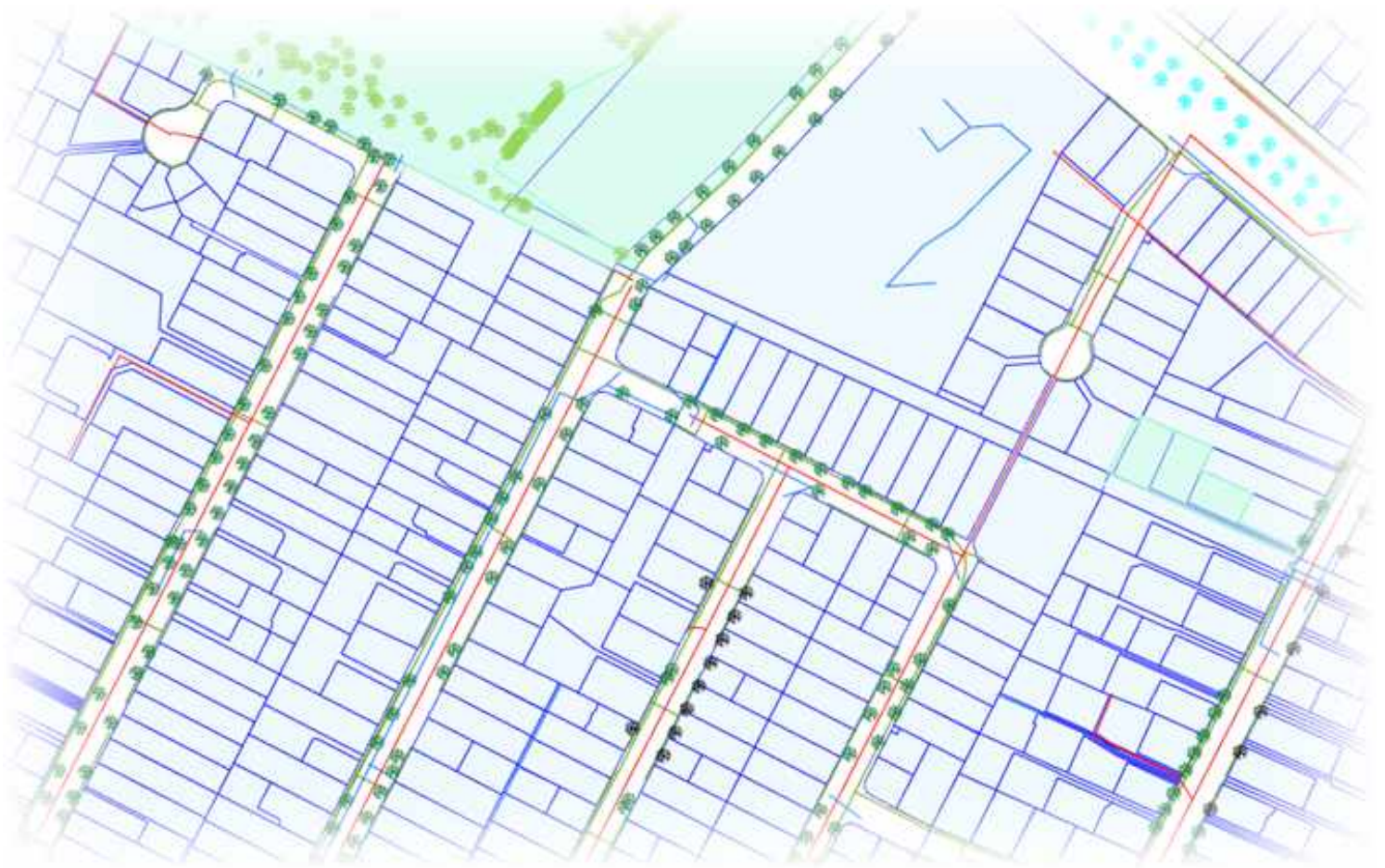


# Land Information Memorandum



Property address:  
262 Queenspark Drive

LIM number: 70245078  
Page 1

Christchurch City Council  
53 Hereford Street, PO Box 73015  
Christchurch 8154, New Zealand  
Tel 64 3 941 8999  
Fax 64 3 941 8984  
[www.ccc.govt.nz](http://www.ccc.govt.nz)

## Application details

Please supply to HOLLY SULLIVAN  
Client reference  
Phone number  
Fax number  
Date issued 21 April 2021  
Date received 10 April 2021

## Property details

Property address 262 Queenspark Drive  
Valuation roll number 21850 45700  
Valuation information Capital Value: \$620000  
Land Value: \$200000  
Improvements Value: \$420000  
*Please note: these values are intended for Rating purposes*  
Legal description Lot 15 DP 40040  
Existing owner Steven Peter Sullivan  
Pauline Sullivan  
Mark Steven Sullivan and others  
262 Queenspark Drive  
Christchurch 8083

## Council references

Debtor number 4183853  
Rate account ID 73065322  
LIM number 70245078  
Property ID 1003227

## 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](http://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](http://www.ccc.govt.nz).

### 1 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>

### 1 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](http://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.

### 1 Distant Source Tsunami - Area of Potential Inundation

This property may be affected by flooding by some tsunami scenarios as shown in reports by GNS and NIWA commissioned by ECan and CCC. Links to reports can be found at <https://ccc.govt.nz/tsunami-evacuation-zones-and-routes/> and on ECan's web site <https://www.ecan.govt.nz> by searching for the terms tsunami hazard.

## 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](http://www.ccc.govt.nz).

### Related information

- | The dwelling/building is shown to be served by a sewer drain and a stormwater drain.

### 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](http://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](http://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](http://www.ccc.govt.nz).

### (a) Annual rates

Annual rates to 30/06/2021: \$ 3,852.54

	Instalment Amount	Date Due
Instalment 1	\$ 963.09	31/08/2020
Instalment 2	\$ 963.09	30/11/2020
Instalment 3	\$ 963.09	28/02/2021
Instalment 4	\$ 963.27	31/05/2021

Rates owing as at 21/04/2021: \$ 963.27

### (b) Excess water charges

\$ 0.00

( For water charge enquiries, please phone (03) 941 8999 or visit [www.ccc.govt.nz](http://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](http://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](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://www.ccc.govt.nz).

### (a) Consents

- | BCN/1984/8408 Applied: 10/12/1984 Status: Completed  
262 Queenspark Drive Parklands  
Permit granted 19/12/1984  
Permit issued 19/12/1984  
DWELLING WITH GARAGE- Historical Reference PER84101766
- | BCN/1986/5290 Applied: 08/08/1986 Status: Completed  
262 Queenspark Drive Parklands  
Permit granted 26/08/1986  
Permit issued 26/08/1986  
STACK VISTA- Historical Reference PER86201019
- | BCN/2010/2970 Applied: 09/04/2010 Status: Completed  
262 Queenspark Drive Parklands  
Accepted for processing 09/04/2010  
Building consent granted 09/04/2010  
Building consent issued 09/04/2010  
PIM Granted 09/04/2010  
PIM Issued 09/04/2010  
Code Compliance Certificate Granted 01/06/2010  
Code Compliance Certificate Issued 01/06/2010  
ENVIRO EF2 CLASSIC FS CB FREESTANDING PELLET FIRE - CLEAN AIR CERTIFICATION NUMBER  
081222- Historical Reference ABA10101718

### (b) Certificates

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

### (c) Notices

- | Placards issued under the Civil Defence Emergency Management Act 2002 as a result of the 4 September 2010 and 22 February 2011 earthquakes have now expired (by 12 July 2011 if not before). Some civil defence placards were replaced with dangerous building notices issued under section 124 Building Act 2004, and where this has happened the section 124 notice is separately recorded. Many other buildings, although not issued with a section 124 notice, may require structural work or other repairs before they can be occupied again. It is the building owners responsibility to make sure the building is safe for any occupier or visitor. Detailed structural engineering assessments may still be required to be carried out.

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262 Queenspark Drive

LIM number: 70245078  
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- | CDB75052505 03/03/2011  
Building Evaluation : Building Inspected Under Civil Defence Emergency , Green Placard Issued (a deemed Building Act notice)

**(d) Orders**

**(e) Requisitions**

Property address:  
262 Queenspark Drive

LIM number: 70245078  
Page 9

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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](mailto:EPADutyBCO@ccc.govt.nz) or visit [www.ccc.govt.nz](http://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](http://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](mailto:DutyPlanner@ccc.govt.nz) or visit [www.ccc.govt.nz](http://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.

## 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](http://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](http://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](http://www.ccc.govt.nz).

### (a) 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 Styx Mill EcoDrop.
- | Your refuse 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 Styx Mill EcoDrop.
- | Your organics are collected Weekly on Wednesday. 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](mailto:floorlevels@ccc.govt.nz).

#### | Community Board

Property located in Coastal-Burwood 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 in the yellow tsunami evacuation zone. It could potentially be flooded only in a large distant source tsunami. Evacuation is not necessary after a long or strong earthquake. Evacuation is only necessary under an official Civil Defence Tsunami Warning to evacuate the yellow zone. Tsunami sirens should prompt turning on the radio or visiting <https://ccc.govt.nz/services/civil-defence>. Stay out of the zone until told it is safe to go back. For more information visit

#### | Electoral Ward

Property located in Coastal Electoral Ward

#### | Listed Land Use Register

Property address:  
262 Queenspark Drive

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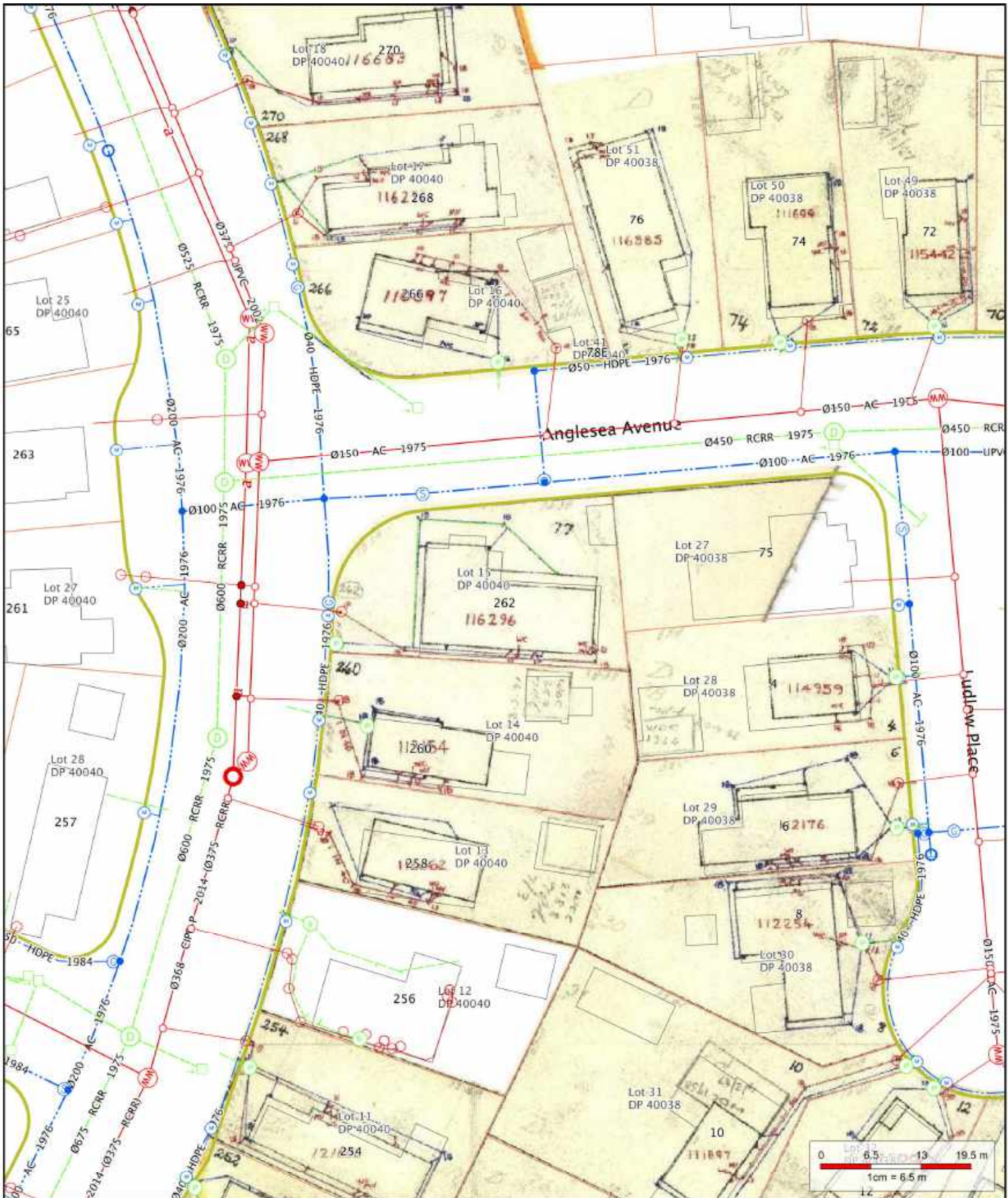
Christchurch City Council  
53 Hereford Street, PO Box 73015  
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Tel 64 3 941 8999  
Fax 64 3 941 8984  
[www.ccc.govt.nz](http://www.ccc.govt.nz)

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](http://www.llur.ecan.govt.nz)

































































## I **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.





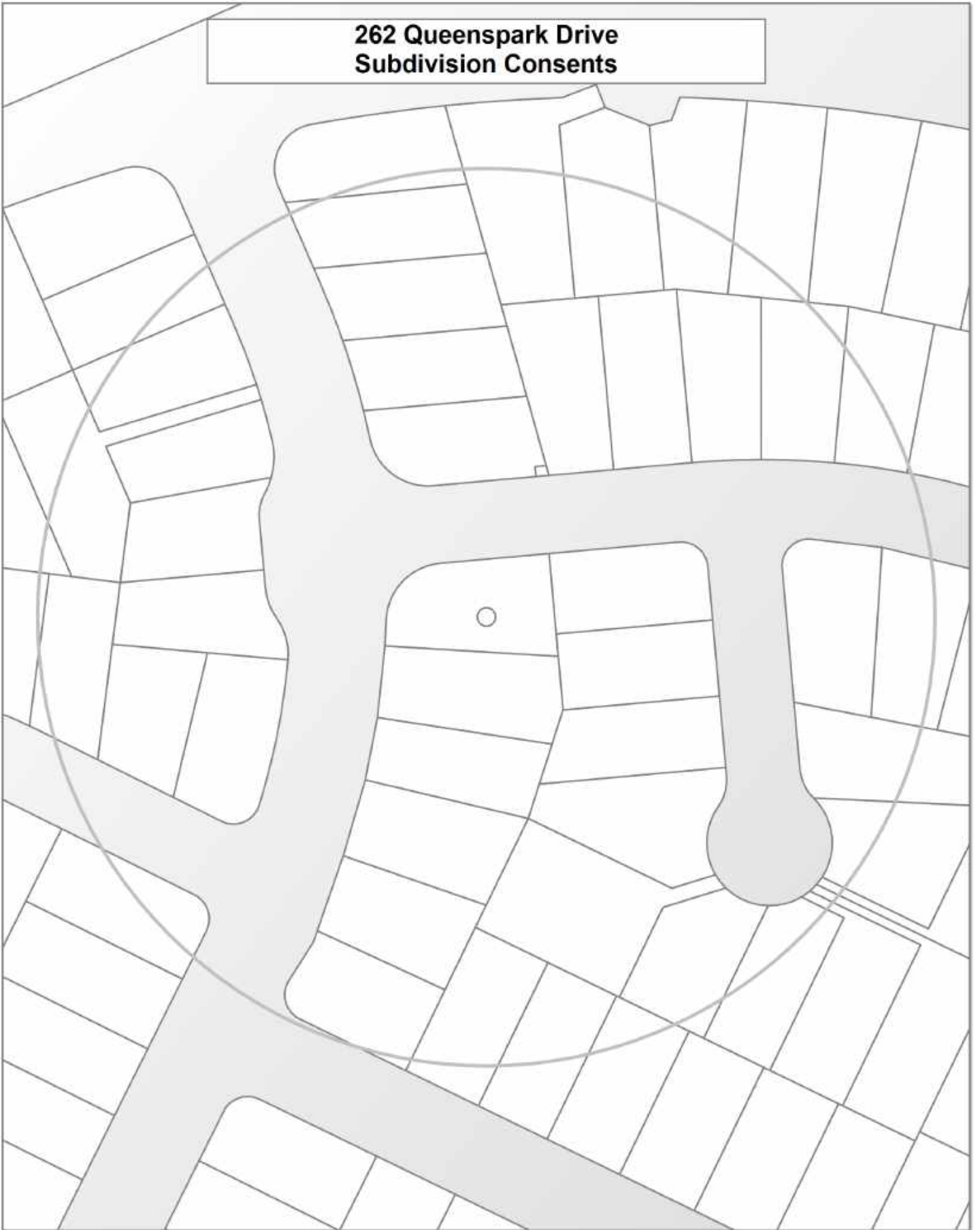

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 ph: 941-8300 fax: 941-8385  
 Accuracy not guaranteed. Onsite verification required. Display of data scale dependent. M1 detail available at 1:500.  
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Private Drainage		Water Intake/Supply	Wastewater	Wastewater	Stormwater	Stormwater
<b>Standard Infrastructure</b>  Bio Gas  Condensate Trap  End Cap  Inlet  Outlet  Valve  Main  Cable	<b>Water Intake/Supply</b>  Connector  Bellows  Connector  Hydrant	 Inlet  Meter  Outlet  Pump  Restrictor  Valve  Air Release  Butterfly  Flow restriction  Gate  Pressure Activated  Sluice  Valve  Reservoir  Structure  Lateral  Sub Main	 End Cap  Valve  Air Gap Separator  Vent  Eye  Eye (Vertical)  Outfall  Pump  Junction  Access  Flush Manhole  Inspection Point  Standard Manhole  Trap  Vented Manhole  Lateral  Pressure Main	 Lateral Fitting  Local Pressure  Control Panel  Boundary Kit  Tank System  Site  Vacuum Chamber  Vacuum Breather <b>Stormwater</b>  Bend  Change  Eye  Flow Restriction  Inlet  Dome Sump  Double Sump  Gross Debris Trap	 Inlet  Inlet Headwall  Pipe End  Silt Trap  Single Sump  Soak Pit  Triple Sump  Junction  Standard Manhole  Outlet  Pump  Structure  Basin  Lateral  Main  Lateral Fitting  Double Sump <b>All services</b>  Pipe Protection  Abandoned  Proposed  Out of service <b>Landbase</b>  Easement	

## 262 Queenspark Drive Land Use Consents



**262 Queenspark Drive  
Subdivision Consents**



## Land Use Resource Consents within 100 metres of 262 Queenspark Drive

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

---

### 10 Ludlow Place

RMA/2002/1347

Convert existing attached garage into bedroom, ensuite and office and build new garage which exceeds 9m within 1.8m of boundary and intrudes the recession plane. - Historical Reference RMA20010354

Processing complete

Applied 11/06/2002

Decision issued 04/07/2002

Granted 04/07/2002

### 267 Queenspark Drive

RMA/1989/370

Garage wall exceeds limit by 650mm - Historical Reference RES9208649

Processing complete

Applied 07/03/1989

Decision issued 08/03/1989

Granted 08/03/1989

### 268 Queenspark Drive

RMA/1998/1505

To erect a conservatory and intrude into the 3m living area window setback and exceed 20m in length without a 2.4m step in Plan. - Historical Reference RES981711

Processing complete

Applied 29/06/1998

Decision issued 02/07/1998

Granted 02/07/1998

### 269 Queenspark Drive

RMA/1998/1233

To erect a storeroom which intrudes through the southern boundary recession plane. - Historical Reference RES981370

Processing complete

Applied 25/05/1998

Decision issued 03/06/1998

Granted 03/06/1998

### 4 Ludlow Place

RMA/1986/203

To site a garage with 45% pitch roof at 1.5m from the western boundary - Historical Reference RES9204297

Processing complete

Applied 17/09/1986

Decision issued 29/09/1986

Granted 29/09/1986

RMA/1999/2773

To erect additions to the existing dwelling and intrude through the recession plane. - Historical Reference RES991595

Processing complete

Applied 27/05/1999

Decision issued 18/06/1999

Granted 18/06/1999

## **66 Anglesea Avenue**

RMA/1986/808

To erect Dormer window to roof on east side to conform with existing Dormers - Historical Reference RES9215205

Processing complete

Applied 12/06/1986

Decision issued 17/06/1986

Granted 17/06/1986

## **7 Ludlow Place**

RMA/1985/226

To site the garage 3m from the boundary - Historical Reference RES9204301

Processing complete

Applied 28/01/1985

Decision issued 12/02/1985

Granted 12/02/1985

RMA/1987/175

To erect a workshop which intrudes the recession plane - Historical Reference RES9204299

Processing complete

Applied 01/09/1987

Decision issued 07/09/1987

Granted 07/09/1987

## **74 Anglesea Avenue**

RMA/1999/884

To exceed the 59.16m2 accessory building area on a 679m2 section by 10.59m2. - Historical Reference RES9215211

Processing complete

Applied 01/01/1999

Decision issued 07/11/1983

Granted 07/11/1983

## 8 Ludlow Place

RMA/1983/171

To site a garage in the front court - Historical Reference RES9204302

Processing complete

Applied 05/05/1983

Decision issued 16/05/1983

Granted 16/05/1983

## 9 Ludlow Place

RMA/2009/1717

Family flat which exceeds 65sqm & dwelling addition with stepping non compliance - Historical Reference RMA92015200

Processing complete

Applied 20/11/2009

Decision issued 22/12/2009

Granted 18/12/2009

## 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