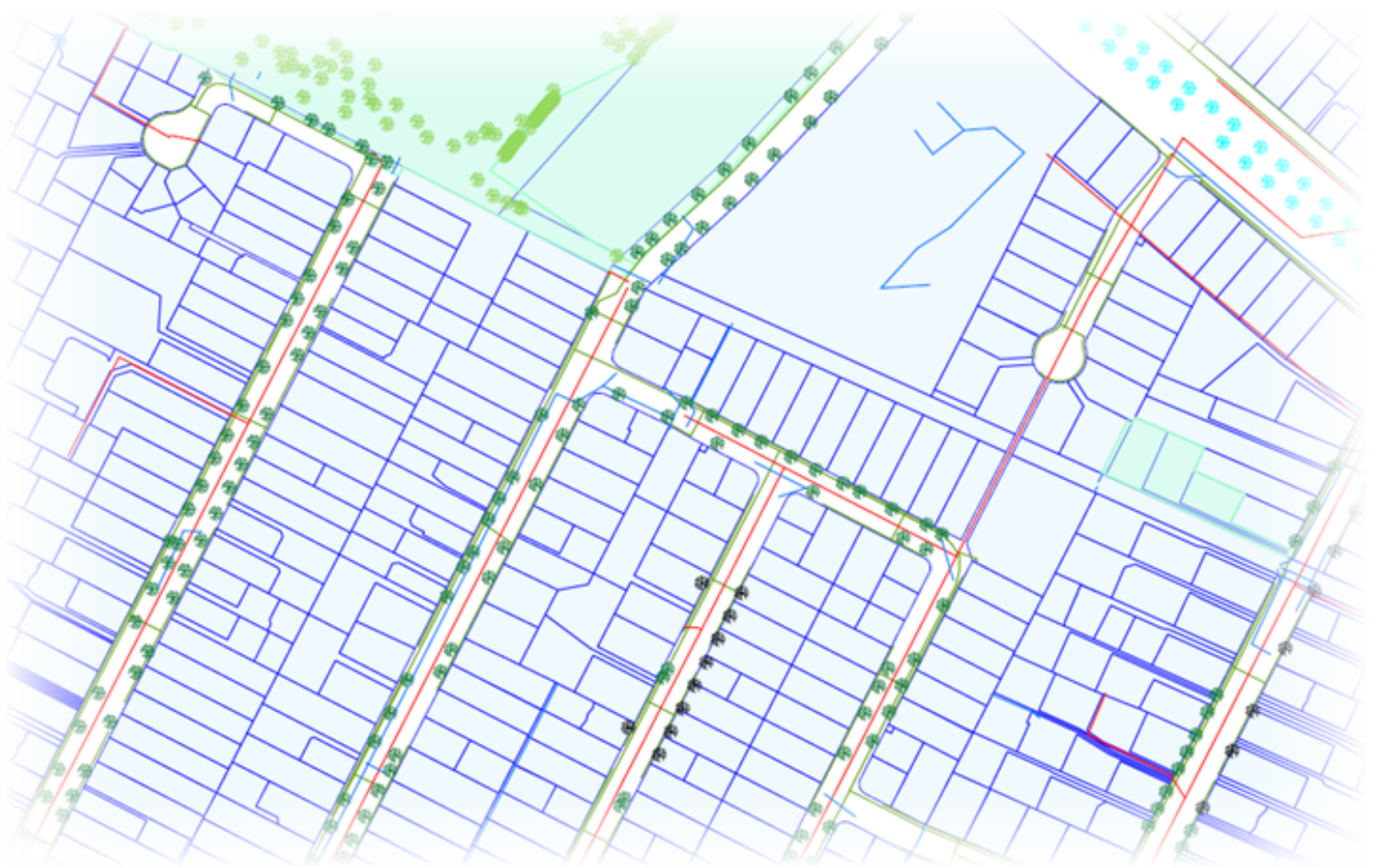


Land Information Memorandum



Property address:
13 Broadbent Street

LIM number: 70171489
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 MAXWELL WILLIAM GOMAS
 PO BOX 298
 WESTPORT
 WESTPORT 7866

Client reference BLAIR

Phone number 03-789-7614 FAX

Fax number

Date issued 21 May 2015

Date received 13 May 2015

Property details

Property address 13 Broadbent Street

Valuation roll number 22115 19801

Valuation information Capital Value: \$525000
 Land Value: \$290000
 Improvements Value: \$235000
Please note: these values are intended for Rating purposes

Legal description Lot 1 DP 422706

Existing owner John Wayne Blair
 Coralie Ruth Blair
 10A Gascoigne Street
 Riversdale
 Blenheim 7201

Council references

Debtor number 3218388

Rate account ID 73161453

LIM number 70171489

Property ID 1162436

Property address:
13 Broadbent Street

LIM number: 70171489
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Christchurch City Council
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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 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.

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 property is shown to be served by sewer and stormwater drains which are shared.

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

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 Supply, Wastewater & Stormwater Bylaw (2014), 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: \$ 2,737.34

	Instalment Amount	Date Due
Instalment 1	\$ 684.28	15/08/2014
Instalment 2	\$ 684.28	15/11/2014
Instalment 3	\$ 684.28	15/02/2015
Instalment 4	\$ 684.50	15/05/2015

Rates owing as at 21/05/2015: \$ 5.50

(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/1988/3563 Status: Completed Applied: 26/05/1988
Permit granted 26/05/1988
Permit issued 26/05/1988
SHED- Historical Reference PER88104031
- | BCN/1989/7955 Status: Completed Applied: 17/11/1989
Permit issued 18/12/1989
GARAGE- Historical Reference PER89084302
- | BCN/1995/9078 Status: Completed Applied: 14/11/1995
Accepted for processing 14/11/1995
Building consent granted 07/12/1995
Building consent issued 03/01/1996
Code Compliance Certificate Granted 27/07/1999
Code Compliance Certificate Issued 27/07/1999
Conservatory and solar shade outbuildings/ conservatory and solar shade- Historical Reference CON95009809

(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

Related information

Property address:
13 Broadbent Street

LIM number: 70171489
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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

- | Council holds no record of building permit/consent for dwelling at this address. No information is held by Council relating to the materials, construction or year the dwelling was built. Council rating data base indicates the estimated date the dwelling was built is between 1940 & 1949.

Property address:
13 Broadbent Street

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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.

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**

(a) District plan

Zoning

Living 3 (Inner City Medium Density and Suburban Focals)

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

- † RES 973156 Completed Applied: 31/10/1997
Application Granted, Consent Issued : 19/11/1997
Application for reduced outdoor living areas from 45m² to 40m².

*Resource Consent Conditions Relating to the above Resource Consent
RES 973156*

Property address:
13 Broadbent Street

That the development proceed in accordance with the plans submitted with the application for resource consent RC973156/1-3 in Council's records.

- I RMA92014093 Completed Applied: 21/05/2009
Application Granted, Consent Issued : 26/05/2009
Fee Simple Subdivision 223 Certified 14/8/09 DP 422706 224 Issued 28/8/09

Property address:
13 Broadbent Street

LIM number: 70171489
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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 Wednesday. 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 Wednesday. 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 Wednesday . Please leave your organics at the Kerbside by 6:00 a.m.

(b) Other

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

| **Private Occupation Of Public Land**

No Deed of License exists for the Unauthorised Occupation of Road. Occupied Area: 42 m2 To arrange for a Deed of Licence to Occupy, please contact the Property Consultancy team, 941 8999.

| **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


| **Spatial Query Report**

A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

- | Letter from the CCC - Attached.


Private Drainage

Standard Infrastructure Bio Gas Condensate Trap End Cap Inlet Outlet Valve Main Cable	Wastewater Local Pressure Control Panel Boundary Kit Tank System Site Vacuum Chamber Vacuum Breather	Stormwater Bend Change Eye Flow Restriction Inlet Dome Sump Double Sump Gross Debris Trap Inlet Inlet Headwall Pipe End Silt Trap Single Sump Soak Pit Triple Sump Junction Standard Manhole Outlet Pump Structure Basin Lateral Main SubMain Lateral Fitting Double Sump Single Sump Soak Pit Inspection point Manhole	Water Intake/Supply Connector Bellows Hydrant Inlet Meter Outlet Pump Restrictor Valve Air Release Butterfly Flow restriction Gate Pressure Activated Sluice Valve Reservoir Structure Lateral Main SubMain	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 Fitting Lateral Main Pressure Main	All services Pipe protection Abandoned Proposed Out of service	Landbase Easement Manhole Manhole Lateral Fitting Lateral Main Pressure Main
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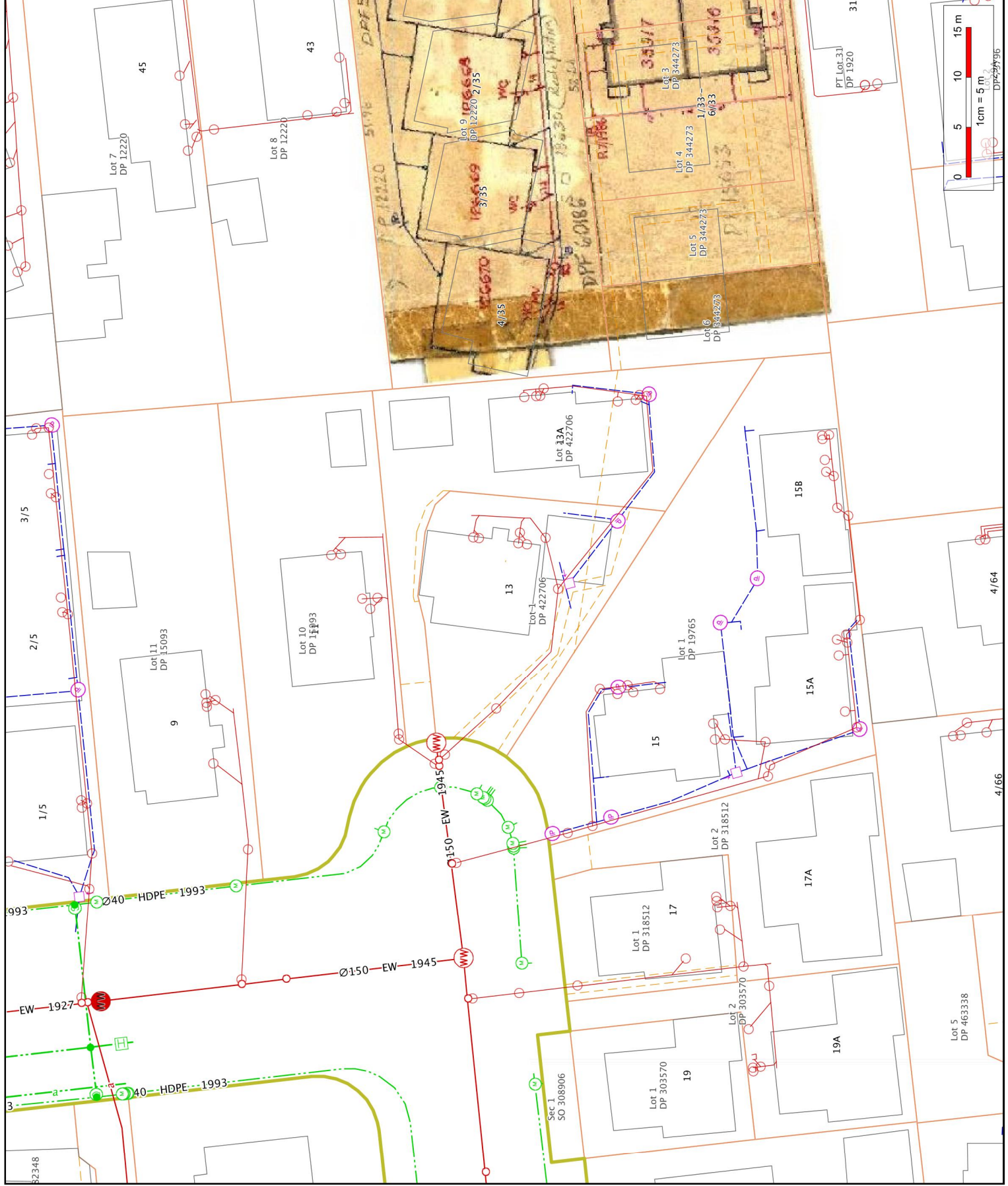


Christchurch City Council

ph: 941-8300 fax: 941-8385

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

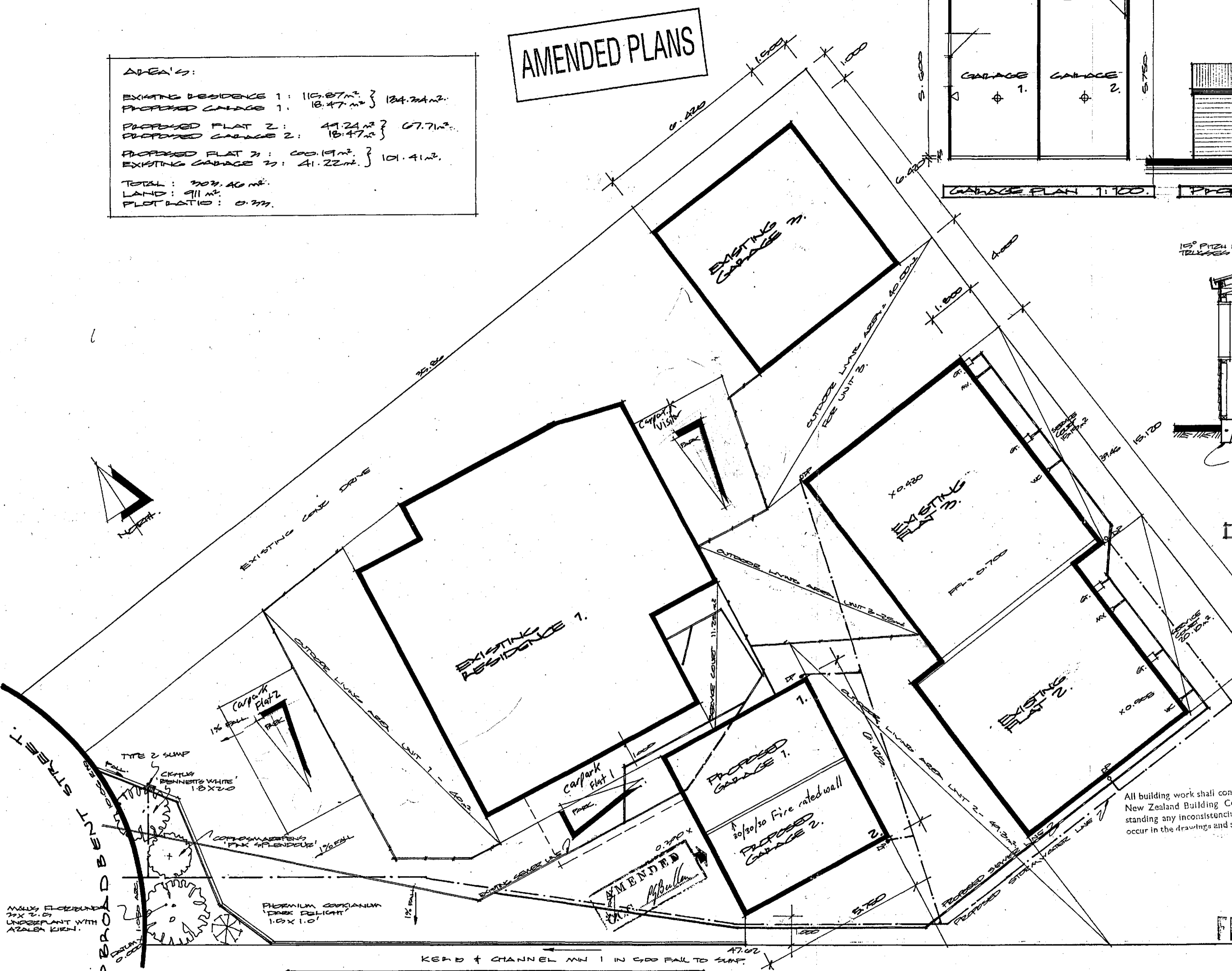
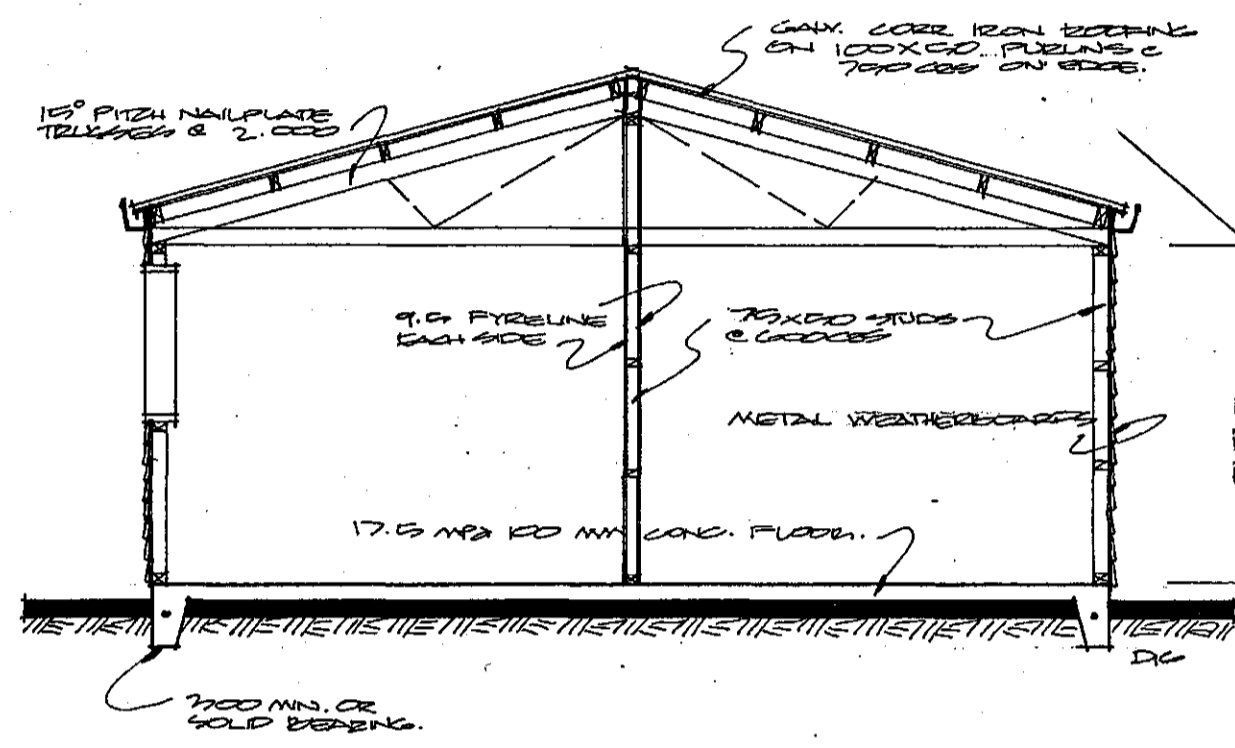
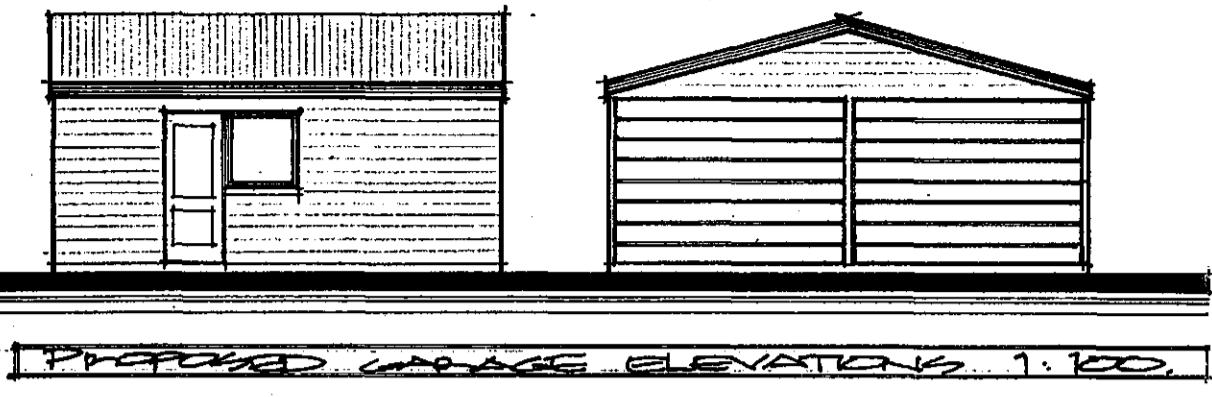
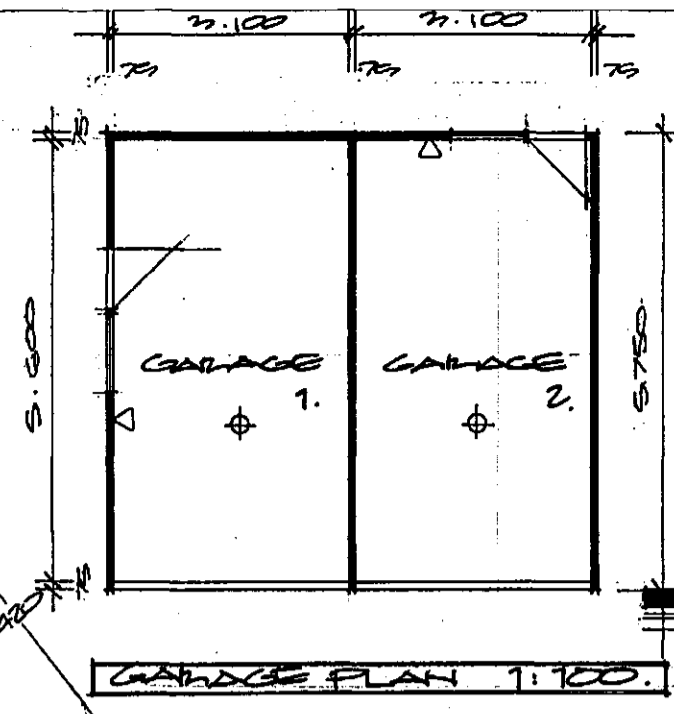
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AREAS:

EXISTING RESIDENCE 1: 110.87m² } 124.24m²
 PROPOSED GARAGE 1: 18.47m² }
 PROPOSED FLAT 2: 49.24m² } 67.71m²
 PROPOSED GARAGE 2: 18.47m² }
 PROPOSED FLAT 1: 100.19m² } 101.41m²
 EXISTING GARAGE 2: 41.22m² }
 TOTAL: 309.40m²
 LAND: 911m²
 PLOT RATIO: 0.34

AMENDED PLANS



CHRISTCHURCH CITY COUNCIL
 CONSENT/PIM
 APPLICATION/INFO REC'D
 Rec'd 27 JAN 1998
 Sockburn Service Centre
 PROJECT No. 97008402

CHRISTCHURCH CITY COUNCIL
 2 FEB 1998
 P. Bullen
 CONSENT DOCUMENT

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

FILE COPY

PROPOSED FLATS

FOR: S. JACK
 AT: BROADBENT STREET.

The Contractor shall verify all dimensions on site before commencing construction and all work to comply with N.Z.S. 3604 and the N.Z. Building Code.

DRAWN: [Signature] DATE: JAN 98 © COPYRIGHT

PLAN NO 7304 SHEET NO 3 of 3

DENNIS NEILL
 and Associates Ltd
 ARCHITECTURAL DESIGNERS
 Box 5188, PAPANUI, CHRISTCHURCH.
 Telephone or Fax: CHCH. (03) 352 5174.

CHRISTCHURCH CITY COUNCIL - DRAINAGE PICK UP



ADDRESS: 13 Broadbent St
 LEGAL DESCRIPTION:
 PROJECT No.: 9708602
 DATE: 30-1-98

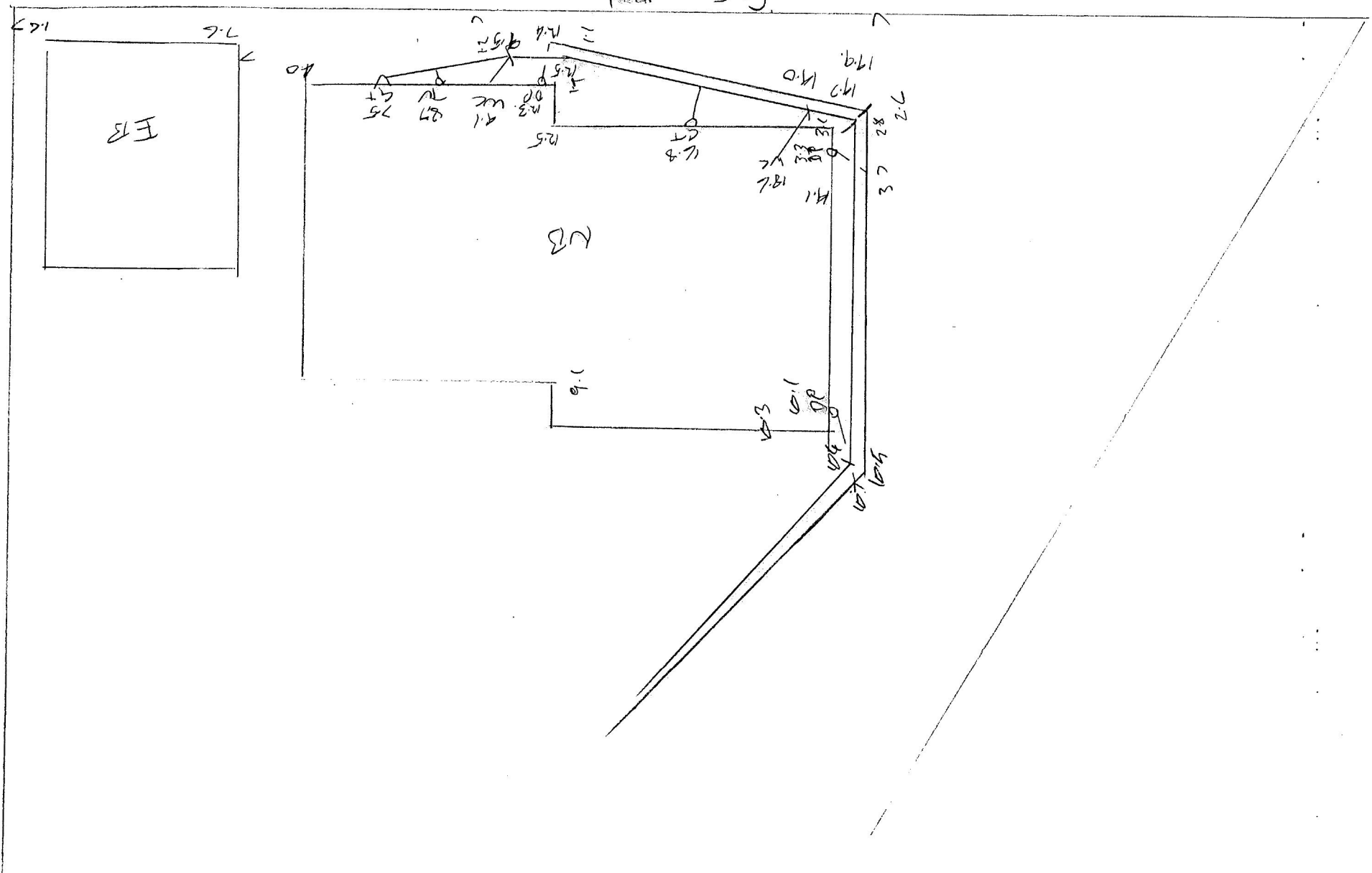
OWNER: Fao Jack
 DRAINLAYER: Jim Raiter
 PLUMBER: Rhon Bakerstone
 FIELD OFFICER: RUSSELL SIMSON
 BUILDING INSPECTOR
 Ph. 025 340 723

RECEIVED: 25 MAR 1998
 BLOCK PLAN: RW48 III.77
 PLOTTED: AT 14/4/98
 EYE BOOK:

35307A
 CONNECTION NUMBER

base 20-20B

Rear Bdy





13 Broadbent Street

Land Use Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services



13 Broadbent 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 13 Broadbent Street

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

Address: 1/1 BROADBENT STREET

Consent Type: Discretionary Activity
Reference: 950645 **Status:** Completed **Decision:** Granted
Date Received: 11 April 1995 **Date of Decision:** 2 May 1995
Description:
Second vehicle crossing on site under 18m.

Address: 1/33 DIVISION STREET

Consent Type: Non-Notified Application **Activity:** Limited Discretionary
Reference: 20015702 **Status:** Completed **Decision:** Granted
Date Received: 22 December 2003 **Date of Decision:** 20 January 2004
Description:
To erect six residential units with attached garages.

Address: 1/35 DIVISION STREET

Consent Type: Discretionary Activity
Reference: 972200 **Status:** Completed **Decision:** Granted
Date Received: 14 August 1997 **Date of Decision:** 23 December 1997
Description:
Application to fell a Tulip tree (*Liriodendron Tulipifera*) which is listed as a protected tree in Appendix E of the Riccarton Section of the Transitional District Plan.

Address: 1/47 DIVISION STREET

Consent Type: Discretionary Activity
Reference: 9205496 **Status:** Completed **Decision:** Granted
Date Received: 18 February 1974 **Date of Decision:** 28 March 1974
Description:
Construct three flats.

Address: 1/51 DIVISION STREET

Consent Type: **Activity:** Conditional Use
Reference: 9205504 **Status:** Completed **Decision:** Granted
Date Received: 6 May 1974 **Date of Decision:** 6 May 1974
Description:
Construct three flats.

Address: 1/64 ELIZABETH STREET

Consent Type: **Activity:** Conditional Use
Reference: 9205845 **Status:** Completed **Decision:** Granted
Date Received: 15 May 1965 **Date of Decision:** 1 June 1965
Description:
Consent to erect 4 self-contained apartments.

Address: 1/72 ELIZABETH STREET

Consent Type: **Activity:**
Reference: 9205846 **Status:** Completed **Decision:** Granted
Date Received: 10 March 1987 **Date of Decision:**
Description:
Consent to erect a garage in the front court of the property.

Address: 13 BROADBENT STREET

Consent Type: Non-Notified Application **Activity:** Controlled Activity
Reference: 92014093 **Status:** Completed **Decision:** Granted
Date Received: 21 May 2009 **Date of Decision:** 26 May 2009
Description:
Fee Simple Subdivision 223 Certified 14/8/09 DP 422706 224 Issued 28/8/09.

Address: 15 BROADBENT STREET

Consent Type: **Activity:** Discretionary Activity
Reference: 960247 **Status:** Completed **Decision:** Granted
Date Received: 31 January 1996 **Date of Decision:** 19 February 1996
Description:
Application for length of wall over 9m within 1.8m of boundary under both proposed and Transitional Plans.

Address: 16 BROADBENT STREET

Consent Type:

Activity:

Reference: 9200988 **Status:** Completed **Decision:** Granted

Date Received: 22 December 1971 **Date of Decision:** 28 February 1972

Description:

Consent to a subdivision to enable the obtaining of a title to property presently owned by the state advances Corporation.

Address: 17 BROADBENT STREET

Consent Type: Non-Notified Application

Activity: Non-Complying Activity

Reference: 20011327 **Status:** Completed **Decision:** Granted

Date Received: 16 September 2002 **Date of Decision:** 8 October 2002

Description:

FEE SIMPLE SUBDIVISION - 2 LOTS 223 Recieved 28/01/03 Certified 31/1/03 224 requested 17/2/03 Issued 18/2/03 DP 318512.

Address: 19 BROADBENT STREET

Consent Type: Non-Notified Application

Activity: Controlled Activity

Reference: 20007639 **Status:** Completed **Decision:** Granted

Date Received: 19 July 2001 **Date of Decision:** 2 August 2001

Description:

FEE SIMPLE SUBDIVISION - 2 LOTS 223 RECEIVED 30/08/01 Certified 4/9/01 224 REQUESTED 20/09/01 Issued 24/9/01 DP 303570.

Address: 20 BROADBENT STREET

Consent Type:

Activity: Limited Discretionary

Reference: 92029526 **Status:** Suspend **Decision:**

Date Received: 13 May 2015 **Date of Decision:**

Description:

Seven Dwellings With Carparking.

Address: 29 DIVISION STREET

Consent Type:

Activity: Discretionary Activity

Reference: 981321 **Status:** Completed **Decision:** Granted

Date Received: 21 May 1998 **Date of Decision:** 24 June 1998

Description:

Application for a three unit development with non-compliances.

Consent Type:

Activity: Non-Complying Activity

Reference: 982658 **Status:** Completed **Decision:** Granted

Date Received: 29 September 1998 **Date of Decision:**

Description:

Various non-compliances for a three Lot fee simple subdivision under the Transitional Plan.

Address: 33 DIVISION STREET

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

Reference: 20018077 **Status:** Completed **Decision:** Granted

Date Received: 22 September 2004 **Date of Decision:** 12 October 2004

Description:

FEE SIMPLE SUBDIVISION 223 Certified 224 Issued.

Address: 70 ELIZABETH STREET

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

Reference: 92021430 **Status:** Completed **Decision:** Granted

Date Received: 6 December 2012 **Date of Decision:** 21 December 2012

Description:

FEE SIMPLE SUBDIVISION 223 & 224 Issued 14/4/2013 DP 463338.

Address: 70E ELIZABETH STREET

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

Reference: 92019381 **Status:** Completed **Decision:** Granted

Date Received: 28 December 2011 **Date of Decision:** 27 February 2012

Description:

To erect 5 new two storey residential units with attached garages.

Address: 74 ELIZABETH STREET

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

Reference: 20022154 **Status:** Completed **Decision:** Granted

Date Received: 15 February 2006 **Date of Decision:** 9 March 2006

Description:

Fee Simple Subdivision 223 RECEIVED 12/5/06 224 Issued 30/5/06.

Address: 8 BROADBENT STREET

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

Reference: 92007961 **Status:** Completed **Decision:** Granted

Date Received: 28 March 2007 **Date of Decision:** 10 April 2007

Description:

FEE SIMPLE SUBDIVISION 223 issued 07/06/07 DP 382348 224 issued 26/10/07.

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

Reference: 92006394 **Status:** Withdrawn **Decision:**

Date Received: 27 September 2006 **Date of Decision:**

Description:

Unit Title Subdivision.

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

Reference: 20021448 **Status:** Completed **Decision:** Granted

Date Received: 10 November 2005 **Date of Decision:** 6 December 2005

Description:

For the erection of a building that contains 5 three-storey residential units, each with an attached double garage.

Address: 9 BROADBENT STREET

Consent Type: **Activity:** Limited Discretionary

Reference: 92029383 **Status:** Suspend **Decision:**

Date Received: 29 April 2015 **Date of Decision:**

Description:

Unit Title Subdivision - 10 Units.

Consent Type: **Activity:** Limited Discretionary

Reference: 92029496 **Status:** Completed **Decision:**

Date Received: 8 May 2015 **Date of Decision:**

Description:

Within Scope Amendment, RMA92028135].

Consent Type: **Activity:** Limited Discretionary

Reference: 92028135 **Status:** Completed **Decision:** Granted

Date Received: 19 December 2014 **Date of Decision:** 16 February 2015

Description:

Ten Residential Units.

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)9418999.

* 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.

Occupation over Legal Road

LEGEND

- Legal boundary —————
- Fence - - - - -
- unfenced occupation - - - - -
- Building □



13 Broadbent Street

Occupation Of Legal Road

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services

LAND INFORMATION MEMORANDUM AND ROAD OCCUPATION OF (INSERT ADDRESS)

Dear Sir/Madam,

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 Property Consultancy Team on 941 8999.