

LAND INFORMATION MEMORANDUM

Page 1

OF 18

LIM No:
LIM70107680

"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 & CO

PO BOX 18

CHRISTCHURCH 8140

Client Reference: 715441/482

Phone No: 379-7690

Fax No: 379-3669

Date Received: 10/06/2009

Date Issued: 17/06/2009

Property Address:

10 HORSESHOE LAKE ROAD SHIRLEY

Legal Description:

LOT 1 DEPOSITED PLAN 385295 (DP 385295)

Valuation Roll Number: 22382 01400

Valuation Information: Rating Valuation as at 01 Aug 2007

Capital Value: \$1437000 Land Value: \$1437000 Improvements Value: \$0

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

NGAI TAHU PROPERTY LIMITED

PO BOX 130060

ARMAGH
CHRISTCHURCH 8141**A search of records held by the council has revealed the following information:**

1. Annual rates to : 30/06/ 2009

\$5621.17

For Rates Enquiries Please Phone: 941 8999

	<u>Instalment Amount</u>	<u>Date Due</u>
Instalment 1 :	\$1405.29	15/09/2008
Instalment 2 :	\$1405.29	15/12/2008
Instalment 3 :	\$1405.29	15/03/2009
Instalment 4 :	\$1405.30	15/06/2009

Rates Owing as at: 17/06/2009 \$1405.30

2. Excess Water Charges \$0.00
3. Final water meter reading may be required YES

For Office Use:Debtor Number: 3169557
LIM Number: LIM, 70107680
Property ID: 894008
Rate Account ID: 2854695**This Information was Processed at: Linwood Service Centre**

Telephone : (03) 941 6616

LAND INFORMATION MEMORANDUM



LIM No:
LIM70107680

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

For Building Enquiries Please Phone: 941 8995

i. Building Permits:

PER 5859938 Completed

Applied: 10/09/1958 Issued Date: 17/09/1958

CLASSROOM BLOCK

No plans/additional information held on property file

PER61620721 Completed

Applied: 2/10/1961 Issued Date: 17/10/1961

ALTERATIONS & ADDITIONS

No plans/additional information held on property file

PER62630452 Completed

Applied: 21/08/1962 Issued Date: 08/10/1962

GLASSHOUSE

No plans/additional information held on property file

PER80810656 Completed

Applied: 19/05/1980 Issued Date: 28/05/1980

CLASSROOM AND STOREROOM
10 HORSESHOE LAKE ROAD

ii. Project Information Memoranda:

...None recorded for this Property

iii. Building Consents:

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

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



LIM No:
LIM70107680

ABA10001276 Completed Applied: 24/01/2000 Issued Date: 24/02/2000
Code Compliance Certificate Issued Date: 11/07/2000 PIM Issued Date: 31/01/2000

Security Fencing
50 HORSESHOE LAKE ROAD

ABA10014435 Completed Applied: 14/06/2001
Code Compliance Certificate Issued Date: 08/03/2007 PIM Issued Date: 25/06/2001

DEMOLISH THREE BUILDINGS ON GOVT SERVICE COMPLEX

ABA10022384 Completed Applied: 5/03/2002 Issued Date: 17/04/2002
Code Compliance Certificate Issued Date: 30/05/2002 PIM Issued Date: 08/03/2002

GYMNASIUM ROOF REPLACEMENT

ABA10027940 Completed Applied: 5/09/2002 Issued Date: 19/11/2002
Code Compliance Certificate Issued Date: 12/12/2002 PIM Issued Date: 13/11/2002

ALTER ADMINISTRATION BUILDING TO CREATE SCHOOL
10 HORSESHOE LAKE ROAD PROPERTY FILE

ABA10041511 Completed Applied: 11/12/2003 Issued Date: 19/12/2003
Code Compliance Certificate Issued Date: 03/02/2004 PIM Issued Date: 19/12/2003

DEMOLISH TWO DWELLINGS & GARAGES
60 HORSESHOE LAKE ROAD PROPERTY FILE

ABA10047786 Completed Applied: 27/07/2004 Issued Date: 07/12/2004
Code Compliance Certificate Issued Date: 24/03/2006 PIM Issued Date: 01/11/2004

CARE & PROTECTION RESIDENTIAL CENTRE
60 HORSESHOE LAKE ROAD PROPERTY FILE

ABA10068151 Completed Applied: 25/07/2006 Issued Date: 28/09/2006
Code Compliance Certificate Issued Date: 08/03/2007 PIM Issued Date: 11/08/2006

DEMOLITION OF BUILDINGS & FENCING AREA & SOME SERVICES

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

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUMCHRISTCHURCH
CITY COUNCIL - ENVIRONMENTLIM No:
LIM70107680

ABA10091938 Current (In Progress)

Applied: 13/03/2009 Issued Date: 07/04/2009

PIM Issued Date:

02/04/2009

SANITARY AND STORM WATER DRAINAGE SYSTEMS AND WATER
RETICULATION IN DRIVEWAYS AND LOTS

CON93006434 Completed

Applied: 17/05/1993 Issued Date: 04/06/1993

Code Compliance Certificate Issued Date: 26/06/1997

Internal alterations community care -
restrained
plans and/or information held on microfilm

CON93009449 Completed

Applied: 6/08/1993 Issued Date: 27/09/1993

Code Compliance Certificate Issued Date: 01/07/1997

Training centre and admin offices communal non
residential/ alteration
plans and/or information held on microfilm

CON95005932 Cancelled

Applied: 5/07/1995

Ground floor internal alterations community care
restrained/ Office/ alterations

CON96008364 Completed

Applied: 25/09/1996 Issued Date: 06/11/1996

Code Compliance Certificate Issued Date: 01/04/1998

Internal alterations/ bathrooms community care
restrained/ alterations/ bathrooms
50 HORSESHOE LAKE ROAD

CON97008756 Completed

Applied: 21/10/1997 Issued Date: 04/12/1997

Code Compliance Certificate Issued Date: 02/04/1998

Security swimming pool fence/ ramp community care
restrained/ security swimming pool fence/ ramp
50 HORSESHOE LAKE ROADiv. Building Act Certificates of Acceptance:...None recorded for this PropertyThis Information was Processed at: **Linwood Service Centre**CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL - ENVIRONMENT

LIM No:
LIM70107680

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:

WOF51388

Expires: 1/04/2010

Compliance Schedule
Warrant of Fitness/Statement of Fitness/Compliance Schedule Statement

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

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



LIM No:
LIM70107680

5. Planning Information:

For Planning Enquiries Please Phone: 941 8999

(A) Transitional Plan

(B) Proposed Plan

Zoning

DSW
CITY

Zoning

Living 1 (Outer Suburban)

Designations on Site Yes / ~~No~~

Road Widening Designations Yes / No

- | | |
|--|-----------|
| 1. Special Amenity Area | No |
| 2. Community Footprint | No |
| 3. Opposite Important Open Space | No |
| 4. Designations on Site | <u>No</u> |
| 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

RES 981778 Completed Applied: 6/07/1998
Application Granted, Consent Issued: 16/07/1998

Outline Plan for waiver for Diesel storage tank.

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

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



CHRISTCHURCH
CITY COUNCIL ENVIRONMENT

LIM No:
LIM70107680

RMA 9764 Completed

Applied: 13/01/1998

Fee Simple SUBDIVISION

RMA20000614 Completed

Applied: 18/01/2000

Application Granted, Consent Issued : 22/02/2000

Outline Plan waiver for security in
and walls of Kingslea Residential Centre.

RMA20017361 Completed

Applied: 6/07/2004

Application Granted, Consent Issued : 27/04/2004

Outline Plan for Stage 1 of the Care and Protection
Residential Centre - South.

RMA20019390 Completed

Applied: 7/03/2005

Application Granted, Consent Issued : 30/03/2005

To remove a diseased protected tree.

RMA92007744 Completed

Applied: 6/03/2007

Application Granted, Consent Issued : 26/04/2007

FEE SIMPLE SUBDIVISION - 2 LOTS - granted 26/04/07
223 issued 29/05/07 DP 385295
224 issued 29/05/07

RMA92011564 Current (In Progress)

Applied: 9/04/2008

Application Granted, Consent Issued : 05/09/2008

Fee Simple Subdivision

RMA92014015 Completed

Applied: 5/05/2009

Earthworks Consent

This Information was Processed at: Linwood Service Centre

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



LIM No:
LIM70107680

Resource Consent Conditions Relating to the above Resource Consents
RES 981778

Amendment to the proposal: That the existing wood and iron roof structure of the boiler be replaced with a concrete roof of a minimum thickness of 100mm.

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 2 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 2 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.

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

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM**CHRISTCHURCH**
CITY COUNCIL. ENVIRONMENT**LIM No:**
LIM70107680**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 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 File off-site. Phone 941 8999 to request file (ex Linwood)**◆ Property located in Burwood-Pegasus Community Board area****◆ Property located in Burwood-Pegasus 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: *Ulmus procera* Louis van Houtte

Common Name: Golden Elm Crown Width(m): 8

Height(m): 7

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

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM



LIM No:
LIM70107680

- ◆ **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: *Quercus palustris*
Common Name: Pin Oak Crown Width(m): 14
Height(m): 17
- ◆ **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: *Quercus robur*
Common Name: English Oak Crown Width(m): 15
Height(m): 13
- ◆ **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: *Quercus robur*
Common Name: English Oak Crown Width(m): 12
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: *Cupressus lusitanica*
Common Name: Mexican Cypress Crown Width(m): 8
Height(m): 10
- ◆ **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: *Tilia x vulgaris*
Common Name: Common Lime Crown Width(m): 12
Height(m): 14

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

- ◆ The drainage works associated with this property have not been plotted on the Council's drainage plan. A copy of the field Inspectors pickup showing the drains and house outline is attached.
- ◆ A drainage plan is attached. For further enquiries regarding drainage information supplied with the LIM please phone 941 6402
- ◆ The records held by this Unit do not show any history of flooding or drainage problems on the property.
- ◆ There is a current subdivision going on and a current building consent stating sanitary and stormwater drainage systems and water reticulation in driveways and lots

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

CHRISTCHURCH CITY COUNCIL
P.O. BOX 237, CHRISTCHURCH

LAND INFORMATION MEMORANDUM**LIM No:**
LIM70107680**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



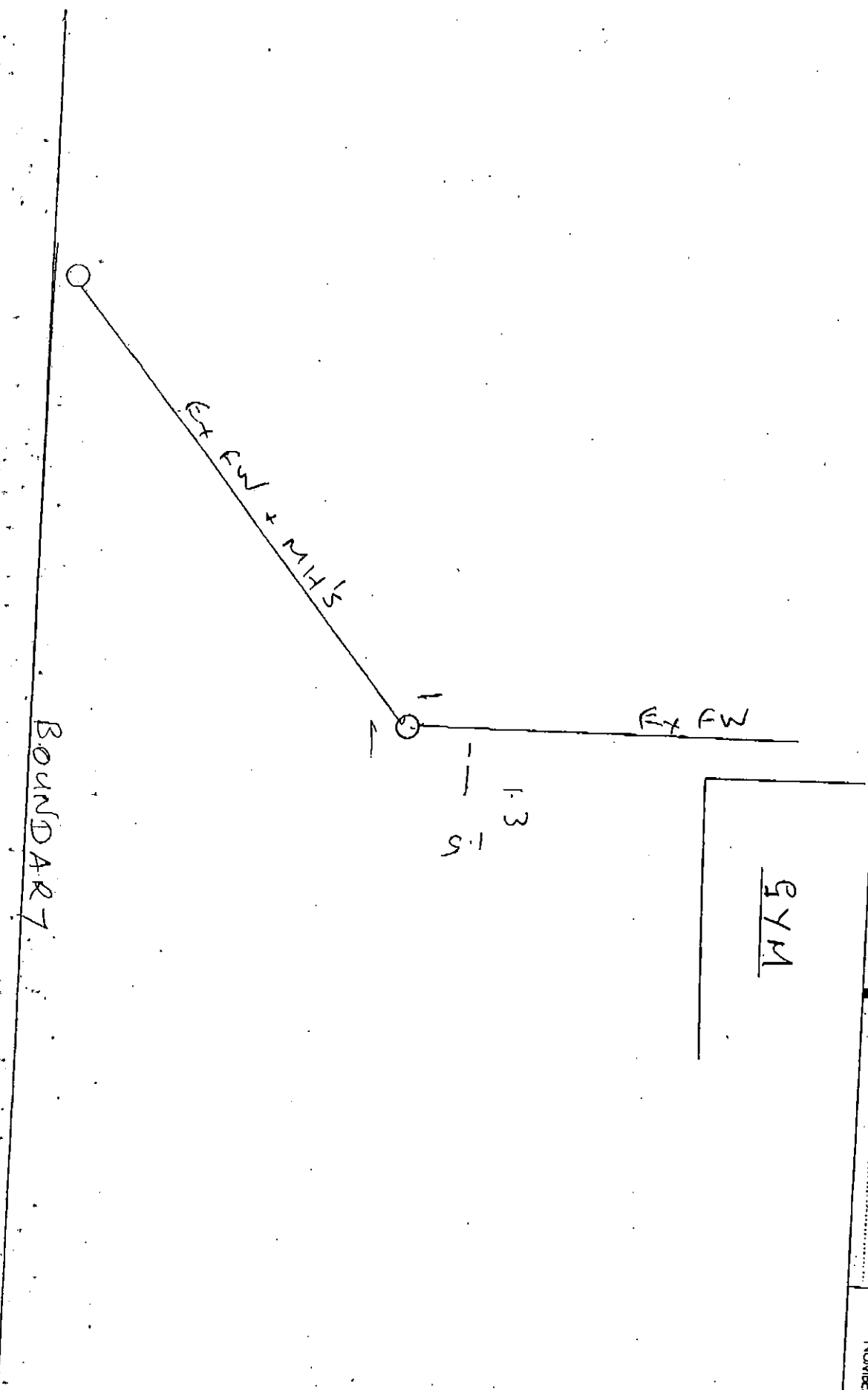
CHRISTCHURCH CITY COUNCIL - DRAINAGE PICK UP

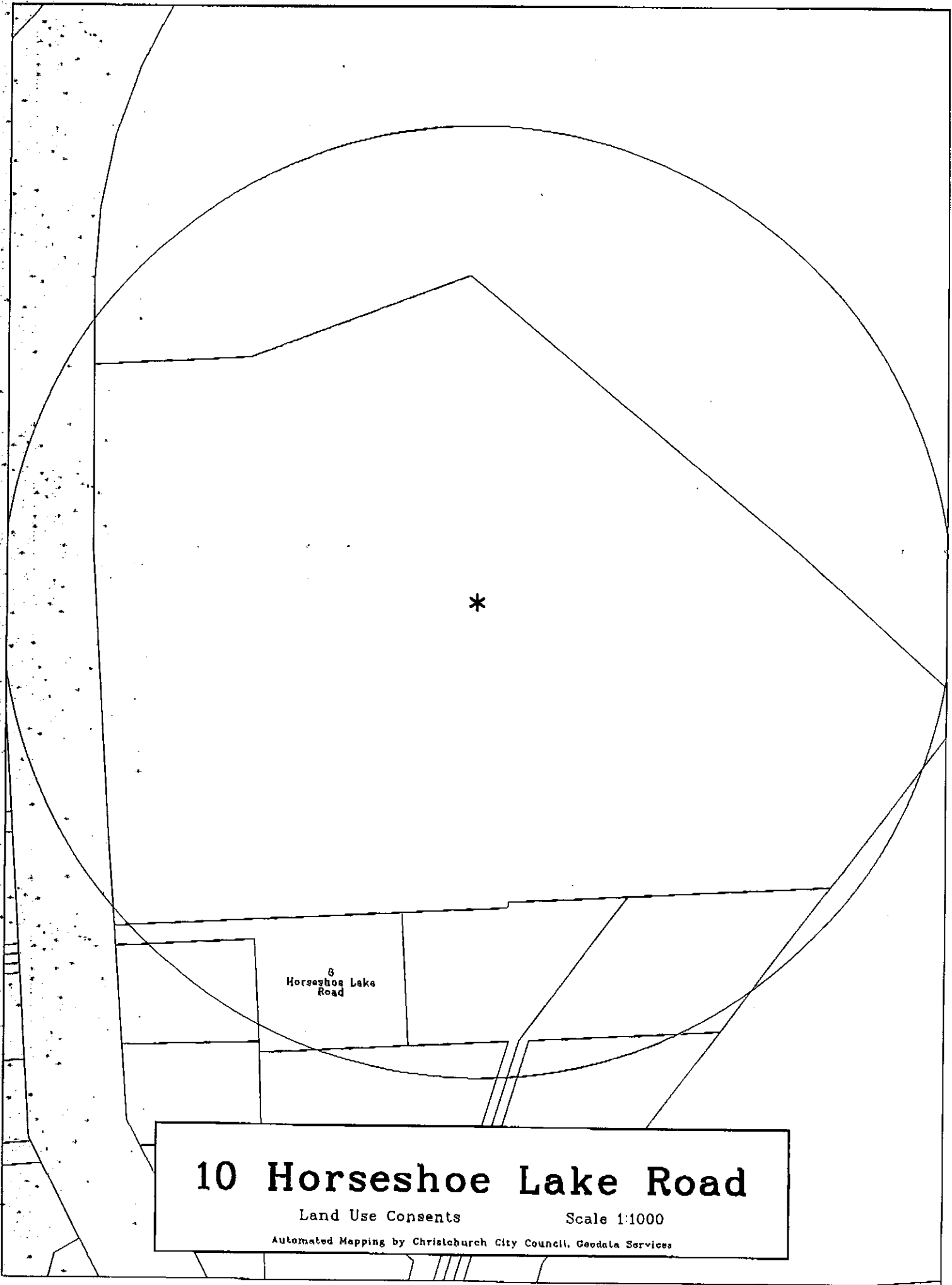
ADDRESS: 50 HORSESHOE LAKE RD
LEGAL DESCRIPTION:
PROJECT No: 10091511
DATE: 30.1.4

OWNER:
DRAINLAYER: G BREWSTER
NUMBER:
FIELD OFFICER: STURBS

RECEIVED:
BLOCK PLAN:
PLOTTED: / /
EYE BOOK: / /

CONNECTION NUMBER





*

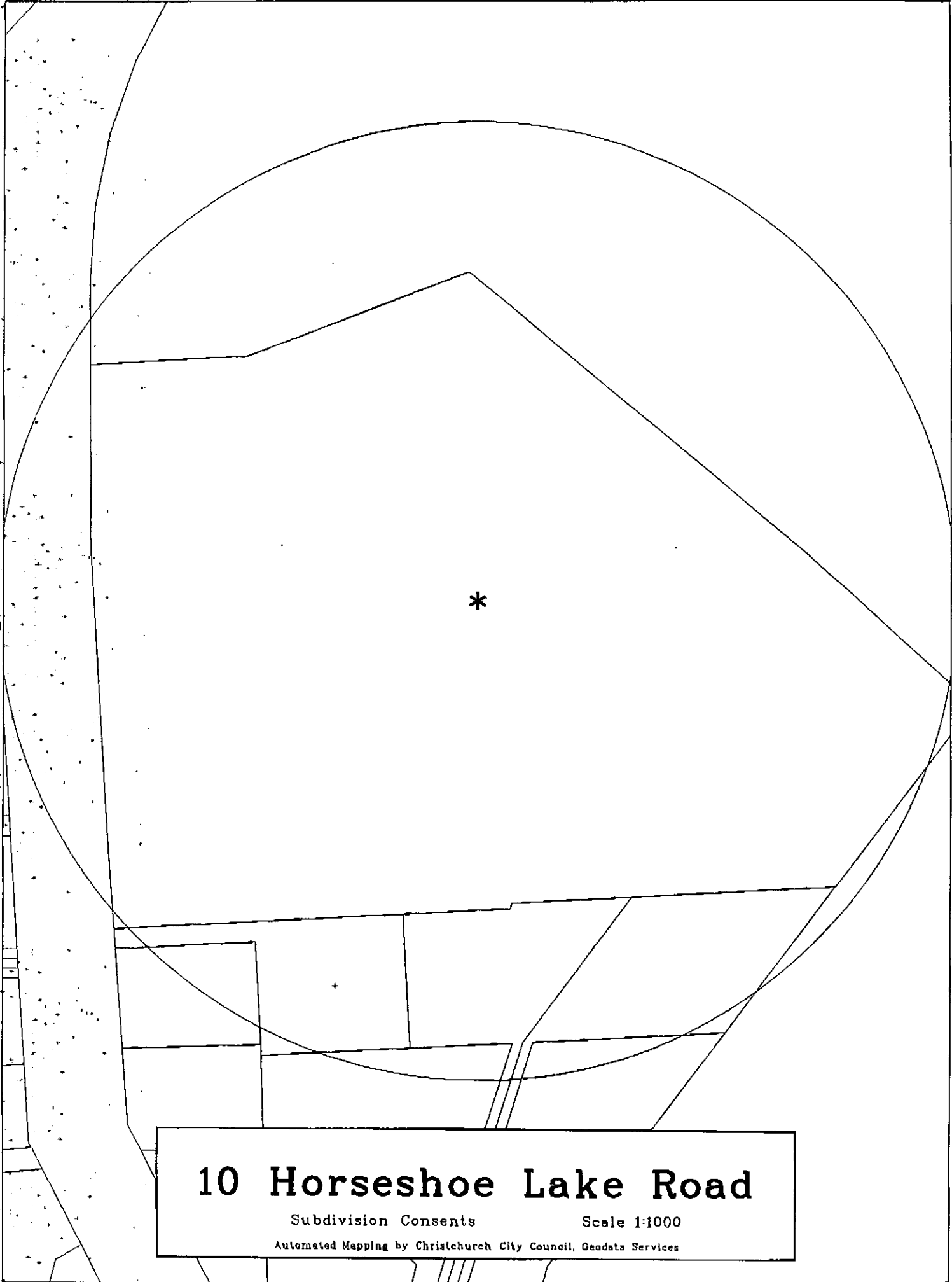
8
Horseshoe Lake
Road

10 Horseshoe Lake Road

Land Use Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services



10 Horseshoe Lake Road

Subdivision Consents

Scale 1:1000

Automated Mapping by Christchurch City Council, Geodata Services

Spatial Query Report



Land Use Resource Consents within 100 metres of 10 Horseshoe Lake Road

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

Address: 8 HORSESHOE LAKE ROAD

Consent Type:

Activity: Discretionary Activity

Reference: 970388

Status: Completed

Decision: Granted

Date Received: 17 February 1997

Date of Decision: 27 February 1997

Description:

To erect an addition to the dwelling which fails to comply with the recession plane on the sites Eastern boundary and the 3m living area window 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 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.