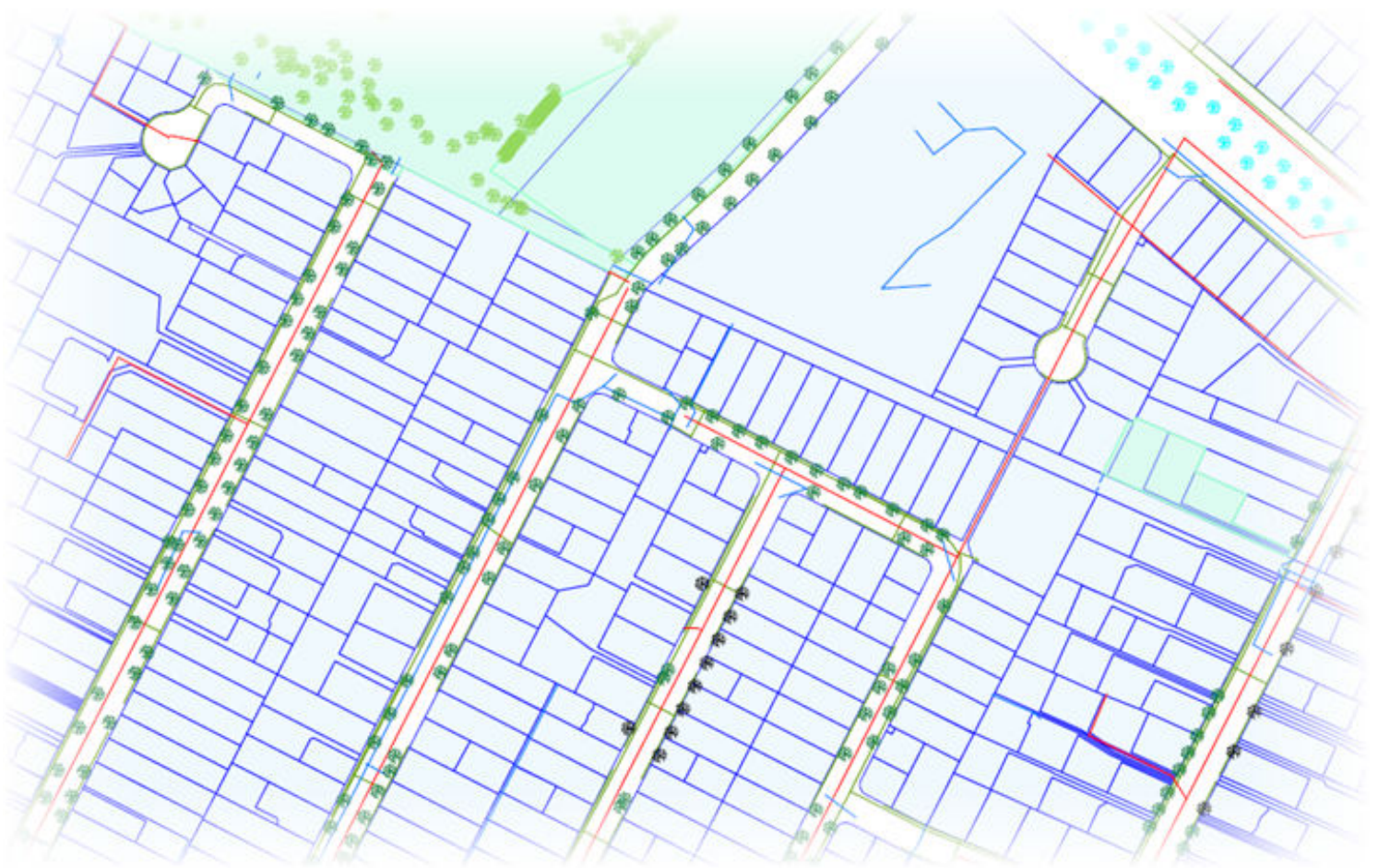


Land Information Memorandum

SALESPERSON NOTE: PLEASE NOTE THAT THIS LIM HAS BEEN OBTAINED FROM CHRISTCHURCH CITY COUNCIL HISTORICAL FILES AND ALL BUYERS ARE RECOMMENDED TO OBTAIN THEIR OWN LIM.



Property address:
53 Balcairn Street

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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

Please supply to SUBURBAN LAW LIMITED
PO BOX 28069
BECKENHAM
CHRISTCHURCH 8242

Client reference 9307

Phone number

Fax number 331 8017

Date issued 14 July 2014

Date received 4 July 2014

Property details

Property address 53 Balcairn Street

Valuation roll number 23443 52100

Valuation information Capital Value: \$440000
Land Value: \$190000
Improvements Value: \$250000
Please note: these values are intended for Rating purposes

Legal description Lot 44 DP 28928

Existing owner [REDACTED]
53 Balcairn Street
Christchurch 8025

Council references

Debtor number 3338588

Rate account ID 73066133

LIM number 70159146

Property ID 1026360

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 any blank pages in this LIM this means that the Council does not hold information on the property that corresponds to a 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.

- **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.

- **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.

Related information

- The records held by this Unit do not show any history of flooding or drainage problems on the 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 dwelling/building is shown to be served by a sewer drain.
- The property is shown to be served by a stormwater drain, as per the attached diagram.

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

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 related Services Bylaw (2008), 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 30/06/2015: \$ 2,344.23

	Instalment Amount	Date Due
Instalment 1	\$ 586.01	31/08/2014
Instalment 2	\$ 586.01	30/11/2014
Instalment 3	\$ 586.01	28/02/2015
Instalment 4	\$ 586.20	31/05/2015

Rates owing as at 14/07/2014: \$ 586.01

(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.

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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.

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

(a) Consents

- BCN/1972/206 Status: Completed Applied: 20/01/1972
Permit granted 17/02/1972
Permit issued 17/02/1972
DWELLING- Historical Reference PER71014268
- BCN/1972/5115 Status: Completed Applied: 04/09/1972
Permit granted 11/09/1972
Permit issued 11/09/1972
GARAGE- Historical Reference PER72015017
- BCN/1981/3717 Status: Completed Applied: 09/06/1981
Permit granted 11/06/1981
Permit issued 11/06/1981
MASPORT KLONDYKE POT BELLY STOVE- Historical Reference PER81026166
- BCN/1986/7995 Status: Completed Applied: 05/12/1986
Permit issued 05/12/1986
ADDITIONS TO - BEDROOM & PATIO- Historical Reference PER86033293
- BCN/2001/434 Status: Completed Applied: 26/01/2001
Building consent granted 31/01/2001
PIM Granted 31/01/2001
PIM Issued 14/03/2001
Building consent issued 14/03/2001
Code Compliance Certificate Granted 16/02/2009
Code Compliance Certificate Issued 16/02/2009
GARAGE- Historical Reference ABA10010859

(b) Certificates

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

(c) Notices

• Canterbury Earthquake Recovery Authority Land Zone

CERA has classified land in Christchurch into various zones following geotechnical investigations/assessments. The zonings reflect new scientific and geotechnical information and knowledge about the impact of earthquakes and the effects of liquefaction on buildings. Full details of the land classification affecting this property may be found at www.cera.govt.nz

• The Department of Building and Housing 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.dbh.govt.nz and details of the technical category that applies to this property may be found at www.cera.govt.nz

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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.
- CDB75005103 11/09/2010
Building evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

(d) Orders

(e) Requisitions

Property address:
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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 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.

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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 is not exhaustive and reference to the District Plan(s) is recommended.

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

- **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.

- **Property or part of property 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

Property address:
53 Balcairn Street

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 1 collection cycle on a Thursday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road Refuse Station.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Thursday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road Refuse Station.
- Your organics are collected Weekly on Thursday . Please leave your organics at the Kerbside by 6:00 a.m.

(b) Other

- **Property located in Riccarton-Wigram Community Board area**
- **Property located in Riccarton-Wigram 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

Infrastructure

- Standard Infrastructure
- Bio Gas
- Bio Gas End Cap
- Bio Gas Valve
- Bio Gas Outlet
- Bio Gas Inlet
- Bio Gas Condensate Trap
- Bio Gas Main
- Abandoned In Service
- Out of Service Proposed
- Cable
- Abandoned In Service
- Out of Service Proposed
- Wastewater Infrastructure
- Waste Water End Cap
- Waste Water Valve
- Waste Water Air Gap Separator
- Waste Water Vent
- Waste Water Eye
- Eye
- Eye (Vertical)
- Waste Water Outfall
- Waste Water Pump
- Waste Water Junction
- Waste Water Access
- Flush Manhole
- Inspection Point
- Standard Manhole
- Trap
- Vented Manhole
- Waste Water Flush Tank
- Waste Water Structure
- Waste Water Main
- Mair - Abandoned
- Mair - In Service
- Mair - Out of Service
- Mair - Proposed
- Pressure Main - Abandoned
- Pressure Main - In Service
- Pressure Main - Out of Service
- Pressure Main - Proposed
- Waste Water Lateral
- Abandoned In Service

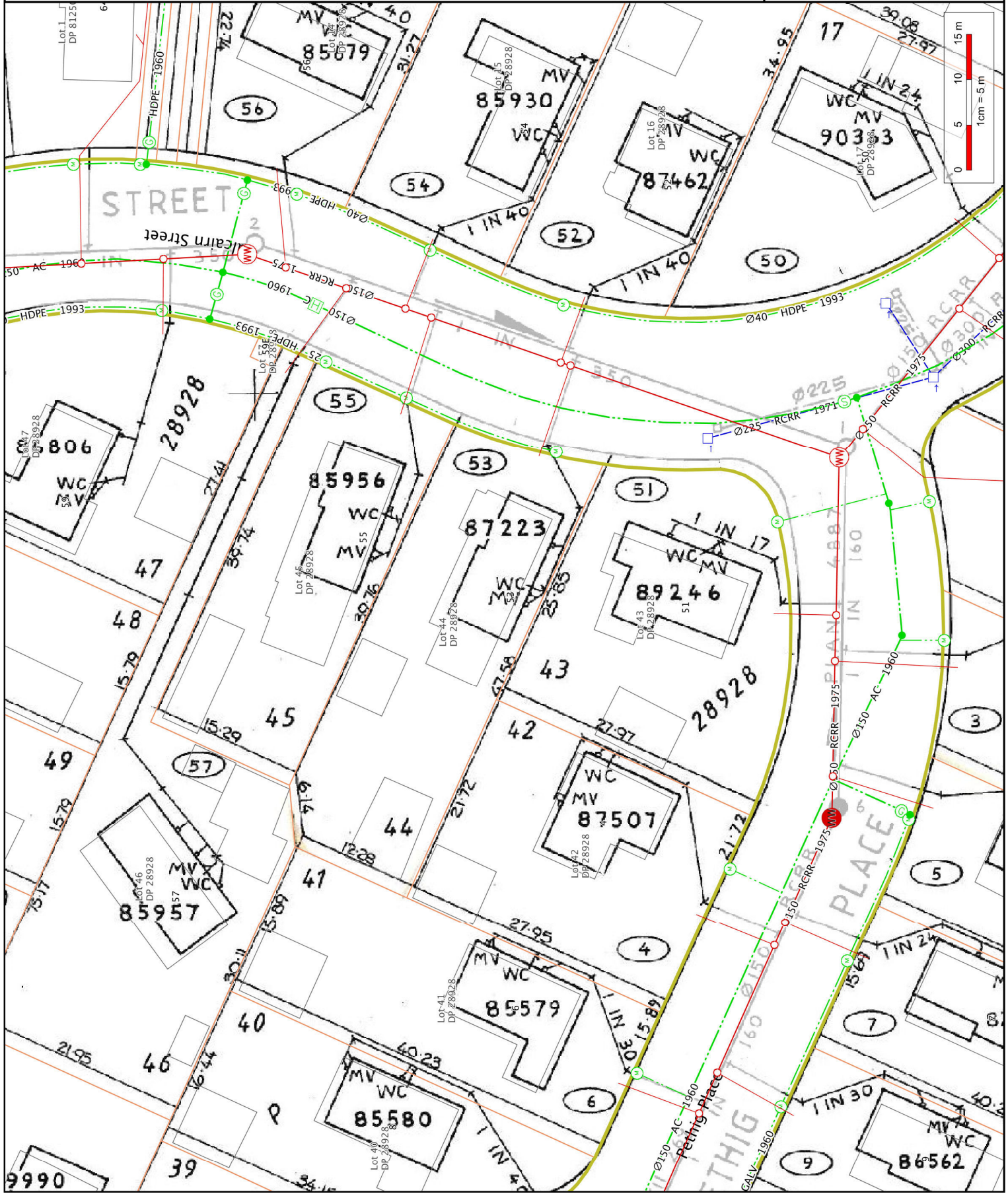


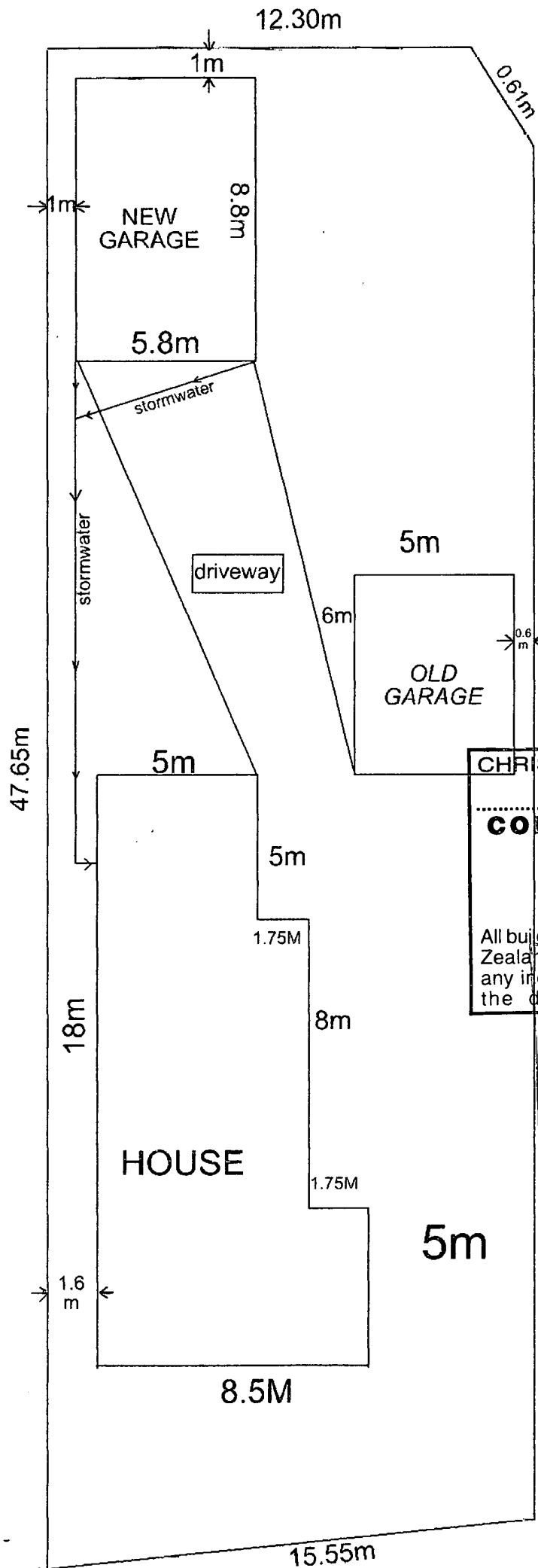
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Jul 11, 2014 12:21:00 PM



Christchurch City Council
ph: 941-9300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.
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lot #44
 deposit plan 28928
 S. Don & G. Yee
 53 balcain st

CHRISTCHURCH CITY COUNCIL
 3988
CONSENT DOCUMENT

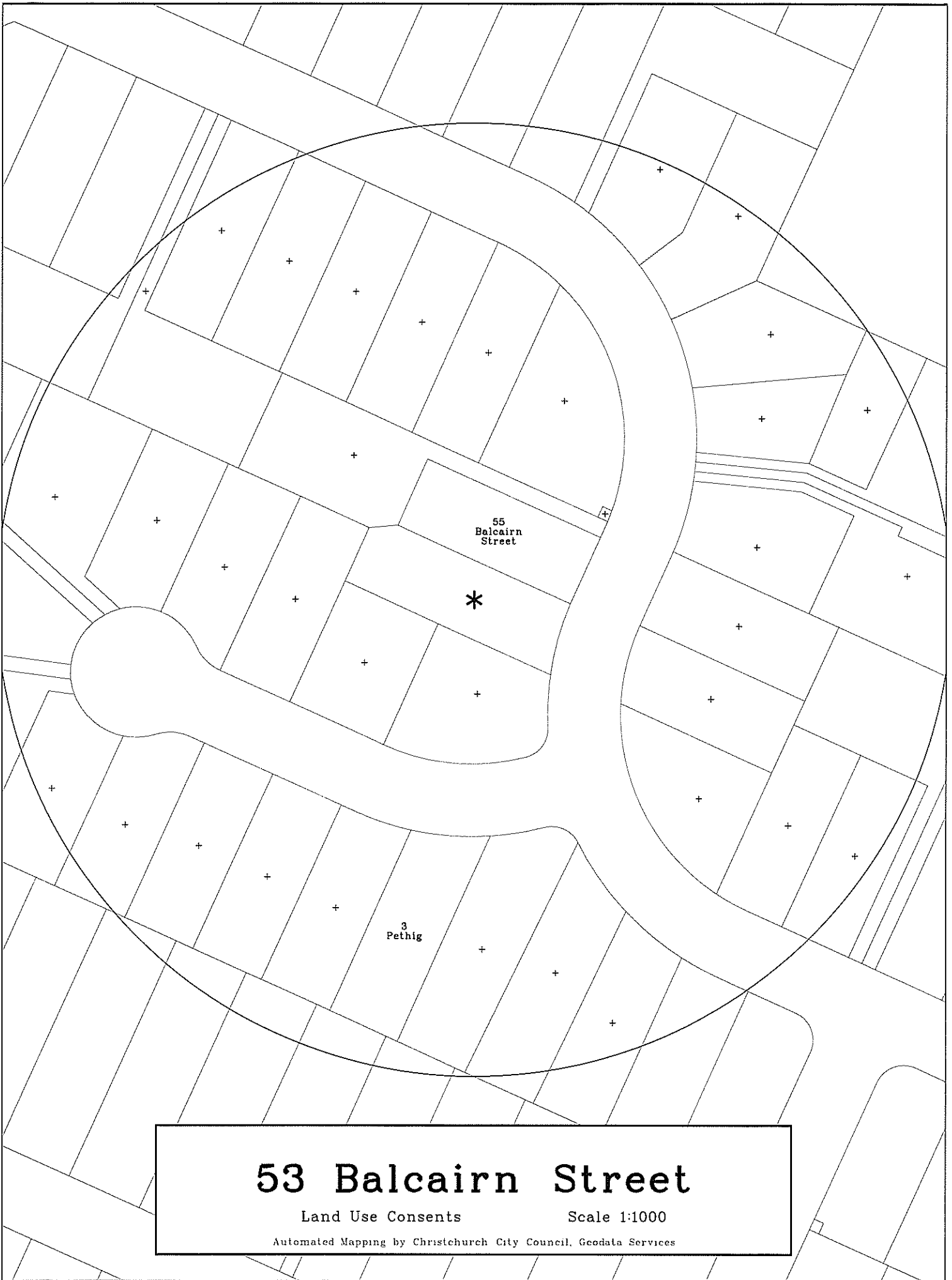
29 JAN 2001

All building work shall comply with the New Zealand Building Code notwithstanding any inconsistencies which may occur in the drawings and specifications.

Rec'd 26 JAN 2001
 Sockburn Service Centre
 PROJECT No.

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FILE COPY

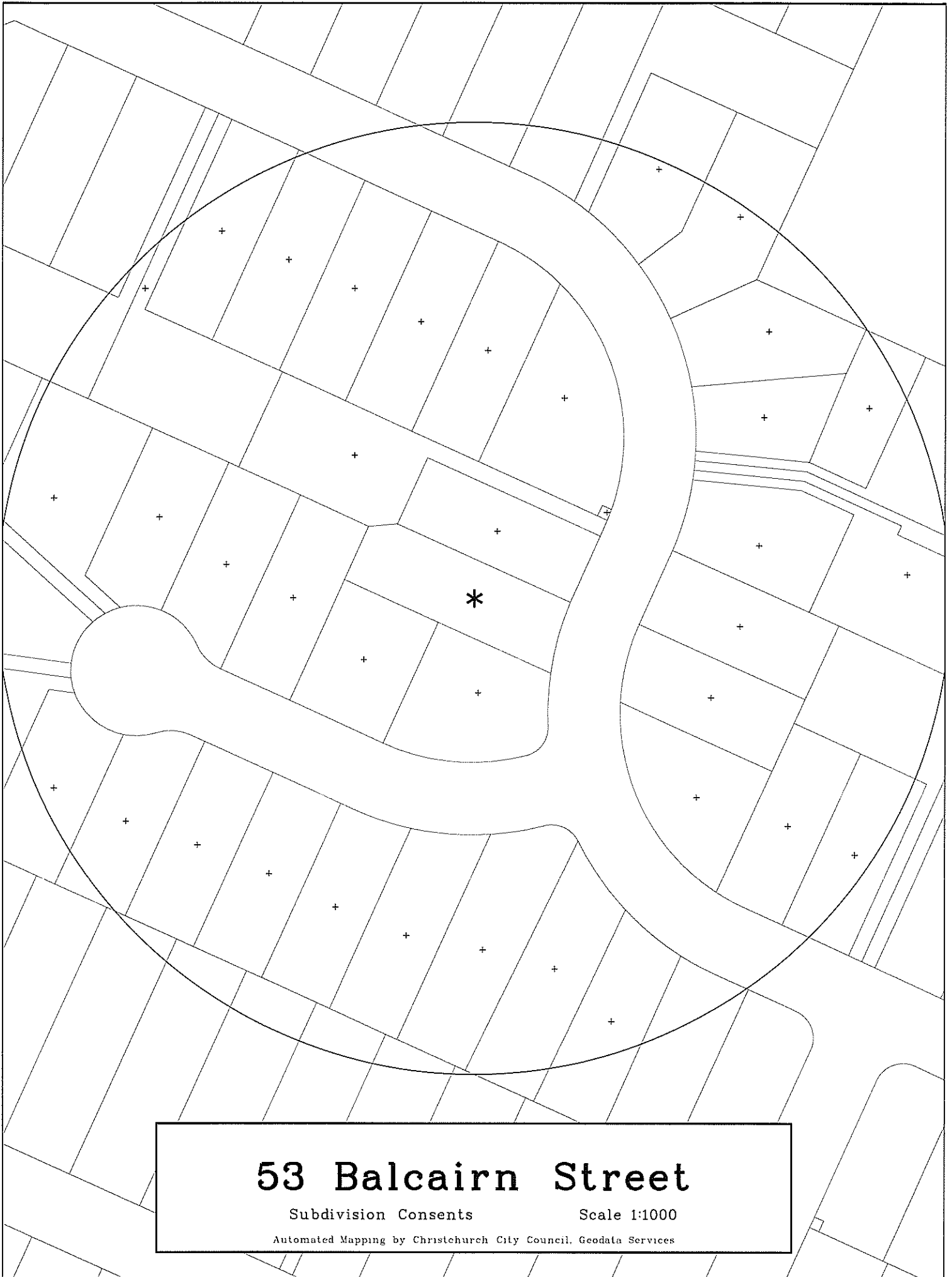


53 Balcairn Street

Land Use Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services



53 Balcairn 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 53 Balcairn Street

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

Address: 3 PETHIG PLACE

Consent Type: Non-Notified Application **Activity:** Limited Discretionary
Reference: 92022602 **Status:** Withdrawn **Decision:** Withdrawn
Date Received: 29 May 2013 **Date of Decision:**
Description:
Conservatory.

Address: 55 BALCAIRN STREET

Consent Type: **Activity:** Discretionary Activity
Reference: 9222577 **Status:** Completed **Decision:** Granted
Date Received: 8 June 1994 **Date of Decision:** 16 June 1994
Description:
Consent for garage wall greater than 9.0 metres within 1.8 metres of the boundary.

Address: 64 BALCAIRN STREET

Consent Type: **Activity:** Non-Complying Activity
Reference: 991759 **Status:** Completed **Decision:** Granted
Date Received: 15 June 1999 **Date of Decision:** 25 June 1999
Description:
A two Lot subdivision which does not comply with a variety of Transitional or Proposed Plan Rules.

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.