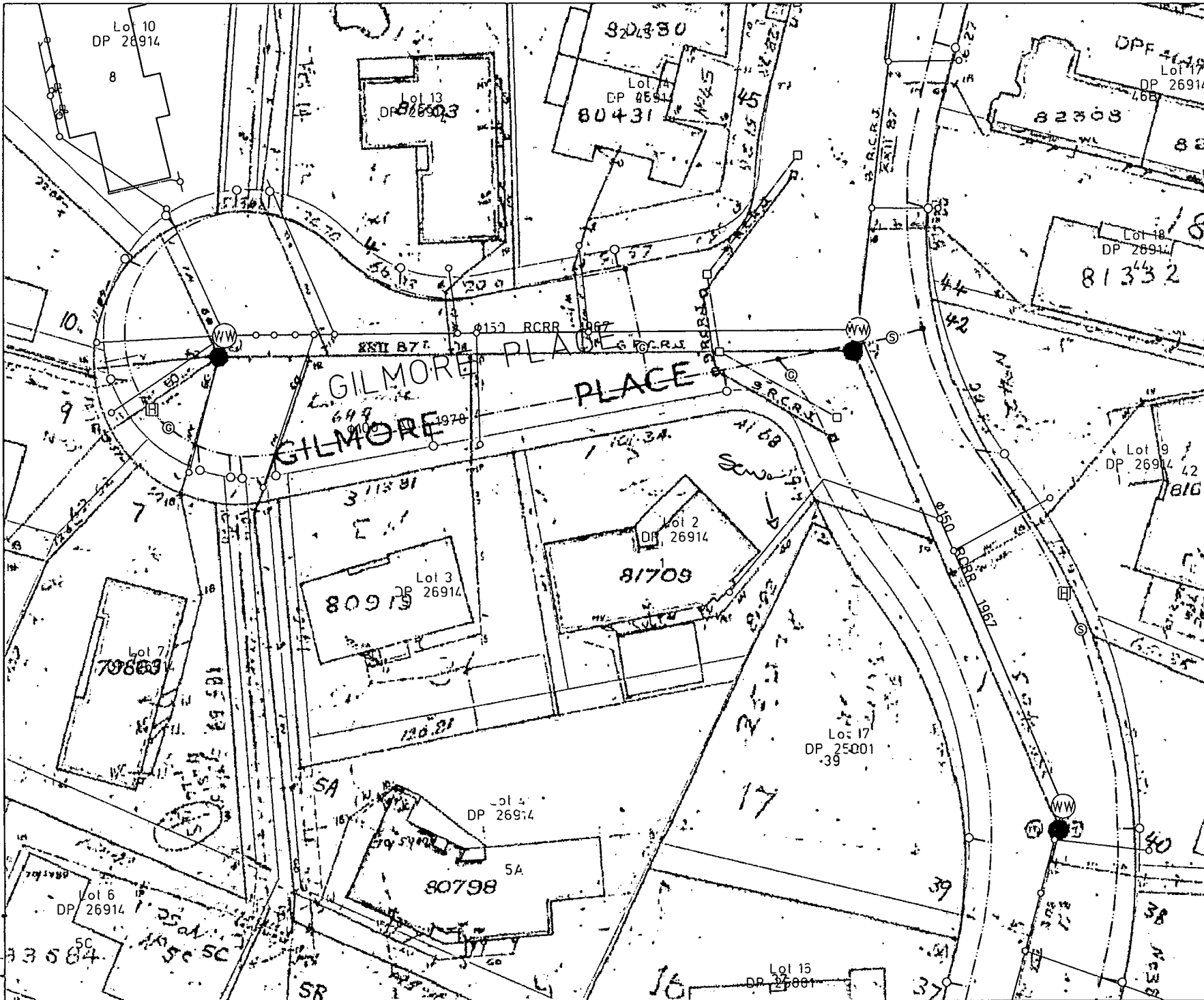
**Subdivision Consents**

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.



# Private Drainage

Ph: 941-8300  
Fax: 941-8385

## 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)
	SUMP (STORM)
	FIRE HYDRANT (WATER)
	VALVE (WATER)
	METER (WATER)
	CONNECTOR (WATER)
	END CAP (WATER)
	KERB & CHANNEL

CAUTION  
THE ACCURACY OF THIS PLAN IS  
NOT GUARANTEED. ONSITE  
VERIFICATION REQUIRED.

*1 Gilmore Place*



SCALE 1:500 on A4

Christchurch City Council  
12/11/2006 9:38:40 AM



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