

Land Information Memorandum



Property address:
7 Palmside Street

LIM number: H09153251

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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

Land Information Memorandum

Application details

Date issued 30 July 2025
Date received 17 July 2025

Property details

Property address 7 Palmside Street, Spreydon, Christchurch
Valuation roll number 22590 00117
Valuation information Capital Value: \$920,000
Land Value: \$540,000
Improvements Value: \$380,000
Please note: these values are intended for Rating purposes
Legal description Lot 13 DP 21398
Existing owner Belgene Alegado D'Souza
Joseph Mark Jochim D'Souza
Joel Adarsh D'Souza
Jim Ryan D'Souza
90A Milton Street
Christchurch 8024

Council references

Rate account ID 73021149
LIM number H09153251
Property ID 1064779

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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 10 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). If there are no comments or information provided in these sections this means that the Council does not hold information on the property that corresponds to that part of section 44A.

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. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

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.

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. It is essential that the applicant undertakes their own due diligence to verify the suitability of the property for their intended use.

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.

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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.

Natural Hazards

(a) Coastal Hazards

As at the date of this LIM, Council research found no information under this heading.

(b) Earthquakes

- Liquefaction Assessment

Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

(c) Flooding

- MAYORAL FLOODING TASKFORCE

This property or parts of this property lie within the observed, reported or estimated flood extent of one or more of the flood events between February 2011 and April 2014. For more information please refer to <https://ccc.govt.nz/reports/> or phone council on 941-8999.

- Predicted 1 in 50 Year Flood Extent

This property, or parts of this property are predicted to be within the extent of a 1 in 50 year flood event. For new developments a minimum finished floor level may be required for flood limitation purposes under the Building Code. For more information please refer to (<https://ccc.govt.nz/floorlevelmap>) or phone 941 8999.

(d) Landslides

As at the date of this LIM, Council research found no information under this heading.

(e) Subsidence

- Consultant Report Available

Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at <https://www.linz.govt.nz> and search Information for Canterbury Surveyors.

(f) Tsunamis

- Tsunami Evacuation Zone

This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance. More information can be found at <https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/>

(g) Volcanic and Geothermal Hazards

As at the date of this LIM, Council research found no information under this heading.

(h) Wind

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As at the date of this LIM, Council research found no information under this heading.

(i) Any Other Natural Hazards

As at the date of this LIM, Council research found no information under this heading.

(j) District Plan Natural Hazard Information

Please refer to *Section 8. Land use and conditions* of this report for District Plan related natural hazard information.

(k) Building Notices

Please refer to *Section 5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings* of this report for Building Act notice information.

Other Special Features or Characteristics of the Land

- **Softground**

Council records show that site contains Soft Ground. Predominant Ground Material: N/A. Reason for Assessment: N/A. Should further buildings be proposed on this site, specific foundation design may be required.

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

- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.
- This property is shown to be served by Christchurch City Council Sewer.
- The council plan shows no public stormwater lateral to this site.

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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.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

☎ 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 and Wastewater Bylaw (2022), 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 30/06/2026: \$5,457.72

	Instalment Amount	Date Due
Instalment 1	\$1,364.35	15/08/2025
Instalment 2	\$1,364.35	15/11/2025
Instalment 3	\$1,364.35	15/02/2026
Instalment 4	\$1,364.67	15/05/2026

Rates owing as at 30/07/2025: \$935.66

(b) Excess Water Rates

For excess water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz/contact-us.

(c) Final water meter reading required at settlement?

Property settlements must ensure all water usage and outstanding debts are accurately accounted for.

To advise of a property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request.

A settlement statement of accounts will be provided on the expected settlement date advised.

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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. The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

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.

Sections 71 to 74 of the Building Act 2004 require the Building Consent Authority to consider natural hazards when it receives a building consent application for the construction or major alteration of a building on land that is subject to, or likely to be subject to, a natural hazard. A building consent for this property may have been issued subject to a section 72 or 73 notice. This means at the time of building consent the Building Consent Authority was not satisfied that adequate provision would be made to protect the building and land from the natural hazard and was subsequently required to notify the Registrar-General of Land to record the natural hazard on the Record of Title. The Building Act 2004 defines natural hazards as erosion (including coastal erosion, bank erosion, and sheet erosion), falling debris (including soil, rock, snow, and ice), subsidence, inundation (including flooding, overland flow, storm surge, tidal effects, and ponding), and slippage.

If your property contains a notice under s73 of the Building Act 2004, this will be identified on the building consent decision below (decision under s72 of the Building Act 2004) and on the properties' Record of Title. The Record of Title may also record this as a s36 notice under the Building Act 1991, or a s641A notice under the Local Government Act 1974.

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

(a) Consents

- BCN/1960/5660 Applied: 21/11/1960 Status: Completed
7 Palmside Street Spreydon
Permit granted 30/11/1960
Permit issued 30/11/1960
DWELLING- Historical Reference PER60000910. No Plans/Additional Information held on Property File.
- BCN/1961/2899 Applied: 22/06/1961 Status: Completed
7 Palmside Street Spreydon
Permit granted 11/07/1961
Permit issued 11/07/1961
SHED- Historical Reference PER61000513. No Plans/Additional Information held on Property File.
- BCN/1963/1727 Applied: 08/04/1963 Status: Completed
7 Palmside Street Spreydon
Permit granted 17/05/1963
Permit issued 17/05/1963
GARAGE- Historical Reference PER63000046. No Plans/Additional Information held on Property File.
- BCN/1964/4675 Applied: 08/09/1964 Status: Completed
7 Palmside Street Spreydon
Permit granted 06/10/1965
Permit issued 06/10/1965
PORCH- Historical Reference PER64000160. No Plans/Additional Information held on Property File.

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- BCN/1975/5493 Applied: 06/10/1975 Status: Completed
7 Palmside Street Spreydon
Permit granted 10/10/1975
Permit issued 10/10/1975
PLAYHOUSE & SHED- Historical Reference PER75770507
- BCN/1976/2007 Applied: 14/04/1976 Status: Completed
7 Palmside Street Spreydon
Permit granted 04/05/1976
Permit issued 04/05/1976
ADDITIONS TO DWELLING- Historical Reference PER76000459
- BCN/1987/7690 Applied: 15/12/1987 Status: Cancelled
7 Palmside Street Spreydon
Application cancelled 01/01/1999
CONSERVATORY- Historical Reference PER87803216
- BCN/1988/1694 Applied: 26/03/1988 Status: Completed
7 Palmside Street Spreydon
Permit granted 06/04/1988
Permit issued 06/04/1988
KENT LOG FIRE- Historical Reference PER87804215

(b) Certificates

Note: Code Compliance Certificates were only issued by the Christchurch City Council since January 1993.

(c) Notices

(d) Orders

(e) Requisitions

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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, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

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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 below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/>.

There may be some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

- **Regional plan or bylaw**

There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

- **Waterway Provisions for Other Councils**

A resource consent or permit may also be required from the Canterbury Regional Council or other territorial authority, particularly with respect to water bodies managed by those authorities. Please refer to the relevant regional plan and any relevant bylaws, and contact the Christchurch City Council if you are uncertain which authority manages the water body in question.

(a)(i) Christchurch City Plan & Banks Peninsula District Plan

(ii) Christchurch District Plan

- **Development Constraint Conditions**

Council records show there is a specific condition on the use of this site: Specific Site Level required

- **Sites of Ngai Tahu Cultural Significance**

Property or part of property within the Nga Wai Streams overlay, which is operative.

- **Qualifying Matter**

Property or part of property within the Water body Setback qualifying matter, which has been publicly notified

- **District Plan Esplanade Reserve/Strip**

Property or part of property subject to a requirement for an esplanade reserve or strip if subdivided.

- **Liquefaction Management Area (LMA)**

Property or part of property within the Liquefaction Management Area (LMA) Overlay, which is operative.

- **Waterway Provisions**

This property or part of this property is close to at least one waterway. It may be within the setback for an Upstream Waterway. Within that setback, District Plan rules apply to activities including buildings, earthworks, fences and impervious surfacing. Any part of the property within the setback will be affected by those rules. Rules associated with this waterway are operative under the District Plan.

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- **District Plan Zone**

Property or part of property within the Residential Suburban Zone, which is operative.

- **Flood Management Area**

Property or part of property within the Flood Management Area (FMA) Overlay which is operative.

- **Fixed Minimum Floor Overlay**

This property or parts of the property are located within the Fixed Minimum Floor Overlay level in the Christchurch District Plan, which is operative. Under this plan pre-set minimum floor level requirements apply to new buildings and additions to existing buildings. The fixed minimum floor level can be searched at <http://ccc.govt.nz/floorlevelmap>. For more information please contact a CCC duty planner on 941 8999.

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

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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 organics are collected Weekly on Tuesday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road EcoDrop.
- Your refuse is collected Fortnightly on the Week 2 collection cycle on a Tuesday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road EcoDrop.

(b) Other

- **Floor Levels Information**

Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that need to be set to meet the surface water requirements in clause E1.3.2 of the building code (where this applies), and the requirements of the Christchurch District Plan (where a property is in the Flood Management Area). Where this information has been processed for your site, it can be viewed at <https://ccc.govt.nz/floorlevelmap/>, otherwise site specific advice can be obtained by emailing floorlevels@ccc.govt.nz

- **Guest Accommodation**

Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: <https://ccc.govt.nz/providing-guest-accommodation/>.

- **Community Board**

Property located in Spreydon-Cashmere-Heathcote Community Board.

- **Electoral Ward**

Property located in Cashmere Electoral 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.

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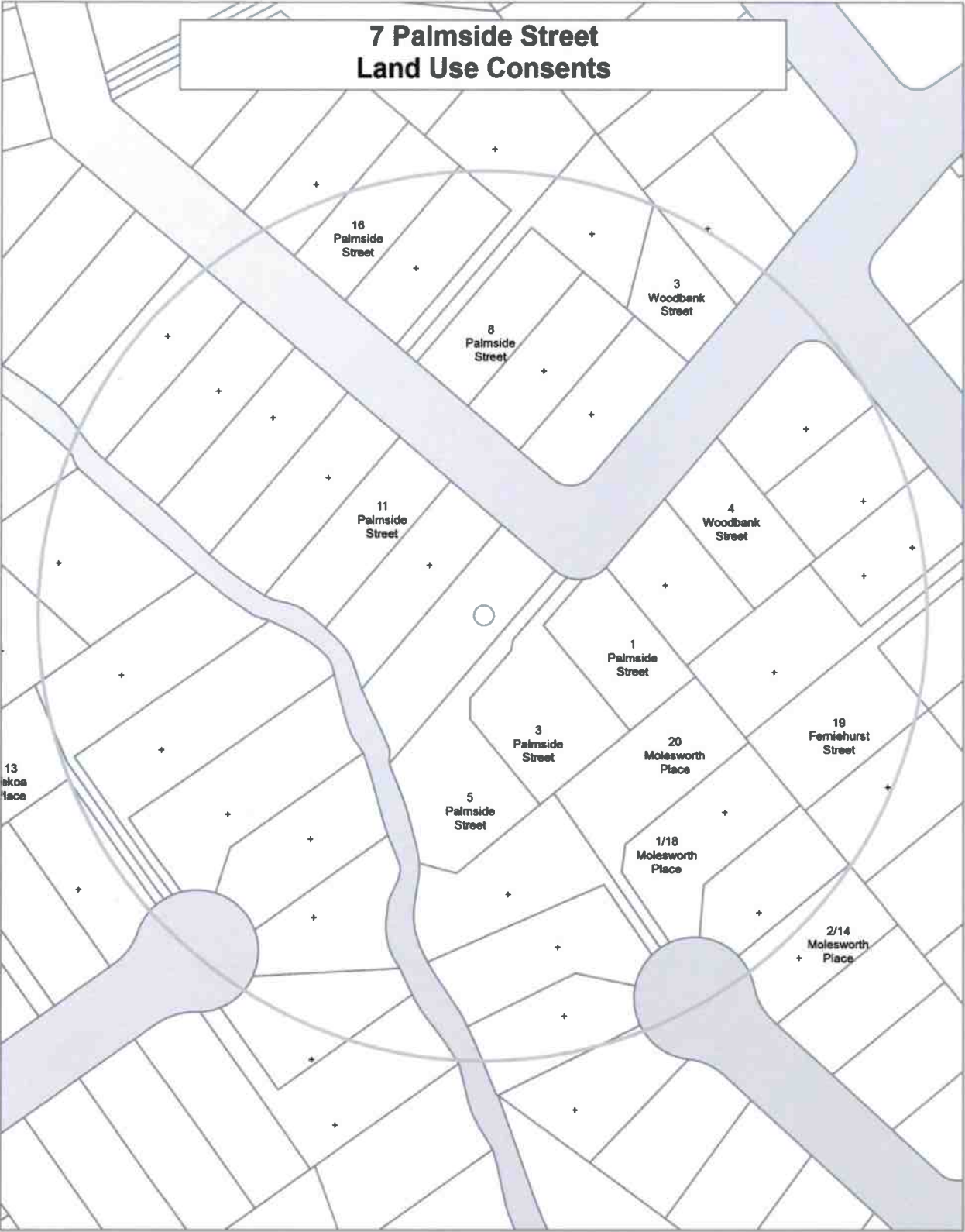
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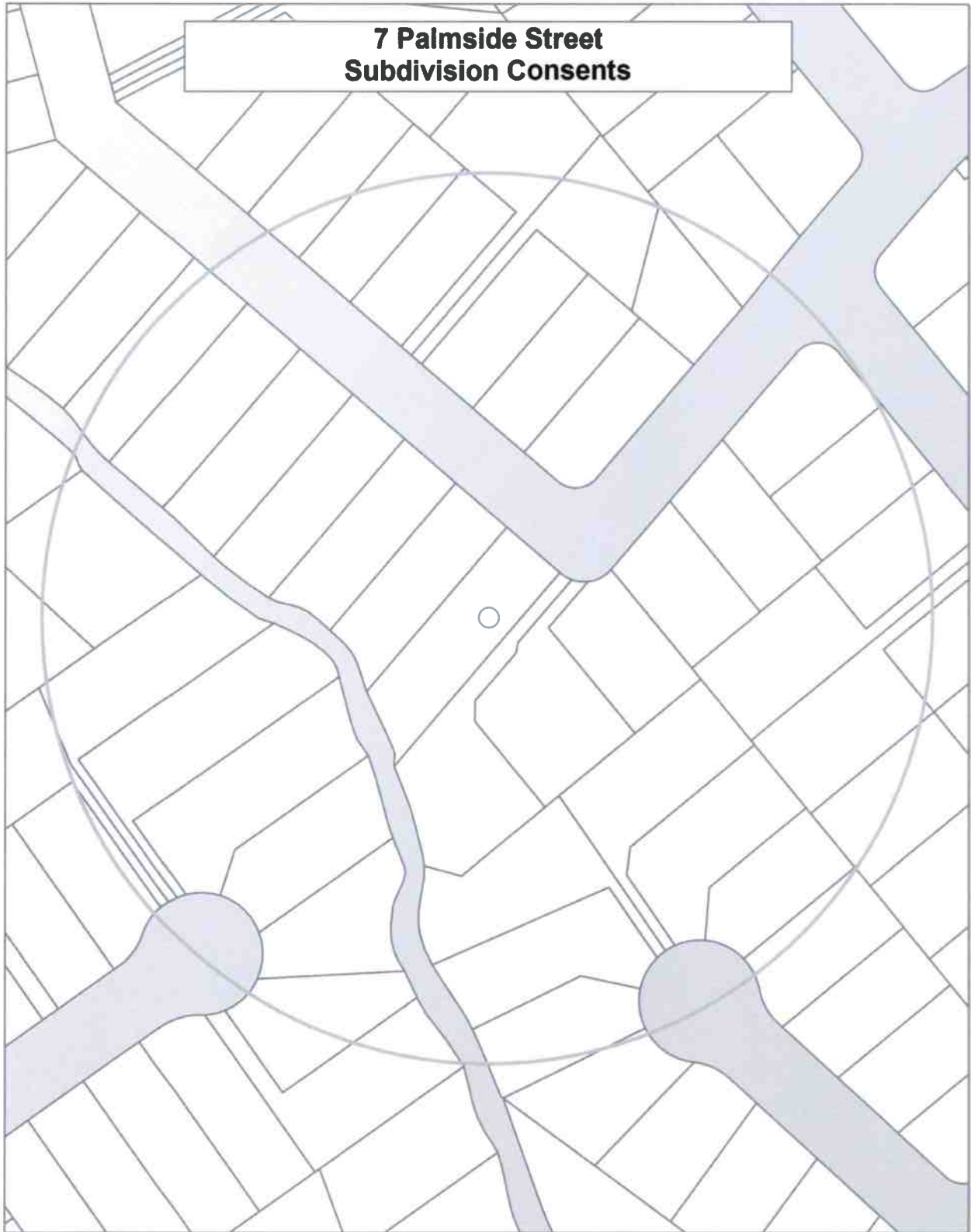
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**7 Palmside Street
Land Use Consents**



**7 Palmside Street
Subdivision Consents**



Land Use Resource Consents within 100 metres of 7 Palmside Street

Note: This list does not include subdivision Consents and Certificates of Compliance issued under the Resource Management Act.

1 Palmside Street

RMA/2019/234

Replacement of earthquake damaged sewer and stormwater pipework with associated earthworks

Processing complete

Applied 08/02/2019

Decision issued 01/03/2019

Granted 28/02/2019

1/18 Molesworth Place

RMA/1977/256

Consent to erect a radio mast of 9.754m High - Historical Reference RES9214697

Processing complete

Applied 21/07/1977

Decision issued 28/07/1977

Granted 28/07/1977

11 Palmside Street

RMA/2024/1576

Removing failed retaining wall and naturalising bank and undertake earthworks to recontour the area

Processing complete

Applied 04/06/2024

Decision issued 27/01/2025

Granted 27/01/2025

13 Tekoa Place

RMA/2000/2358

proposed sleepout encroaching recession plane and wall length - Historical Reference RMA20003104

Processing complete

Applied 18/09/2000

Decision issued 27/09/2000

Granted 27/09/2000

16 Palmside Street

RMA/2017/756

Dwelling additions and alterations

Processing complete

Applied 06/04/2017

Decision issued 17/05/2017

Granted 17/05/2017

19 Ferniehurst Street

RMA/1981/232

Consent to build a study that exceeds the maximum height allowed on the boundary - Historical Reference RES9206062

Processing complete

Applied 11/02/1981

Decision issued 09/03/1981

Granted 09/03/1981

2/14 Molesworth Place

RMA/1975/239

To extend the carport to 15ft from the rear boundary - 20ft required - Flat 2 - Historical Reference RES9214694

Processing complete

Applied 10/04/1975

Decision issued 14/04/1975

Granted 14/04/1975

20 Molesworth Place

RMA/1998/1048

Application to erect a garage which exceeds site coverage of 35% and intrudes through the 39 degree recession plane. - Historical Reference RES981147

Processing complete

Applied 01/05/1998

Decision issued 17/06/1998

Granted 17/06/1998

3 Palmside Street

RMA/2019/234

Replacement of earthquake damaged sewer and stormwater pipework with associated earthworks

Processing complete

Applied 08/02/2019

Decision issued 01/03/2019

Granted 28/02/2019

3 Woodbank Street

RMA/2008/2476

Application to erect a dwelling with an attached garage - Historical Reference RMA92013391

Processing complete

Applied 24/12/2008

Decision issued 12/01/2009

Granted 09/01/2009

301 Hoon Hay Road

RMA/1974/130

To build a dwelling on a rear site 2.2m at one corner from the boundary restricting easement on these sides - Historical Reference RES9207983

Processing complete

Applied 06/12/1974

Decision issued 06/12/1974

Granted 06/12/1974

4 Woodbank Street

RMA/2000/1731

Dwelling extension intrudes the rec taken from western boundary and balcony intrudes 4m setback. - Historical Reference RMA20002456

Processing complete

Applied 11/07/2000

Decision issued 01/08/2000

Granted 28/07/2000

RMA/2012/1798

Extension to kitchen on first floor - Historical Reference RMA92021233

Processing complete

Applied 12/11/2012

Decision issued 27/11/2012

Granted 27/11/2012

5 Palmside Street

RMA/2019/234

Replacement of earthquake damaged sewer and stormwater pipework with associated earthworks

Processing complete

Applied 08/02/2019

Decision issued 01/03/2019

Granted 28/02/2019

8 Palmside Street

RMA/2014/3203

Dwelling with attached garage - Historical Reference RMA92027906

Processing complete

Applied 02/12/2014

Decision issued 11/05/2015

Granted 08/05/2015

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled 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 radius. If there are such sites and you would like them 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 are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

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 the sites that have been labelled with 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 radius. If there are such sites and you would like them 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 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