

# LAND INFORMATION MEMORANDUM

Page 1

**LIM No:**  
**LIM70080300**


*"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:**

SAUNDERS &amp; CO

P O BOX 18

CHRISTCHURCH 8015

**Client Reference:** 715441/132**Phone No:** 353-0459**Fax No:** 379-3669**Date Received:** 23/01/2007**Date Issued :** 30/01/2007**Property Address:**

11 ANNEX ROAD MIDDLETON

**Legal Description:**

LOT 2 DEPOSITED PLAN 349157 (DP 349157)

**Valuation Roll Number:****Valuation Information:** no values available

Capital Value: Land Value: Improvements Value:

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

18 pages

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

\*No Rate Account for this Property\*

For Rates Enquiries Please Phone: 941 8423

Instalment AmountDate Due

Instalment 1 :

Instalment 2 :

Instalment 3 :

Instalment 4 :

Rates Owing as at : 30/01/2007

\$0

**2. Excess Water Charges**

\$0.00

**3. Final water meter reading may be required**

No Reading Required

**For Office Use:**

Debtor Number: 3169557

LIM Number: LIM. 70080300

Property ID: 810078

Rate Account ID:

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

Telephone : (03) 941 6552

CHRISTCHURCH CITY COUNCIL  
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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:

PER91098561 Completed

Applied: 18/06/1991 Issued Date: 28/08/1991

STAFFROOM

PER91161037 Completed

Applied: 9/09/1991 Issued Date: 09/09/1991

DRAINAGE

PER91161113 Completed

Applied: 12/09/1991 Issued Date: 12/09/1991

DRAINAGE: FOULWATER ALTERATIONS

### ii. Project Information Memoranda:

ABA10068063 Completed

Applied: 21/07/2006 Issued Date: 09/10/2006

PIM Issued Date:

14/09/2006

RELOCATE BUILDING TO PROPOSED SITE LOT 87

### iii. Building Consents:

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**CHRISTCHURCH**  
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**ABA10014032** Completed Applied: 29/05/2001 Issued Date: 08/06/2001  
Code Compliance Certificate Issued Date: 08/08/2001 PIM Issued Date: 05/06/2001

ADDITION OF 2 RELOCATED PORTACOM UNITS - OFFICES

**ABA10040418** Completed Applied: 6/11/2003 Issued Date: 22/12/2003  
Code Compliance Certificate Issued Date: 23/04/2004 PIM Issued Date: 28/11/2003

CHANGE OF USE: PRE-SCHOOL

**ABA10040551** Completed Applied: 12/11/2003 Issued Date: 23/12/2003  
Code Compliance Certificate Issued Date: 31/05/2004 PIM Issued Date: 01/12/2003

INTERNAL ALTERATION TO FERGUSSON BUILDING

**ABA10052322** Completed Applied: 28/01/2005 Issued Date: 16/02/2005  
Code Compliance Certificate Issued Date: 31/03/2005 PIM Issued Date: 09/02/2005

INTERNAL ALTERATIONS TO FERGUSON BUILDING - NCSP  
DEPARTMENT

**ABA10052532** Completed Applied: 7/02/2005 Issued Date: 16/02/2005  
Code Compliance Certificate Issued Date: 02/06/2005 PIM Issued Date: 15/02/2005

REMOVAL OF 7 DWELLINGS/CUT SERVICES/13,15,17,19,21,23,2  
5 ANNEX ROAD

**ABA10059695** Current (In Progress) Applied: 10/10/2005 Issued Date: 17/11/2005  
PIM Issued Date: 03/11/2005

DEMOLITION OF BUILDINGS ON LOTS 2 & 5

**CON94007417** Completed Applied: 19/08/1994 Issued Date: 02/09/1994  
Code Compliance Certificate Issued Date: 06/10/1994

Pre-school climbing frame/ adv playground  
commercial/ preschool climbing frame/  
adventure playground

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## 5. Planning Information:

For Planning Enquiries Please Phone: 941 8999

### (A) Transitional Plan

### (B) Proposed Plan

Zoning

Ru/12  
Paparua

Designations on Site Yes / No

Road 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             | Yes |
| - Other eg. Category A,B,C          | Yes |
| 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

RMA20003684 Completed Applied:23/11/2000  
Application Granted, Consent Issued : 29/03/2001

FEE SIMPLE SUBDIVISION - 72 LOTS

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**LIM No:**  
**LIM70080300****RMA20015287 Completed** Applied: 6/11/2003  
Application Granted, Consent Issued : 23/01/2004

Application to establish and operate a pre-school  
and retrospective sign at the corner of Annex Road  
and Lincoln Road

**RMA20015782 Completed** Applied: 13/01/2004  
Application Granted, Consent Issued : 25/02/2004

**BOUNDARY ADJUSTMENT**  
223 requested 15/2/05 issued 10/03/05  
224 Requested 21/03/05 issued 28/4/5 DP 349157

**RMA92004916 Current (In Progress)** Applied: 26/04/2006

Fee Simple Subdivision

**RMA92004931 Completed** Applied: 28/04/2006  
Application Granted, Consent Issued : 07/09/2006

subdivision and development of land at former  
Hillmorton Hospital Site

**RMA92005845 Completed** Applied: 31/07/2006  
Application Granted, Consent Issued : 29/09/2006

To erect three temporary freestanding signs

**RMA92006730 Completed** Applied: 1/11/2006  
Application Granted, Consent Issued : 01/12/2006

Proposed Lot 87 - application to relocate a building  
to be used as a site sales office

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- 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 Tuesday Leave your recycling at the Kerbside by 7:30 a.m. Your nearest recycling depot is the Parkhouse Road Refuse Station
- ◆ Your refuse is Collected Weekly on Tuesday Leave your refuse at the Kerbside by 7:30 a.m. Your nearest refuse depot is the Parkhouse Road Refuse Station

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

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**LAND INFORMATION MEMORANDUM**8  
LIM No:  
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This property is in an area affected by the City Plan Variation #48 regarding Flood Management. Should any development on this site be proposed, early consultation with a council planner is advised. Ph 941 8657.

**◆ Development Constraint Conditions**

Council records show there is a specific condition on the use of this site:  
Stormwater Control

**◆ Development Constraint Conditions**

Council records show there is a specific condition on the use of this site:  
Water Supply conditions

**◆ Development Constraint Conditions**

Council records show there is a specific condition on the use of this site:  
Constraints Relating to Sewage

**◆ 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.

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**LIM No:**  
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- ◆ **Important LIM Information**  
FILLED GROUND (CERTIFIED, UNCONTROLLED OR RUBBISH) Oct 16 1998
  
- ◆ **Important LIM Information**  
Trade Waste Oct 16 1998
  
- ◆ **Property Records are held at the Sockburn Service Centre**
  
- ◆ **Property located in Spreydon-Heathcote Community Board area**
  
- ◆ **Property located in Spreydon-Heathcote Ward**
  
- ◆ **Property or part of property within urban area**
  
- ◆ **Tree protected by City Plan (Notable) contained within this property**  
This site contains a Heritage or Notable tree(s) listed in the City Plan and the tree(s) are protected by rules in the plan. If you are proposing to undertake any works within 10 metres of the tree(s) a resource consent is required and early consultation with council planning staff is recommended.  
Species Name: Ulmus procera Common Name: English Elm  
Crown Width(m)25 Height(m): 19

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- ◆ **Tree protected by City Plan (Notable) contained within this property**  
This site contains a Heritage or Notable tree(s) listed in the City Plan and the tree(s) are protected by rules in the plan. If you are proposing to undertake any works within 10 metres of the tree(s) a resource consent is required and early consultation with council planning staff is recommended.  
Species Name: Ginkgo biloba Common Name: Maidenhair Tree  
Crown Width(m)14 Height(m): 15
- ◆ **Tree protected by City Plan (Notable) contained within this property**  
This site contains a Heritage or Notable tree(s) listed in the City Plan and the tree(s) are protected by rules in the plan. If you are proposing to undertake any works within 10 metres of the tree(s) a resource consent is required and early consultation with council planning staff is recommended.  
Species Name: Tilia x vulgaris Common Name: Common Lime  
Crown Width(m)22 Height(m): 19
- ◆ **Tree protected by City Plan (Notable) contained within this property**  
This site contains a Heritage or Notable tree(s) listed in the City Plan and the tree(s) are protected by rules in the plan. If you are proposing to undertake any works within 10 metres of the tree(s) a resource consent is required and early consultation with council planning staff is recommended.  
Species Name: Platanus x acerifolia Common Name: London Plane  
Crown Width(m)22 Height(m): 16
- ◆ **Tree protected by City Plan (Notable) contained within this property**  
This site contains a Heritage or Notable tree(s) listed in the City Plan and the tree(s) are protected by rules in the plan. If you are proposing to undertake any works within 10 metres of the tree(s) a resource consent is required and early consultation with council planning staff is recommended.  
Species Name: Ulmus procera Common Name: English Elm  
Crown Width(m)24 Height(m): 16
- ◆ **Tree protected by City Plan (Notable) contained within this property**  
This site contains a Heritage or Notable tree(s) listed in the City Plan and the tree(s) are protected by rules in the plan. If you are proposing to undertake any works within 10 metres of the tree(s) a resource consent is required and early consultation with council planning staff is recommended.  
Species Name: Fraxinus excelsior Pendula Common Name: Weeping Ash  
Crown Width(m)17 Height(m): 11
- ◆ **Tree protected by City Plan (Notable) contained within this property**  
This site contains a Heritage or Notable tree(s) listed in the City Plan and the tree(s) are protected by rules in the plan. If you are proposing to undertake any works within 10 metres of the tree(s) a resource consent is required and early consultation with council planning staff is recommended.  
Species Name: Fagus sylvatica Purpurea Common Name: Copper Beech  
Crown Width(m)18 Height(m): 14
- ◆ **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: Cordyline australis  
Common Name: Cabbage Tree Crown Width(m): 5  
Height(m): 10

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- ◆ **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: Betula pendula  
Common Name: Silver Birch Crown Width(m): 10  
Height(m): 12
- ◆ **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: Fagus sylvatica Purpurea  
Common Name: Copper Beech Crown Width(m): 13  
Height(m): 12
- ◆ **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: Acer pseudoplatanus  
Common Name: Sycamore Crown Width(m): 15  
Height(m): 15

## 10. Water Related Property Information

- ◆ **Borelog/Engineer Report Image Available**
- ◆ **Property Affected by Heathcote River 10 year Flood Event**  
This property, or part of this property, is located in a flood plain or flood awareness area. Computer modelling has been used to show a 10 year 10% annual exceedance probability flood event. Major Public works have been completed on retention basins and the Woolston Cut in order to alleviate past flooding problems experienced in this area.
- ◆ **Property Adjacent to a Waterway**  
This property is situated adjacent to a waterway classified as a(n) Environmental Asset in the Christchurch City Plan. Any development, filling or excavation within 7 metres of the bank will require a resource consent.

## 11. Special Site Characteristics and Additional Water Related Services Information

- ◆ This drainage plan is incomplete and does not show the building/s or their drainage.
- ◆ 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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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: Sockburn Service Centre**

**CHRISTCHURCH CITY COUNCIL**  
**P.O. BOX 237, CHRISTCHURCH**

# Private Drainage

No. 941-4300  
Fax: 941-8385

## LEGEND

	WASTE WATER ROOM
	GREEN WATER VALVE
	WATER SUPPLY MAN
	WASTE WATER MAN
	STORM WATER DRAIN
	WATER SUPPLY SUMP
	STD MANHOLE INLAY
	VENTING MANHOLE INLAY
	STD MANHOLE ELEVATION
	SEWER EXTENSION
	FIRE ALARM JUNCTION
	WATER VALVE
	HELD VALVE
	CONNECTION POINT
	OLD CAP POSITION
	MAN & SERVICE

11 MANIX RD.

CAUTION  
THE ACCURACY OF THE PLANS  
NOT GUARANTEED. ON-SITE  
VERIFICATION REQUIRED.



SCALE 1:500 ON A4

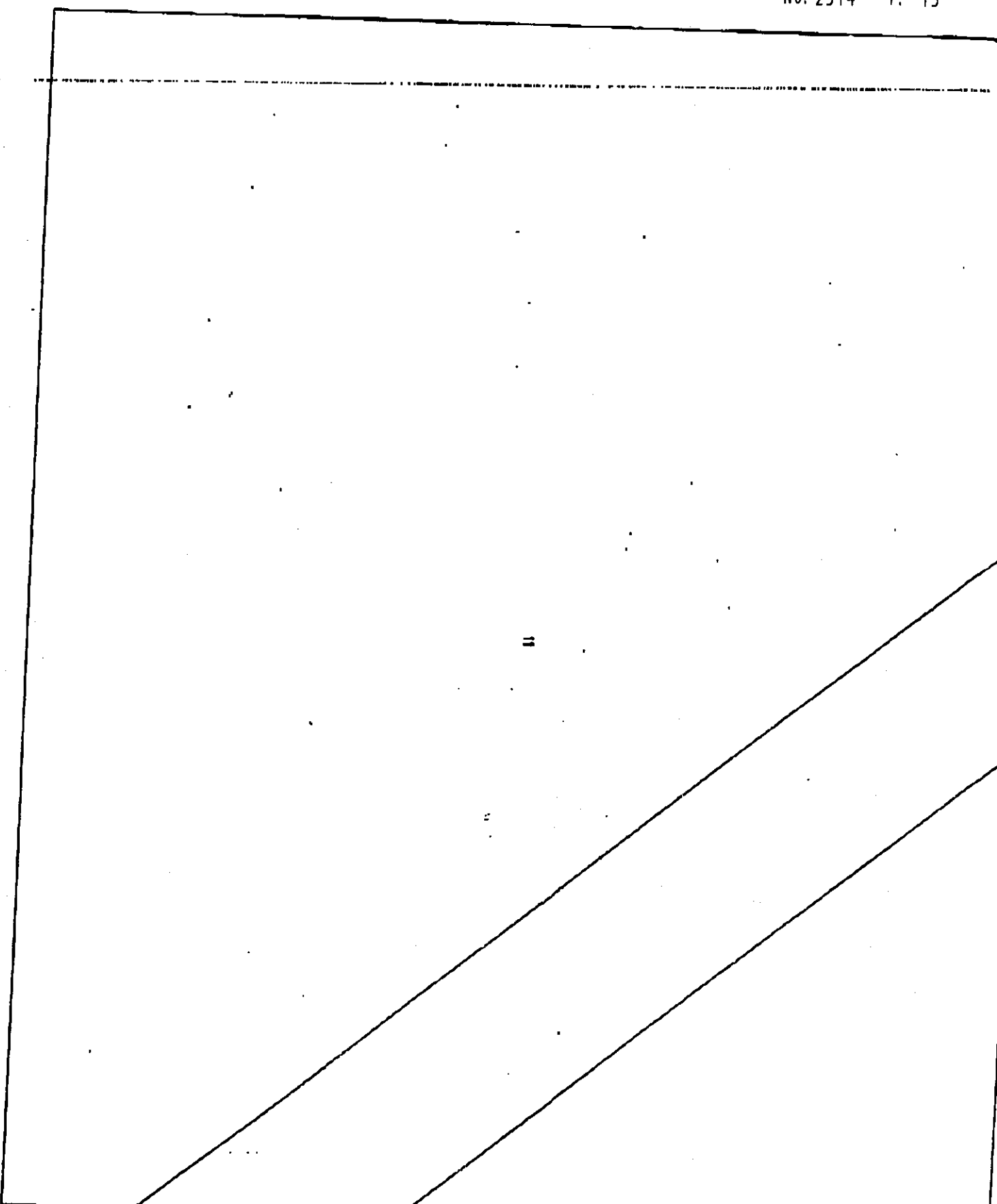
Christchurch City Council  
17/22/07 11:29:30 AM

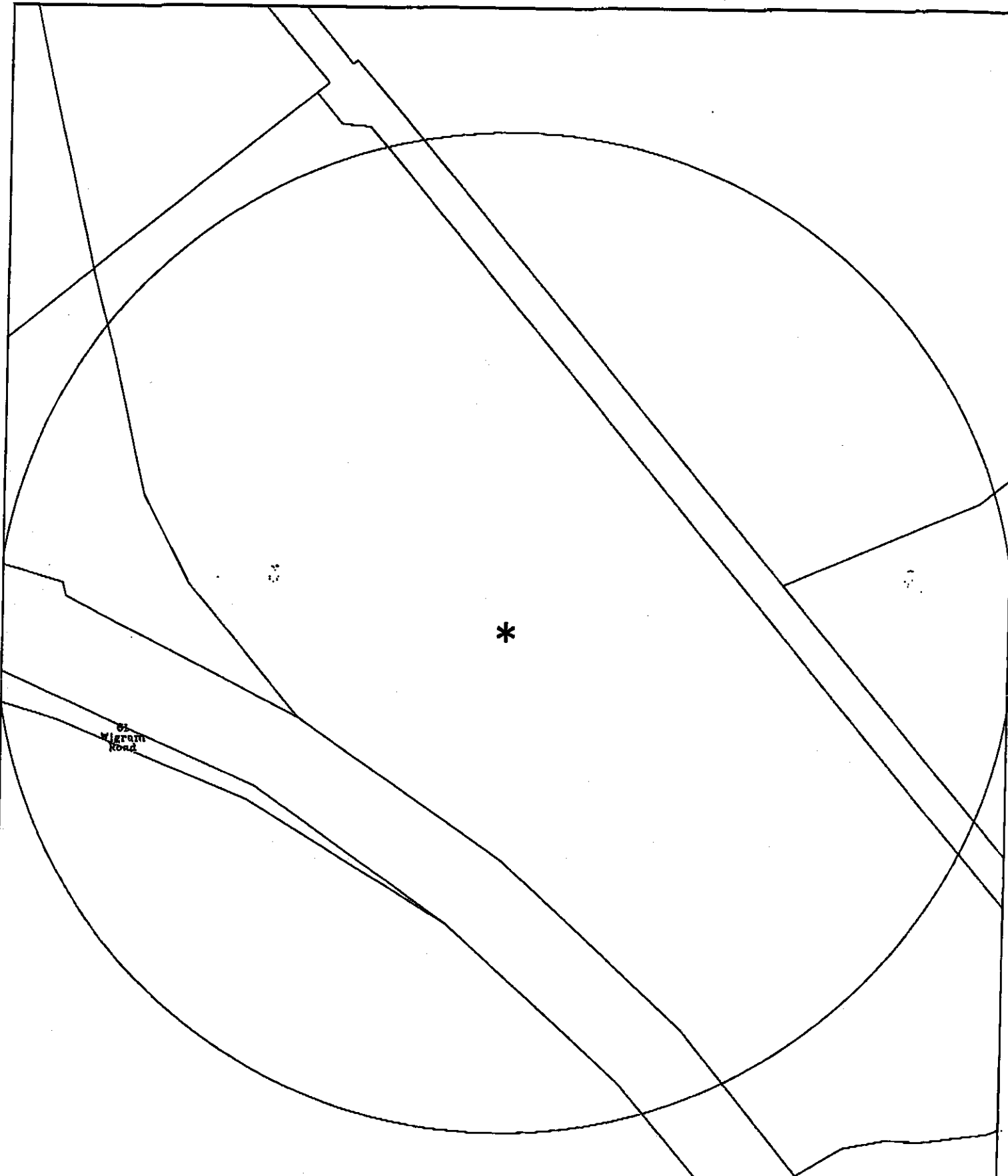


# CHRISTCHURCH

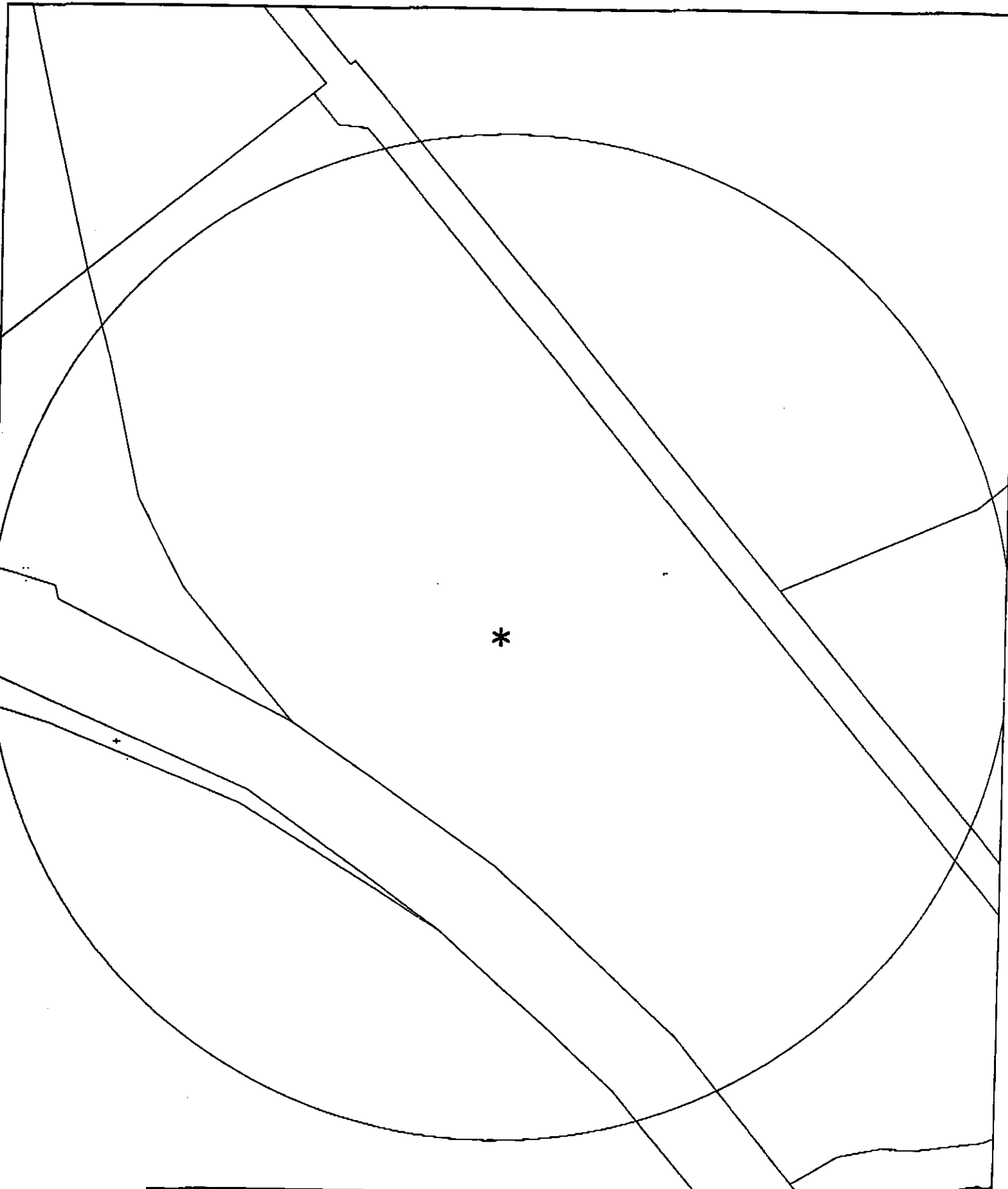
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**11 Annex Road**  
Land Use Consents      Scale 1:2500  
Automated Mapping by Christchurch City Council, Geodata Services



# 11 Annex Road

Subdivision Consents

Scale 1:2500

Automated Mapping by Christchurch City Council, Geodata Services

# Spatial Query Report



Land Use Resource Consents within 250 metres of 11 Annex Road

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

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## Address: 61 WIGRAM ROAD

**Consent Type:** Activity: Discretionary Activity  
**Reference:** 990114      **Status:** Completed      **Decision:** Granted  
**Date Received:** 18 January 1999      **Date of Decision:** 1 February 1999

**Description:**

Application to allow a temporary marquee for a Church gathering. Exceeds time limit of one month; not in an area allocated for this activity and use is not permitted within this zone.

**Consent Type:** Activity: Non-Complying Activity  
**Reference:** 982388      **Status:** Completed      **Decision:** Granted  
**Date Received:** 2 September 1998      **Date of Decision:** 1 October 1998

**Description:**

To establish and operate a radiocommunication facility at Canterbury Agricultural park.

**Consent Type:** Activity: Discretionary Activity  
**Reference:** 972974      **Status:** Completed      **Decision:** Granted  
**Date Received:** 16 October 1997      **Date of Decision:** 13 March 1998

**Description:**

Application to undertake works to enhance the Environment of Haytons drain between Wigram Road and the Heathcote River.

**Consent Type:** Activity: Non-Complying Activity  
**Reference:** 972176      **Status:** Completed      **Decision:** Granted  
**Date Received:** 13 August 1997      **Date of Decision:** 28 August 1997

**Description:**

The building coverage on Lot 2 exceeds the maximum requirement under the Proposed Plan.

**Consent Type:** Non-Notified Application      Activity: Discretionary Activity  
**Reference:** 20018186      **Status:** Completed      **Decision:** Granted  
**Date Received:** 4 October 2004      **Date of Decision:** 29 October 2004

**Description:**

To establish, operate and maintain a transportable mobile phone site in the Canterbury A & P Showgrounds.

**Consent Type:** Activity: Other  
**Reference:** 20013536 **Status:** Withdrawn **Decision:**  
**Date Received:** 13 May 2003 **Date of Decision:**  
**Description:**  
Motor Vehicle Dealers Cert of Compliance.

**Consent Type:** Activity:  
**Reference:** 20012645 **Status:** Withdrawn **Decision:** Withdrawn  
**Date Received:** 7 February 2003 **Date of Decision:**  
**Description:**  
Application for confirmation letter for sale of motor vehicles.

**Consent Type:** Non-Notified Application **Activity:** Non-Complying Activity  
**Reference:** 20010056 **Status:** Completed **Decision:** Granted  
**Date Received:** 9 May 2002 **Date of Decision:** 7 October 2002  
**Description:**  
Application to establish an indoor equestrian centre and holding pens.

**Consent Type:** Non-Notified Application **Activity:** Non-Complying Activity  
**Reference:** 20003559 **Status:** Completed **Decision:** Granted  
**Date Received:** 8 November 2000 **Date of Decision:** 13 November 2001  
**Description:**  
Application to construct & operate an instructional four-wheel drive vehicle course including associated earthworks.

**Consent Type:** Non-Notified Application **Activity:** Change Condition  
**Reference:** 20003207 **Status:** Completed **Decision:** Granted  
**Date Received:** 28 September 2000 **Date of Decision:** 8 December 2000  
**Description:**  
Application to change condition 4 in the decision of RMA 20001938.

## 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.