

50000/3191235

LAND INFORMATION MEMORANDUM



Page 1

of 12

LIM No:
LIM70083083

466/34

"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:

BURNSIDE LAW CENTRE

P O BOX 31142

CHRISTCHURCH 8030

Client Reference: N.ARMSTRONG**Phone No:** 358-4009**Fax No:** 358-4250**Date Received:** 20/03/2007**Date Issued :** 23/03/2007**Property Address:**

34 CARTERS ROAD ARANUI

Legal Description:

LOT 8 DEPOSITED PLAN 24238 (DP 24238)

Valuation Roll Number: 22851 18600**Valuation Information:** Rating Valuation as at 01 Aug 2004

Capital Value:\$144000 Land Value: \$56700 Improvements Value: \$87300

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

COLIN H BOATWOOD

DOROTHY E BOATWOOD

34 CARTERS ROAD

CHRISTCHURCH 8007

FAXED

A search of records held by the council has revealed the following information:**1. Annual rates to : 30/06/ 2007**

\$838.65

For Rates Enquiries Please Phone: 941 8423

	<u>Instalment Amount</u>	<u>Date Due</u>
Instalment 1 :	\$209.65	15/09/2006
Instalment 2 :	\$209.65	15/12/2006
Instalment 3 :	\$209.65	15/03/2007
Instalment 4 :	\$209.70	15/06/2007

Rates Owing as at : 23/03/2007

\$0.00

2. Excess Water Charges

\$0.00

3. Final water meter reading may be required

No Reading Required

For Office Use:

Debtor Number: 3173321
 LIM Number: LIM, 70083083
 Property ID: 716744
 Rate Account ID: 2060169

This Information was Processed at: Linwood Service Centre

Telephone : (03) 941 6616

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL - ENVIRONMENT

2

LIM No:
LIM70083083

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

For Building Enquiries Please Phone: 941 8995

i. Building Permits:

PER65600970 Completed

Applied: 27/01/1966 Issued Date: 07/02/1966

DWELLING

PER74400232 Completed

Applied: 4/09/1974 Issued Date: 27/09/1974

GARAGE

PER82300679 Completed

Applied: 1/03/1984 Issued Date: 08/03/1984

SPACE HEATER- type unknown
No plans/additional information held on property file

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

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CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



3
LIM No:
LIM70083083

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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CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM
CHRISTCHURCH
 CITY COUNCIL ENVIRONMENT

4

LIM No:
LIM70083083
5. Planning Information:

For Planning Enquiries Please Phone: 941 8999

(A) Transitional Plan(B) Proposed Plan

Zoning

Designations on Site ☒ Yes / NoRoad Widening Designations ☒ Yes / No

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 | 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...None recorded for this Property
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 CHRISTCHURCH CITY COUNCIL
 P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL - ENVIRONMENT

5

LIM No:
LIM70083083

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 Wednesday 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 Wednesday Leave your refuse at the Kerbside by 7:30 a.m.
Your nearest refuse depot is the Metro Place Refuse Station

LAND INFORMATION MEMORANDUM
CHRISTCHURCH
 CITY COUNCIL ENVIRONMENT

6

LIM No:
LIM70083083
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>>.

◆ 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 Linwood Service Centre
◆ Property located in Burwood-Pegasus Community Board area
◆ Property located in Burwood-Pegasus Ward
◆ Property or part of property within urban area
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 CHRISTCHURCH CITY COUNCIL
 P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM

CHRISTCHURCH
CITY COUNCIL · ENVIRONMENT

7

LIM No:
LIM70083083

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 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.

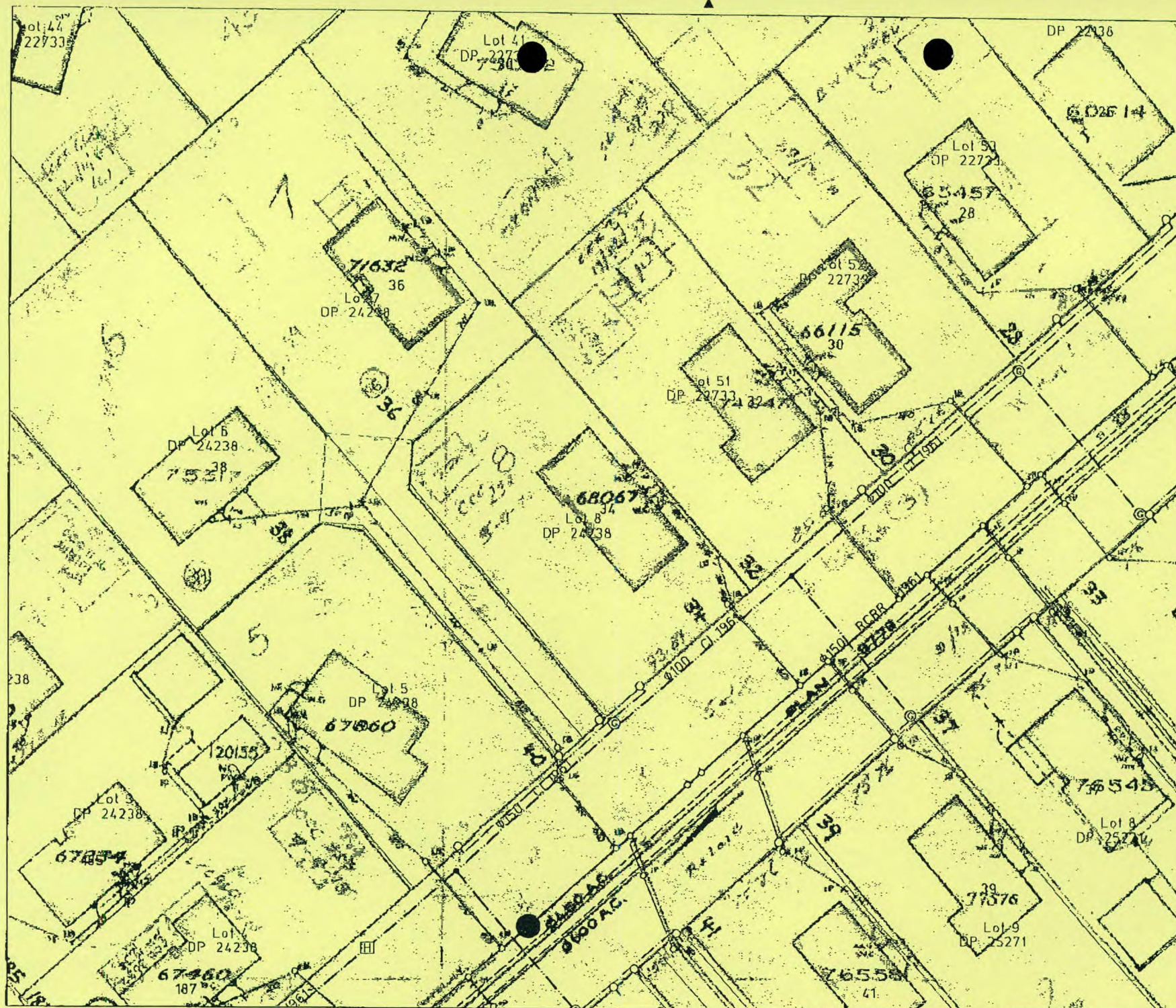
Please Note :

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.

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

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH



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
---	BIO GAS MAIN
---	CABLE

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

34 Carters Road



SCALE 1:500 on A4

70083083

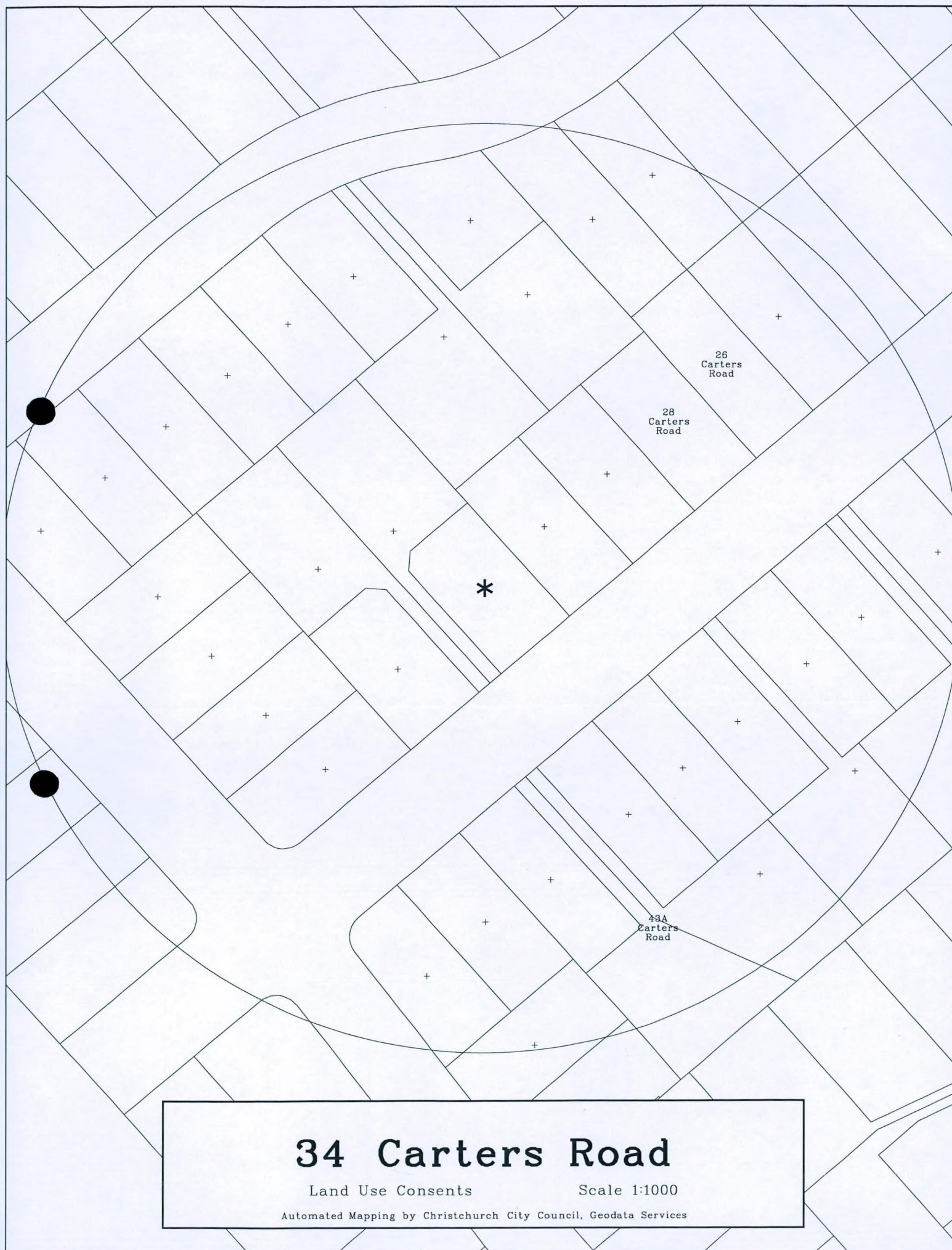
Christchurch City Council
3/21/2007 9:57:54 AM

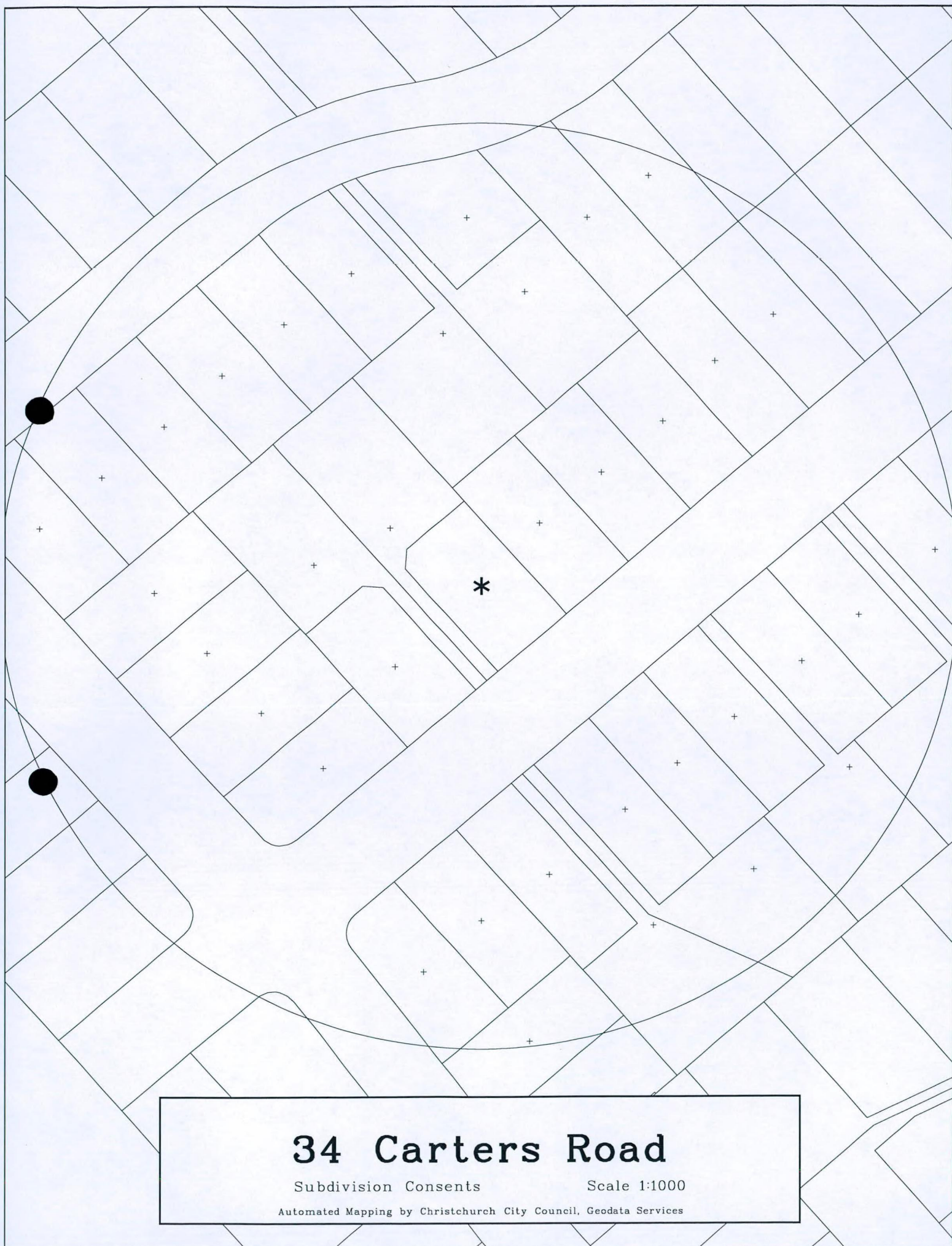


CHRISTCHURCH

CITY COUNCIL - GEODATA SERVICES

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Spatial Query Report



Land Use Resource Consents within 100 metres of 34 Carters Road

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

Address: 26 CARTERS ROAD

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

Reference: 20020539 **Status:** Completed **Decision:** Granted

Date Received: 22 July 2005 **Date of Decision:** 19 September 2005

Description:

Vehicle storage garage with recession plane, boundary setback and site coverage non compliances.

Address: 28 CARTERS ROAD

Consent Type: **Activity:**

Reference: 9220187 **Status:** Completed **Decision:** Granted

Date Received: 5 June 1975 **Date of Decision:** 9 June 1975

Description:

For first floor addition to dwelling with side yard of 2.59m instead of the required 3.0m projection of porch into sideyard exceeds that allowed.

Address: 43A CARTERS ROAD

Consent Type: **Activity:** Limited Discretionary

Reference: 92007488 **Status:** Withdrawn **Decision:**

Date Received: 9 February 2007 **Date of Decision:**

Description:

Family flat.

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.