



LIM

The following LIM report has been supplied by the appropriate Council which we are passing on to you to assist you in the purchase of the property.

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Holmwood
my kind of people

holmwood.co.nz

Land Information Memorandum



Property address:
110 Halswell Road

LIM number: 70241079
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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

Please supply to HOLMWOOD REAL ESTATE LIMITED -
397 ILAM ROAD
BRYNDWR
CHRISTCHURCH 8053

Client reference GEMMA SELBIE

Phone number (03) 355 6677

Fax number (03) 355 6678

Date issued 19 January 2021

Date received 12 January 2021

Property details

Property address 110 Halswell Road

Valuation roll number 22980 34800 A

Valuation information Capital Value: \$360000
Land Value: \$150000
Improvements Value: \$210000
Please note: these values are intended for Rating purposes

Legal description Flat 1 DP 55286 on Lot 27 DP 17677 having share in 832 m2

Existing owner Gemma Amanda Selbie
110 Halswell Road
Christchurch 8025

Council references

Debtor number 3349075

Rate account ID 73013318

LIM number 70241079

Property ID 1036121

Property address:
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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.

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.

- **Consultant Report Available**

The Tonkin & Taylor Darfield Earthquake 4 September 2010 Geotechnical Land Damage Assessment & Reinstatement Stage 1 Report indicates areas of observed surface manifestations of liquefaction resulting from the earthquake. This property is within one of the identified areas. The report can be viewed at www.eqc.govt.nz/canterbury-quake/stage-one/stage1.aspx

- **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/land/surveying/earthquakes/canterbury-earthquakes/information-for-canterbury-surveyors>

- **Liquefaction Vulnerability**

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.

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 dwelling/building is shown to be served by a sewer drain.
- No details of the private stormwater system serving this property are shown on the plan or on Council records.

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, 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 30/06/2021: \$ 2,399.65

	Instalment Amount	Date Due
Instalment 1	\$ 599.86	15/08/2020
Instalment 2	\$ 599.86	15/11/2020
Instalment 3	\$ 599.86	15/02/2021
Instalment 4	\$ 600.07	15/05/2021

Rates owing as at 19/01/2021: \$ 1,583.86

(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. 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.

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

(a) Consents

- BCN/1956/4231 Applied: 02/11/1956 Status: Completed
110 Halswell Road Hillmorton
Permit issued 12/11/1956
DWELLING- Historical Reference PER56570567 - No information/plans held on property file.
- BCN/1969/3651 Applied: 29/07/1969 Status: Completed
110 Halswell Road Hillmorton
Permit issued 07/08/1969
GARAGE- Historical Reference PER69700829 - No information/plans held on property file.
- BCN/1982/7002 Applied: 01/10/1982 Status: Completed
110 Halswell Road Hillmorton
Permit issued 22/10/1982
EXTENSION TO GARAGE- Historical Reference PER8283072
- BCN/1987/556 Applied: 10/02/1987 Status: Completed
110 Halswell Road Hillmorton
Permit issued 06/07/1987
WOODSMAN WOODBURNER - DRYBACK- Historical Reference PER86704066
- BCN/1989/5481 Applied: 31/07/1989 Status: Completed
2 Warren Crescent Hillmorton
Permit granted 14/09/1989
Permit issued 15/09/1989
DWELLING - FLAT 2- Historical Reference PER89001600
- BCN/1989/7836 Applied: 09/11/1989 Status: Completed
2 Warren Crescent Hillmorton
Permit granted 20/11/1989
Permit issued 20/11/1989
DRAINAGE: STORMWATER - TO SIDE CHANNEL - FLAT 2- Historical Reference PER89201088
- BCN/1990/1338 Applied: 05/03/1990 Status: Completed
2 Warren Crescent Hillmorton
Permit issued 05/03/1990
PLUMBING: NEW BUILDING INSTALLATION - FLAT 2- Historical Reference PER90151861

Property address:
110 Halswell Road

- BCN/1993/7109 Applied: 02/08/1993 Status: Completed
2 Warren Crescent Hillmorton
Accepted for processing 02/08/1993
Building consent granted 26/08/1993
Building consent issued 15/10/1993
Code Compliance Certificate Granted 23/02/1995
Code Compliance Certificate Issued 23/02/1995
CONSERVATORY - FLAT 2- Historical Reference CON93009291

(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.

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 maybe 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).

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

(ii) Christchurch District Plan

- **Liquefaction Management Area (LMA)**

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

- **District Plan Zone**

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

(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.

- **RMA/1969/62 - Resource consents**

110 Halswell Road Hillmorton
garage - Historical Reference RES9206778
Status: Processing complete
Applied 20/10/1969
Decision issued 04/11/1969
Granted 04/11/1969

- **RMA/1982/231 - Resource consents**

110 Halswell Road Hillmorton
Consent to extend an existing garage to 1.44m from street boundary - Historical Reference RES9206781
Status: Processing complete
Applied 21/01/1982
Decision issued 04/02/1982
Granted 04/02/1982

Property address:
110 Halswell Road

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 Thursday. 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 1 collection cycle on a Thursday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road EcoDrop.
- Your organics are collected Weekly on Thursday. Please leave your organics at the Kerbside by 6:00 a.m.

(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.

• Community Board

Property located in Spreydon-Cashmere Community Board.

• 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/>.

• 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/>

• Electoral Ward

Property located in Spreydon Electoral Ward

• Listed Land Use Register


Property address:
110 Halswell Road

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.



All services
 Pipe Protection
 —a— Abandoned
 —p— Proposed
 —os— Out of service
Landbase
 Easement



110 Halswell Road Land Use Consents



**110 Halswell Road
Subdivision Consents**



Land Use Resource Consents within 100 metres of 110 Halswell Road

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

1 Warren Crescent

RMA/1998/336

Application for a dwelling addition which results in the 35% site coverage being exceeded by 2% i.e. total of 37%. -
Historical Reference RES980280

Processing complete

Applied 03/02/1998

Decision issued 11/02/1998

Granted 11/02/1998

1/91 Halswell Road

RMA/1997/1575

Proposed Plan: Reduction in net site area, site coverage, outdoor living space, setbacks, parking space, access width -
Historical Reference RES971762

Processing complete

Applied 20/06/1997

Decision issued 04/07/1997

Granted 04/07/1997

1/91A Halswell Road

RMA/1997/1578

Proposed Plan: Reduction in net site area, site coverage, outdoor living space, setbacks, access width, carparking. -
Historical Reference RES971765

Processing complete

Applied 19/06/1997

Decision issued 04/07/1997

Granted 04/07/1997

102 Halswell Road

RMA/1993/913

Consent to erect an oversized accessory building forward of the dwelling - Historical Reference RES9220719

Processing complete

Applied 13/09/1993

Decision issued 20/09/1993

Granted 20/09/1993

104 Halswell Road

RMA/1997/1279

Application for a garage to be located 2m from the front boundary of the site instead of 4.5m in terms of the Proposed District Plan. - Historical Reference RES971412

Processing complete

Applied 29/05/1997

Decision issued 04/06/1997

Granted 04/06/1997

RMA/1997/2620

Application for an extension to the existing dwelling which is located 1.6m from the internal boundary instead of the required 1.8m setback. - Historical Reference RES973020

Processing complete

Applied 21/10/1997

Decision issued 23/10/1997

Granted 23/10/1997

RMA/2013/1335

To construct a new dwelling with attached garage - Historical Reference RMA92022995

Processing complete

Applied 15/07/2013

Decision issued 29/07/2013

Granted 25/07/2013

106 Halswell Road

RMA/1986/355

Consent to construct a leanto orchid house attached to an existing block garage totalling 79 sq m which exceeds the total floorspace requirement of 65 sq m by 14 sq for one accessory building - Historical Reference RES9206780

Processing complete

Applied 14/01/1986

Decision issued 04/02/1987

Granted 04/02/1987

112 Halswell Road

RMA/1990/333

Consent to reduce the minimum separation between vehicle crossings - Historical Reference RES9206782

Processing complete

Applied 02/05/1990

Decision issued 08/05/1990

Granted 08/05/1990

14 Warren Crescent

RMA/1990/776

Consent to erect a cattery at 14 Warren Crescent (residential 1 zone) for the breeding of 2 cats. 1 objection (withdrawn) - Historical Reference RES9216361

Processing complete

Applied 08/05/1990

Decision issued 02/07/1990

Granted 02/07/1990

3 Kinnaird Place

RMA/1968/45

Alteration of building for old peoples home - Historical Reference RES9208627

Processing complete

Applied 23/07/1968

Decision issued 28/08/1968

Granted 28/08/1968

3 Warren Crescent

RMA/1993/523

Consent to reduce the 3m rear boundary setback to 1.3m for a pergola - Historical Reference RES9218727

Processing complete

Applied 07/10/1993

Decision issued 19/10/1993

Granted 19/10/1993

54 West-Watson Avenue

RMA/1991/879

Consent to a reduced setback from the side boundary - Historical Reference RES9216579

Processing complete

Applied 12/09/1991

Decision issued 24/09/1991

Granted 24/09/1991

85 Halswell Road

RMA/1998/284

Application for a two unit development which does not comply with existing dwelling being located 200mm from the shared accessway, required to be setback - Historical Reference RES980224

Processing complete

Applied 28/01/1998

Decision issued 18/02/1998

Granted 18/02/1998

RMA/1998/3920

Trans: Reduced rear yard setback Lot 2 (2.3m), Reduced site areas lots 1 and 2 (436m2 and 379m2), reduced width Lot 1 (13.58m), Reduced access wi - Historical Reference RMA697

Processing complete

Applied 24/06/1998

Decision issued 29/06/1998

Granted 29/06/1998

87 Halswell Road

RMA/1995/1244

Application for two unit development with non-complying front yard for existing unit and exceeding site coverage. -
Historical Reference RES951411

Processing complete

Applied 06/06/1995

Decision issued 22/06/1995

Granted 22/06/1995

RMA/1995/417

A discretionary activity granted to increase the site coverage to 37.9. - Historical Reference RES950694

Processing complete

Applied 20/04/1995

Decision issued 23/05/1995

Granted 23/05/1995

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