LAND INFORMATION MEMORANDUM

CHRISTCHURCH
CITY COUNCIL · ENVIRONMENT

LIM No:
LIM70105173
1209A6

"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:
BISHOPDALE LAW

PO BOX 20031

BISHOPDALE
CHRISTCHURCH 8543

Client Reference: CATCHPOWLE
Phone No: 359-6679
Fax No: 359-4434
Date Received: 24/03/2009
Date Issued : 1/04/2009

Property Address:
76 PATTEN ST AVONSIDE

Legal Description:
LOT 2 DEPOSITED PLAN 363039 (DP 363039)

Valuation Roll Number: 22361 61301
Valuation Information: Rating Valuation as at 01 Aug 2007
Capital Value:$333000 Land Value: $173000 Improvements Value: $160000
Please Note: These Values are intended for Rating purposes only

Existing Owner:
CYNTHIA TRACY SHAW

45 WAKATU AVENUE

CHRISTCHURCH 8081

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

1. Annual rates to : 30/06/ 2009 $1472.97 For Rates Enquiries Please Phone: 941 8999

	Instalment Amount	Date Due
Instalment 1 :	$368.24	15/09/2008
Instalment 2 :	$368.24	15/12/2008
Instalment 3 :	$368.24	15/03/2009
Instalment 4 :	$368.25	15/06/2009

Rates Owing as at : 1/04/2009 $250.75

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

For Office Use:
Debtor Number: 3190062
LIM Number: LIM, 70105173
Property ID: 888619
Rate Account ID: 2818336
This Information was Processed at: Linwood Service Centre Telephone : (03) 941 6616

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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:

PER55000488 Completed Applied: 20/04/1955 Issued Date: 03/05/1955

ADDITIONS
No plans/additional information held on property file

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

iii. Building Consents:

ABA10025878 Lapsed Applied: 1/07/2002 Issued Date: 06/07/2002
PIM Issued Date: 06/07/2002

NEW WC AND RELOCATE BATH

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

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

Zoning

R1 CITY

....

Designations on Site ~~Yes~~ / No

Road Widening Designations ~~Yes~~ / No

(B) Proposed 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 Protected Bldg	No
7.	Other Heritage Protection Items	No
8.	Protected Trees	
	- Heritage/Notable Tree	No
	- Other eg. Category A,B,C Street Plantings; Subdivision Trees	Yes
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. 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

RMA20021092 Completed Applied: 27/09/2005
Application Granted, Consent Issued : 14/10/2005

FEE SIMPLE SUBDIVISION
223 Certified 23/12/05
224 Requested 2/2/06 Issued 8/2/06 DP 363039

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. **Kerbside Waste Collection**

   - Your recycling is collected Fortnightly on the Week 1 collection cycle on a Wednesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Metro Place Refuse Station

   - Your rubbish is collected Fortnightly on the Week 1 collection cycle on a Wednesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Metro Place Refuse Station

   - Your organics are collected Weekly on Wednesday. Please leave your organics at the Kerbside by 6:00 a.m.

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9. Other Related Property Information

- **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.

- **ECan Natural Resources Regional Plan**
  There may be policies or rules within Environment Canterburys 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.

- **Private Occupation Of Public Land**
  No Deed of License exists for the Unauthorised Occupation of Road.
  Occupied Area: 50.9 m2.
  To arrange for a Deed of Licence to Occupy, please contact the Property Consultancy team, 941-8666.

- **Property Records are held at the Linwood Service Centre**

- **Property located in Hagley-Ferrymead Community Board area**

- **Property located in Hagley-Ferrymead Ward**

- **Property or part of property within urban area**

- **Tree protected by Subdivision Consent contained within this property**
  This site contains a tree which was required by a condition of subdivision. This tree is protected. If you are propose to remove the tree, the agreement of council is required and early consultation with council subdivision staff is recommended. Species Name: Rhododendron
  Common Name: Rhododendron Crown Width(m): 7
  Height(m): 6

- **Tree protected by Subdivision Consent contained within this property**
  This site contains a tree which was required by a condition of subdivision. This tree is protected. If you are propose to remove the tree, the agreement of council is required and early consultation with council subdivision staff is recommended. Species Name: Rhododendron
  Common Name: Rhododendron Crown Width(m): 7
  Height(m): 5

- **Tree protected by Subdivision Consent contained within this property**
  This site contains a tree which was required by a condition of subdivision. This tree is protected. If you are propose to remove the tree, the agreement of council is required and early consultation with council subdivision staff is recommended. Species Name: Rhododendron
  Common Name: Rhododendron Crown Width(m): 7
  Height(m): 6

- **Tree protected by Subdivision Consent contained within this property**
  This site contains a tree which was required by a condition of subdivision. This tree is protected. If you are propose to remove the tree, the agreement of council is required and early consultation with council subdivision staff is recommended. Species Name: Rhododendron
  Common Name: Rhododendron Crown Width(m): 5
  Height(m): 4

10. Water Related Property Information

- 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.

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

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CITY COUNCIL · ENVIRONMENT

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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.

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

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

Dear Sir/Madam

LAND INFORMATION MEMORANDUM AND ROAD OCCUPATION

The Council has carried out a survey in some parts of the city to identify those properties where land that is legally part of the road is being occupied by adjoining properties. Often these areas will be fenced and appear to form part of the respective property. In the past, problems have arisen when future land owners (or even existing land owners) have purchased a property unaware of the actual situation.

Whenever a property is sold the prospective purchaser will normally apply to the Council for a Land Information Memorandum (LIM), on which the Council is obliged to provide all information about the property, held on its records. The information includes rates, zoning, building permits or consents and any other relevant information.

The enclosed plan shows the approximate position of your road frontage fence line, indicating that your property extends into legal road. In future, should anyone ask for a LIM in regard of your property, a copy of the attached plan will be supplied. However, hill sites generally make it impractical to identify boundaries in the same manner.

Should you sell or offer your property for sale while the fence remains in this position you should inform your land agent so that no prospective purchaser can say that they have been misled on this point.

In some streets the Council has decided road widening will not occur. In some cases this may mean that the land could, on the payment of its value and with a successful road stopping procedure being followed, be purchased by the present property owner. Please note however, that this will not always be possible. The Council is currently evaluating all of the land it owns in this category, and this includes inputs from Community Boards. In some instances for example, the Council may wish to retain the land in order to enhance or preserve the existing streetscape

In other cases the street will probably be widened at some time when reconstruction is due or when traffic volumes demand a wider street. If the Council intends widening your street you will be given plenty of warning to enable you to move your fence into the correct alignment. If the plan enclosed shows that you are only occupying corner rounding you will not be able to purchase the land back. It will be required sometime in the future. When the Council wants it, you will be given ample notice, so in the meantime, it is suggested you take no action.

Should you decide to relocate your fence on the correct boundary, it is vital that you inform your respective Service Centre (c/o Area Development Officer) in order that the attached plan is removed from your property file and that any future LIM's do not show this information.

If you require more information about road widening , please direct your enquiry to City Streets Unit on 941 8655.

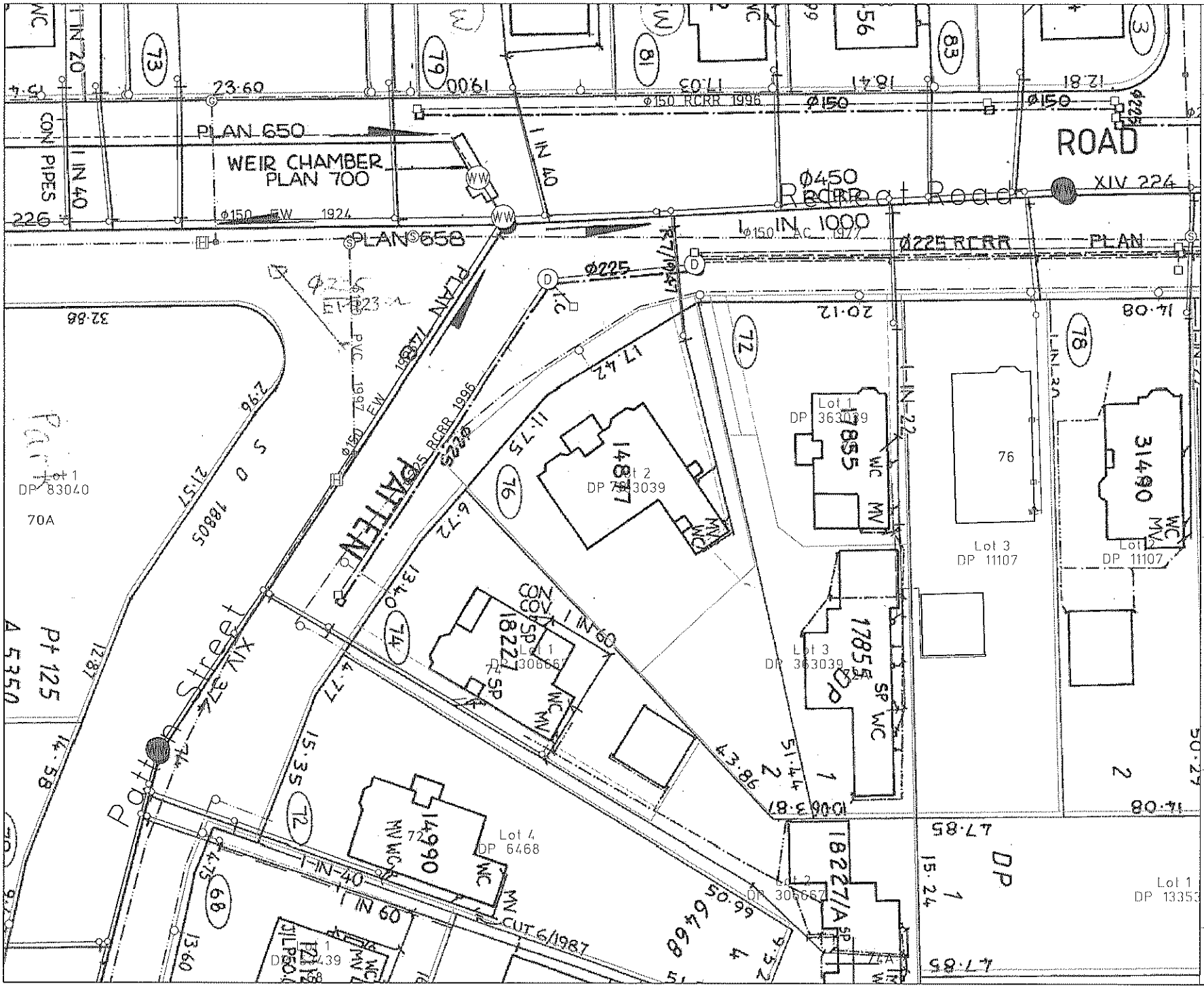


76 Patten Street

Occupation Of Legal Road

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services



Private Drainage

Ph: 941-8300
Fax: 941-8385

LEGEND

- WASTE WATER MAIN
- STORM WATER MAIN
- WATER INTAKE MAIN
- WATER SUPPLY MAIN
- WASTE WATER DRAIN
- STORM WATER DRAIN
- WATER INTAKE SUBMAIN
- WATER SUPPLY SUBMAIN
- BID GAS MAIN
- CABLE
- STD MANHOLE (WASTE)
- VENTED MANHOLE (WASTE)
- STD MANHOLE (STORM)
- SUMP (STORM)
- FIRE HYDRANT (WATER)
- VALVE (WATER)
- METER (WATER)
- CONNECTOR (WATER)
- INLET (WATER)
- OUTLET (WATER)

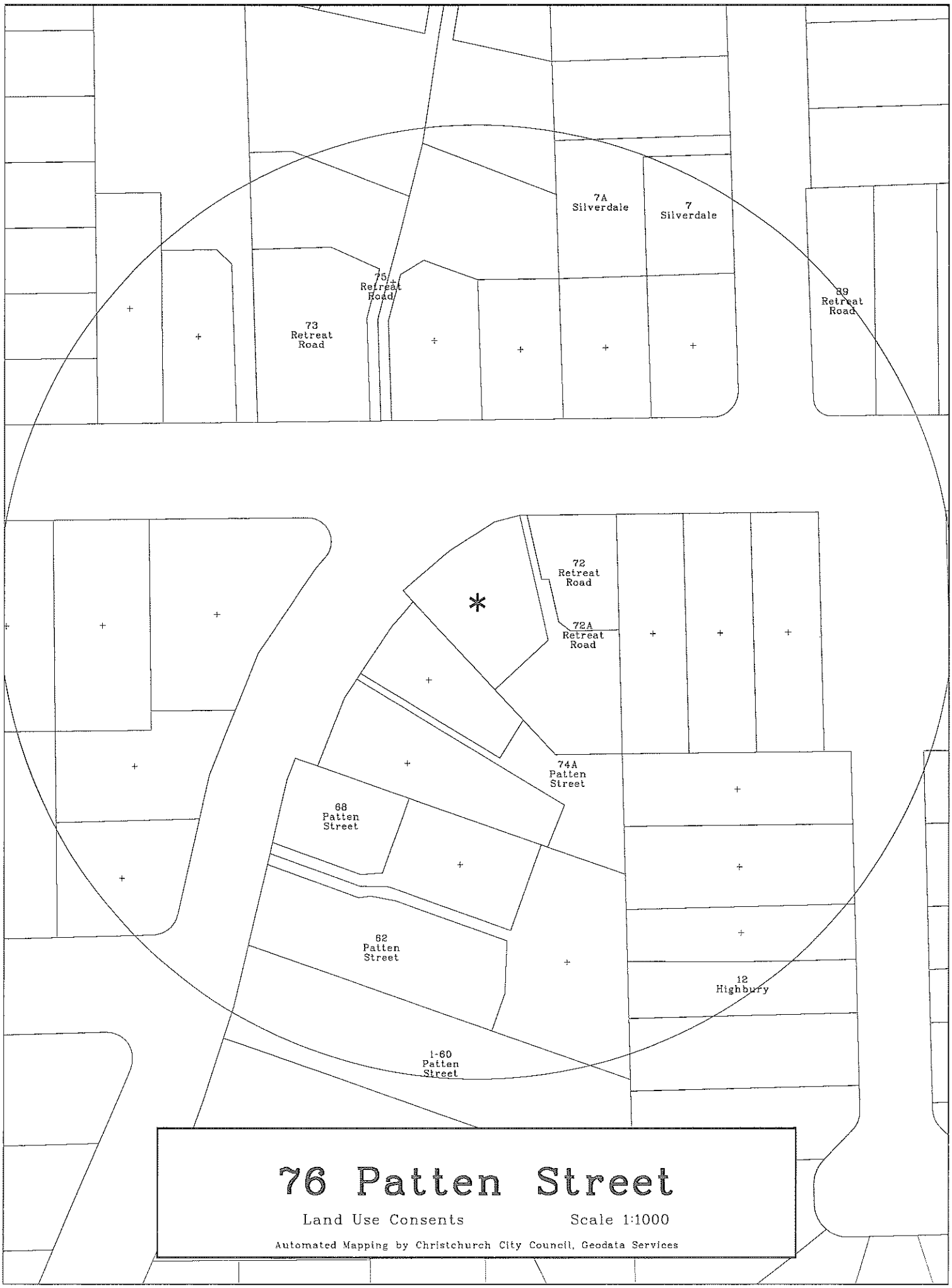
CAUTION
THE ACCURACY OF THIS PLAN IS NOT GUARANTEED. ONSITE VERIFICATION REQUIRED.

SCALE 1:500 on A4

Christchurch City Council
3/25/2009 8:35:51 AM

CHRISTCHURCH
CITY COUNCIL - IM & CT

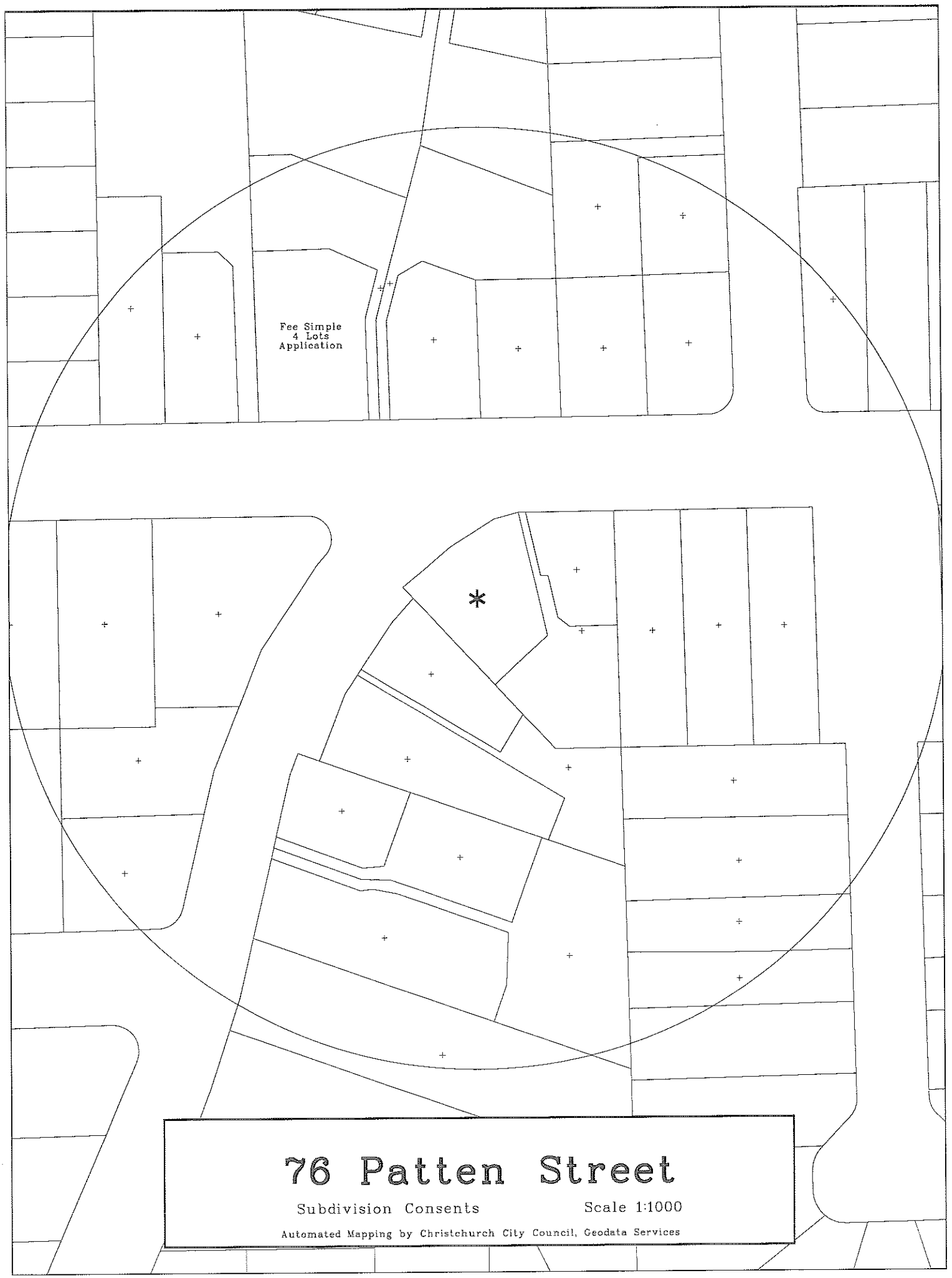
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76 Patten Street

Land Use Consents Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services



76 Patten Street

Subdivision Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services

Spatial Query Report

CHRISTCHURCH
CITY COUNCIL · ENVIRONMENT

Land Use Resource Consents within 100 metres of 76 Patten Street

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

Address: 12 HIGHBURY PLACE

Consent Type: **Activity:**

Reference: 954210 **Status:** Completed **Decision:** Granted

Date Received: 15 June 1978 **Date of Decision:** 15 June 1978

Description:

Reduced frontage.

Address: 1-60 PATTEN STREET

Consent Type: **Activity:**

Reference: 9208110 **Status:** Completed **Decision:** Granted

Date Received: 19 May 1976 **Date of Decision:** 25 May 1976

Description:

Erect seven pensioners cottages.

Address: 62 PATTEN STREET

Consent Type: **Activity:** Discretionary Activity

Reference: 94102823 **Status:** Completed **Decision:** Granted

Date Received: 12 December 1994 **Date of Decision:** 21 December 1994

Description:

To exceed 35% site coverage by 1.6% for two apartment units.

Address: 68 PATTEN STREET

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

Reference: 20000827 **Status:** Completed **Decision:** Granted

Date Received: 3 February 2000 **Date of Decision:** 16 February 2000

Description:

To erect a dwelling addition that e coverage and fails to comply with the 90m2, 6m dimen outdoor living space.

Address: 7 SILVERDALE PLACE

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

Reference: 963096 **Status:** Completed **Decision:** Granted

Date Received: 26 November 1996 **Date of Decision:** 28 November 1996

Description:

A reduction in the setback from the road boundary from 4.5m to 1.3m.

Consent Type: **Activity:** Discretionary Activity

Reference: 980330 **Status:** Completed **Decision:** Granted

Date Received: 10 February 1998 **Date of Decision:** 27 February 1998

Description:

To erect a garage and exceed the 35% site coverage.

Address: 72 RETREAT ROAD

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

Reference: 20021092 **Status:** Completed **Decision:** Granted

Date Received: 27 September 2005 **Date of Decision:** 14 October 2005

Description:

FEE SIMPLE SUBDIVISION 223 Certified 23/12/05 224 Requested 2/2/06 Issued 8/2/06 DP 363039.

Address: 72A RETREAT ROAD

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

Reference: 92010027 **Status:** Completed **Decision:** Granted

Date Received: 2 October 2007 **Date of Decision:** 18 October 2007

Description:

garage/workshop exceeds site coverage.

Consent Type: **Activity:** Discretionary Activity

Reference: 960931 **Status:** Completed **Decision:** Granted

Date Received: 22 April 1996 **Date of Decision:** 28 May 1996

Description:

To erect a dwelling and attached garage which fails to comply with the recession plane, 35% site coverage, 75m2 outdoor living space with a minimum dime.

Address: 73 RETREAT ROAD

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

Reference: 20014356 **Status:** Current **Decision:** Granted

Date Received: 8 August 2003 **Date of Decision:** 28 August 2003

Description:

Fee Simple Subdivision - 4 Lots.

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

Reference: 20014011 **Status:** Completed **Decision:** Granted

Date Received: 4 July 2003 **Date of Decision:** 31 July 2003

Description:

Application to erect a dwelling with an attached garage.

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

Reference: 20013982 **Status:** Completed **Decision:** Granted

Date Received: 2 July 2003 **Date of Decision:** 13 August 2003

Description:

Application to erect a dwelling with an attached garage.

Address: 74 PATTEN STREET

Consent Type: **Activity:** Discretionary Activity

Reference: 971479 **Status:** Completed **Decision:** Granted

Date Received: 6 June 1997 **Date of Decision:** 20 June 1997

Description:

To change condition 2 on RC970888.

Consent Type: **Activity:** Discretionary Activity

Reference: 950784 **Status:** Completed **Decision:** Granted

Date Received: 3 May 1995 **Date of Decision:** 16 June 1995

Description:

To build a second unit where the existing unit does not comply with the 4.5m road boundary setback.

Consent Type: **Activity:** Discretionary Activity

Reference: 960766 **Status:** Completed **Decision:** Granted

Date Received: 1 April 1996 **Date of Decision:** 3 May 1996

Description:

To erect a garage where the gable end encroaches the recession plane on the south east boundary.

Consent Type: **Activity:** Discretionary Activity

Reference: 970888 **Status:** Completed **Decision:** Granted

Date Received: 9 April 1997 **Date of Decision:** 19 May 1997

Description:

To erect a garage which intrudes the 5.5m setback from the right-of-way.

Address: 74A PATTEN STREET

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

Reference: 20014316 **Status:** Completed **Decision:** Granted

Date Received: 5 August 2003 **Date of Decision:** 13 August 2003

Description:

Dwelling additions and alterations which intrude the recession plane.

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

Reference: 20001891 **Status:** Completed **Decision:** Granted

Date Received: 8 May 2000 **Date of Decision:** 7 June 2000

Description:

2 LOT FEE SIMPLE APP 223 RECEIVED 11/02/02 Released 11/02/02 224 REQUESTED 01/03/02 224 RELEASED 04/03/02.

Address: 75 RETREAT ROAD

Consent Type: **Activity:** Discretionary Activity

Reference: 961528 **Status:** Completed **Decision:** Granted

Date Received: 20 June 1996 **Date of Decision:** 12 August 1996

Description:

To erect a dwelling and attached garage which exceeds the 35% site coverage. (36.3%).

Address: 7A SILVERDALE PLACE

Consent Type: **Activity:** Discretionary Activity

Reference: 972146 **Status:** Completed **Decision:** Granted

Date Received: 8 August 1997 **Date of Decision:** 28 August 1997

Description:

To erect a dwelling with living windows located within the 3m setback from the boundary in terms of the Proposed District Plan. i. e. proposed to be setback 2m.

Address: 89 RETREAT ROAD

Consent Type: **Activity:**

Reference: 9208843 **Status:** Completed **Decision:** Granted

Date Received: 13 September 1986 **Date of Decision:** 3 October 1986

Description:

Dwelling additions site 1.35m fron site boundary which intrudes 1.65m into the 3m street scene setback from corner site.

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

Reference: 20018862 **Status:** Completed **Decision:** Granted

Date Received: 20 December 2004 **Date of Decision:** 31 January 2005

Description:

Dwelling additions within the road boundary setback.

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 infact 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 seperate list is supplied.