SOUTHLAND DISTRICT COUNCIL

Land Information Memorandum

Prepared under Section 44A Local Government Official Information and Meetings Act 1987

APPLICANT INFORMATION DETAILS

APPLICATION NUMBER: LIM/2020/6975

APPLICANT REQUESTING LIM: Todd & Walker Law and Perla Maria Tortosa

YOUR REFERENCE:

APPLICATION RECEIVED: 8 July 2020

ISSUE DATE: 20 July 2020

PROPERTY DETAILS

PROPERTY ADDRESS: 19 Farm Street, Lumsden

LEGAL DESCRIPTION: Lot 11 Blk XXX DP 98B

CURRENT OWNER: Sharlie Margaretta Morton and Thomas Arthur Maglaras

VALUATION NO. 2925027000 **PROPERTY ID:** 179031

AREA: 0.1249 hectares more or less

MANDATORY INFORMATION

The following mandatory information is hereby provided in accordance with Section 44A(2) of the Local Government Official Information and Meetings Act 1987

(a) Information identifying 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, being a feature or characteristic that—

(i) Is known to the territorial authority; but

(ii) Is not apparent from the District Scheme under the Town and Country Planning Act 1977 or a District Plan under the Resource Management Act 1991:

Council's records do not identify known potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants on this site.

No No potential floodable area.

Environment Southland holds detailed records of the extent of inundation within the District.

For further information on inundation issues, it is recommended that you contact the Hazards Mitigation Manager of Environment Southland, telephone (03) 211 5115, fax (03) 211 5252, email: info@envirosouth.govt.nz.

N/A No Section 36(2) 1991 or Section 72 2004 Building Act registered against property title.

Where natural hazards such as erosion, falling debris, subsidence, inundation or slippage exist that will not be accelerated/worsened by the proposed building work, Council has the option of issuing the consent subject to registration against the property title. Should this be the case, it is recommended you consult with your solicitor regarding potential implications.

Potential Erosion	No information known to Council.
Avulsion	No information known to Council.
Falling debris	No information known to Council.
Subsidence	No information known to Council.
Slippage	No information known to Council.
Alluvion	No information known to Council.
Likely presence of hazardous contaminants	No information known to Council.

Environment Southland is the regional coordinator of information relating to the possible presence of hazardous contaminants. It is suggested that if you wish to investigate the potential for the presence of hazardous contaminants further, then you contact the Pollution Prevention Team at Environment Southland on 0800 768 845.

Please Note: It would be advisable to have the above hazard(s) investigated by a suitably qualified person.

For further information on the above section contact: Maree Fraser-Keen
Extension No: 3144

(b) Information on private and public stormwater and sewerage drains as shown in the territorial authority's records:

Council Services

Stormwater

No	Available for connection to public service.
No	Existing connection to public service.
	Council cannot guarantee that a stormwater lateral is in existence even though it may be showing in the GIS map. If location required, the property owner must excavate for the lateral at the owner's expense.
No	Public line passes through property.

Sewer

N/A	Available for connection to public service.
Yes	Reticulated. Lateral is on right boundary.
No	Public line passes through property.

For further information on the above section contact: Maria Cavanagh
Extension No: 3198

On-site Disposal System

Stormwater

No	Information known to Council.

Sewer

No	Information known to Council.

For further information on the above section contact: Gay Taylor
Extension No: 3128

[(ba) any information that has been notified to the territorial authority by a drinking-water supplier under Section 69ZH of the Health Act 1956:]

No Is the land affected by Section 69ZH of the Health Act 1956?
(Refer to Section Additional Information - Health (Drinking-water) Amendment Act 2007 - Section 69ZH)

If yes:

Has a drinking-water supplier notified Council of any of the following:

N/A That the connection of additional residential properties to the supply may compromise the ability to provide adequate supply to this property.

N/A That it will not connect any further residential properties to the water supply.

N/A That any further residential properties that are connected to the supply will be subject to conditions limiting the amount of water to be supplied.

N/A That it has withdrawn a notice on any of the above.

If yes, please provide details if different from above.

NOTE: References to water supplied by Council includes Drinking-water Supply.

For further information on the above section contact: Maria Cavanagh
Extension No: 3198

[(bb) information on—

(i) whether the land is supplied with drinking-water and if so, whether the supplier is the owner of the land or a networked supplier:

(ii) if the land is supplied with drinking-water by a networked supplier, any conditions that are applicable to that supply:

(iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply:]

Note: Please see attached plans for positions of relevant reticulated services and diagram of Council's Limits of Responsibility.

Drinking-water Standards
Information on Water and General Water Supply

Yes	Council holds records relating to the supply of water to this property from a Council drinking-water supply.
N/A	Available for connection to Council drinking-water supply.
No	Private supply.
Yes	There is an existing connection to a Council drinking-water supply. Water lateral is 21 metres from left hand boundary on Hill Road frontage
No	Has a metered supply.
Yes	This property is within a Council water supply boundary.
No	There are conditions applicable to the network supply.
No	Public drinking-water supply main passes through property.

Rural Water Supply

No	Existing connection to Rural Water Supply Scheme (UNITS).
No	Public rural water main passes through property.
No	This scheme is potable/fit for human consumption.

For further information on the above section contact: Maria Cavanagh
Extension No: 3198

(c) Rates Information relating to the property:

Land Value:	**$34,000**	Capital Value:	**$150,000**		
Rates current for year ended 30/6/2021		$2,588.16	Paid:	☐Yes	☒No
Metered Water				☐Yes	☒No
Current amount outstanding as at **«InsertDate»**		$2,588.16			

No there is not a sewerage encumbrance on this property.
No there is not a water encumbrance on this property.

No there is not a Council relate statutory land charge on this property.

Please note: Rates, rateable valuation details and water rates relate to a valuation number. This may be linked to other properties, or a parent property.

For further information on the above section contact: Tarryn McLeod

(d) Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991[, the Building Act 2004,] or any other Act):

BUILDING INFORMATION

Building Permits

Building, Plumbing and/or Drainage Permits held for the period prior to 30 June 1993

Yes Council records do identify any building permits issued for this site prior to 30 June 1993.

Permit Details	Date	Permit No.
Install Yunca Freestanding Heater	2/9/1988	38376

Building Consents:

(Note: Transition period 1/7/92 - 1/7/93 building permit or consent options)
Building Consents issued since 1 July 1992:

No Council records do not identify any building consents issued for this site since 1 July 1992

Outstanding Requisitions/Other:

N/A

Certificates of Acceptance:

Certificates of Acceptance issued since 31 March 2005:

No Council records do not identify any Certificates of Acceptance issued for this site since 31 March 2005.

Certificates and Schedules:

The following Compliance Schedule/Warrant of Fitness relates to this site:

No Council has no record of a Compliance Schedule/Warrant of Fitness for this site:

Swimming/Spa Pool: (Fencing of Swimming Pools Act 1987)

No Council has no record of a Swimming/Spa Pool on property.

Dangerous/Insanitary Building Information

No No information known to Council.

Property Related Complaints

No No information known to Council.

Other Relevant Certificates

No No information known to Council.

For further information on the above section contact: Gay Taylor
Extension No: 3328

ENVIRONMENTAL HEALTH / HAZARDOUS SUBSTANCES

Certificate of Registration/Licensing Issued:

Type	Number	Expiry Date
N/A		

Requisition/Notice/Order:

Relevant/Legislation	Subject	Date
N/A		

For further information on the above section contact: N/A
Extension No:

RESOURCE MANAGEMENT INFORMATION

Land use and subdivision consents granted for this site are:

N/A Council records do not identify any land use and subdivision consents as having been granted for this site.

Other relevant planning certificates:

N/A No other relevant planning certificates are held in Council records for this site.

For further information on the above section contact: Maree Fraser-Keen
Extension No: 3144

(da)	**The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004.**

No	Council has no Records of Building Work (ROW's).

(e)	**Information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 [or the Building Act 2004]:**

No	No information known to Council.

[(ea)	**Information notified to the territorial authority under Section 124 of the Weathertight Homes Resolution Services Act 2006:]**

No	No information known to Council.

For further information on the above section contact: Gay Taylor
Extension No: 3328

[(f) Information relating to the use to which that land may be put and conditions attached to that use:

DISTRICT PLAN 2018

The provisions of the District Plan determine what activities can be undertaken as a permitted activity on a property and what triggers a Resource Consent. The following zone in the District Plan applies to this property:

Zones (s) **Urban**

The District Plan can be viewed at our offices at 15 Forth Street, Invercargill, at any Southland District Council Area Office, at any District Libraries, or visit the Southland District Council website: https://www.southlanddc.govt.nz/my-council-/plans-and-reports/district-plan/

For assistance with applying the Operative District Plan please contact the Resource Management Department.

This site has the following buildings, objects or places classified as historical, scientific, or natural beauty or wāhi tapu sites:

N/A No information is held in Council records to identify any building, objects or places classified as historical, scientific, natural or wāhi tapu sites in relation to this site.

Other relevant planning information is as follows:

N/A No other relevant planning information is held in Council records for this site.

For further information on the above section contact: Maree Fraser-Keen
Extension No: 3144

(g) Information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose:

The site has the following designations/other:

N/A No information is held in Council records in relation to designations for this site.

For further information on the above section contact: Maree Fraser-Keen
Extension No: 3144

(h) Any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 [or the Building Act 2004].

All information if applicable will be shown on any hazard or services maps attached to the Land Information Memorandum.

DISCRETIONARY INFORMATION:

(3) In addition to the information provided for under subsection (2) of this section, a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.

Southland District Council hereby provides the following discretionary information which it considers to be relevant in accordance with Section 44A(3) of the Local Government Official Information and Meetings Act 1987

Resource Management Discretionary Information

The Southland District Council's policy on discretionary resource consent information in relation to resource consents is to provide LIM applicants with information on resource consents which have been approved on all sites which directly adjoin/bound onto the site to which the LIM application relates (with "directly adjoin/bound on to" also including sites directly across public roads from the site to which the LIM application relates). If resource consents have been granted in this locality but are located on sites which do not directly adjoin/bound on to the site of the LIM application, then these will **not** be identified on the LIM.

N/A	No resource consents/planning consents have been granted on sites which directly adjoin/bound on to the site of the Land Information Memorandum.

N/A	No high voltage power supply lines

For further information on the above section contact: Maree Fraser-Keen
Extension No: 3144

Building Discretionary Information

Snow Loadings:

This property has a snow loading of:

Yes	1.0 kPa	***No***	1.5 kPa	***No***	2.0 kPa	***No***	Specific Design

Explanation – Snow Loadings
The designated snow loading is used in selecting the appropriate tables for calculating structural member sizes from the Acceptable Solution NZS 3604 and relates to altitude of the property above sea level.

1.0 kPa	Sea level to 200 m altitude
1.5 kPa	201 m to 300 m altitude
2.0 kPa	301 m to 400 m altitude
Specific Design	Altitudes above 400 m altitude require specific engineering design.

Earthquake Zoning:

No	1	***Yes***	2	***No***	3	***No***	4

Explanation – Earthquake Zones
The designated earthquake zone is used in calculating bracing demand necessary under the Acceptable Solution NZS 3604. Earthquake zones are 1, 2, 3 and 4 with 4 requiring the highest bracing demand.

For further information on the above section contact: Sonya Johnston
Extension No: 3157

Other Discretionary Information

No	No information known to Council.

For further information on the above section contact: Maree Fraser-Keen
Extension No: 3144

Note: If land is potentially likely to be subject to liquefaction it shall not be considered "good ground" for the purpose of design using NZS 3604, NZS 4229, or NZS 4299.

Should there be concern that a particular site may be subject to liquefaction in a seismic event, it would be advisable that the ground conditions are investigated and reported upon by a Chartered Profession Engineer (CP-Eng) specialising in the geotechnical field. This investigation should address the potential for liquefaction to occur.

As a general guide, it is recognised that poorly consolidated non-cohesive soils (usually laid down under water) in combination with a high ground water table are normal prerequisites for liquefaction. From observations in Christchurch gravels and course sands did not appear to be the principal culprits relating to liquefaction, but very fine non-cohesive sands and silts were. However, further professional guidance should be sought.

A report and, if necessary, a specific foundation design from a CP-Eng to mitigate the effects of liquefaction may be required to support an application for building consent.

Refuse Information Discretionary Information

Wheelie Bin Collection

Refuse collection is compulsory in all urban townships.

Refuse collection is available in some rural areas - see attached Rural Wheelie Bin Routes map.

There is no collection on public holidays. Check the public notices section of your local paper when a public holiday occurs on a collection day or call Customer Service on 0800 732 732.

If you are in a newly built house in an urban designated wheelie bin area, you may not be rated for a refuse collection.

Transfer Stations and Recycling Centres

Please find attached the Transfer Stations - Hours of Opening.

Transfer Stations in the SDC Area

Lumsden	35 Oxford Street, Lumsden
Otautau	5 Bridport Road off Otautau Drummond Road
Riverton	1 Havelock Street, Riverton
Stewart Island	16 Horseshoe Point Road
Te Anau	237 Manapouri Te Anau Highway
Winton	193 Florence Road, Winton
Wyndale	190 Edendale Wyndham Road

Recycling Centre 24 hours

Lumsden	35 Oxford Street, Lumsden
Garson	9 Garston Athol Highway
Manapouri	Hillside Road, Manapouri
Mokotua	13 Clearwater Road, Mokotua
Mossburn	Mossburn Lumsden Highway
Ohai	10 Richmond Street, Ohai
Riversdale	Community Centre Carpark
Riverton	1 Havelock Street, Riverton
Te Anau	237 Manapouri Te Anau Highway
Tokanui	McEwan Street, Tokanui
Tuatapere	King Street Domain

GREEN WASTE ONLY
Riversdale
Wallacetown

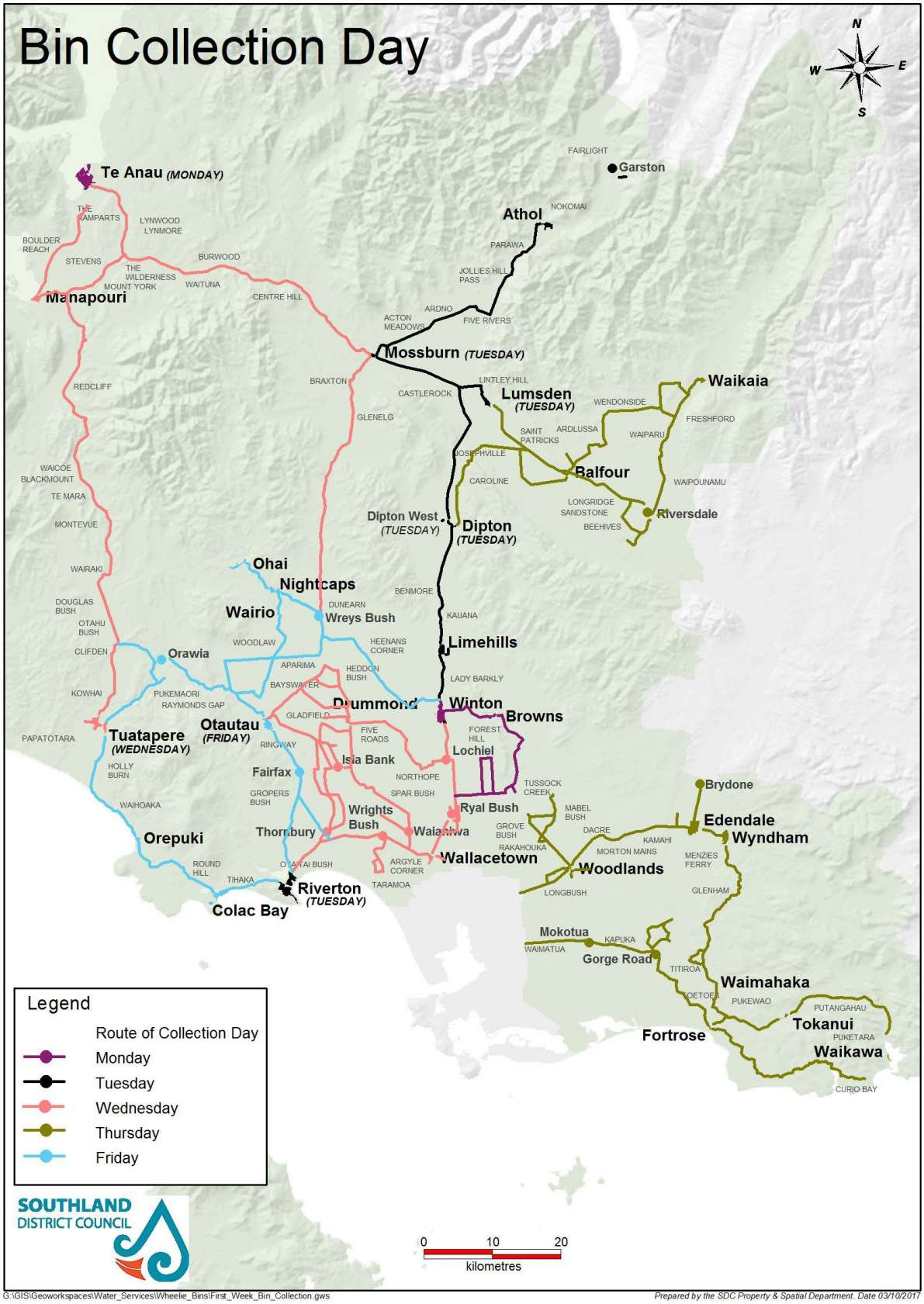
When things go wrong

If you have a problem with your collection or if you wish to know more please phone your local Council Office on 0800 732 732.

Moving House

If you are moving house or flat, you must leave the wheelie bin supplied to that property for the next owners or tenants.

Any other question call our Customer Services team on 0800 732 732.


Bin Collection Day
N
W
E
S
Te Anau (MONDAY)
Manapouri
THE CAMPARTS
LYNWOOD
LYNMORE
BOULDER REACH
STEVENS
BURWOOD
THE WILDERNESS
MOUNT YORK
WAITUNA
CENTRE HILL
REDCLIFF
WAICOE
BLACKMOUNT
TE MARA
MONTEVUE
WAIRAKI
DOUGLAS BUSH
OTAHU BUSH
CLIFDEN
KOWHAI
PAPATOTARA
HOLLY BURN
WAIHOAKA
Orepuki
ROUND HILL
TIHAKA
Colac Bay
Riverton (TUESDAY)
TARAMOA
ARGYLE CORNER
OTAITAI BUSH
Thornbury
Wrights Bush
Fairfax
Isla Bank
NORTHOPE
SPAR BUSH
GROPERS BUSH
Otautau (FRIDAY)
Tuatapere (WEDNESDAY)
FIVE ROADS
RINGWAY
GLADFIELD
Drummond
PUKEMAORI
RAYMONDS GAP
Orawia
APARIMA
HEDDON BUSH
BAYSWATER
WOODLAW
HEENANS CORNER
Ohai
Nightcaps
Wairio
DUNEARN
Wreys Bush
BENMORE
KAUANA
Limehills
LADY BARKLY
Winton
Browns
FOREST HILL
Lochiel
Ryal Bush
TUSSOCK CREEK
MABEL BUSH
GROVE BUSH
RAKAHOUKA
Wallacetown
ARGYLE CORNER
Dipton West (TUESDAY)
Dipton (TUESDAY)
Mossburn (TUESDAY)
ACTON MEADOWS
ARDNO
FIVE RIVERS
JOLLIES HILL PASS
PARAWA
Athol
NOKOMAI
FAIRLIGHT
Garston
BRAXTON
CASTLEROCK
GLENELG
LINTLEY HILL
Lumsden (TUESDAY)
SAINT PATRICKS
ARDLUSSA
WENDONSIDE
Waikaia
FRESHFORD
WAIPARU
JOSEPHVILLE
CAROLINE
Balfour
WAIPOUNAMU
LONGRIDGE
SANDSTONE
BEEHIVES
Riversdale
Brydone
Edendale
Wyndham
KAMAHI
DACRE
MORTON MAINS
MENZIES FERRY
Woodlands
LONGBUSH
GLENHAM
Mokotua
WAIMATUA
KAPUKA
Gorge Road
TITIROA
Waimahaka
POETOES
PUKEWAO
PUTANGAHAU
Tokanui
PUKETARA
Waikawa
CURIO BAY
Fortrose
Legend
Route of Collection Day
Monday
Tuesday
Wednesday
Thursday
Friday
SOUTHLAND DISTRICT COUNCIL
0
10
20
kilometres
G:\GIS\Geoworkspaces\Water_Services\Wheelie_Bins\First_Week_Bin_Collection.gws
Prepared by the SDC Property & Spatial Department. Date 03/10/2017

1 October - 31 March = Summer Hours
1 April - 31 September = Winter Hours

Transfer Stations HOURS OF OPENING 2020/21

Open as below except, Good Friday, Easter Sunday, Christmas Day, New Year's Day and Anzac day morning on all sites where applicable.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Lumsden Oxford Street	Closed	Closed	Closed	4 - 5.30 pm	Closed	Closed	3:30 - 5:30 pm
Otautau Drummond Highway	Closed	10am -12noon	Closed	**10am - 12noon** **6 - 8 pm**	Closed	10am -12noon	10am -12noon
Riverton Havelock Street	3 - 5pm	Closed	3 - 5pm	Closed	3 - 5pm	11am - 1pm 3 - 5pm	3 - 5pm
Te Anau Manapouri Te Anau Highway	**2 - 4pm** **2 - 6pm**	**2 - 4pm** **2 - 6pm**	**2 - 4pm** **2 - 6pm**	**2 - 4pm** **2 - 6pm**	**2 - 4pm** **2 - 6pm**	**2 - 4pm** **2 - 6pm**	**2 - 4pm** **2 - 6pm**
Winton Florence Road	2 - 5.30pm	Closed	2 - 5.30pm	Closed	12.30pm - 5pm	**1 - 5pm** **11am - 5pm**	**2 - 5pm** **1 - 5pm**
Wyndale Wyndham Edendale Highway	Closed	Closed	**3 - 5pm** **4 - 6pm**	**Closed** **6 - 7pm**	**3 - 5pm** **4 - 6pm**	1.30 - 5pm	1.30 - 5pm
Stewart Island Horseshoe Point Road	9.30am - 4.30 pm	Closed	9.30am - 4.30pm	9.30am - 4.30pm	9.30am - 4.30pm	9.30am - 12.30pm	Closed

GREENWASTE ONLY

Wallacetown (Clyde Street) **Open Sundays from 3 - 5pm**
Riversdale (Dunn and Cody Road) **Open the first Saturday of each month from 3.30 - 5pm**

SOUTHLAND
DISTRICT COUNCIL
Te Rohe Pōtae o Murihiku

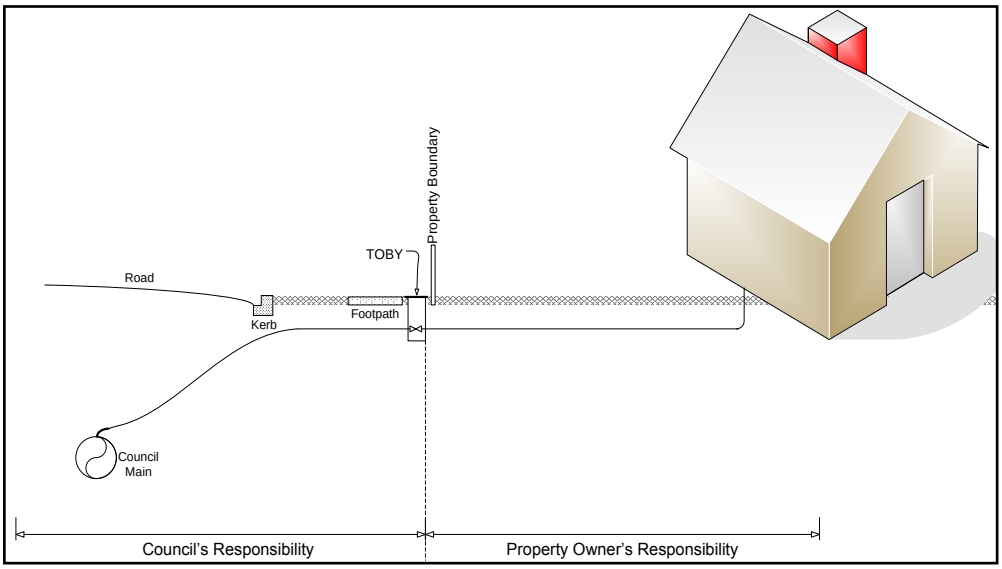
All loads over 8 tonnes gross weight at compacting transfer stations and 3 tonnes gross weight at non-compacting transfer station will NOT BE accepted unless prior written approval has been granted by the group manager services and assets or his agent.

Hazardous waste from the same individual or organisation in excess of 10 kilograms or 10 litres will be subject to special charges negotiation with the engineer or his delegated representative on a case-by-case basis.

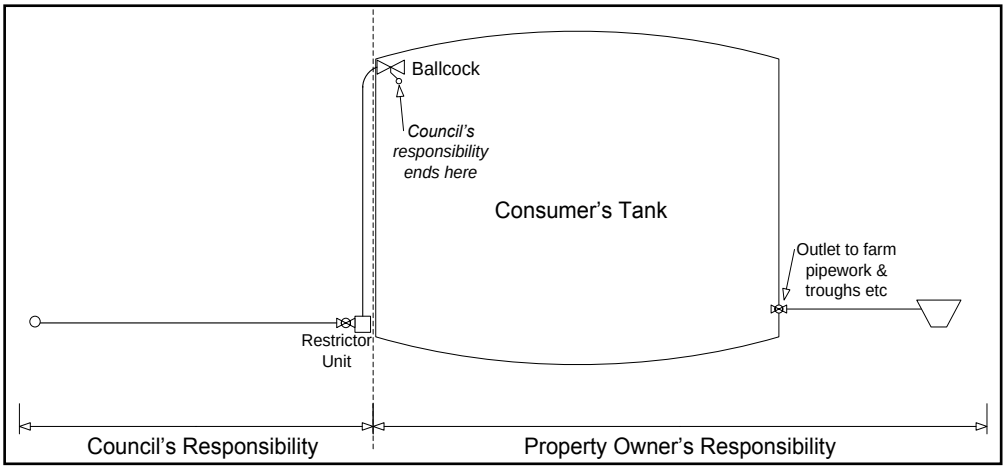
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Council's Limits of Responsibility

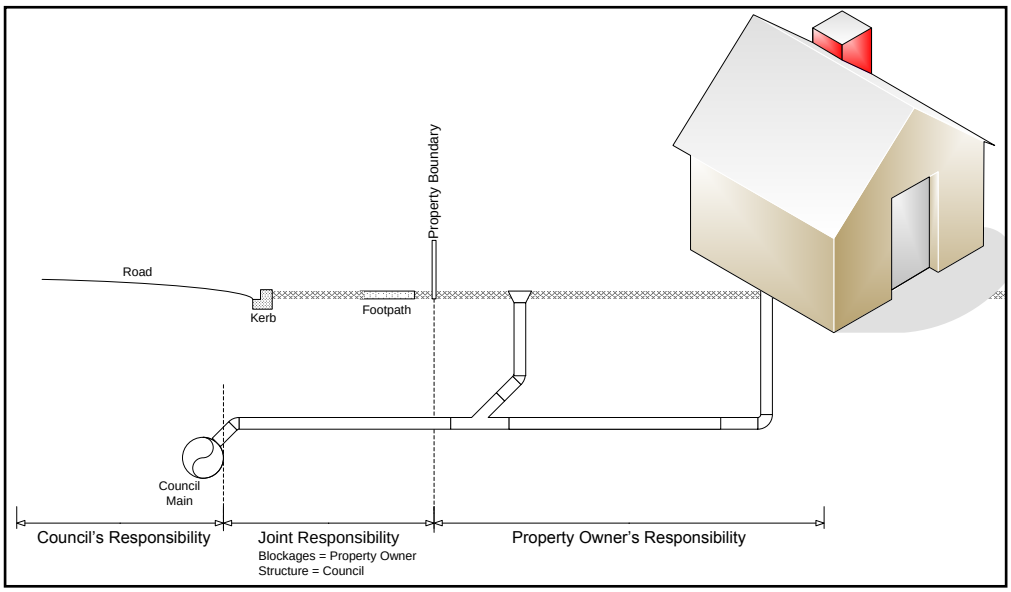
Urban Water Supply



Rural Water Supply



Sewerage Scheme



DISCLAIMERS

- This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Information and Meetings Act 1987, and contains relevant information relating to this land held by Southland District Council. It has been based on a search of Council's property records and there may be other information relating to the land which has not been specifically recorded against this property or known to the researchers. Council records may not show illegal or unauthorised buildings or works on the property. The applicant is solely responsible for ensuring that the land is suitable for their intended use

- Note: Southland District Council will only trace building consents/permit back as far as the Certificate of Title provided.

- Generally copies of plans and specifications for buildings erected by the Crown prior to 1992 are not held by the Council as there was no requirement upon the Crown to obtain building permits.

- Please note: For the period until rates are "struck" the current annual rates and Rateable Valuation details should not be relied upon and any queries should be directed to the Rates Department.

- The rates are not affected by a change in the rateable value or factors of a rating unit during the financial year in which the rates are set. Section 43(3) the Local Government (Rating) Act 2002.

- The Council has not undertaken any inspection of the land or any building on it for the purposes of preparing this Land Information Memorandum.

- Should you have any doubts about the property, you are advised to employ a relevant independent consultant. You are solely responsible for ensuring that the land is suitable for a particular purpose.

- The Council and its officers, employees and agents accept no liability for any inaccuracy in, or omission from, this information or liability for any loss or damage suffered by any person that may directly or indirectly result from any person acting or refraining from acting on this information.

- The information has been prepared for the recipient to whom it is addressed and is intended for that recipient's use only. It is not intended to be relied on by any other person.

- Any plan, map, aerial photographs or diagrams attached to the LIM are for illustrative purposes only and are not confirmation of the legal position of the boundaries; or any services on the land.

- Where information has been supplied to Council by a third party, Council cannot guarantee the accuracy of that information and it is supplied on the understanding that no liability shall arise or be accepted by the Council for any error contained therein.

- The information provided in this report may not reflect the current details of the legal description provided on your application form. This may be due to the property currently being under subdivision and the information has not been provided yet, and/or that the information has not yet been updated for the current valuation and improvements for this financial year.

ADDITIONAL INFORMATION

- **Weathertight Homes Information**

  Weathertightness is the term used to describe the resistance of a building to the weather.

  Weathertightness is not necessarily waterproofing, but rather enduring against undue dampness inside buildings and damage to building elements as a result of this moisture. Since the mid 1990s, a considerable number of houses have been built using methods that will not withstand the weather conditions in New Zealand and therefore will not comply with the New Zealand Building Code. When it rains, some houses are leaking because of problems involving design and installation of materials. In some cases the materials themselves have been used inappropriately.

- **Certificates and Schedules**

  Buildings containing certain safety and essential systems, known as specified systems, require a compliance schedule. These specified systems ensure a building is safe and healthy for members of the public to enter, occupy or work in. The building owner must ensure continued effective operation of those features and systems and sign an annual building warrant of fitness.

  Under the Building Act 2004, all buildings other than single residential buildings will require a compliance schedule and annual warrant of fitness if they contain any of the following:

  - Automatic systems for fire suppression (eg sprinkler system).
  - Automatic or manual emergency warning systems for fire or other dangers.
  - Electromagnetic or automatic doors or windows (eg doors or windows that close on fire alarm activation).
  - Emergency lighting systems.
  - Escape route pressurisation systems.
  - Riser mains for use by fire systems.
  - Automatic back-flow preventers connected to a potable water supply.
  - Lifts, escalators, travelators or other systems for moving people or goods within buildings.
  - Mechanical ventilation or air-conditioning systems.
  - Building maintenance units providing access to exterior and interior walls of buildings.
  - Laboratory fume cupboards.
  - Audio loops or other assistive listening systems.
  - Smoke control systems.
  - Emergency power systems for signs relating to a system or feature specified for any of the above systems or features.

- **Swimming/Spa Pool**

  Subject to Fencing of Swimming Pools Act 1987
  The Fencing of Swimming Pools Act 1987 exists to protect young children from the dangers of unfenced swimming pools and spas. It does this by requiring owners to fence their pools.

  Because Southland District Council is required to enforce government legislation regarding the fencing of swimming pools, we have to maintain a register of al pools with the District that are deeper than 400 mm. We therefore ask all pool owners to notify the Council of their pool/s and - in the case of a new pool - we ask that fencing details are shown on a building consent application.

- **Development Contributions**

  The Southland District Council has a Development and Reserves Contribution Policy which outlines contributions which may be payable to the Council for new developments. This Policy is subject to change and future site development details should be discussed with Council to confirm if a Development and Reserves Contribution is applicable.

- **Council Bylaws**

  Bylaws are rules or regulations that are created to control specific activities within Southland District. Council has water, wastewater and stormwater bylaws amongst various others. They are a useful way of dealing with issues that the Council determines are significant enough to pass enforcement options. All Council bylaws are available for viewing at Council offices or on the website www.southlanddc.govt.nz.

- **Rural Water Supplies**

  Council owns and manages 12 Rural Water Supply Schemes at Duncraigen, Five Rivers, Homestead, Eastern Bush/Otahu Flat, Kakapo, Lumsden/Balfour, Matuku, Mount York, Princhester, Ramparts, Takitimu and Orawia.

  Lumsden / Balfour is potable and can be used for drinking water for people.

  Eastern Bush/Otahu Flat and Orawia are being upgraded and until completion all water for human consumption is on permanent **boil water notice**.

  The rest of the Rural Schemes are used for stock water supply only and **are NOT fit for human consumption**.

- **Council Mains within Private Property**

  The following applies to building near Council service mains:

  All permanent structures must be either:
  (a) 1.5 metres away from the main, OR
  (b) A distance equal to the depth of the main plus the diameter of the pipe, away from the main, WHICHEVER IS GREATER.

  This applies to all permanent structures such as: house, garages, workshops, sleepouts, garden sheds (with foundations), glasshouses and commercial buildings.

  Fences, gazebos, garden sheds with no foundations and paved areas are generally exempt as they are able to be moved or dug up if required.

  The Local Government Act permits Council assets to be within private property without an easement and protects Council's assets within private property (including piped services). The Local Government Act gives Council the right to access, maintain and protect those assets (although there are some conditions).

- **Health (Drinking-water) Amendment Act 2007 - Section 69ZH**

Pages 3 and 4 of this LIM report contain information regarding a drinking-water supply (if relevant to the property) as per the requirements of Section 69ZH.

69ZH Duty to provide information to territorial authority

(1) This section applies to a drinking-water supplier who considers that the connection of additional residential properties to that supplier's drinking-water supply may compromise the supplier's ability to provide an adequate supply of drinking-water to any property.

(2) If this section applies, the drinking-water supplier must notify each territorial authority in which the affected properties are located either—

(a) that the supplier will not connect any further residential properties to the supplier's drinking-water supply; or

(b) that any further residential properties that are connected to the supplier's drinking-water supply will be subject to conditions limiting the amount of water to be supplied.

(3) A drinking-water supplier who has notified a territorial authority under subsection (2) may withdraw that notice at any time if the circumstances described in subsection (1) no longer exist.

(4) A drinking-water supplier who has notified a territorial authority under subsection (2)(a) may refuse to connect further residential properties to that supplier's drinking-water supply after the date of that notice.

(5) A drinking-water supplier who has notified a territorial authority under subsection (2)(b) may impose conditions limiting the amount of drinking-water supplied to any further residential properties that are connected to that supplier's drinking-water supply after the date of that notice.

(6) No condition may be imposed under subsection (5) limiting the amount of drinking-water to be supplied to a residential property to such an extent that there is no adequate supply (as defined in section 69G) to that property.

FREQUENTLY ASKED BUILDING QUESTIONS

What if a LIM shows that no records are held by the Council but there is some works or building on the property?

A Land Information Memorandum (LIM) identifies the information held by the Council concerning any building consent or permit for existing buildings or structures. In some cases however, the Council's records may be incomplete, and there is a building in existence. The absence of Council records for building permits or consents may mean any of the following:

- The building was erected without a permit or consent;
- The Council no longer holds a record of the permit (past bylaws allowed for some records to be discarded after 10 years from the date of issue);
- The property was in the ownership of the Crown when the building was constructed and did not therefore require a permit.

What if I buy a property that has an existing building without any building consent or permit?

If building work has been carried out without a permit or building consent then there is no authority under the Building Act 2004 or any prior building legislation to retrospectively issue a building consent for the work. The Building Act 2004 provides that a Certificate of Acceptance may be issued where work has been done without a building consent. A Certificate of Acceptance will provide some verification for a building owner/future building owner that part or all of certain work carried out complies with the Building Code. A Certificate of Acceptance may only be issued in relation to building work carried out after 1 July 1992.

For buildings erected prior to 1 July 1992, without any building permit or for which Council holds no records, then Council is generally unlikely to take any action against the current owners of that building unless the building is dangerous or insanitary in terms of the Building Act 2004 or the provisions of the Health Act 1956. This assumes that the building complies in all other respects with other statutory requirements.

For work undertaken after 1 July 1992, for which the Council holds no record, it is likely that the building work was carried out without consent. If so, the property owner and the person who carried out the work may have contravened the relevant building legislation and enforcement action may be taken at the Council's discretion. If purchasers of properties require a report on a building they should engage a qualified builder or designer to inspect the building and provide the report. The Council is happy to put a copy of this report on the property file.

What type of work needs a building consent?

Basic building, such as laying a patio or installing kitchen cupboards, does not require a building consent, but more complicated household projects do.

If you are considering building or plumbing work, you should contact Council.
For more information, visit the Building Act 2004 website: www.building.govt.nz

It should be noted that this Land Information Memorandum only refers to **information held by Council** - it does not include detailed information held by other organisations and these should be contacted separately if further information is required.

Contact details for some relevant organisations are as follows:

Environment Southland	**(03) 211 5115**
PowerNet	**(03) 211 1899**
Stewart Island Electricity Supply Authority	**(03) 219 1156**
Telecom Cable Location Service	**124**
Transpower	**(03) 349 7043**
Contact Limited *(Gas Supply Snodgrass Road, Te Anau)*	**(03 442 8501 (Aaron Nash)**
Elgas *(Gas supply other areas of Te Anau)*	**(03) 348 6486 - Roger Smith** Roger.Smith@Elgas.co.nz
ATTACHMENTS:	**Land Information Memorandum Maps**

Approved for issue:

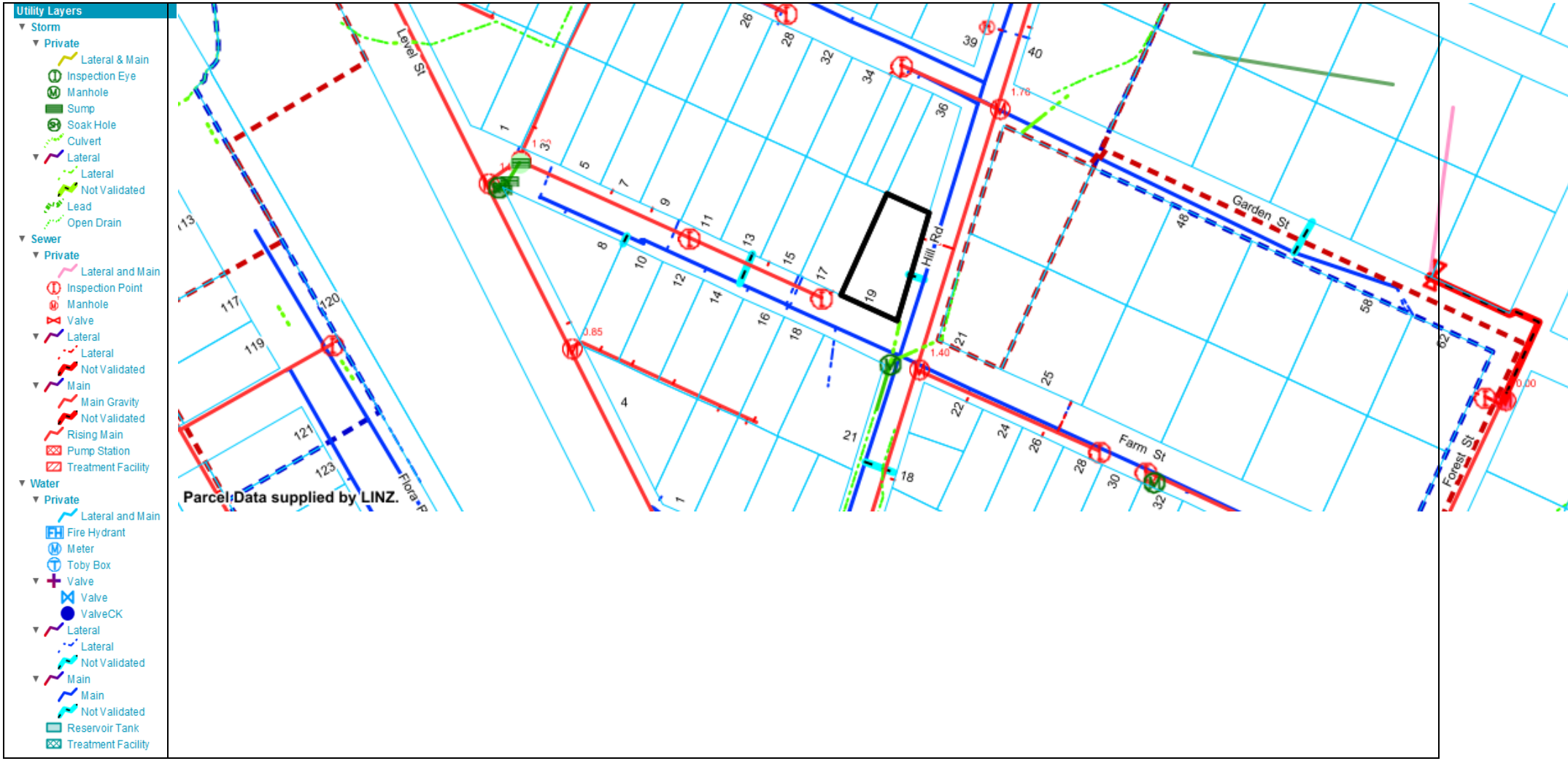
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PROPERTY INFORMATION OFFICER

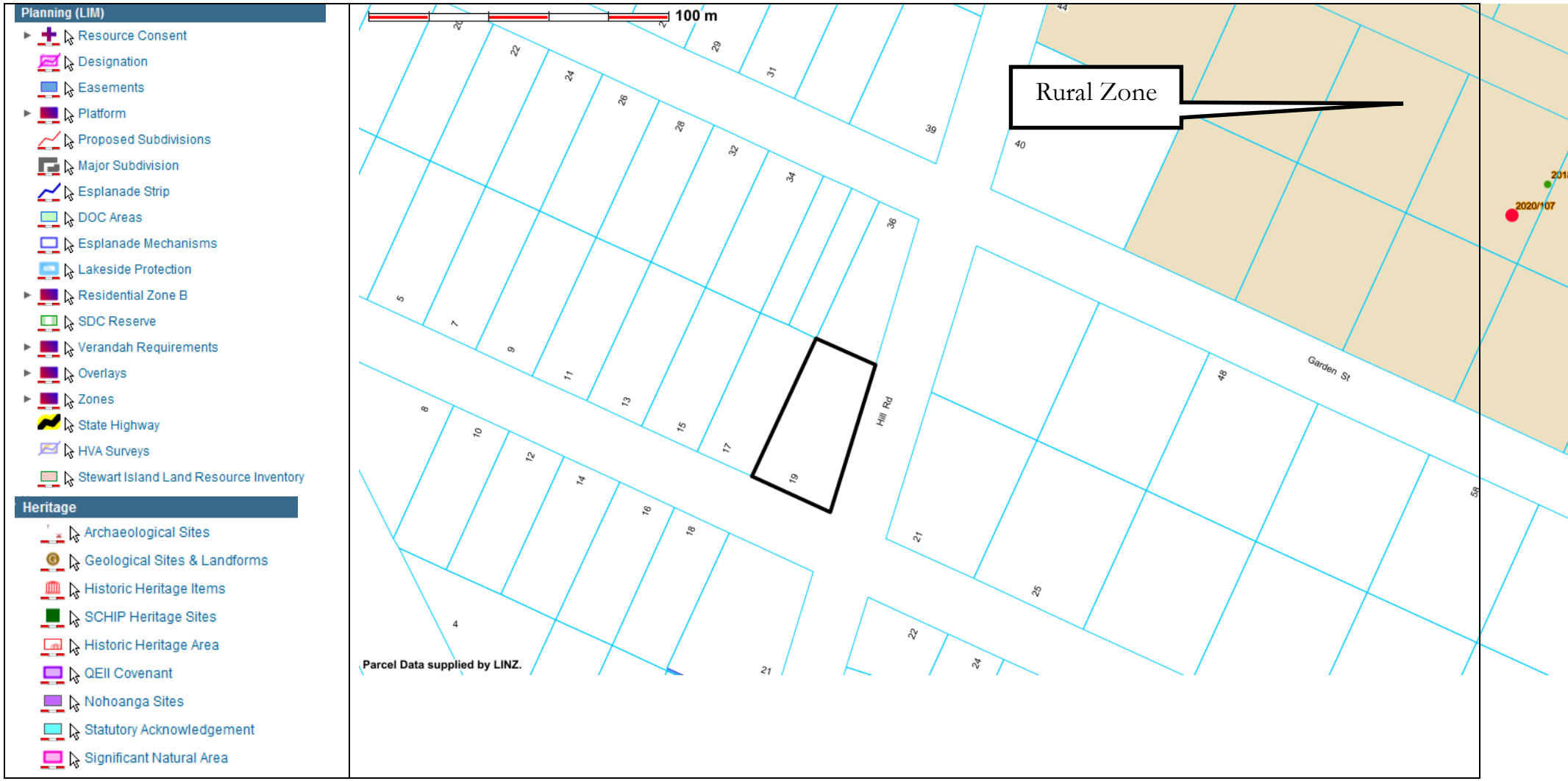
20 July 2020

SOUTHLAND DISTRICT COUNCIL

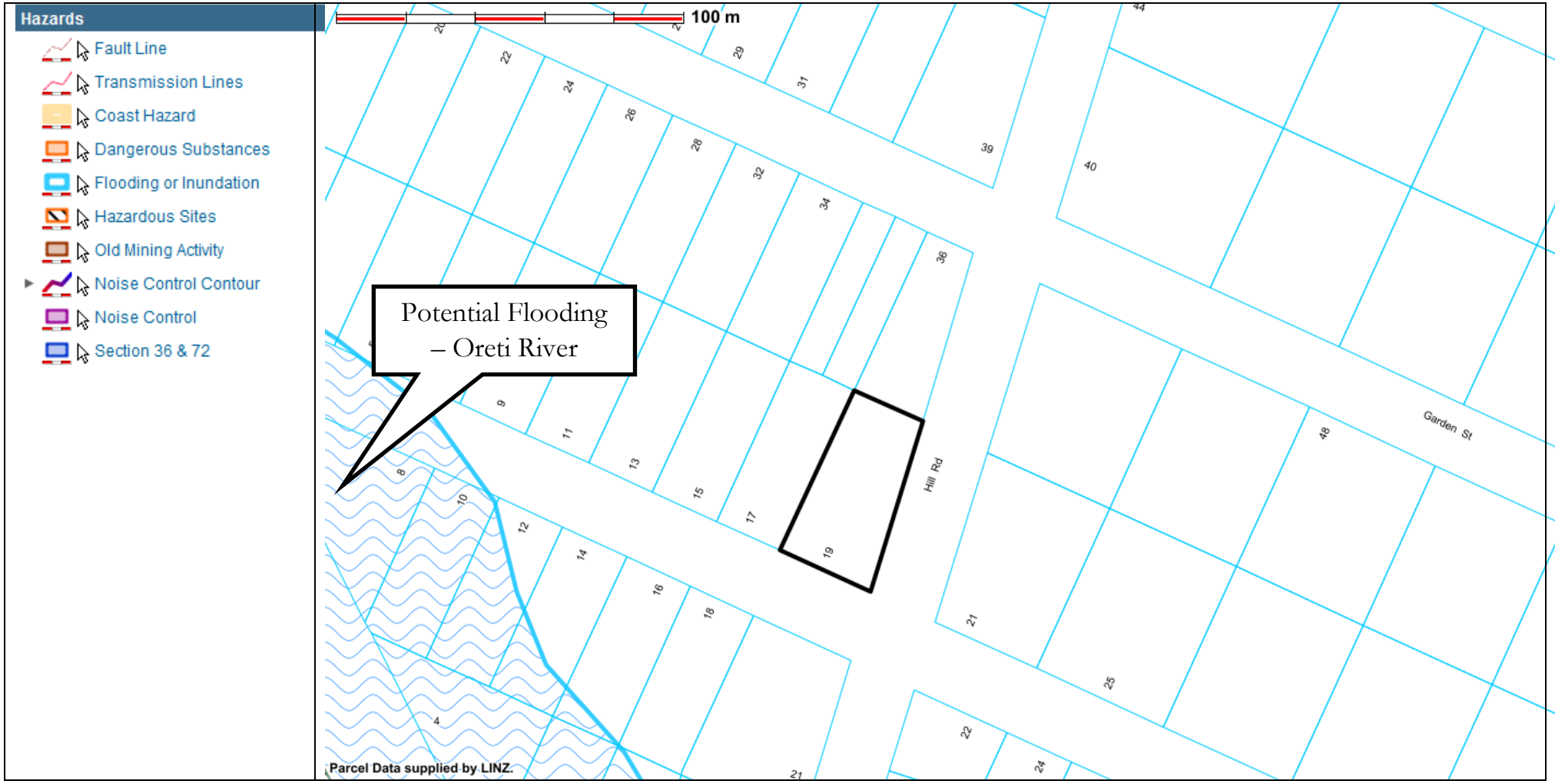
UTILITIES MAP FOR THE AREA FOR WHICH THE LAND INFORMATION MEMORANDUM IS SOUGHT



EXTRACT FROM SOUTHLAND DISTRICT PLAN PLANNING MAP FOR THE AREA FOR WHICH THE LAND INFORMATION MEMORANDUM IS SOUGHT



HAZARD MAP FOR THE AREA FOR WHICH THE LAND INFORMATION MEMORANDUM IS SOUGHT



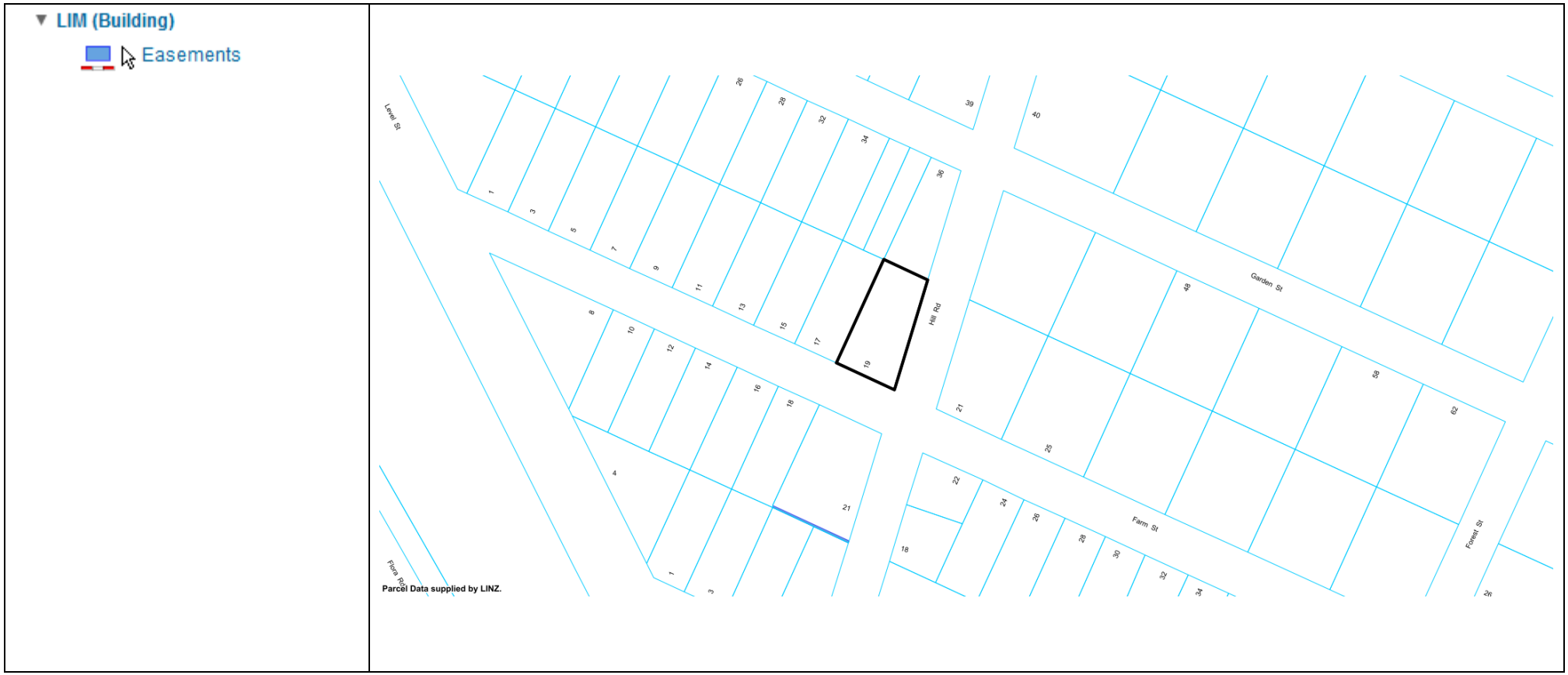
AERIAL PHOTO FOR THE AREA FOR WHICH THE LAND INFORMATION MEMORANDUM IS SOUGHT

Year of Photograph 2010



EASEMENT MAP FOR THE AREA FOR WHICH THE LAND INFORMATION MEMORANDUM IS SOUGHT

DISCLAIMER: The GIS map provided below is generated from data provided by Land Information NZ (LINZ). As the map may not accurately reflect all known data as at today's date, please review the attached LINZ certificate of title/s for any ownership, land area, easement or other information that may have been omitted from the GIS map.



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

R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier	**SL43/2**
Land Registration District	**Southland**
Date Issued	07 March 1888

Prior References
SL42/248

Estate	Fee Simple
Area	1249 square metres more or less
Legal Description	Lot 11 Block XXX Deposited Plan 98B

Original Registered Owners
Carl James Fowler as to a 1/2 share
Trevor Leslie Savage and Revell William Buckham as to a 1/2 share as Executors

Interests

5815299.1 Transfer to Graham Edward Minckley - 27.11.2003 at 9:00 am

10075238.1 Departmental dealing correcting the prior reference to SL42/248 - 26.5.2015 at 7:00 am

10635440.1 Transfer to Thomas Arthur Maglaras and Sharlie Margaretta Morton - 9.12.2016 at 3:16 pm

10635440.2 Mortgage to Westpac New Zealand Limited - 9.12.2016 at 3:16 pm

#43/2

FORM B.

NEW ZEALAND.

REGISTER

Reference: Vol. XLII, folio 218 / Transfer No. 1690

Register-book, Vol. XLIII, folio 9

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Seventh day of March, one thousand eight hundred and eighty-eight under the hand and seal of the District Land Registrar of the Land Registration District of Auckland witnesseth that

Archibald McAlister of Lumsden Blackcastle

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing One rood nine and four tenths perches being Lot eleven Block XXX Plan Gr. No. Part of Section 320 Hokonui District - Granted June 15th 1874 to Kate McKellar

F. J. Moss

District Land Registrar for the District of Auckland

Transmission No. 9345 to Alexander McAlister Lumsden Sews Agent as Administrator Entered 17th January 1933 at 56 m. N.W.M. Regan A.D.

Transfer No. 43436 Alexander McAlister to John Macalister of Lumsden Farmer Entered 2nd March 1939 at 10.30 a.m. [illegible]

Transmission 15429 to Mary Ross of Lumsden Widow as Executrix [illegible] Entered 23/2/1952 at 11 m. [illegible]

Transfer 100581 Mary Ross to Samuel Jane Clearwater of Thornwaggle Spinster and Mary Ross aforenamed as Tenants in Common in equal shares Entered 26/2/53 at 2/45 p.m. [illegible]

Transfer 114410 Samuel Jane Clearwater and Mary Ross to John Malcolm Macdonald of Lumsden Farmer Entered 15/4/1953 at 2/45 p.m. [illegible]

DISCHARGED

Mortgage [illegible] John Malcolm Macdonald to the State Advances Corporation of New Zealand Entered 20/4/1953 at 2/45 p.m. [illegible]

EQUIVALERT METRIC AREA IS 124 m²

Part of Section 320 Hokonui Dist

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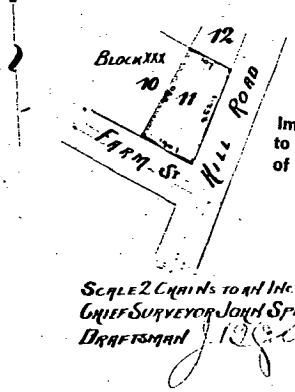


Image Quality due to Condition of Original

SCALE 2 CHAINS TO AN INCH
CHIEF SURVEYOR JOHN SPENCE
DRAFTSMAN J. Reid

43/2

Transfer 164515 John Malcolm Macdonald to Ellen Alexander Dunnet of Kaipara Farmer

DISCHARGED

Mortgage No. 185716 Amount Registered

Society and ...

249019 Transmission to Annie Reta Dunnet of Lumsden Widow 10.2.1971 at 12 noon.

A.L.R.

249020 Transfer to Annie Reta Dunnet aforenamed 10.2.1971 at 12 noon

A.L.R.

DISCHARGED

249021 to Southland Building Society 10/2/1971 at 12 noon

A.L.R.

THIS REPRODUCTION ON A REDUCED SCALE IS CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

D.I.S.

270336 Notice of Marriage of the abovenamed to Keith Frederick Millar of Riversdale Grocer 5.6.1973 at 2.45.pm

A.L.R.

270337 Transfer to Carl James Fowler of Lumsden Sawmiller and Irene Ruth Fowler his wife 5.6.1973 at 2.45.pm

A.L.R.

164779.2 Transfer to Carl James Fowler and Irene Ruth Fowler both abovenamed as tenants in common in equal shares - 28.7.1989 at 11.12 a.m.

A.L.R.

242744.1 Transmission of her share Irene Ruth Fowler to Trevor Leslie Savage of Invercargill solicitor and Revell William Buckham of Queenstown solicitor as executors - 15.7.1996 at 10.57 a.m.

A.L.R.

CERTIFICATE OF TITLE,

Vol. , *folio*

Todd & Walker Law and Perla Maria Tortosa
PO Box 124
Queenstown 9348