

Land Information Memorandum

Version: August 2021

Thank you for applying for a Land Information Memorandum (LIM).

This document has been prepared pursuant to Section 44A of the Local Government Official Information and Meetings Act 1987. Every reasonable care has been taken to include all information known to Council at the time of compiling this LIM and Council cannot accept responsibility for not including information not at its disposal at this time or for any errors or omissions made in good faith.

You are also advised to contact the West Coast Regional Council in relation to potential future impacts on the property, if any, with regards to Flooding and Tsunamis.

If you have any questions, please do not hesitate to contact us.

DATE OF REQUEST:	29 May 2023					
NAME OF PERSON REQUESTING LIM:	Terri Tapper					
COMPANY: (Where relevant)	Argyle Welsh Finnigan Limited					
POSTAL ADDRESS:	41 Shelley Street, Rolleston					
PHONE NUMBER:	03-3088228					
EMAIL ADDRESS:	terri.tapper@awlegal.co.nz					
CLIENT'S NAME:	Lisa and Jesse Jamieson					
CURRENT OWNER OF PROPERTY:	Rosemary Clare and Jeffrey Ivan Erickson					
ADDRESS OF PROPERTY:	23 Nolan Crescent, Karoro					
LEGAL DESCRIPTION:	LOT:	23	DP:	1907	AREA:	0.0764 Hectares
VALUATION NUMBER:	25490/134.20					
DATE REQUIRED BY:	15 June 2023					
SETTLEMENT DATE:	30 June 2023					

Council's direct contacts for LIM Requests are:

Phone – (03) 768 8608

Email – es@greydc.govt.nz

Note: The Statutory time limit for issuing a Land information Memorandum is 10 (ten) working days.

ENVIRONMENTAL SERVICES DEPARTMENT
PART A – PRIVATE UTILITIES (WATER SUPPLIES/SEWER SYSTEMS/STORMWATER SYSTEMS/OTHER SERVICES)
WATER SUPPLY
<p><i>If the land is supplied with water by the owner of the land, the information Council holds about the supply is attached below:</i></p> <p>Supplied by Council.</p>
DOMESTIC ONSITE DRAINAGE PLAN
<p>Comments: Please see stormwater check and drain plan attached.</p>
PART B – BUILDING ACT IMPACTING THE PROPERTY
BUILDING CONSENTS (INCLUDING PLUMBING AND DRAINAGE)
<p>Permit A36730 – Extend dwelling, 1982 Permit J03940 – Space heater, 1990</p>
CODE OF COMPLIANCE CERTIFICATES (CCCs ISSUED)
<p>Council holds no record of building permit/consent for dwelling at this address. No information is held by Council relating to the materials, construction or year the dwelling was built</p>
OTHER NOTICES IN PLACE ON PROPERTY
<p>No other notices in place</p> <p>Comments: None recorded for this property.</p>
CERTIFICATES ISSUED
<p>No other certificates in place</p> <p>Comments: None recorded for this property.</p>
INFORMATION NOTIFIED BY A NETWORK UTILITY OPERATOR (IN RELATION TO THE BUILDING ACT)
<p>No other notices in place</p> <p>Comments: None recorded on property file.</p>

S.124 WEATHERTIGHT HOMES RESOLUTION SERVICES ACT 2006 NOTICES ISSUED

No other notices in place

Comments:

None recorded on property file.

PART C – NATURAL HAZARDS

RECLAIMED/FILLED LAND

Comments:

None recorded on property file.

DEVELOPMENT SUITABILITY

Comments:

If any building was to be undertaken a Chartered Engineers Report would be required for sustainability of ground.

POTENTIALLY CONTAMINATED SITE

Comments:

None recorded on property file.

PART D – LIQUOR AND HEALTH RELATED LICENCES

HEALTH MATTERS AFFECTING THE PROPERTY (LICENCES, REQUISITIONS, NOTICES AND LETTERS)

The Administrative Officer Licensing & Health has advised the following:

Not Applicable

LIQUOR LICENCES ISSUED FOR THE PROPERTY

The Administrative Officer Licensing & Health has advised the following:

This property does not require a liquor licence

INFRASTRUCTURE SERVICES DEPARTMENT

PART A – SPECIAL FEATURES/CHARACTERISTICS ON THE LAND

EROSION

The attached maps indicate the potential for erosion to be present or to occur on or adjacent to the land.

Council Staff have no knowledge of this special feature/characteristic for the land or area at this time

Comments:

This property is located within 400 metres of Wastons Creek.

This property is located within 500 metres the Tasman Sea.

There are unnamed natural watercourses from the higher land near or on this property.

AVULSION (SUDDEN REMOVAL OF LAND BY FLOOD)

The attached maps indicate the potential for avulsion to be present or to occur on or adjacent to the land.

Council staff have no knowledge of this special feature/characteristic for the land or land in the area at this time

Comments:

This property is located within 400 metres of Wastons Creek.

This property is located within 500 metres the Tasman Sea.

There are unnamed natural watercourses from the higher land near or on this property.

FALLING DEBRIS

The attached maps indicate the potential for falling debris to be present or to occur on or adjacent to land.

Council staff have no knowledge of this special feature/characteristic for the land or land in the area at this time

Comments:

n/a

SUBSIDENCE (SINKING AND/OR UPLIFT OF THE LAND)

The attached Earthquake Ground Shaking Zone maps indicate the potential for subsidence to be present or to occur on or adjacent to the land.

Council staff have no knowledge of this special feature/characteristic for the land or land in the area at this time

Earthquake Ground Shaking Zone(s) (click which one or more classifications apply to property)

☐ Zone 1A (Estuarine) – Highest Liquefaction Potential.

☐ Zone 1 (Deep Soils) – Liquefaction Potential.

☒ Zone 2 (Intermediate)

☐ Zone 3 (Rock)

Comments:

n/a

EARTHQUAKE EXPOSURE (KNOWN FAULT LINES)

The attached maps indicate the presence of known fault lines, if any.

Comments:
n/a

SLIPPAGE

The attached Landslip Zone maps indicate the potential slippage to be present or to occur on or adjacent to the land. The attached Contour maps also indicate if the land or the land immediately adjacent to the property has slope angles in excess of 15 degrees. Steeper slope angles may increase the risk of slippage.

Council staff have no knowledge of this special feature/characteristic for the land or land in the area at this time

Earthquake Ground Shaking Zone(s) (click which one or more classifications apply to property)

- ☐ Zone 1A (Estuarine) – Highest Liquefaction Potential.
- ☐ Zone 1 (Deep Soils) – Liquefaction Potential.
- ☒ Zone 2 (Intermediate)
- ☐ Zone 3 (Rock)

Landslide Zone(s) (click which one or more classifications apply to property)

- ☐ KNOWN Landslip area
- ☐ HIGH Slope movements occurring within the last 50 years.
- ☐ MEDIUM Slope movements showing no sign of activity in the last 50 years.
- ☐ LOW Slope angle in excess of 15 degrees with no history of slope movements.
- ☒ NEGLIGIBLE Slope angle less than 15 degrees with no history of slope instability.
- ☐ NOT CLASSIFIED Land has not been classified

Contour Maps:

- ☐ Land on or immediately adjacent to slope angles likely to be in excess of 15 degrees.
- ☒ Land not likely to have slope angles in excess of 15 degrees.

Comments:
n/a

ALLUVION (DEPOSITING IN SAND, GRAVEL, ETC. LEFT BY A FLOOD)

The attached maps indicate the potential for alluvion to be present or to occur on or adjacent to the land.

Council staff have no knowledge of this special feature/characteristic for the land or land in the area at this time

Comments:
This property is located within 400 metres of Wastons Creek.
This property is located within 500 metres the Tasman Sea.
There are unnamed natural watercourses from the higher land near or on this property.

FLOODING/INUNDATION (BY FLOODS, SEICHES (LAKES, LAGOONS) TSUNAMI (SEA) ETC)

The attached District Flood maps and Tsunami Evacuation Zone maps indicate the potential for flooding/inundation to be present or to occur on or adjacent to the land.

Council staff have no knowledge of this special feature/characteristic for the land or land in the area at this time

Flooding and Other – Refer to the attached plans that confirm these hazard zones or areas:

- ☐ Within or adjacent to known surface flooding area.
- ☐ Within or adjacent to Sawyers Creek Flood Hazard Zone.
- ☐ Within or adjacent to November 1984 Flood Hazard Zone.
- ☐ Within or adjacent to September 1988 Flood Hazard Zone.
- ☐ Within or adjacent to the West Coast Regional Council Flood Hazard Zone (*all known flood hazard area maps*)

Note: for information on District Council flood maps and its relevance, please contact the West Coast Regional Council. For information on the Tsunami Evacuation Zone maps please contact National Institute of Water and Atmospheric Research.

FLOODING/INUNDATION (BY FLOODS, SEICHES (LAKES, LAGOONS) TSUNAMI (SEA) ETC) CONT....

Tsunami Evacuation Zone:

- ☐ Coastal Zone (0.2 metre to 1 metre wave height) Intermediate Zone and Maximum Credible Zone.
- ☐ Intermediate Zone (3 metre to 5 metre wave height) and Maximum Credible Zone.
- ☐ Maximum Credible Zone (greater than 5 metres wave height) ONLY.
- ☒ Not within any known Tsunami Evacuation Zone

Comments:

n/a

PART B – UTILITIES (WATER SUPPLIES/WASTEWATER SYSTEMS/STORMWATER SYSTEMS/OTHER SERVICES)

PUBLIC OPEN STORMWATER DRAINS

The attached maps indicate the presence of known public open stormwater drains on or adjacent to the land.

Comments:

n/a

The attached maps may also show the presence of waterbodies and watercourses on or adjacent to the land. Council does not hold records and does not control watercourses in rural or rural-residential areas.

PUBLIC STORMWATER SYSTEMS

The attached plans/information show if the land supplied with stormwater collection.

The supplier of the stormwater collection is: Council is the Network Supplier

If the Council is Network Supplier, then the conditions of use of the supply are included in its Wastewater Drainage Bylaw which is available for viewing or downloaded from its website. If the supplier is not the landowner and not Council then the name of and contact details, if known of the supplier will be listed below:
Council is the Network Supplier

Where the Network Supplier is not Council then the applicant should contact that supplier for the conditions of use of the supply.

Comments:

Plan of Council stormwater reticulation is included (see map attached).

PUBLIC WATER SYSTEMS

The attached plans/information show if the land is supplied with drinking water.

The supplier of the drinking water is: Council is the Network Supplier

If the Council is the Network Supplier, then the conditions of the supply are included in its Water Supply Bylaw which is available for viewing or download from its website. If the supplier is not the landowner and not Council then the name and contact details, if known of the Network Supplier will be listed below:
Council is the Network Supplier

Where the Network Supplier is not Council the applicant should contact that supplier for the conditions of use of the supply.

If the land is supplied with water by the owner of the land, the information Council has about the supply is attached.

Comments:

Plan of Council water reticulation is included (see map attached).

WATER (SECTION 69ZH NOTICE UNDER THE HEALTH ACT) – CONNECTION OF ADDITIONAL RESIDENTIAL PROPERTIES.

*This section relates to an affected property where the drinking water supplier has notified Council that its **connection may compromise the supplier's ability to provide adequate supply of drinking water to any property.** The following assessment relates only to Council as a Networked Supplier of drinking water.*

Current or future connection of this property is not likely to compromise the ability of the drinking water supplier to provide an adequate supply to any property

Where the drinking water supplier is the landowner, the landowner will be required to make this determination. Where the drinking water supplier is another Networked Supplier (not Council) the applicant will need to contact that Networked Supplier to supply the relevant information. For the avoidance of doubt, connection of rural and rural-residential properties is likely to compromise Council as a Networked Supplier to provide an adequate supply of drinking water.

WASTEWATER SYSTEMS

The attached plans/information show if the land is supplied with sewerage drains.

The supplier of the sewerage drains is: Council is the Network Supplier

If the Council Network Supplier, then the conditions of use of supply are included in its Wastewater Drainage Bylaw which is available for viewing or download from its website. If the supplier is not the landowner and not Council then the name and contact details, if known of the supplier will be listed below:
Council is the Network Supplier

Comments:

Plan of Council wastewater reticulation is included (see map attached).

OTHER SERVICES INFORMATION THAT IS RELEVANT TO THE APPLICATION

If there is an adjacent road to the land it is maintained by: Council as the Road Controlling Authority

If there is an adjacent footpath to the land it is maintained by: Council as the Road Controlling Authority

If there is an adjacent cemetery to the land it is maintained by: None Adjacent

If solid waste (refuse) services are provided, they are supplied by: Refuse and Recycling by Council

If there is an adjacent public recreation parks or reserves, it is provided by: None Adjacent

If there is an adjacent public aerodrome it is provided by: None Adjacent

Comments:

Nolan Crecent is maintained by GDC.

ENVIRONMENTAL SERVICES DEPARTMENT
PART A – RESOURCE MANAGEMENT ACT/DISTRICT PLAN IMPACTING THE PROPERTY
RMA PLANNING APPROVALS (RESOURCE CONSENTS, NOTICES AND CERTIFICATES)
Comments: N/A
MONITORING INFORMATION
Comments: N/A
KNOWN RESOURCE CONSENTS ON ADJOINING PROPERTIES
Comments: N/A
IS THERE A DESIGNATION ON THE PROPERTY?
Property is not Affected Comments: N/A
IS THE PROPERTY ON OR NEAR TO AN OUTSTANDING NATURAL FEATURE OR LANDSCAPE (ONFL)?
Property is not Affected Comments: N/A
DOES THE PROPERTY CONTAIN A SIGNIFICANT NATURAL AREA (SNA)?
Property is not Affected Comments: N/A

IS THERE AN ARCHAEOLOGICAL SITE ON OR NEAR THE PROPERTY?

Property is not Affected

Comments: N/A

IS THERE A HISTORIC TREE AND/OR HERITAGE ITEM ON OR NEAR THE PROPERTY?

Property is not Affected

Comments: N/A

IS THERE A NATIONAL GRID TRANSMISSION LINE ON THE PROPERTY?

Property is not Affected

Comments: N/A

ZONE AND DISTRICT PLAN INFORMATION

The relevant Environmental Area is: Residential Zone

Additional Comments: Within the TTPP this property is zoned General Residential. It is located within the Coastal Environment, Pounamu Management Area and Land Instability Overlay. It is also located near the Airport Approach Path. Questions about the TTPP should be directed to the Te Tai o Poutini Plan Team at the West Coast Regional Council.

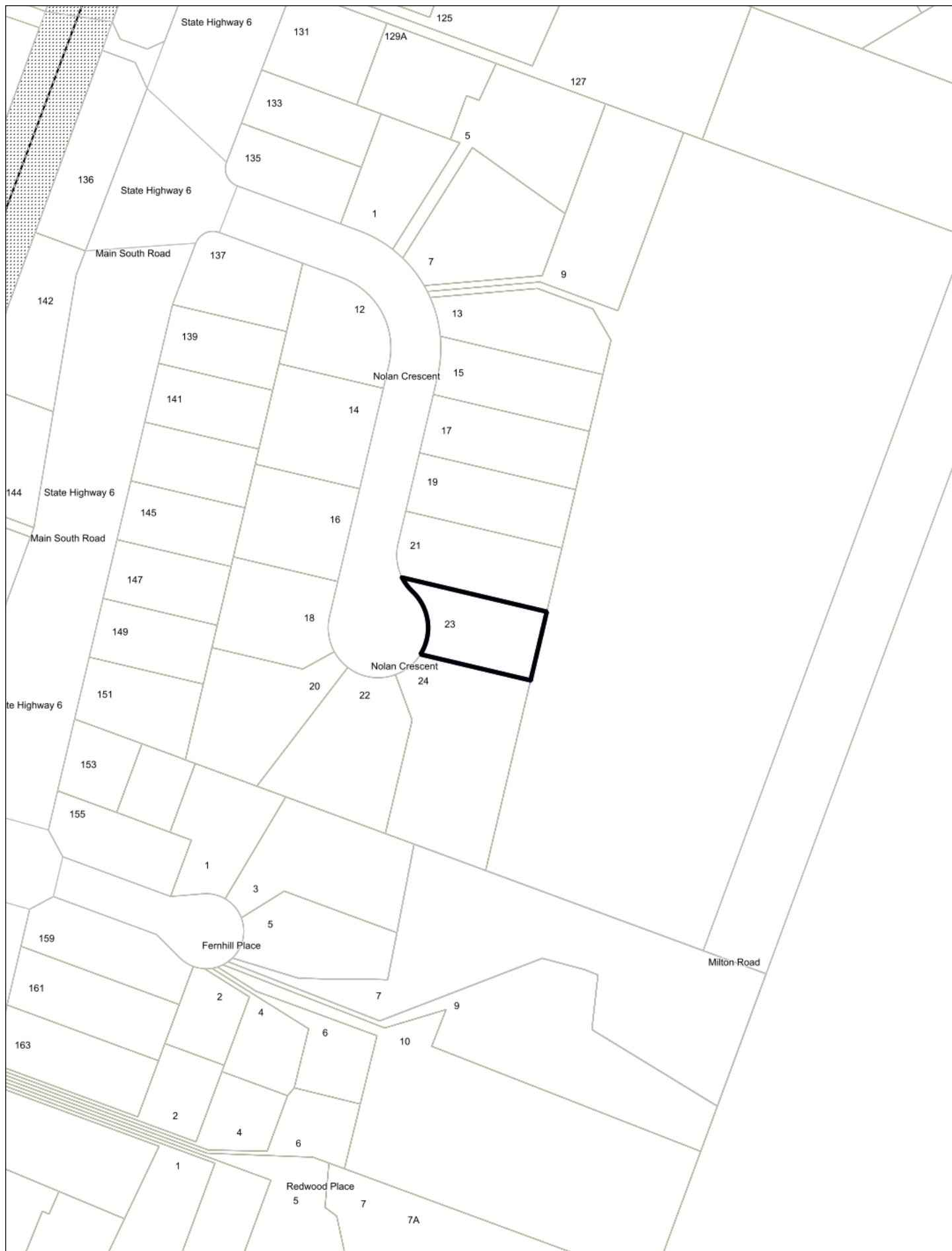
On 14th July 2022 the Te Tai o Poutini Plan was notified. At the time of notification certain rules had immediate legal effect.

As a result of the new plan process there is a possibility that the planning rules relevant to this property have changed or may change as sections of the plan become operative. The proposed plan can be viewed at <https://westcoast.isoplan.co.nz/eplan/>

Note: The Applicant is advised to also contact Heritage NZ as this may be a property which has Heritage NZ listing which is not identified as such in the District Plan.

CORPORATE SERVICES DEPARTMENT
PART A – RATES OWING ON THE PROPERTY
RATES
<p>Annual Rates: \$3,357.72 - See attached for an itemised list of all the separate charges relating to your annual rates.</p> <p>Comments: N/A</p>
CAPITAL CONTRIBUTION
<p>No Capital Contribution required for this property at this time</p>
PART B – LICENCES ON COUNCIL PROPERTY
LICENCES TO OCCUPY/COUNCIL LEASES
<p>Comments: N/A</p>

Completion Date: 8 June 2023



Property Map

The information displayed is schematic only and serves as a guide.
 It has been compiled from Grey District Council records and is made available in good faith
 but its accuracy or completeness is not guaranteed.
 Cadastral Information has been derived from land Information New Zealand's (LINZ)
 Core Record System Database (CRS).

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Scale 1:1500

Monday, 29 May 2023

Original Sheet Size 210x297mm



Consents Data

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Building Consents

No Building Consents Information available from Authority Database.

Certificate of Acceptance

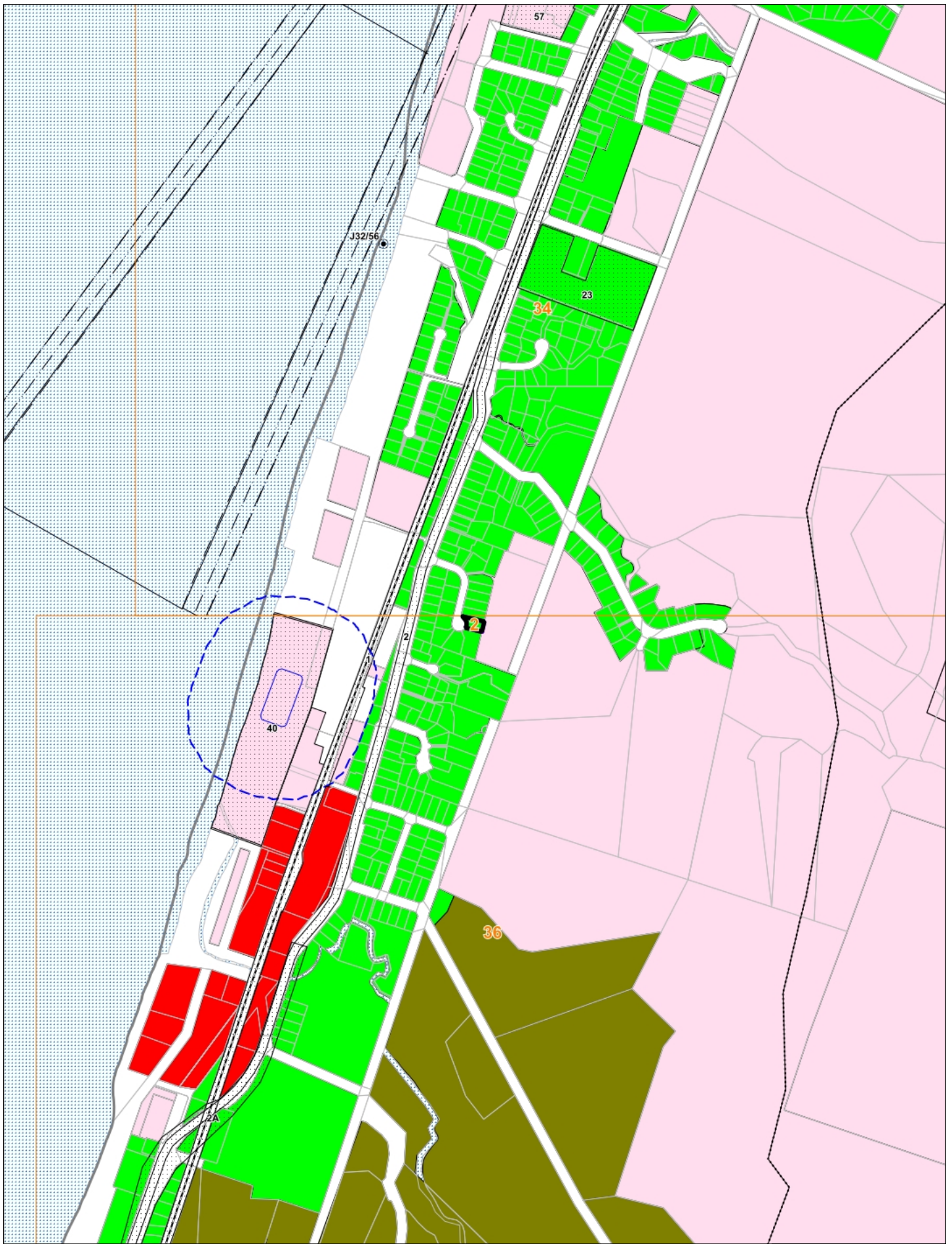
No COA Information available from Authority Database.

Land Use Consents

No Land Use Consents Information available from Authority Database.

Subdivision Consents

No Subdivision Consents Information available from Authority Database.



Planning Map

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All Maps

Parcels

-  Road Parcel
-  Hydro Parcel
-  Railway Parcel
-  Land Parcel

Planning Map Legend

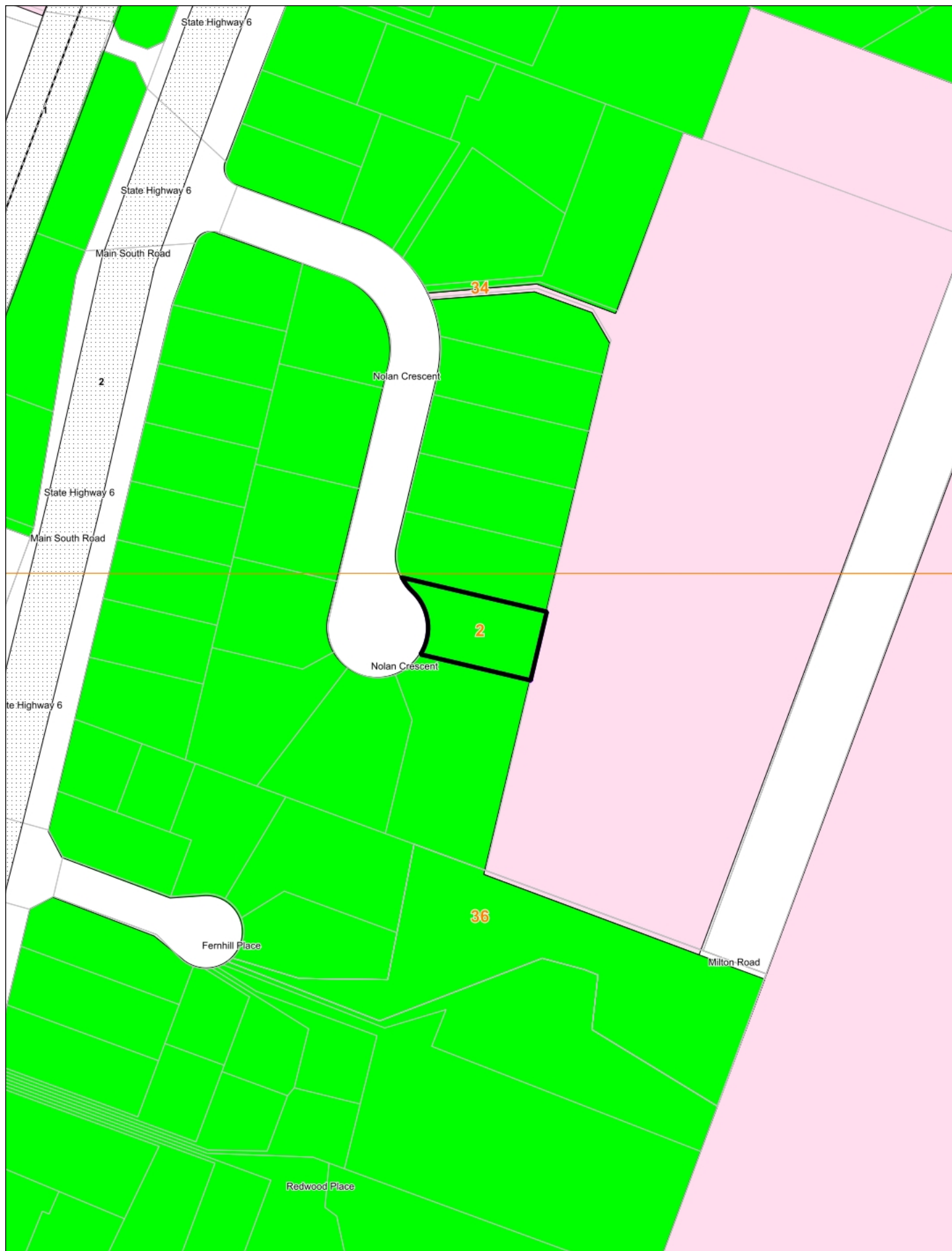
Planning Map Sheets

Environmental Areas

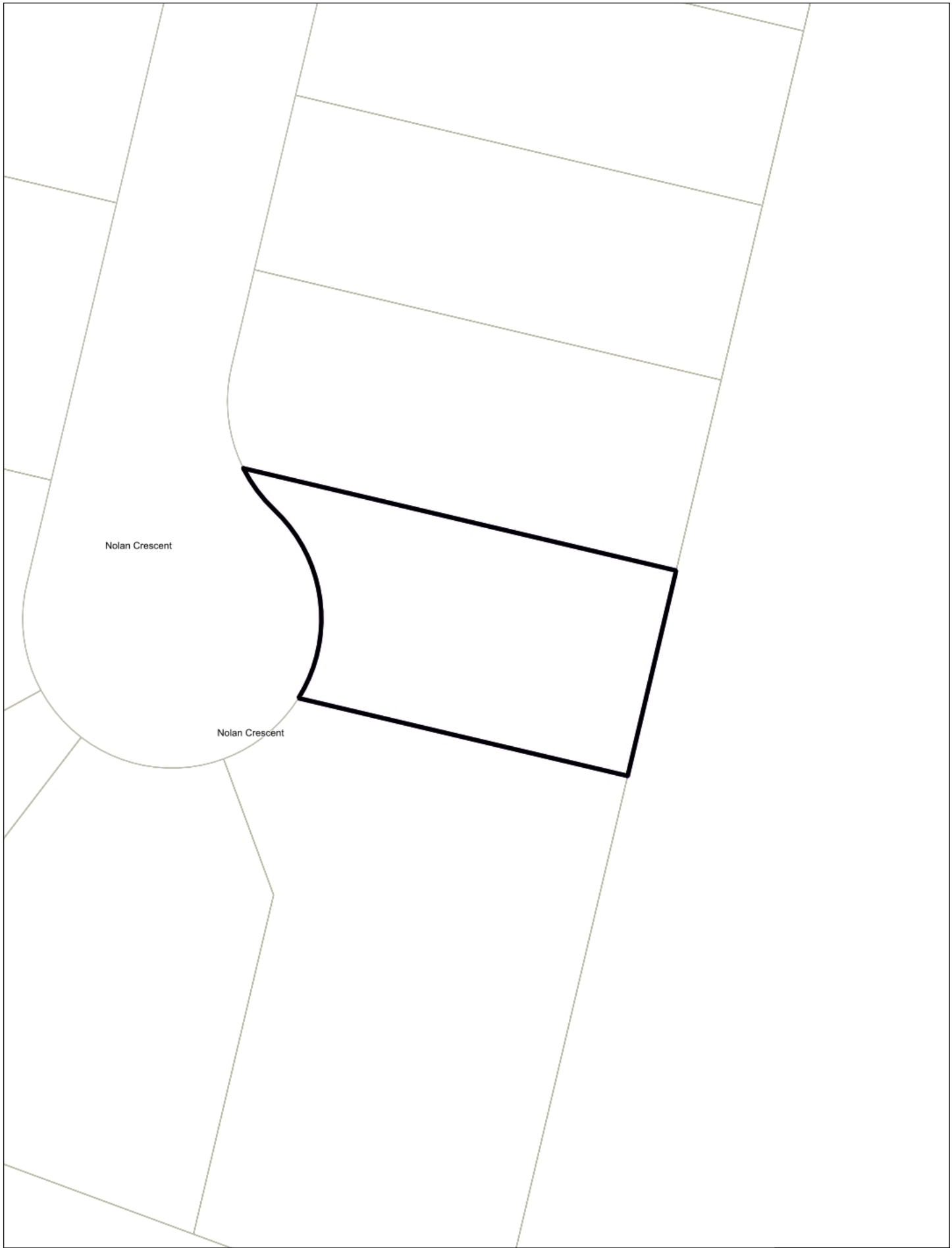
-  Industrial
-  Residential
-  Commercial
-  Township
-  Rural-Residential
-  Rural
-  Designations
-  Core Commercial area
-  Sewage Ponds
-  Sewage Buffers
-  landfills
-  Landscapes
-  Historic Trees
-  Archaeological Sites
-  Heritage
-  Historic Areas

Greymouth Aerodrome

-  Approach Slopes GS
-  TransSlopes Grass
-  Sealed StripTAB
-  Grass Strip
-  Approach Slopes SS
-  TransSlopes Sealed
-  Horizontal Plane
-  Transpower Lines
-  Railways
-  GDC Boundary



<p>MĀWHERA</p> <p>GREY</p> <p>DISTRICT COUNCIL</p>	<p>Planning Map Closeup</p> <p>The information displayed is schematic only and serves as a guide. It has been compiled from Grey District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS).</p> <p>CROWN COPYRIGHT RESERVED. © Copyright Grey District Council.</p>	<p>NORTH</p> <p>Scale 1:1500</p> <p>Monday, 29 May 2023</p> <p>Original Sheet Size 210x297mm</p>
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Heritage NZ Map

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<p>MĀWHERA</p> <p>GREY</p> <p>DISTRICT COUNCIL</p>	<p>Filled Sites Map</p> <p>The information displayed is schematic only and serves as a guide. It has been compiled from Grey District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand (LINZ) Core Record System Database (CRS).</p> <p>CROWN COPYRIGHT RESERVED. © Copyright Grey District Council.</p>	<p>NORTH</p> <p>Scale 1:500</p> <p>Monday, 29 May 2023</p> <p>Original Sheet Size 210x297mm</p>
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Heritage NZ Map



Schedule of Amendments to Items

The Regent Theatre at the corner of Mackay and Herbert Streets received a Category II rating by the Historic Places Trust. Notification was received by the Grey District Council and the item was added to this map on 2nd July 2004

The Railway Bridge (Double Curved) over the Grey River was removed from the register by the Historic Places Trust. Notification was received by the Grey District Council and the item was removed from this map on 4 August 2006

The Runanga Miner's Hall at the corner of McGowan and Mills Streets, Runanga received a Category I rating by the Historic Places Trust. Notification was received by the Grey District Council and the item was added to this map on 2nd May 2013

Filled Sites Map

Council records for reclaimed or filled land

Please Note: Due to the quality of the data from which these maps and the associated information are derived, this map can only provide an indication as to the boundaries of Filled/ Reclaimed sites. If required, further information should be obtained from a suitably qualified person.



Section 34 Map

Section 34 land - Land subject to control under section 34 Soil Conservation & Rivers Control Act 1959.

Section 34

This Section 34 information is derived from Grey District Transitional Planning maps (County), which were created from information obtained from the Westland Catchment Board. Where a section is covered by this notation the matter should be discussed with the West Coast Regional Council. Please Note: Due to the quality of the data from which these maps and the associated information are derived, this map can only provide an indication as to these areas.

Development Suitability Map



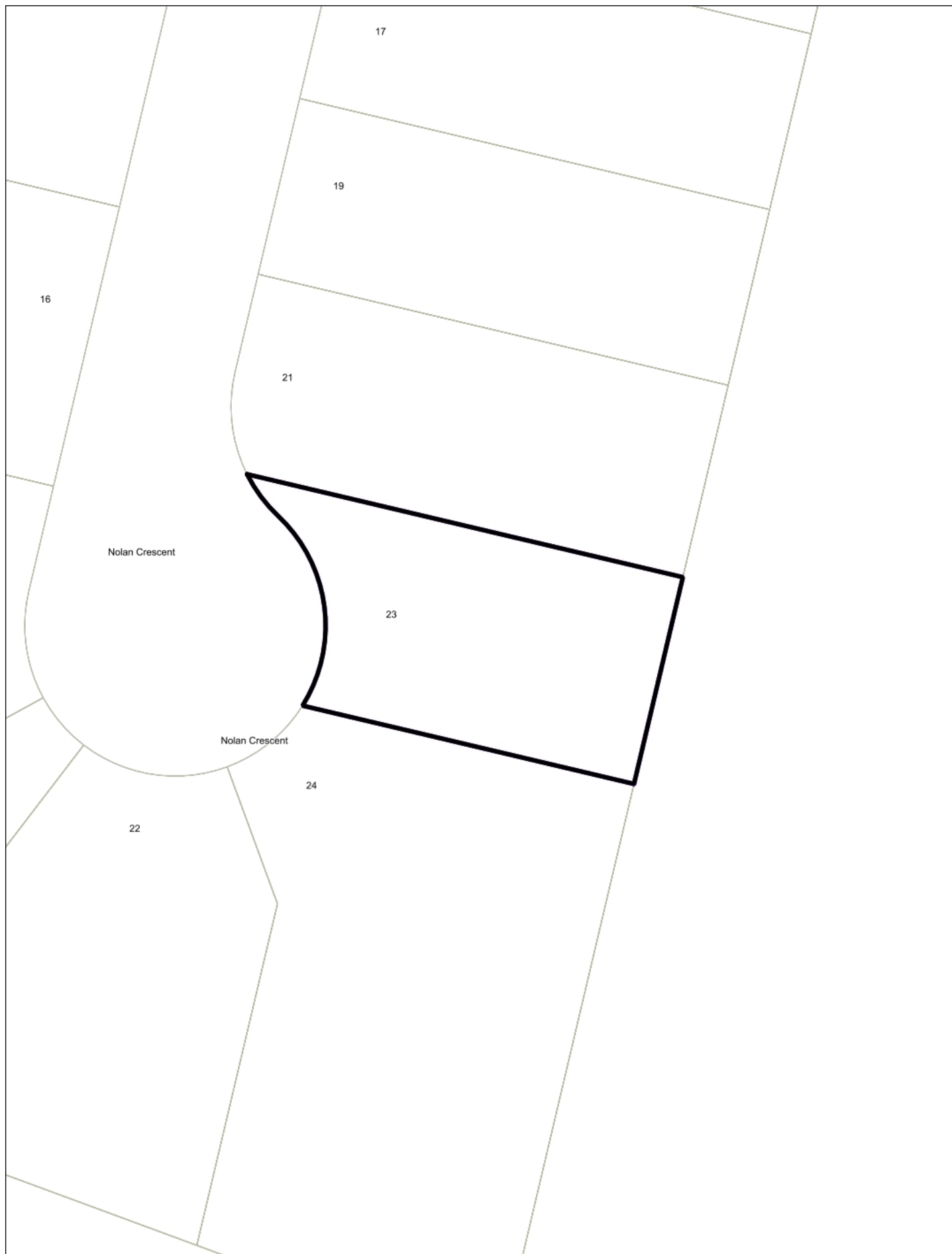
Class I - No significant geotechnical constraints. Suitable for all types of development.

Class II - Low geotechnical limitations to development. Generally suitable although some additional site investigation is required.

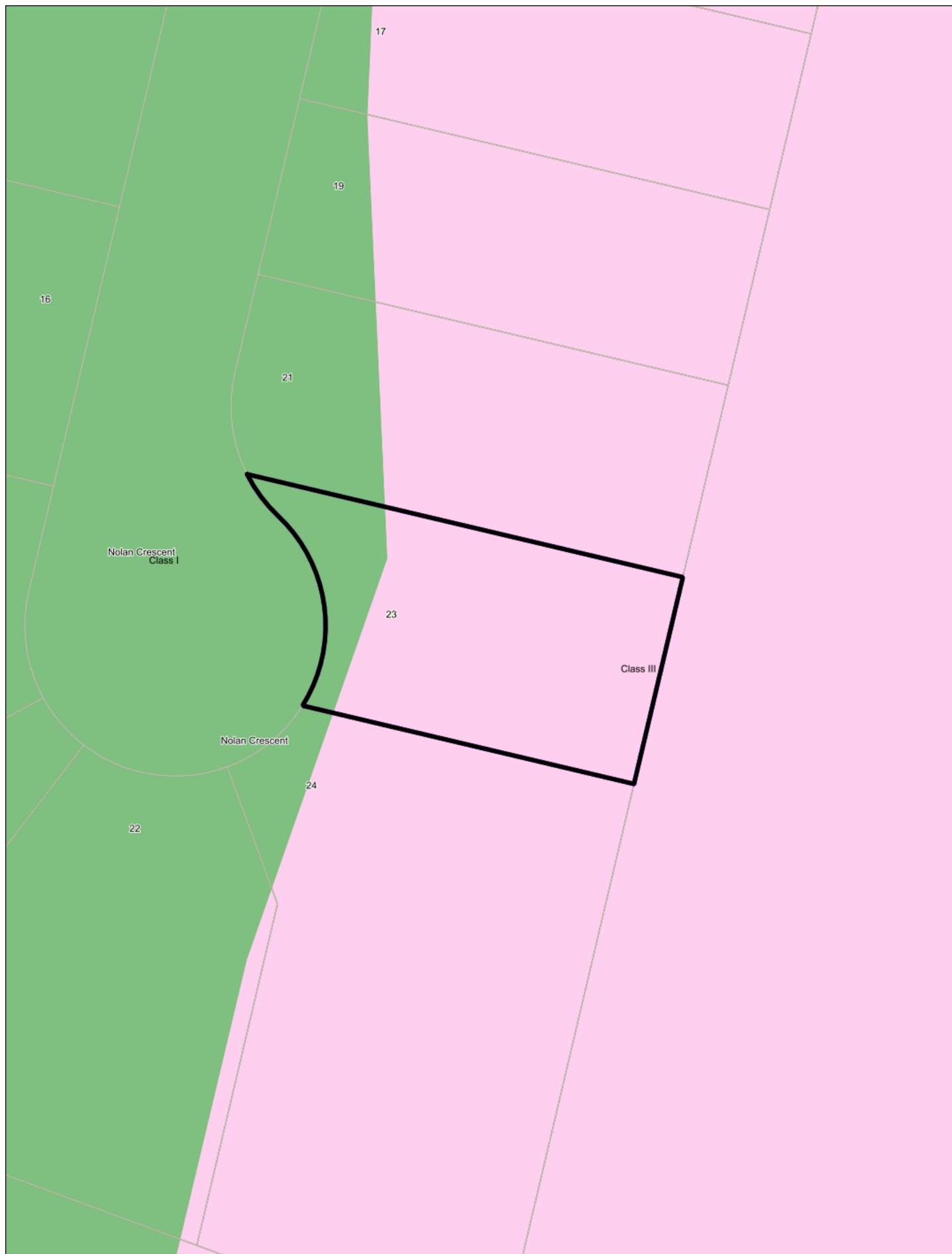
Class III - Moderate geotechnical limitations to development Additional detailed site investigation is required.

Class IV - Extreme geotechnical limitations to development. Generally unsuitable.

Please Note: Due to the quality of the data from which these maps and the associated information are derived, this map can only provide an indication as to development suitability









<p>MĀWHERA</p> <p>GREY</p> <p>DISTRICT COUNCIL</p>	<p>Section 34 Map</p> <p>The information displayed is schematic only and serves as a guide. It has been compiled from Grey District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS).</p> <p>CROWN COPYRIGHT RESERVED. © Copyright Grey District Council.</p>	<p>NORTH</p> <p>Scale 1:500</p> <p>Monday, 29 May 2023</p> <p>Original Sheet Size 210x297mm</p>
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<p>MĀWHERA</p> <p>GREY</p> <p>DISTRICT COUNCIL</p>	<p>Development Suitability Map</p> <p>The information displayed is schematic only and serves as a guide. It has been compiled from Grey District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand (LINZ) Core Record System Database (CRS).</p> <p>CROWN COPYRIGHT RESERVED. © Copyright Grey District Council.</p>	<p>NORTH</p> <p>Scale 1:500</p> <p>Monday, 29 May 2023</p> <p>Original Sheet Size 210x297mm</p>
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Land Use Capability Map

-  Not Recommended for Urban Development
-  Severe Flooding Potential
-  Severe Soil/Erosion Limitations
-  Slight Flooding Limitations
-  Slight Soil or Erosion Limitations
-  Suitable all Urban Uses

Not Recommended for Urban Development - Areas not recommended for any form of urban development because of soil erosion and stability both on-site and off-site. Urban development should only proceed on sound engineering advice based on site specific tests and provided that access is satisfactory and off-site problems will not occur.

Severe Flooding Potential - Areas of severe flooding potential on the floodplain of the Grey River. Further development of this zone should only proceed after adequate flood protection works have been completed.

Severe Soil/Erosion Limitations - Areas with severe soil or erosion limitations to development or use. Development of these areas should only proceed with extreme caution and following engineering recommendations.

Slight Flooding Limitations - Areas with slight flooding limitations to development or use. Development of these areas is recommended only after flooding problems have been overcome and the risks minimised.

Slight Soil or Erosion Limitations - Areas with slight soil or erosion limitations to development or use. Development of these areas is recommended only after their inherent soil or erosion problems have been overcome.

Suitable for All Urban Uses - Areas suitable for all urban uses including residential, commercial and industrial uses based on soil types, erosion and flooding potential.

NOTES:

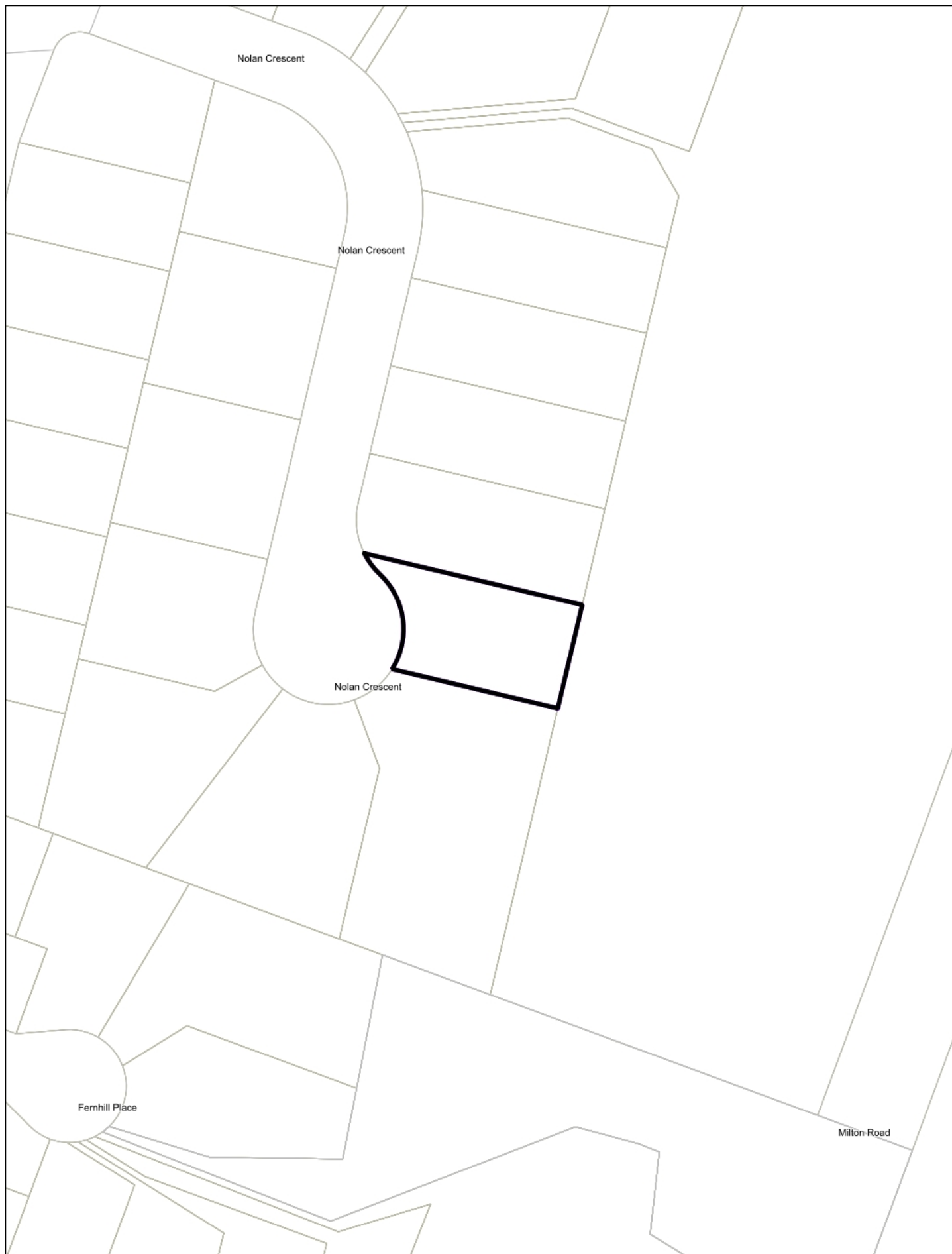
The information in the Land Use Capability Maps is derived from a special study by the Westland Catchment Board and is recorded in a report entitled "Land Use Capability Survey of Greymouth and Survey County Town".

The report provides information as to the physical features of the land, its suitability or otherwise for urban use, and contains recommendations as to policy regarding land stability.

The suitability of land for urban development is described in terms of its inherent stability.

Features of the environment influencing stability taken into account in the survey were climate geology and physiography, soils, land-form, erosion rating and existing land use.

The land use survey in the No 1 Review was carried out in July 1979.



<p>MĀWHERA</p> <p>GREY</p> <p>DISTRICT COUNCIL</p>	<p>Land Use Capability Map</p> <p>The information displayed is schematic only and serves as a guide. It has been compiled from Grey District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS).</p> <p>CROWN COPYRIGHT RESERVED. © Copyright Grey District Council.</p>	<p>NORTH</p> <p>Scale 1:1000</p> <p>Monday, 29 May 2023</p> <p>Original Sheet Size 210x297mm</p>
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Property Data

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Parcels included in the Following Rates Information

Parcel Information is derived from Authority database.

LINZ Parcel ID	Street	Suburb	Legal_Desc	Area
3694337	23 Nolan Crescent	Karoro	LOT 23 DP 1907	0.0764H

Valuations

2015 Valuation Information is derived from Authority database.

Rating Valuation Year	Rating Valuation Date	Land_Value	Capital_Value
2015	01 Sep 2015	\$95,000	\$240,000

2018 Valuation Information derived from Authority database.

Rating Valuation Year	Rating Valuation Date	Land_Value	Capital_Value
2018	01 Sep 2018	\$95,000	\$240,000

2021 Valuation Information derived from Authority database.

Rating Valuation Year	Rating Valuation Date	Land_Value	Capital_Value
2021	01 Sep 2021	\$145,000	\$360,000

Additional Information derived from Authority database.

Assessment_Number	valuation_number	Street	Suburb	Assessment Land Area
503613	25490/134.20	23 Nolan Crescent	Karoro	0.0764 Hectares

Levy Values

Levy Information is derived from Authority database.

Assessment Number	Rate Code	Rate Year	Rate Desc	Factor Value	Rate Charged	Date Levied
503613	1	2023	RES1-General Rate	145,000.00	\$1,428.00	07 Jul 2022
503613	10	2023	Uniform Annual General Charge	1.00	\$618.00	07 Jul 2022
503613	35	2023	Karoro Sewer - Full	1.00	\$389.66	07 Jul 2022
503613	50	2023	Greymouth Water - Full	1.00	\$600.21	07 Jul 2022
503613	82	2023	Recycling & Refuse Collection	1.00	\$321.85	07 Jul 2022

Annual Rates Information derived from Authority database.

-	Total Annual Rates
	\$3357.72

-	Total Annual	Rates

NOTICE FOR ALL LIM APPLICATIONS

This notice is to advise that:

The Grey District Council is situated within a known **HEAVY RAINFALL AND EARTHQUAKE REGION** and as such, any property may be subject to earthquake damage, land slippage, erosion, or inundation from floodwaters or storm water. Note that the Council holds reports on earthquake issues relating generally to the District and region. These can be inspected on request.

Rural properties may have been subject to all rural practices relating to use and maintenance of the land.

An aerial photograph may be included with your Land Information Memorandum. The Council considers that there may be a benefit to recipients in some circumstances. However, the Council has not produced this information itself but has been provided with it. It is then used in conjunction with other information contained in Council's Geographic Information System. It is the combination of layers of information that can cause inaccuracies. As Council does not produce the information it cannot influence the accuracy. This is the reason for the note on all aerial photographs stating that they are indicative only and not to be used for legal purposes. Should you require any further advice regarding actual boundary information and positions contained in the photograph, technical survey advice should be obtained from a registered surveyor. ***This information is provided to raise awareness of these issues and further information required should be sought from suitability qualified persons.***

Please note that **no site visit was carried out by the Council** during the preparation of this LIM and the information provided is done so in good faith based on the information at Council's disposal at the date of issue. This in no way serves to suggest that it represents all the information regarding this property.

The applicant should therefore not rely totally on this report but undertake further investigation into the property and its suitability for the purposes for which it is intended to be used.

Social, cultural and economic issues are not addressed through the issue of this LIM. Information regarding the West Coast Regional Council statutory responsibilities is not provided in this LIM. If required that authority should be approached.

Transpower. A Network utility operator, advise:

"Electricity Transmissions Lines and Towers

If there are high voltage electricity transmission lines over or adjacent to the property or there are transmission towers/pylons on or adjacent to the property, the applicant must ensure that any proposed building complies with the clearances prescribed in the New Zealand Electrical Code of Practice for Electrical Safety Distances.

It is the responsibility of the applicant for any proposed building to ensure compliance and if necessary to contact the line owner to determine whether the proposed building will comply prior to commencing construction.

16 RESIDENTIAL ENVIRONMENTAL AREA

16.1 INTRODUCTION

The residential environmental areas are typically comprised of the housing areas of Greymouth, Karoro, Paroa, Runanga, Cobden, Blaketown, Kaiata, [Kaiata Park](#), Mitchells, Dobson, Punakaiki, Boddytown, Iveagh Bay and Moana. These areas account for the majority of Grey's resident population.

Although Census statistics reveal there has been an urban to rural trend, a majority of the District's population still resides in residential environments. Regardless of any population decline, residential housing stock is increasing, a reflection of a decreasing average number of people per unit.

Within the Residential Environmental Area is also infrastructure which services activities in the local and wider areas. This includes roading and [National Grid Infrastructure](#).

16.2 ISSUES

1. Loss of use and enjoyment of residential properties and a loss of environmental pleasantness and coherency of residential areas as a consequence of the effects of activities such as:

- bulk and location
- noise
- visual impact
- traffic
- appearance

Residential environments have their own particular amenity values. The values include coherent residential areas served by community facilities (e.g. schools, churches, playgrounds etc.), a relative quietness and a general absence of intrusive or nuisance developments. Certain activities can lead to a detracting of these qualities. For example it is noted that in Moana and Iveagh Bay the current intensity of use and development is not commensurate with the small areas of the [allotments](#) thereby affecting the amenities of these areas.

2. People's choices in their types of housing can be constrained by traditional types of regulation.

In the past, a significant proportion of residential development has taken the form of single unit development on larger sections, which is reinforced by street development criteria.

It is recognised today that people have different needs and preferences in terms of the cost, location, design, style and size of housing and residential sections. The needs of residents may include detached dwellings, rental accommodation, flats or [elderly persons housing](#). These opportunities should be made available but concurrently maintain the quality of environment valued by those living within it.

16.3 OBJECTIVES

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| <ol style="list-style-type: none">1. To enable a diversity of living environments expressed in built form, density of development, housing types and location.2. To enable a range of non-residential activities in which any adverse effects on the residential environment are avoided, remedied or mitigated.3. To retain the amenities and character of the residential areas. |
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16.4 POLICIES

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| <ol style="list-style-type: none">1. A choice of building forms, densities and site development for residential purposes should be allowed provided that any development:<ol style="list-style-type: none">a) does not adversely impact on neighbouring properties or the character of an area.b) maintains open space and landscaping as a feature according to the type of development.2. Non-residential activities should be allowed provided that:<ol style="list-style-type: none">a) the adverse effects on residential amenities are avoided, remedied or mitigated, particularly as it relates to scale, glare, odour, and vehicle movements.b) they do not lead to a breakdown in community coherence.3. Housing and property should be maintained at a reasonable standard and appearance in order there is not a detracting of neighbourhood amenities.4. Activities and buildings shall not limit or impede the ability for existing public and National Grid Infrastructure to be operated, upgraded, developed and maintained. This includes that sensitive activities shall not be located within the National Grid Buffer Area. |
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16.4.1 EXPLANATION AND REASONS

The residential areas are integral to the well-being of the Grey community given that they provide residential opportunities as well as employment, education, commercial and recreational opportunities in a compact and convenient form. The maintenance and enhancement of these areas providing for a wide variety of activities without creating adverse effects is in the interests of the community.

A variety of activities and building and development forms and densities is therefore permitted, provided adverse effects on the residential amenities are avoided, remedied or mitigated. Housing and property should be maintained at a reasonable standard and appearance in order there is no detracting of neighbourhood amenities. For example, there may be a difference between 'suburban areas' and holiday areas with the latter localities requiring larger areas to accommodate activities and preserve the lakeside amenities. Different types of housing also have different requirements and hence standards.

Public and National Grid Infrastructure is a common feature of residential areas and is necessary in order to service both the immediate and wider areas. The ability to access and maintain infrastructure is necessary as is the importance of ensuring activities are not undertaken which may create safety risks for those parties undertaking an activity or the

users of infrastructure. Sensitive activities, and incompatible buildings should not be located in close proximity to National Grid Infrastructure.

16.5 IMPLEMENTATION METHODS

1. Rules in the Plan relating to performance standards.
2. Through the Annual Plan, Asset Management Plans, Strategic Plan and Long Term Financial Plan process, progressively undertake:
 - a) improvements to reticulated sewage, water supply and stormwater services;
 - b) a programme of street improvements and plantings;
 - c) a programme of local traffic improvements;
 - d) upgrading of the quality of public open space.
3. Encouragement of community initiated programmes for enhancement of residential amenity.
4. Enforcement action to ensure compliance with prescribed standards including action for unsightly properties.
5. Other legislation and bylaws.
6. Reference to other Statutory Documents including the NZ Electrical Code of Practice for Electrical Safe Distances.

16.5.1 REASONS

Rules are considered to be the most efficient method of ensuring the protection of amenities. Council expenditures will also enhance the areas although a fair and equitable financial contribution will be required to recover costs where the development benefits. Council's finances are limited and community enhancement programmes represent effective methods of improving amenity standards. Enforcement and abatement action will be taken to maintain residential amenity, particularly in respect of run-down properties.

In the imposition of District Plan Provisions, other requirements are also applicable and where appropriate direction to these requirements can be included in the plan. Examples include National Environmental Standards and Codes of Practice.

16.6 ENVIRONMENTAL RESULTS ANTICIPATED AND MONITORING

Anticipated Environmental Results	Monitoring and Review Data
<ul style="list-style-type: none">• Adequate land for future residential development.• Efficient use of infrastructure assets.• Provision for diversity in housing, built form and lifestyle types.	<ul style="list-style-type: none">• Assessment through analysis of complaints laid with the Council regarding unacceptable environmental standards resulting from activities undertaken in residential areas.• Assessment of the number of sections created per year and the amount of vacant land remaining to ensure there will always be adequate land for future development.• Compliance monitoring of resource.• Surveys of community well being.

16.7 RULES - RESIDENTIAL ENVIRONMENTAL AREAS

Note: The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is, has been, or is more likely than not to have been undertaken. Refer to the “Grey District Council NES Contaminants in Soil Process Guide” to determine if these regulations are applicable to the activity proposed.

16.7 ITEM	PERMITTED	CONTROLLED
1. Permitted Activities General	(i) Any activity is a permitted activity provided that it does not contravene any other rule in this Environmental Area.	(ii) Not applicable.
2. Minimum Residential Unit Area	<p>(i) Residential units are permitted if</p> <p>(a) the minimum net site area is 350m² exclusive of access; except:</p> <p>a) 300m² where two or more adjoining sites are developed.</p> <p>b) 200m² for each elderly persons housing unit with a gross floor area less than 65m².</p> <p>c) 1500 m² in Kaiata Park</p> <p><u>Note:</u> In non-sewered areas a discharge consent from the West Coast Regional Council may be required which could effect the minimum site area.</p>	(ii) Not applicable.
3. Building Coverage	(i) Buildings are permitted if the maximum site coverage is 50%; except: in Kaiata Park where the maximum site coverage is 30%.	(ii) Not applicable.
4. Set Backs	<p>(i) Buildings are permitted if:</p> <p>(a) the minimum building setback from road boundaries is 4.5 metres.</p> <p>(b) The minimum building setback from internal boundaries for non-residential activities shall be 3m;</p> <p>(c) No buildings shall be erected within 100 metres of MHWS.</p> <p>(d) No buildings for residential or commercial purposes shall be erected within 150 metres of the boundary of any oxidation pond and no oxidation pond is located within 150 metres of a residential or commercial building.</p> <p><u>Note:</u> No setback from internal boundaries is required for residential buildings.</p>	(ii) Not applicable.

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
(iii) Not applicable.	(i) Not applicable.	Any activity is allowed in the Residential Environmental Area provided the rules are not contravened.
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	<ul style="list-style-type: none"> (i) The area of the residential unit. (ii) The number of residential units in the vicinity. (iii) How the residential units relate to one another. (iv) The disposal of effluent. (v) Whether the site size will adequately provide for the outdoor needs of the activities on the site, and retain a dominance of open space over buildings. (vi) The intended use of the residential unit. 	<p>The scale and intensity of residential units should be such that a level of amenity is retained in terms of openness and privacy. Development on adjoining sites offers more scope for integrated development.</p> <p>Elderly person housing is permitted on a smaller area given the type of units and the reduced demands.</p>
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	<ul style="list-style-type: none"> (i) The extent to which the character of the site will remain dominated by open space and garden plantings, rather than buildings. (ii) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site. 	<p>Site coverage is controlled to ensure that open space and other servicing requirements and neighbourhood amenities are met. It also assists in maintaining an area that is adequate for on-site disposal.</p>
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	<ul style="list-style-type: none"> (i) The effect on adjoining properties in terms of sunlight, noise and privacy. (ii) The effect on road safety. (iii) The effect on the provision of services. (iv) The extent to which the intrusion towards the road is necessary in order to allow more efficient, practical and/or pleasant use of the remainder of the site. (v) The extent to which alternative practical locations are available for the building. (vi) The extent to which the proposed building will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites. (vii) The degree to which existing or proposed landscaping, including plantings, mitigate the effects of limited building setback from a road. (viii) The extent to which the intrusion towards the internal boundary is necessary to enable more efficient, practical and/or pleasant use of the remainder of the site. (ix) The ability to mitigate any adverse effects of the proposal on adjoining sites, including through the provision of landscape plantings. (x) The effect on the natural character of the coastline and if any natural hazard (such as erosion, sea level, etc.) will create an impact. (xi) The actual or potential adverse effects of the oxidation pond. 	<p>Setbacks from internal boundaries enable a reasonable separation distance to be retained in order the effects on neighbours' properties are minimised.</p> <p>Control of buildings in the coastal area allows Council to assess the effects on the natural character of the coastline and also the threat to development of natural hazards.</p> <p>Restrictions on building in proximity to oxidation ponds (as shown on Planning Maps 25, 34, 36 & 48) enable these facilities to operate without unduly affecting adjoining landowners and vice versa.</p>

16.7 ITEM	PERMITTED	CONTROLLED
4A National Grid Infrastructure	<p>(i)(a) Within the National Grid Buffer Area a building, or the change of use of a building, shall comply with the following standards:</p> <p>(i) From National Grid Poles</p> <p>(a) Buildings (excluding fences up to 2.5m in height) shall be setback a minimum of 12 metres</p> <p>(b) Fences up to 2.5m in height shall be:</p> <ul style="list-style-type: none"> • Setback a minimum of 1.5m from the outer edge of a pole or stay wire; and • Fences setback between 1.5m and 5.0m from a pole or stay wire shall be of a non-conductive design and readily removable for the purposes of operator access to National Grid Infrastructure. <p>(ii) From National Grid Power Lines (as measured from the centre line):</p> <p>(a) Pi Poles – Buildings shall be setback a minimum of 12 metres from the centreline of transmission lines suspended from Pi Poles</p> <p>(b) Single Poles – Buildings shall be setback a minimum of 10 metres from the centreline of transmission lines suspended from single poles</p> <p>(c) Except that the following activities are exempt from the above National Grid Power Line setback standards:</p> <ul style="list-style-type: none"> • A fence of up to 2.5 metres in height; • The physical alteration of an existing building where the degree of non-compliance does not increase; • Uninhabitable horticultural or farm buildings (this does not include a commercial greenhouse, a milking and/or dairy shed, a wintering barn or a factory farm building). <p>(b) From a National Grid Substation, buildings shall be setback a minimum of 12 metres. The setback requirement is to be measured from the edge of the substation designation or where the substation is not designated, the secured fence of the substation.</p> <p>(c) Earthworks within the National Grid Buffer Area must:</p> <p>(i) Be no deeper than 300mm within 5m of a pole or stay wire;</p> <p>(ii) Not result in a reduction in a ground to conductor clearance distance less than 6.5m;</p> <p>(ii) Not compromise National Grid support structure stability; and</p> <p>(iv) Not limit or impede vehicular access to a pole or stay wire.</p> <p>Except that the requirement in (c)(i) above shall not apply to:</p> <ul style="list-style-type: none"> • Earthworks given dispensation by the National Grid Operator under Clause 2.2.1 of NZECP34:2001; • The agricultural or domestic cultivation of land; • Agricultural land drainage no closer than 2.2 metres from a pole or stay wire (provided it is no deeper than 750mm when between 2.2m and 5m of a National Grid pole or stay wire); • The repair, sealing or resealing of a road, footpath, driveway or farm track; or • Vertical holes not exceeding 500mm in diameter and located a minimum of 1.5m from the outer edge of a pole or stay wire. <p>Note: If you propose to undertake any new activity, alter an existing activity or construct a structure including fences and irrigation units within 20m of a National Grid Infrastructure it is recommended that the National Grid operator is consulted with.</p>	(ii) Not applicable

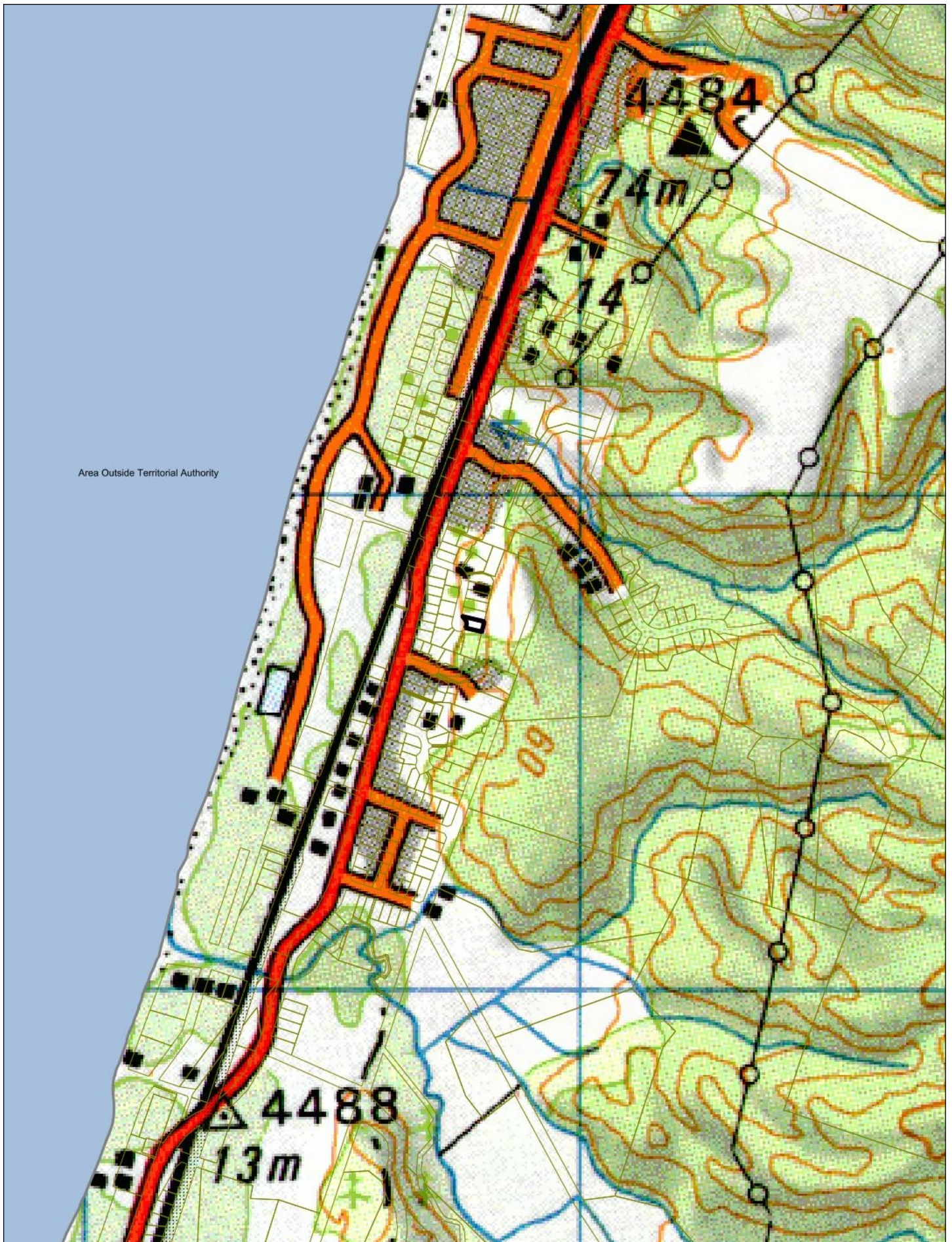
DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
<p>(iii) Any activity that contravenes a permitted condition is a discretionary activity unless otherwise specified as a non-complying activity.</p>	<p>(i) Setback from National Grid Substations:</p> <ul style="list-style-type: none"> • The effects on the ability to operate, maintain and upgrade National Grid Substations • The risk of electrical hazards affecting public or individual safety, and risk of property damage • Reverse sensitivity effects on National Grid substations • Technical advice by the National Grid operator. <p>(ii) Earthworks within the National Grid Buffer Area:</p> <ul style="list-style-type: none"> • The risk to the stability of the National Grid Infrastructure • The effects on the ability to operate, maintain and upgrade the National Grid Infrastructure • The risk of electrical hazards affecting public or individual safety, and risk of property damage • Technical advice by the National Grid operator • Any impact on the ability of the National Grid operator to access the National Grid. <p>(iii) Setback from Poles:</p> <ul style="list-style-type: none"> • The risk to the stability and structural integrity of the National Grid Infrastructure • The effects on the ability to operate, maintain and upgrade National Grid Infrastructure • The risk of electrical hazards affecting public or individual safety, and risk of property damage • Technical advice by the National Grid Operator <p>(iv) Setback from Lines</p> <ul style="list-style-type: none"> • The effects on the ability to operate, maintain and upgrade National Grid Infrastructure • The risk of electrical hazards affecting public or individual safety, and risk of property damage • Technical advice by the National Grid Operator 	<p>Setback distances from National Grid Infrastructure are based on a horizontal distance measurement.</p> <p>In considering appropriate setback requirements regard shall be had to the National Policy Statement on Electricity Transmission and Policy 16.4.4 of this Plan.</p> <p>In addition to National Grid setback standards, persons are also required to comply with other legislative requirements including the New Zealand Electrical Code of Practice for Electrical safe Distances and the Electricity (Hazards from Trees) Regulations 2003. Compliance with the District Plan does not ensure compliance with these other legislative requirements.</p>
NON-COMPLYING	EXPLANATION	
<p>(iv) From 10 July 2018, any activity that contravenes one of the following permitted conditions is a non-complying activity: 16.7.4A(i)(a) 16.7.4A(c)(ii)-(iv)</p>	<p>Setback distances from National Grid Infrastructure are based on a horizontal distance measurement.</p> <p>In considering appropriate setback requirements regard shall be had to the National Policy Statement on Electricity Transmission and Policy 16.4.4 of this Plan.</p> <p>In addition to National Grid setback standards, persons are also required to comply with other legislative requirements including the New Zealand Electrical Code of Practice for Electrical safe Distances and the Electricity (Hazards from Trees) Regulations 2003. Compliance with the District Plan does not ensure compliance with these other legislative requirements.</p>	

16.7 ITEM	PERMITTED	CONTROLLED
5. Height of Buildings & Structures	(i) Buildings and structures are permitted if: (a) No building projects beyond a building envelope defined by recession planes as described in Appendix 8 and (b) No building or structure projects beyond an envelope in the Aerodrome Flight Path Protection Area as described in Appendix 9.	(ii) Not applicable
6. Building Design and Appearance	(i) Relocated buildings onto a site are permitted if: (a) they are constructed within the last ten years and (b) they are constructed of new materials and (c) they are established on foundations complying with the building code at the time of relocation.	(ii) Relocated buildings not meeting the conditions of a permitted activity are a controlled activity in which Council reserves control over the design and appearance of the buildings.
7. Light Spill & Glare	(i) No activity shall result in a greater than 2.5 lux spill (horizontal and vertical) of light onto any adjoining property, measured at any point more than 2m inside the boundary of the adjoining property or the closest window to the adjoining property, whichever is the closest.	(ii) Not applicable.
8. Fencing	(i) Fences are a permitted activity provided: (a) They are not more than 2.0 metres high.	(ii) Not applicable.
9. Heavy Vehicle Storage	(i) Heavy vehicles are permitted to be stored if: (a) No more than one heavy vehicle is stored on any site, provided that this does not apply to fire stations.	(ii) Not applicable.
10. Utilities	(i) Refer to Appendix 1	(ii) Refer to Appendix 1
11. Signs	(i) Refer to Appendix 2	(ii) Refer to Appendix 2
12. Hazardous Substances	(i) Refer to Appendix 3	(ii) Refer to Appendix 3
13. Parking, Loading & Access	(i) Refer to Appendix 4	(ii) Refer to Appendix 4
14. Subdivision	(i) Refer to Appendix 5	(ii) Refer to Appendix 5
15. Heritage Items & Historic Trees	(i) Refer to Appendix 6	(ii) Refer to Appendix 6
16. Noise Insulation – Kaiata Park	(i) Any dwelling constructed between State Highway 7 and Kaiata Creek within Kaiata Park shall be built to a standard whereby the traffic noise as measured within any bedroom at the time of first occupancy of the dwelling does not exceed 35dBA Leq (24 hours) and in any other habitable room does not exceed a level of 40dBA Leq (24 hours) with ventilating windows open. Where windows are required to be closed to achieve the design goal, alternative ventilation must be provided. In these cases, the above noise levels must be achieved with any ventilating fans operating	

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	<ul style="list-style-type: none"> (i) The effect on adjoining properties in terms of sunlight, outlook and privacy. (ii) The effect of the increased height in terms of visual dominance by buildings of the outlook from other sites, roads and public open space in the surrounding area, which is out of character with the local environment. (iii) The extent to which there is a need for the increased height or intrusion through the recession lines, in order to undertake the proposed activities on the site and alternatives which may have less effect on the environment. (iv) The extent to which the proposed buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area. (v) The ability to mitigate any adverse effects of increased height or exceedence of the recession planes, such as through increased separation distances between the building and adjoining sites or the provision of screening. 	<p>Height controls allow a two-story building. Beyond this limit control is required to protect neighbours amenities of adjoining properties.</p> <p>The recession plane protects sunlight and privacy of adjoining properties.</p> <p>Buildings and structures are also required to comply with flight protection path for the Greymouth aerodrome to protect its operation.</p>
(iii) Not applicable.	<ul style="list-style-type: none"> (i) The proposed location of the building on the site and its visibility from off the site. (ii) Any other matters relating to visual character of the building, proposed alterations to the building, its proposed surroundings, such as topography, proximity to public areas and proposed plantings. 	This will ensure that older relocatable buildings are brought up to a suitable standard. Relocatable buildings are often sub-standard in appearance.
(iii) Any activity that contravenes a permitted condition of a activity is a discretionary activity.	(i) The extent, frequency and intensity of light spill and glare.	Lighting and glare can detrimentally impact on a person's enjoyment of their property.
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	(i) Whether the height of the proposed fence will adversely effect the safe and efficient operation of the intersection.	Fences should not be of excessive height , as they will affect neighbourhood amenity.
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	(i) The effects on neighbourhood amenities in terms of noise, fumes and change of residential character.	One heavy vehicle is considered reasonable given the amenities of the Residential Environment.
(iii) Refer to Appendix 1	Refer to Appendix 1	Refer to Appendix 1
(iii) Refer to Appendix 2.	Refer to Appendix 2	Refer to Appendix 2
(iii) Refer to Appendix 3	Refer to Appendix 3	Refer to Appendix 3
(iii) Refer to Appendix 4	Refer to Appendix 4	Refer to Appendix 4
(iii) Refer to Appendix 5	Refer to Appendix 5	Refer to Appendix 5
(iii) Refer to Appendix 6	Refer to Appendix 6	Refer to Appendix 6
	<ul style="list-style-type: none"> (i) the effects of state highway traffic movements on residential living and amenity. (ii) the level and character of the traffic noise, particularly at night. 	The noise provision provides for the mitigation of any adverse effects on residents in Kaiata Park resulting from their location near a State Highway

16.7 ITEM	PERMITTED	CONTROLLED
17. Non-Residential Activity	<p>(i) Non-residential activities are permitted if:</p> <p>(a) No goods, materials or equipment associated with the activity are stored outside a building; and</p> <p>(b) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.</p> <p>(c) Maximum floor area for any non-residential activity shall be a maximum of 50m², or 33% of the gross floor area of all buildings on the site; whichever is the larger, provided that fire stations shall be permitted a maximum floor area of 50% of the site area.</p> <p>(d) Any activity shall be limited to the following hours of operation:</p> <ul style="list-style-type: none"> • A maximum total number per week of 50 hours, and • From 0800 to 1700 Monday to Friday and 0900 to 1200 on Saturday and Sunday, except where: <ul style="list-style-type: none"> • The entire activity is located within a building; and • Each person engaged in the activity outside the above hours resides permanently on the site; and • There are no visitors, customers or deliveries to the activity outside the above hours. <p>Provided that this does not apply to fire stations.</p> <p>(e) Any activity shall be conducted such that the following noise limits are not exceeded within the boundary of any site in the residential environment area:</p> <p>Monday - Friday 2100 hrs to 0700 hrs 45dBA L10 0700 hrs to 2100 hrs 55dBA L10</p> <p>Saturday 1700 hrs to 0800 hrs 45dBA L10 0800 hrs to 1700 hrs 55dBA L10</p> <p>Sundays 45dBA L10</p> <ul style="list-style-type: none"> • 75dBA Lmax all days between 2100 hrs and 0700 hrs <p>Except where expressly provided elsewhere in this rule, sound shall be measured in accordance with the provisions of NZS 6801:1999 Acoustics – Measurement of Environmental Sound and assessed in accordance with the provisions of NZS 6802:1991 Assessment of Environmental Sound</p> <p>Nothing in the foregoing shall apply to:</p> <p>(i) Intermittent residential activities, such as lawn mowers, machinery or equipment operated and maintained in accordance with the manufacturer's specifications and used on an intermittent basis (e.g. spraying, harvesting, etc). All such equipment shall be operated and maintained in accordance with the requirements of Section 16 of the Resource Management Act 1991.</p> <p>(ii) Any warning device used by emergency services.</p> <p>(iii) People noise at recreational activities, such as sporting events or the noise from children at school. This does not include any amplified noise.</p> <p>(iv) Any residential activity on the same site as a noise source being assessed.</p> <p>Construction Noise Construction noise shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics-Construction Noise.</p> <p>Noise associated with helicopter landing areas. Noise associated with helicopter landing areas shall not exceed the limits in Table 1 of, and shall be measured and assessed in accordance with the provisions of NZS 6807:1994 Noise management and land use planning for helicopter landing areas</p> <p>Blasting Vibration from any site due to blasting shall not exceed a peak particle velocity of 5mm/sec measured in the frequency range 3-12 Hz at the notional boundary of any dwelling, resthome, hospital or school. Airblast over pressure from blasting shall not exceed a peak sound pressure level of 120 dBC at the notional boundary of any dwelling, resthome, hospital or school.</p> <p>(f) The maximum number of permitted vehicle trips generated by an activity on a site are:</p> <ul style="list-style-type: none"> • Heavy vehicles 2 per day • Other vehicles 10 per day <p>Provided that this does not apply to fire stations.</p> <p>Or (g) They are temporary activities.</p>	(ii) Not applicable.

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
(iii) Any activity that contravenes a condition permitted is a discretionary activity.	<ul style="list-style-type: none"> (i) The effects on adjoining residential sites in terms of odour, visual impact and noise. (ii) The volume and type of traffic which may be generated to the site and the ability of the site to accommodate parking, loading, manoeuvring and access requirements. (iii) The effect on adjoining properties. (iv) The type of activities and the reason for it operating outside the specified hours. (v) The level and character of the noise, particularly at night. (vi) The proximity and type of adjoining uses. (vii) The soundscape of the area. (viii) The reason for the additional vehicle generation. (ix) The ability to avoid, remedy or mitigate any adverse effects arising as a result of the extra generation. 	<p>Storage and processing of materials associated with non-residential activities could detract from the amenities of the Residential Environment.</p> <p>Hours of operation of non-residential activities are restricted to ensure the quiet nature of settlement areas during night time hours is maintained and not disrupted by activities which operate for extended hours.</p> <p>The noise provision provides protection from unreasonable noise particularly from non-residential activities and adverse effects on health.</p> <p>Inappropriate levels of heavy vehicle generation are not consistent with residential amenity and can detract from the level of existing amenity and cause adverse effects on health.</p> <p>Fire stations are exempted from the rules relating to floor area, hours of operation, vehicle trips and vehicle storage given the important service they provide in the community.</p>



Area Outside Territorial Authority

4484

74m

14

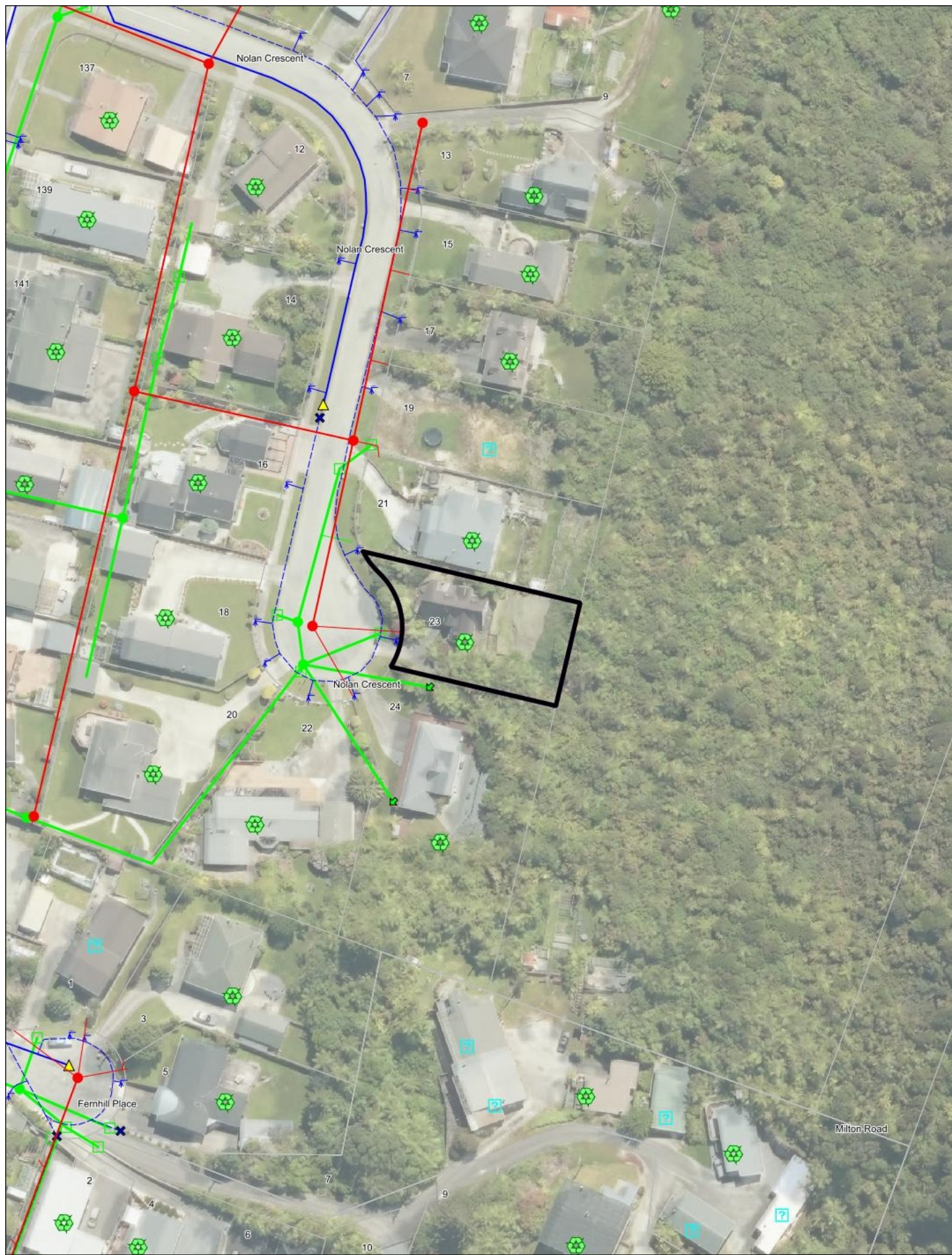
4488

13m

Topo Map

The information displayed is schematic only and serves as a guide.
It has been compiled from Grey District Council records and is made available in good faith
but its accuracy or completeness is not guaranteed.
Cadastral Information has been derived from land Information New Zealand's (LINZ)
Core Record System Database (CRS).

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<p>MĀWHERA</p> <p>GREY</p> <p>DISTRICT COUNCIL</p>	<p>Assets Map</p> <p>The information displayed is schematic only and serves as a guide. It has been compiled from Grey District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS).</p> <p>CROWN COPYRIGHT RESERVED. © Copyright Grey District Council.</p>	<p>NORTH</p> <p>Scale 1:1000</p> <p>Monday, 29 May 2023</p> <p>Original Sheet Size 210x297mm</p>
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All Maps























Parcels

-  Road Parcel
-  Hydro Parcel
-  Railway Parcel
-  Land Parcel

Infrastructure Assets Plan Legend



Wastewater

-  Wastewater Points
 -  Manhole
 -  Pump Station
 -  Outlet
 -  Floodgate
 -  Pond
 -  Valve
 -  Rodding Eye
 -  Inlet
 -  Maintenance Shaft
 -  Treatment Station
 -  Unknown
-  Wastewater Lines
 -  Gravity Main
 -  Pump Rising Main
 -  Service Connection
-  Wastewater Separation Status
 -  Not Separated
 -  Separated
 -  Separated & Hooked Up
 -  Hooked up - maybe still discharging
 -  Unknown





















Water

-  Water Points
 -  Valve
 -  Fire Hydrant
 -  Blank Cap
 -  Pump Station
 -  Meter
 -  Reservoir
 -  Tap
 -  Fountain
 -  Well
 -  Manhole
 -  Treatment Station
 -  Backflow Preventer
 -  Air Release Valve
 -  Filter
-  Water Lines
 -  Pipe Main
 -  Rider Main
 -  Rising Main
 -  Service



Stormwater

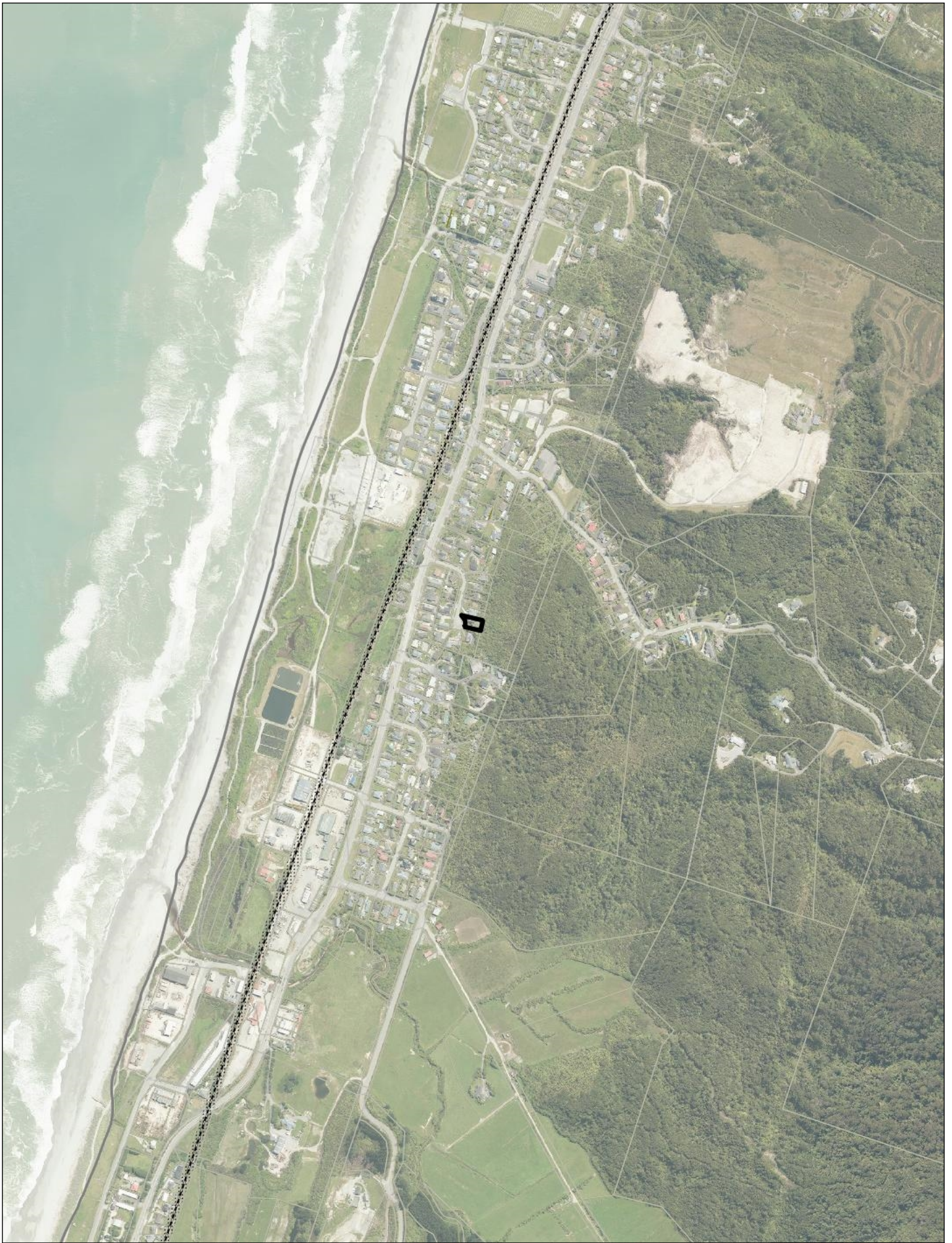
-  Stormwater Points
 -  Manhole
 -  Outlet
 -  Catchpit
 -  Inlet
 -  Floodgate
 -  Pump Station
 -  Unknown
 -  Rodding Eye
-  Stormwater Lines
 -  Gravity Main
 -  Open Drain, Channel
 -  Culvert
 -  Gravity Drain
 -  Service, Connection, Catchpit Lead
 -  Rising Main
 -  Unknown
 -  Private Drain or Culvert



Roads



Railways



Flood Map

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<p>MĀWHERA</p> <p>GREY</p> <p>DISTRICT COUNCIL</p>	<p>Flood Map 2 Closeup</p> <p>The information displayed is schematic only and serves as a guide. It has been compiled from Grey District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS).</p> <p>CROWN COPYRIGHT RESERVED. © Copyright Grey District Council.</p>	<p>NORTH</p> <p>Scale 1:1000</p> <p>Monday, 29 May 2023</p> <p>Original Sheet Size 210x297mm</p>
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Flood Map Legend



Contour Legend

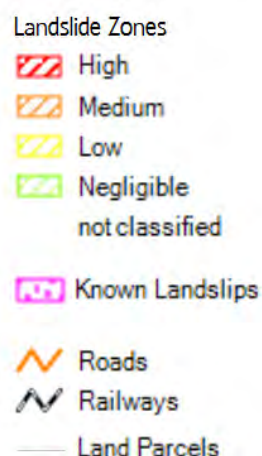


Notes on Flooding:

Data obtained predominantly from West Coast Regional Council records and supplemented with GDC records as and when new information comes to light. It is not intended to be used as a detailed description of exact area flooded but simply to highlight the fact there has been flooding there in past.

If you are concerned about any information shown on these plans then please contact GDC or WCRC for further clarification.

Landslide Map Legend



Faultline Legend



Notes on Landslides & Faults:

High – Slope movements occurring within the last 50 years

Medium – Slope movements showing no sign of activity in last 50 years

Low – Slope angle in excess of 15 degrees with no history of slope movements

Negligible – Slope angle less than 15 degrees with no history of slope instability

Data sourced from IGNS (Institute of Geological & Nuclear Sciences). Some new information on Landslides has also been included as it comes to light. If you are concerned about information shown then please contact IGNS or a suitably Qualified Geotechnical Engineer for further advice.



Landslide Map

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Landslide Map Closeup

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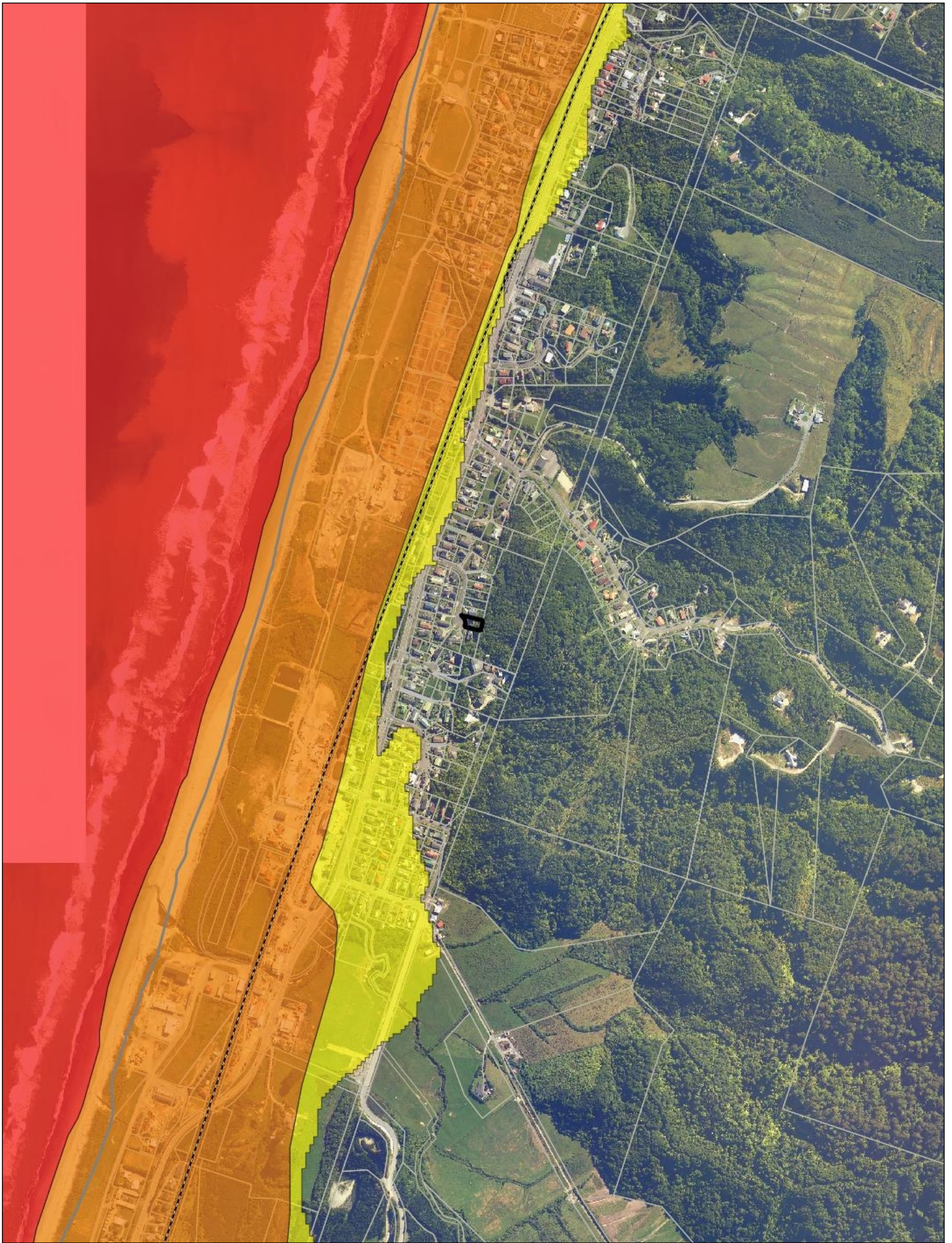
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Tsunami Map

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ZONES AND EVACUATION

The Red Zone is simply the topographic map coast-line and is to be usually evacuated in response to the 0.2–1m wave height threat level, called ‘threat to beach, harbours, estuaries and small boats’.

The Orange Zone matches the 3–5m wave height threat level, called a ‘moderate land threat’, arriving on or below high tide. In other words, if a moderate land threat level (or a minor land threat level) is determined, only the Red and Orange Zones need be evacuated – even if the wave arrived at high tide.

The Yellow Zone matches the ‘maximum credible tsunami wave height from all sources’ taking into account the worst cases from both modelling and known geological deposits. In an official warning larger than the moderate land threat level, or in the case of a natural or informal warning where the potential wave height is unknown, all zones including the Yellow Zone should be evacuated.

Summary

Tsunami Evacuation Zones (regional zones) for the West Coast based on a region-wide DEM derived from Geographx New Zealand DEM (version 2.1). Modelling done using a GIS method implementing attenuation relationships for land, harbours and rivers. The 8 m resolution DEM based on LINZ Topo50 topographic 20 m contours, spot heights and SRTM satellite data was modified by setting sea areas and negative DEM elevations to zero. The accuracy of the zones is closely related to the accuracy of the DEM and topographic features (coastline, harbours and rivers) used for modelling. Because of the mismatch between the DEM and river location, the DEM was not used when modelling river inundation but the approximate fall of the river was estimated from the distance along the river from the coastline to the 20 m contour. The output river inundated areas were clipped with 20 m elevation contour which in most cases overestimates the inundated areas around rivers. Red Tsunami Evacuation Zone created by the West Coast Regional council based on Coastline from LINZ Topo50 and modified to include beach area and into waterways. Modifications are based on coastal oblique photography, 2010/11 aerial photography and spot heights.

Use limitations

The original data has been prepared by the Institute of Geological and Nuclear Sciences Limited (GNS Science) exclusively for and under contract to West Coast Regional Council as part of GNS Letter Report 2014/200LR - Tsunami evacuation zone boundary mapping: West Coast Region.

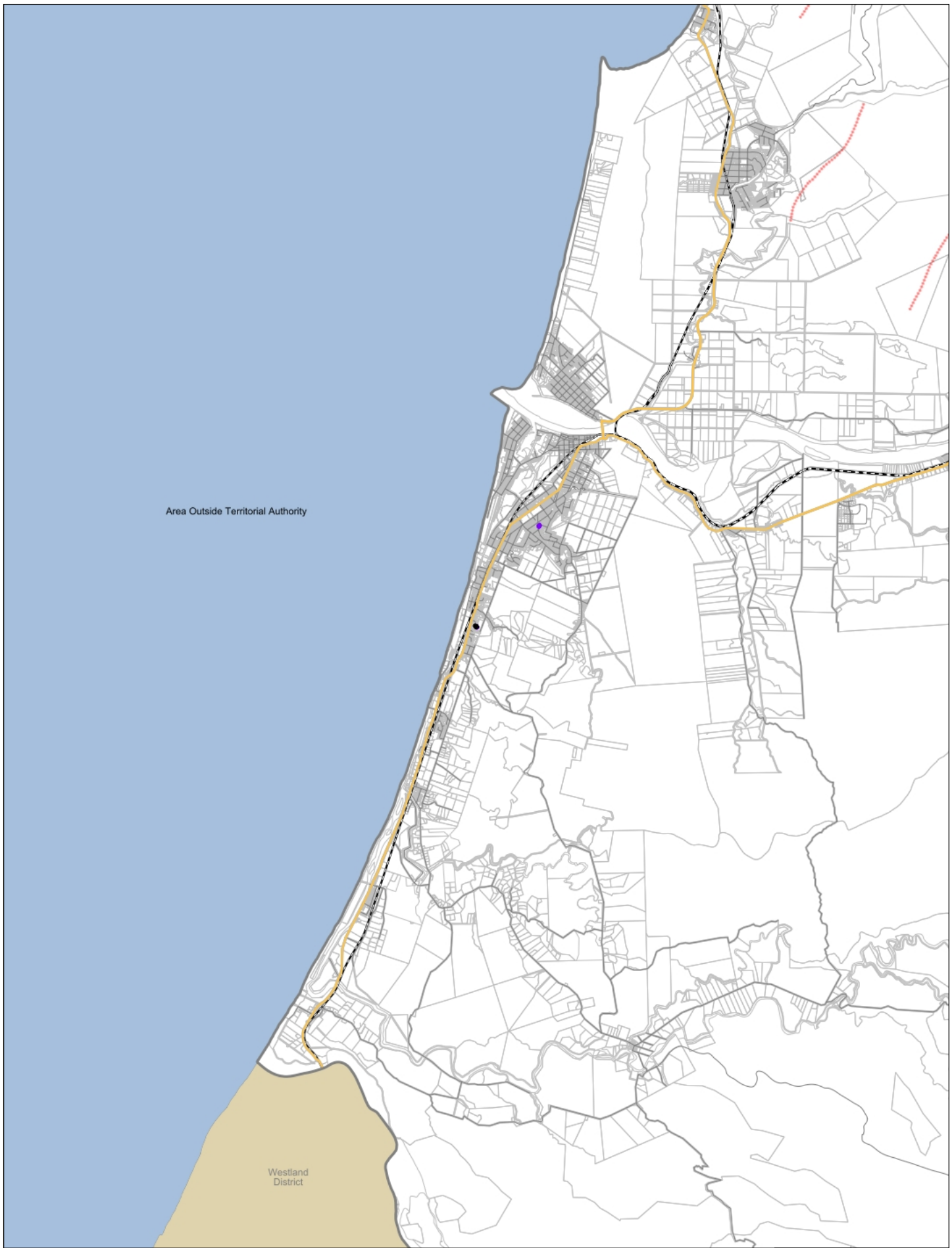
Unless otherwise agreed in writing by GNS Science, GNS Science accepts no responsibility for any use of, or reliance on any contents of this Report by any person other than West Coast Regional Council and shall not be liable to any person other than West Coast Regional Council, on any ground, for any loss, damage or expense arising from such use or reliance. Modified data has been prepared by the West Coast Regional Council and provided to Grey District Council, Buller District Council, Westland District Council, St Johns, NZ Fire Service, and other organisations as needed for the planning and execution of emergency response and recovery.

These layers are intended for internal use by Civil Defence Emergency Management, Councils and Emergency Services as a tool to aid in planning and decision making. The data has accuracy limitations, is based on a very long return time event (2500 year), and is subject to change with better modelling base data and changes to land, land cover and bathymetry. For these reasons the data provided cannot be relied for any reason and are purely indicative.

Per the advice from the West Coast Regional Council, the information provided herein is based on very high level research with the conclusions arrived at purely indicative at best. It is suggested that advice be taken from the West Coast Regional Council before any commercial and other decisions in relation to properties affected are taken.



<p>MĀWHERA</p> <p>GREY</p> <p>DISTRICT COUNCIL</p>	<p>Tsunami Map 2 Closeup</p> <p>The information displayed is schematic only and serves as a guide. It has been compiled from Grey District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS).</p> <p>CROWN COPYRIGHT RESERVED. © Copyright Grey District Council.</p>	<p>NORTH</p> <p>Scale 1:1000</p> <p>Monday, 29 May 2023</p> <p>Original Sheet Size 210x297mm</p>
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Faultline Map

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Faultline Map Closeup

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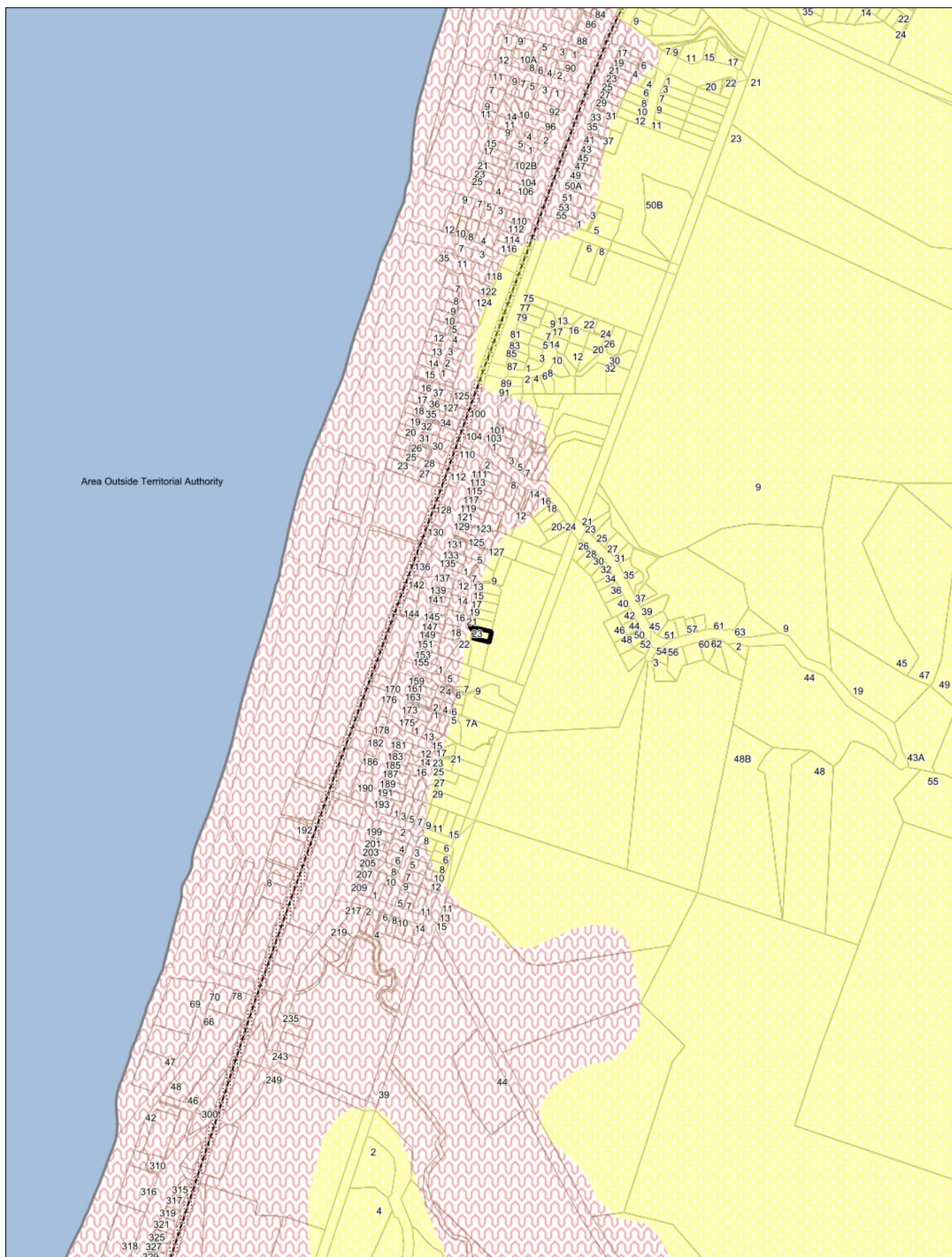
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Ground Shaking and Liquefaction Map

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Legend for Ground Shaking and Liquefaction map



Zone 1a

Estuarine deposits softer and finer than the rest of Zone 1
Higher liquefaction potential. Higher lateral spreading potential if ground on property or nearby is sloping.



Zone 1

Deep Soils. Soils more than 20m deep, of moderate density. Recent alluvium or Holocene age. Some Settlement where seismic shaking may compact loose to medium density granular soils. Liquefaction potential. Lateral spreading potential if ground on property or nearby is sloping



Zone 2

Intermediate ground conditions. Weak or soft rock with soil cover, firm deep soils. Ground shaking - Up to 0.5 unit MM Scale decrease.
Peak ground acceleration - Up to 15% decrease.



Zone 3

Rock. Strong hard rock at shallow depth.
Ground shaking - Up to 0.5 to 1.0 unit MM scale decrease.
Peak ground acceleration - Up to 30% decrease.



Liquefaction Sites

Notes on Ground Shaking Zones:

Zone boundaries have been determined principally from geological maps of the district obtained from IGNS, with some additional limited information. The zone boundaries are approximate only.

Some areas within one zone may behave more like an area in another zone. For any critical structure, a specific site study is needed to determine actual degree of hazard.

Notes on Landslides & Faults:

Data sourced from IGNS (Institute of Geological & Nuclear Sciences). Some new information on Landslides has also been included as it comes to light. If you are concerned about information shown then please contact IGNS or a suitably Qualified Geotechnical Engineer for further advice.

23 NOLAN CRES.
Ross Bennett.
25490 134/20

Tydon 24.6.77

STORMWATER CHECK

KARORO 1999



Owner/Occupier Name: Sara Michael Charles,
Property Address: 23 Nolan Crescent, GREYMOUTH 7801,
Postal Address: 13 Wilson Crescent, GREYMOUTH 7801, ,
Valuation Number: 25490/13420

WHAT IS STORMWATER CONNECTED TO?

Please tick answers and give description

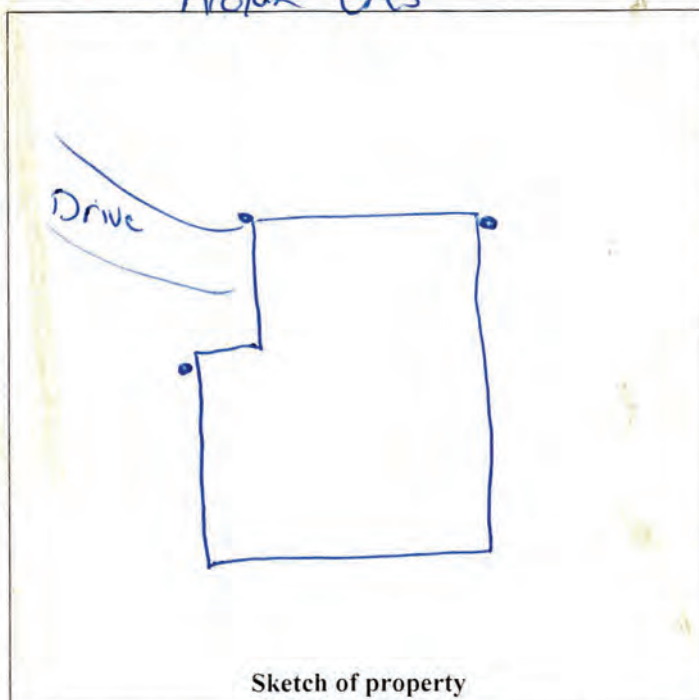
1. GULLY ☐

2. KERB ☒

3. UNKNOWN ☐

4. OTHER ☐

DESCRIBE: _____



NOTES: _____

All downpipes to Kerb

OWNER ON SITE DURING INSPECTION:

Yes



No



INSPECTED BY: _____

KJR

Date

26 / 6 / 99

FILED ON

14/3/01



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **WS3D/406**

Land Registration District **Westland**

Date Issued 12 July 1977

Prior References

WS3C/603

Estate Fee Simple
Area 764 square metres more or less
Legal Description Lot 23 Deposited Plan 1907
Registered Owners
Jeffrey Ivan Erickson and Rosemary Clare Erickson

Interests

Excepting thereout all metals precious stones, minerals, coal and oil on and under the said land
47262.1 and 48784.1 Easement Certificate specifying the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain water	Lot 12 Deposited Plan 1740 - CT WS3C/599	Part	Lot 23 Deposited Plan 1907 - herein	
Drain water	Lot 15 Deposited Plan 1740 - CT WS3C/602	Part	Lot 23 Deposited Plan 1907 - herein	

The easements specified in Easement Certificate 47262.1 and 48784.1 are subject to Section 37 (1)(a) Counties
Amendment Act 1961

12209056.1 Mortgage to Bank of New Zealand - 23.8.2021 at 10:35 am

Search Copy Dated 29/05/23 12:28 pm, Page 2 of 3
Register Only

