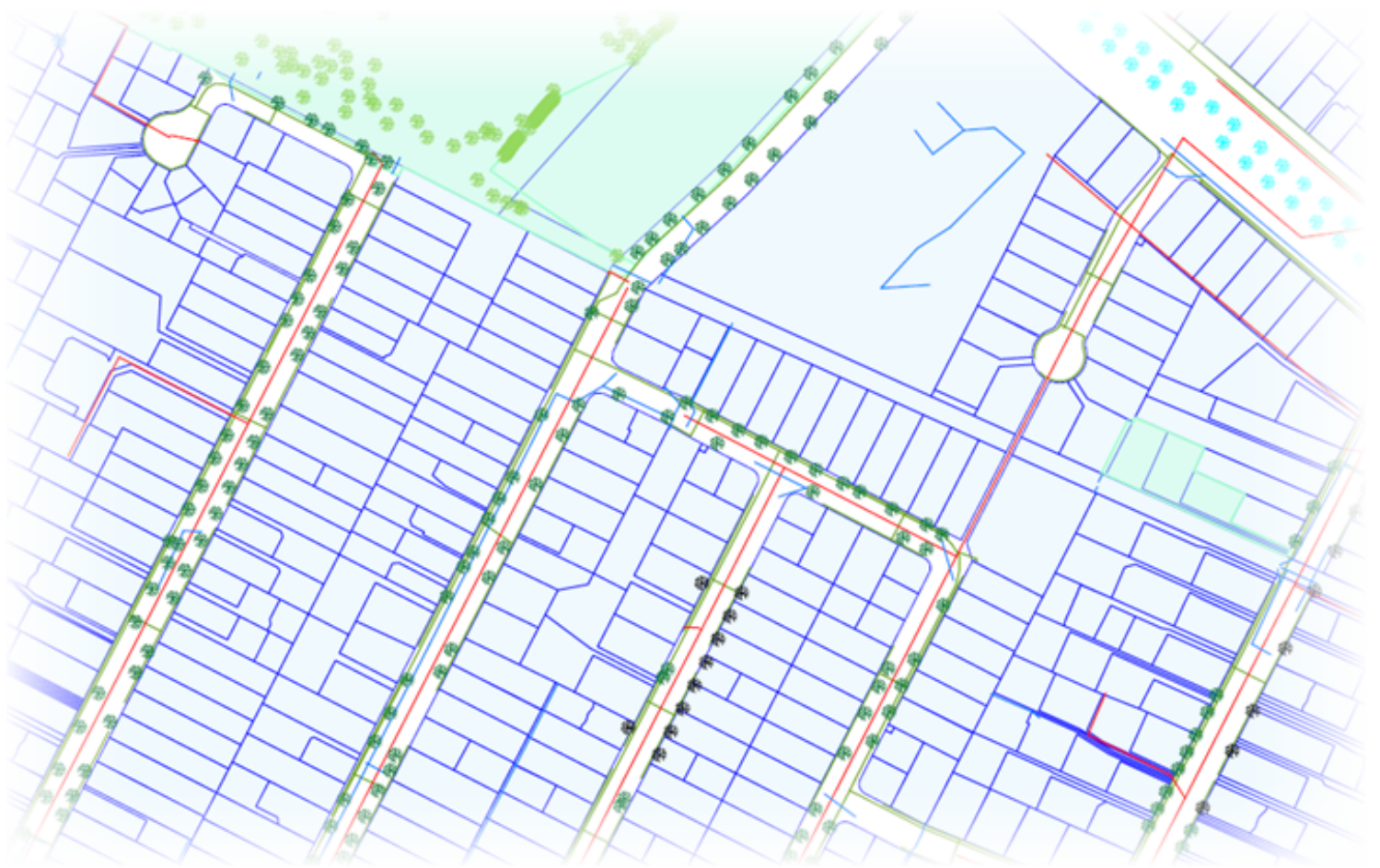


Land Information Memorandum



Property address:
414 Prestons Road

LIM number: 70177575
Page 1

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 PROFESSIONAL CHRISTCHURCH MREI
 33 HALSWELL ROAD
 CHRISTCHURCH 8025

Client reference

Phone number 2817511

Fax number

Date issued 27 October 2015

Date received 22 October 2015

Property details

Property address 414 Prestons Road

Valuation roll number 21800 50700

Valuation information Capital Value: \$4520000
 Land Value: \$4500000
 Improvements Value: \$20000
Please note: these values are intended for Rating purposes

Legal description Lot 1 DP 27786

Existing owner CDL Land New Zealand Limited
 PO Box 3248
 Shortland Street
 Auckland 1140

Council references

Debtor number 3157380

Rate account ID 73057171

LIM number 70177575

Property ID 1000066

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 no comments or information provided in any section of this LIM this means that the Council does not hold information on the property that corresponds to that 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.

1 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.

1 Contains or contained a Tank

Council Records indicate that this site contains or contained a Tank Details of Tank are as follows: Date Installed: NA Tank Function: Septic Tank Volume(l): NA Underground or Above Ground: Underground Tank Status: Tank Exists Date Removed: NA

1 Waterway

In addition to the current City Plan information the Council is currently updating its data base in relation to waterways. Revised data shows that there is a waterway affecting this property. Waterway set backs may apply.

Related information

1 Potential Contamination

An activity has previously been undertaken in the area and there is a potential for contaminants to be present in the ground on this property. Site specific investigations may be required for any proposed land use. For Further information please contact ECan Customer Services on Ph 03 353 9007 or the CCC Environmental Compliance Team on 941 8999.

- 1 An aerial shot of the tank is attached to this report. The green dot represents the approximate position of the tank.

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.

1 Vacuum System Area In Service

A Council maintained vacuum sewerage chamber is located on this property. A (drainage) plan showing its location at the property is attached. For further information please contact Christchurch City Council customer services on (03) 941 8999.

† **Vacuum System Area In Service**

A Council maintained vacuum sewerage chamber is located on this property. A (drainage) plan showing its location at the property is attached. For further information please contact Christchurch City Council customer services on (03) 941 8999.

1 Vacuum System Area In Service

A Council maintained vacuum sewerage chamber is located on this property. A (drainage) plan showing its location at the property is attached. For further information please contact Christchurch City Council customer services on (03) 941 8999.

Related information

- 1 No up-to-date drainage plan is available for the development of this site. However, the installation of a water connection along with sewer and stormwater drains is checked by the Council prior to the issue of a Code Compliance Certificate.

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

Water Supply to this site is not provided by the Christchurch City Council. The drinking water supply to the land is arranged by the property owner.

Related information

- 1 No up-to-date drainage plan is available for the development of this site. However, the installation of a water connection is checked by the Council prior to the issue of a Code Compliance Certificate.

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 30/06/2016: \$ 14,727.07

	Instalment Amount	Date Due
Instalment 1	\$ 3,681.71	31/08/2015
Instalment 2	\$ 3,681.71	30/11/2015
Instalment 3	\$ 3,681.71	29/02/2016
Instalment 4	\$ 3,681.94	31/05/2016

Rates owing as at 27/10/2015: \$ 2,449.93

(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.

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.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

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

(a) Consents

- | BCN/1971/3476 Applied: 30/06/1971 Status: Completed
Permit granted 19/07/1971
Permit issued 19/07/1971
RESITE SHED- Historical Reference PER71111509
- | BCN/1974/5394 Applied: 09/09/1974 Status: Completed
Permit granted 27/09/1974
Permit issued 27/09/1974
DWELLING BASEMENT- Historical Reference PER74111900

(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

| Ministry of Business, Innovation & Employment 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

(d) Orders

(e) Requisitions

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.

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.

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

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. There have been District Plan Review provisions notified. The District Plan Review may be proposing changes that affect this property. To find out more about the District Plan Review and what it might mean for this property, please visit www.ccc.govt.nz/districtplanreview for more information.

(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**

Property or part of property within urban area

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

(a) District plan

Zoning

Living G (Prestons)

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

† RMA92004879 Applied: 21/04/2006 Completed

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LIM number: 70177575
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Christchurch 8154, New Zealand
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- Application Granted, Consent Issued : 05/05/2006
Overseas investment certificate
- | RMA92019351 Applied: 22/12/2011 Completed
Application Granted, Consent Issued : 20/04/2012
UNDERTAKE EARTHWORKS
 - | RMA92019798 Applied: 30/03/2012 Current (In Progress)
Application Granted, Consent Issued : 19/09/2012
400 LOT SUBDIVISION s223 issued 13/8/13 LT 466017
 - | RMA92023244 Applied: 12/08/2013 Current (In Progress)
Application Granted, Consent Issued : 04/07/2012
200 LOT FEE SIMPLE RESIDENTIAL SUBDIVISION Originally Part of RMA92019798. Split by Land ownership this application issued originally 4 July 2012.
 - | RMA92027815 Applied: 26/11/2014 Completed
Application Granted, Consent Issued : 09/02/2015
Variation of Conditions to RMA92023244(A)
 - | RMA92028454 Applied: 03/02/2015 Current (In Progress)
Application Granted, Consent Issued : 01/05/2015
Fee Simple - Sixty Nine Lots

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www.ccc.govt.nz

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 2 collection cycle on a Wednesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Styx Mill Refuse Station.
- | Your refuse is collected Fortnightly on the Week 2 collection cycle on a Wednesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Styx Mill Refuse Station.
- | Your organics are collected Weekly on Wednesday . Please leave your organics at the Kerbside by 6:00 a.m.

(b) Other

- | **Property located in Burwood-Pegasus Community Board area**

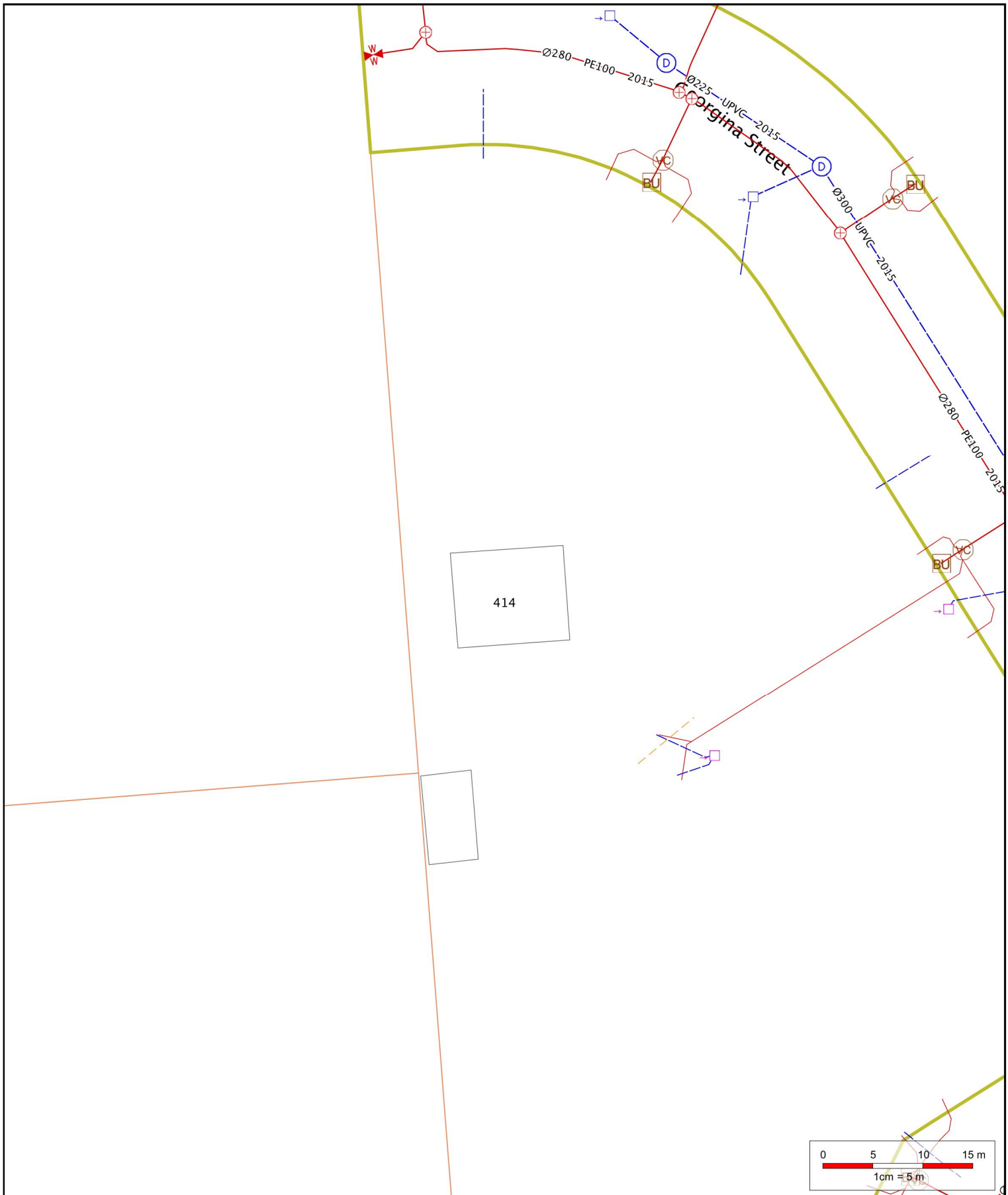
- | **Property located in Burwood-Pegasus Ward**

- | **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

- | **Spatial Query Report**

- | The spatial query report lists land use resource consents that have been granted within 100 metres of this property. But in this case due to a technical system issue we have been unable to generate a report for this LIM. We apologise that we have been unable to produce this report for this property, but the spatial query report is discretionary information under section 44(A) of Local Government Official Information and Meetings Act 1987 and there is no requirement for Council to supply this information on a LIM.



1 : 500 on A4

Oct 26, 2015 7:27:32 PM



ph: 941-8300 fax: 941-8385

Accuracy not guaranteed. Onsite verification required. Display of data scale dependent, full detail available at 1:500.

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Private Drainage

Standard Infrastructure

- Bio Gas
- Condensate Trap
- End Cap
- Inlet
- Outlet
- Valve
- Main
- Cable

Water Intake/Supply

- Connector
- Bellows
- Connector
- Hydrant

Water Intake/Supply

- Inlet
- Meter
- Outlet
- Pump
- Restrictor
- Valve
- Air Release
- Butterfly
- Flow restriction
- Gate
- Pressure Activated
- Sluice
- Valve
- Reservoir
- Structure
- Lateral
- Main
- Sub Main

Wastewater

- End Cap
- Valve
- Air Gap Separator
- Vent
- Eye
- Eye (Vertical)
- Outfall
- Pump
- Junction
- Access
- Flush Manhole
- Inspection Point
- Standard Manhole
- Trap
- Vented Manhole
- Lateral
- Main
- Pressure Main

Wastewater

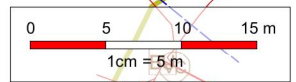
- Lateral Fitting
- Local Pressure
- Control Panel
- Boundary Kit
- Tank System
- Site
- Vacuum Chamber
- Vacuum Breather
- Stormwater Bend
- Stormwater Change
- Stormwater Eye
- Stormwater Flow Restriction
- Stormwater Inlet
- Stormwater Dome Sump
- Stormwater Double Sump
- Stormwater Gross Debris Trap

Stormwater

- Inlet
- Inlet Headwall
- Pipe End
- Silt Trap
- Single Sump
- Soak Pit
- Triple Sump
- Junction
- Standard Manhole
- Outlet
- Pump
- Structure
- Basin
- Lateral
- Main
- Lateral Fitting
- Double Sump

Stormwater

- Lateral Fitting
- Single Sump
- Soak Pit
- Inspection point
- Manhole
- Pipe Protection
- Abandoned
- Proposed
- Out of service
- Easement



58

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414

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