PROPERTY STATUS REPORT FOR
2M WAIPAPA AVENUE, DIAMOND HARBOUR

Property Overview	
PROPERTY DESCRIPTION	The site is a chopping-knife shaped land covered by various vegetation. There is a circa 5-metre drop from the southwest boundary to northeast entry. Residential properties surround the subject property, and it only has a small legal road frontage. Although not legally registered, 6 – 14 Parau Ave gain access via the subject land.
ADDRESS	2M Waipapa Avenue, Diamond Harbour
SITE / LOCALITY DESCRIPTION	The site adjoins a small commercial development at the Diamond Harbour, adjacent to Stoddart Point Reserve. Diamond Harbour has transitioned from primarily holiday homes and baches with many good quality permanent homes built in recent years and subdivisions in the general location. The location is popular during weekends.
RECORD OF TITLE	19082

Property Overview	
LEGAL DESCRIPTION	Lot 6 Deposited Plan 304811
AREA (m2)	2,705 m^2
ENCUMBRANCES, STATUS AND LEGAL COMMENT	Subject to the provisions of the Lyttelton Borough Extension Act 1911. – Local legislation now being enacted. Fee simple title **without** reserve status
ZONING	Open Space Community Parks Zone, Remainder of Port Hills and Banks Peninsula Slope Instability Management Area – Subdivision is a Restricted Discretionary RD3, a geotechnical report to identify hazard mitigation works. Ngai Tahu Cultural Significance – Ngā Tūranga Tūpuna, development is subject to consultation of the relevant Papatipu Rūnanga.
RATING VALUATION	Land $148,000 Improvements Nil Capital Value $148,000

EXECUTIVE SUMMARY	• The subject land is not derived from the Crown.
	
	• Perfect for outdoor activities as it is adjacent to parks and recreational areas.
	
	• The district plan shows it is subject to development constraints, which means a building that requires consultation with the relevant Papatipu Rūnanga.
	
	• **Please Note** –
	
	    1. Although RoW for access was not legally granted, the adjoining properties (6 – 14 Purau Ave) use the part of the subject property for access.
	    2. A waste water pipe also was found on the subject property – see the brown line on the image below.