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File Ref: 2023/3433
Contact: K Robinson
Email: lims@waitaki.govt.nz
Phone: +64 3 433 0300

11 September 2023

Whitcombe Law
PO Box 7141
Dunedin 9040

Dear Whitcombe Law

**LAND INFORMATION MEMORANDUM REPORT ON: [84B RONALDSAY STREET](#)
[PALMERSTON 9430](#)**

Your Reference: [231878](#)

Please find enclosed the completed Land Information Memorandum (LIM) Report as per your LIM application.

Our team have applied due care in researching and presenting this information. If you have any further questions regarding the information contained within this report, please refer your enquiries to the respective Council department noted in the Contact Emails / Phone Numbers table.

Yours sincerely



K Robinson
Regulatory Administrator
Waitaki District Council

LAND INFORMATION MEMORANDUM REPORT

LIM NUMBER:	2023/3433		
LIM APPLICANT:	Whitcombe Law		
PROPERTY ADDRESS:	84B Ronaldsay Street Palmerston 9430		
LEGAL DESCRIPTION:	Sec: 22 Blk: XXXII Twn: PALMERSTON		
RECORD OF TITLE(S):	183385	ASSESSMENT NUMBER:	116796
VALUATION NUMBER(S):	26461/39400B	PARCEL NUMBER(s):	31236
LIM ISSUE DATE:	11 September 2023		

LIM Report Sections

The LIM report is split into two sections:

1. *Local Government Official Information and Meetings Act 1987 44A (2) – Mandatory Information*
2. *Local Government Official Information and Meetings Act 1987 44A (3) – Discretionary Information*

Notes to the Applicant

a) This Land Information Memorandum (LIM) has been prepared for the applicant(s) for the purposes of section 44A of the Local Government Official Information and Meetings Act 1987 <http://www.legislation.govt.nz/act/public/1987/0174/latest/DLM123065.html>

b) This LIM includes information which:

- Must be included pursuant to section 44A of the Local Government Official Information and Meetings Act 1987:
- The Council, at its discretion, considers should be included to be relevant to the land; and
- Is considered to be relevant, accurate and reliable.

There may be further information relating to the land that is not included in this LIM as it is either in the Council's possession and does not come within the information described in section 44A of the Local Government Official Information and Meetings Act 1987, or, is unknown to the Council, or is in the possession of another party

c) The Council wishes to make the applicant(s) aware of the following:

1. The Council has not undertaken an inspection of the land or any building(s) on it for the purpose of preparing this LIM. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. Please consult the Council if you have any questions.
2. The inclusion or omission of information in or from this LIM does not limit or affect the Council's functions, powers, or duties in relation to the land under any statute, regulation, bylaw, policy, or other enactment.
3. Council is not able guarantee the accuracy of any information included in the LIM that has been supplied by a third party.
4. The reproduction of plan copies is dependent on the quality of the originals; hence some reproductions may be of poor quality. If clarification is required, the original should be sighted. (Please Note: this will incur a further charge for a public viewing of the property files).
5. Property boundaries shown on attached copies of computer-generated plans are based on the Digital Cadastral Data Base (DCDB). Topographical information shown (for example, buildings etc.) is captured by photogrammetric methods. The accuracy of the two methods of data capture is different and the relationship of buildings to boundaries cannot be relied on.
6. Copies of plans included in this Land Information Memorandum should not be used as the basis for any proposed development.
7. Council does not hold official property boundary information. Relevant Records of Title should be obtained from the Land Titles Office (Land Information New Zealand) and relevant boundary dimension information should be obtained from Land Information New Zealand, Wellington, Telephone: 0800 665 463.
8. Other Authorities may hold information relevant to the property.

d) Where reference is made in this LIM to further reports or information that is held by the Council, the Council will, upon request, provide copies of those reports or information. This may be subject to an additional fee payable, based on the amount of time required to locate, collate, and provide the requested information.

e) If a Land Information Memorandum is requested where there is more than one Valuation Number assigned to a property, a LIM will need to be created for each Valuation Number, and therefore there will be a per Valuation Number LIM application fee charged.

f) The address provided with this Land Information Memorandum is Council's address relating to the Record of Title supplied.

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<i>Supplied support documentation is found in this section of the report.</i>	

Contact Emails / Phone Numbers / Websites:

If you have further queries regarding the information provided in this LIM Report, please contact the right area of Council and or external party.

LIM TOPIC		DEPARTMENT	Email / Phone or Website
Resource Consents Zoning Designation Earthworks associated with a subdivision Potential surface fault rupture zone	Land or Building Classification Likely presence of hazardous contaminants	Planning Team	planningenquiries@waitaki.govt.nz
Potential Erosion Avulsion Falling debris	Subsidence Slippage Alluvion or inundation	Otago Regional Council or Environment Canterbury	www.orc.govt.nz www.ecan.govt.nz
Building Consents Building Permits Certificate of Acceptance Notice to Fix Swimming Pool Determinations Building Warrant of Fitness Unauthorised building work Requisitions	Weathertight Homes Resolution Services Act 2006 Restricted Building Works Earthquake Prone Buildings Dangerous & Insanitary Buildings Corrosion Onsite Sewage Disposal – NOT connected to Council sewer main	Building Services Team	building@waitaki.govt.nz
Alcohol Licences Registered Environmental Health Premises		Environmental Health Team	regulatory@waitaki.govt.nz
Rates Rates owing in relation to the land		Finance - Rates Team	service@waitaki.govt.nz
Onsite Water Supply Water Meters Drinking Water Supplier Onsite Sewage Disposal – connected to Council sewer main		Water and Waste Water Team	service@waitaki.govt.nz
Road Reserves		Roading Team	service@waitaki.govt.nz
Reserve Land		Parks Team	service@waitaki.govt.nz
Heritage Site		Planning Team	planningenquiries@waitaki.govt.nz
Computer Freehold Register (Record of Title) OR (CFR) (RT)		Land Information New Zealand depending on issue raised	http://www.linz.govt.nz/
General Applicant Enquiries		Records & Information Management	service@waitaki.govt.nz

LGOIMA 44A(2) – MANDATORY INFORMATION

44A (2)(a) Information Identifying Each (if any) Special Features or Characteristics of the Land

POTENTIAL EROSION

Potential for the wearing away of rocks and other deposits on the earth's surface by the action of water, ice, wind. Including storm surge. For more details on coastal erosion, please refer to:

[Waitaki District Council Hazards prepared for ORC January 2019](#)

No records held at Waitaki District Council.

AVULSION

The sudden movement of soil from one property to another as a result of flood resulting in a shift in the course of property boundary stream

No records held at Waitaki District Council.

FALLING DEBRIS

A relatively free downward or forward falling of unconsolidated or poorly consolidated earth or rocky debris from a cliff, cave, or arch.

No records held at Waitaki District Council.

SUBSIDENCE

Gradual sinking of landforms to a lower level as a result of the earth movements, mining operations. See page 19 of this report for further information.

No records held at Waitaki District Council.

SLIPPAGE

The amount of slippage or the extent to which slipping occurs. For more details, please refer to: <https://apps.canterburymaps.govt.nz/WaitakiNaturalHazards/>

No records held at Waitaki District Council.

ALLUVION OR INUNDATION

Overflow or flood – to cover with water especially flood waters. For more information, please refer to www.orc.govt.nz and the ORC alluvial fan study.

No records held at Waitaki District Council.

NATURAL HAZARDS

In relation to natural hazards within the Waitaki District, the Council, Environment Canterbury and the Otago Regional Council, have presented updated natural hazard information by way of a webpage that can be accessed here: <https://apps.canterburymaps.govt.nz/WaitakiNaturalHazards/>

The flood hazard mapping available online has been generated by Environment Canterbury and Otago Regional Council based on historic flooding information, more up-to-date and accurate topographic information, staff knowledge, site visits, and computer-based flood modelling in certain areas. Those maps more accurately define the major floodplains in the Waitaki District, depicting where there is the potential for flooding in proximity to existing or potential future development, and where site-specific investigations should occur prior to development. Note that the updated mapping does not capture the potential for local surface runoff flooding and does not map flood risk for more remote areas within the Waitaki District.

LIKELY PRESENCE OF HAZARDOUS CONTAMINANTS

Site is not in the HAIL register.

If needed, refer to the information provided at the following link:

<https://maps.orc.govt.nz/portal/apps/MapSeries/index.html?appid=052ba04547d74dc4bf070e8d97fd6819>

EARTHWORKS ASSOCIATED WITH A SUBDIVISION

Please note that further earthworks may have been granted under a Resource Consent.

No records held by the Waitaki District Council.

44A (2)(b); Information on Private and Public Stormwater and Sewerage drains

Note: In most cases, private drainage is the responsibility of the landowner up to and including the point of connection to the public sewer or drain.

ONSITE SEWAGE DISPOSAL

There is a connection to the public sewerage system for this property. The sewer lateral is a private pipe to the point of connection at the public sewer main.
There are no public sewer mains within the property boundary.

ONSITE WATER SUPPLY

There is an on-demand water connection to this property from the Waihemo/Palmerston public water supply. Backflow prevention is provided by a manifold in the toby box at the boundary.
There are no public water mains within the property boundary.
The terms and conditions of the Waitaki Water Supply Bylaw 2021 apply.

44A (2)(ba), (bb) Drinking-water supplier

44A(2)(ba) Any information that has been notified to the Territorial Authority by a drinking water supplier under Section 69ZH of the Health Act 1956. Also 44A(2)(bb)

44A(2)(bb) Information on:-

- (i) Whether the land is supplied with drinking water?
- (ii) if yes, whether the supplier is the owner of the land or a networked supplier?
- (iii) if the land is supplied with water by the owner of the land, any information the Territorial Authority (in this case Waitaki District Council) has about the _____ Water Supply

Attachments:

No records held by Waitaki District Council

**PRIVATE UTILITIES:
STORMWATER AND SEWERAGE DRAINS**

Sewerage:	Plan attached of Private Drains	YES
Stormwater:	Plan attached of stormwater as built	YES
Septic Tank:		NO
On-site Land Treatment:		NO
Other: (Include details)		UNKNOWN

44A (2)(c) Rates Assessment Details

RATES

Assessment No	Current Annual Levy	Outstanding Rates to Clear Through to 30th June
116796	\$2582.56	\$1936.92

Land Value:	\$30,000
Improvements:	\$280,000
Capital Value:	\$310,000

Please note the rates are set at the beginning of the rating year. Any changes to this property including ownership, use or improvements can alter the rating class, eligibility for remissions and chargeable levies for the next rating year.

If you wish to know more about any potential changes, please contact our Customer Liaison Team.

44A (2)(d), (da), (e) - consent, certificate, notice, order, or requisition the land or any buildings on the land

- (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)
- (da) the information required to be provided to a Territorial Authority under Section 362T(2) of the Building Act 2004
- (e) information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

It is recommended that the full property file is viewed and compared with the actual structure(s) and activities on the land to identify any illegal or unauthorised building works or activities.

RESOURCE CONSENTS

Files and Information are available by prior arrangement on request from Environment and Regulatory Services

Consent No	Description	Address Details	Application Date	Decision Date	Decision	Monitoring Action
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No records held by Waitaki District Council

For information regarding monitoring of resource consents please contact Waitaki District Council's Resource Consent Monitoring officer: consentmonitoring@waitaki.govt.nz

The above resource consents are indicated on the accompanying map. This may include resource consents for the subject site and adjoining or adjacent properties.

ALCOHOL LICENCES

Licence No	Type	Expiry
No records held by Waitaki District Council		

REGISTERED ENVIRONMENTAL HEALTH PREMISES

Licence No	Type	Expiry
No records held by Waitaki District Council		

BUILDING CONSENTS GRANTED/ISSUED UNDER THE BUILDING ACT 1991/2004

Building with a specified intended life note:

Under the Building Act 1991 and the Building Act 2004, building consents can be issued for buildings that have 'specified intended lives'. These are generally shorter than the timeframes otherwise provided for in the building code (e.g., 50-year performance expectation for some components of a building's structure). Once the specified intended life of a building has expired, the owner may be required to take appropriate steps to remove, replace, upgrade or maintain the item or building. The actions required will depend on the terms of the building consent and discretionary decisions made by the Territorial Authority.

It is recommended that Council records are viewed and compared with the actual structure(s) and activities on site to identify any illegal or unauthorised building works or activities.

Consent No	Description	PIM Issued	BC Granted	BC Issued	CCC Issued*
2004.202745	3 Residential Units	22.01.2004	22.01.2004	22.01.2004	19.09.2005

* A Code Compliance Certificate (CCC) only applies to building work carried out after Building Act 1991. Code Compliance Certificate: CCCs were not required for permits issued under building bylaws prior to the Building Act 1991.

BUILDING PERMITS GRANTED PRIOR TO THE BUILDING ACT 1991

Permit No	Building	Plumbing & Drainage	Description	Granted Date
No records held by Waitaki District Council				

Schedule 1 of the Building Act 2004 Territorial and Regional Authority Discretionary Exemption

Territorial Authorities or Regional Authorities can use their discretion to exempt any proposed building work from the requirement to obtain a building consent if;

- the completed building work is likely to comply with the Building Code; or
- if the completed building work does not comply with the Building Code, it is unlikely to endanger people or any building, whether on the same land or on other property.

This is the only exemption in Schedule 1 which requires a Territorial or Regional Authority to make a decision about any proposed building work. For all the other exemptions, it is up to the owner to decide whether an exemption in Schedule 1 applies.

Exemption Number	Exemption Description	Date Issued
No records held by Waitaki District Council		

CERTIFICATE OF ACCEPTANCE

Certificate of Acceptance Number	Date Issued	Date Granted
No records held by Waitaki District Council		

NOTICE TO FIX

Particulars of Contravention or Non-Compliance	Date Issued	Date to be Complied by
No records held by Waitaki District Council		

CERTIFICATES ISSUED BY BUILDING CERTIFIERS

Particulars	Date Issued
No records held by Waitaki District Council	

SWIMMING POOL

Application ID	Origin Date	Last Inspection	Status
No pool registered to this site. However, if you have a pool, please contact Building Services to arrange an inspection as required under The Building (Pools) Amendment Act 2016. For further information and owner responsibilities regarding pools please go to the Waitaki District Council website			

DETERMINATIONS

Determination No	Date Issued	Description
No records held by Waitaki District Council		

BUILDING WARRANT OF FITNESS (TYPICALLY APPLIES TO COMMERCIAL PREMISES)

Some buildings (usually those with Commercial or Industrial use) require a Building Warrant of Fitness (BWOFF) and a Compliance Schedule in accordance with the Building Act 2004. Where a building does require a Compliance Schedule, specific safety systems and features of the building are required to be inspected and maintained to a specified standard. The owner must provide an annual BWOFF to confirm that the inspection and maintenance requirements are being observed. A change of use of a building may mean that BWOFF and Compliance Schedule requirements may change. A building consent will usually be required.

For further information, please contact Waitaki District Council, Building Compliance Team.

Compliance Schedule Number	BWOFF Expiry date or Compliance Schedule Issue Date
No records held by Waitaki District Council	

Note: If the Compliance Schedule is less than a year old, no Building Warrant of Fitness would have been issued.

UNAUTHORISED BUILDING WORK

No records held by Waitaki District Council

REQUISITIONS

Where the information indicates the existence of a requisition or Council interest, it is the responsibility of the person seeking the information to follow up the status of such information. Please refer to appropriate section(s) of this LIM report for pertinent information:

Requisition No	Dated	Status
No records held by Waitaki District Council		

44A(2)(ea) – Information notified to Council under Section 124 Weathertight Homes Resolution Services Act 2006

WEATHERTIGHT HOMES - ARE THERE ANY KNOWN ISSUES?

No records held by Waitaki District Council

44A(2)(f)(g)(h) – conditions, classify land or buildings, information from any network utility operator

- (f) information relating to the use to which that land may be put, and conditions attached to that use:
- (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:
- (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:

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal.

No records held by Waitaki District Council.

EARTHQUAKE PRONE BUILDINGS (SECTION 133AA - 133AY BUILDING ACT 2004)

IS IT KNOWN TO WAITAKI DISTRICT COUNCIL AS A POTENTIAL EARTHQUAKE PRONE BUILDING?

Buildings on the property have not been inspected in relation to Section 133AF -
AH of the Building Act 2004

Or:

The current building owner was notified on _____ the building has been
inspected as a Potential Earthquake and a seismic report is due to Council _____

Or:

The building has been identified as earthquake prone with _____% NBS. A notice has
been issued and owners (current/future) have until _____ to rectify.

DANGEROUS AND INSANITARY BUILDINGS

Particulars of Contravention or Non-Compliance	Date Issued	Date to be Complied by
No records held by Waitaki District Council		

To view the WDC Dangerous and Insanitary Buildings Policy go to:

<https://www.waitaki.govt.nz/our-council/policies-and-bylaws/policies/Documents/Dangerous%20and%20Insanitary%20Buildings%20Policy.pdf>

ZONING

Detailed Zoning Information is available on request from Planning Services or the Council website:

Zoning Information	Map Number:
Residential (R)	38 & 75

Please note that the District Plan is currently under review. A draft plan was released 1st June 2022 with a proposed plan expected Summer 2023/2024. As part of the plan review process Council is required to review information it holds in relation to a number of district wide matters, including but not limited to natural hazards, significant natural areas and outstanding landscapes, including the coastal environment. Council has commissioned reviews in relation to many of these matters and holds a number of reports, which may result in changes to the district plan rule framework and / or any mapped overlays or features.

DESIGNATION

No records held by Waitaki District Council

LAND OR BUILDING CLASSIFICATIONS

Residential Zone (R)

The LIM Property lies approximately 0.5km West of the main Railway Lines

The LIM Property is within Regional Council Boundary 14 – Otago Region

The LIM Property is approximately less than 1km from the local Fire Station and Police Station which both lie in a North Easterly direction to the property

Check NZ Heritage list and report any information. You can access the List [here](#).

ARCHAEOLOGICAL SITE

The Waitaki District Council advises that:

The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to modify or destroy the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. An archaeological site is defined as any place (including buildings) that was associated with pre-1900 human activity. If you wish to do any work that may affect an archaeological site, you must obtain an authority from Heritage New Zealand before you begin. This is the case regardless of whether the works are permitted, or a consent has been issued under the Resource Management Act 1991. For further information contact your nearest Heritage New Zealand office or email archaeologist@heritage.org.nz.

No records held by Waitaki District Council

LGOIMA 44A(3) – DISCRETIONARY INFORMATION

ROAD RESERVE

- There is an existing vehicle crossing to the property. **YES**
- Is there an existing Licence to Occupy applicable to this property? **NO**
- Is this property registered as a No Spray Zone for weed spraying? **NO**
- Is there a Stormwater Course within the property? **NO**

Grass Berms and/or plantings on the roadside adjoining the property are to be maintained by the landowner. For more information around roadside vegetation and roadside spraying, click [Roadside Vegetation | Waitaki District Council](#)

DEVELOPMENT CONTRIBUTIONS

Parcel Number(s):	31236
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Development contributions remain with a property. If there are unpaid development contributions on this property, the new owners will be responsible for this debt if not paid in full prior to settlement.

Roading Development Contribution	<p>No Rooding Development Contribution costs are outstanding on this property as at the date of this LIM report.</p> <p>OR:</p> <p>BC</p>	\$0.00
Water Development Contribution	<p>No Water Development Contribution costs are outstanding on this property as at the date of this LIM report.</p> <p>OR:</p> <p>BC</p>	\$0.00
Wastewater Development Contribution	<p>No Wastewater Development Contribution costs are outstanding on this property as at the date of this LIM report.</p> <p>OR:</p> <p>BC</p>	\$0.00

RESERVE LAND

This property does not adjoin a reserve administered by the Parks Department under the Reserves Act 1977.

RECORD OF TITLE

A Record of Title will be included with all Waitaki District Council LIM reports sourced from the Applicant via either their lawyer or directly from Land Information New Zealand - <http://www.linz.govt.nz/>

If a LIM applicant requires any corrections to the Computer Freehold Register (Record of Title) supplied with this LIM – you must make contact with Land Information New Zealand via <http://www.linz.govt.nz/>

FEES AND CHARGES

It should be noted that the Council has various fees, which may apply for specific Building or Resource Consents projects. These fees may include financial contributions and some connection charges. It is suggested that if you have plans for future building work you should make enquires to the Heritage, Environment and Regulatory Services to determine if there are any outstanding fees and charges.

Cadastral Maps / Aerial Photo(s)

Boundaries on aerial plots are a guide only. *Please refer to Point 5, of the **Notes To The Applicant** on Page 3 of this LIM report.* Copies of any maps supplied are to be found in the Appendix of this LIM report.

CORROSION

Building Sites are classified as being in Exposure Zones, these are Zone C and Zone D, depending on the severity of exposure to wind driven sea salt.

The Exposure Zone classifications are:

- **Zone B:** Inland areas with little risk from wind-blown sea spray salt deposit
- **Zone C:** Inland Coastal areas with medium risk from wind-blown sea spray salt deposits.

This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography, and vegetation.

- **Zone D:** Coastal areas of high risk of wind-blown sea spray salt deposits. This is defined as within 500m of the sea including harbours, or 100m from tidal estuaries and sheltered inlets.

Zone B – Low Risk	Zone C – Medium Risk	Zone D – High Risk

LIQUEFACTION

Based on the Otago Regional Council liquefaction study this area of land has a likelihood factor of:

Low to Moderate	Moderate to High	Water Body
Unlikely		

GROUND SHAKING

All or part of this site has been identified as being potentially susceptible to amplified ground shaking during seismic events. Further information on the site and its ground shaking susceptibility can be found in the report. The demarcation of ground shaking cannot be construed as absolute. Site specific investigations should be undertaken on a site or area, on or near, a zone boundary. For more information, the following links may be of interest:

- [Otago Regional Council Natural Hazards Portal](#)
- [ORC – Seismic risk in the Otago region](#)

POTENTIAL SURFACE FAULT RUPTURE ZONE

Fault line awareness

The property is within a Fault Awareness Area, which is the indicative area within which a known or suspected active earthquake fault has been mapped at a regional scale (1:250,000). The exact location of the fault is likely to occupy a relatively narrow corridor within the Fault Awareness Area and in most cases in the location of the fault should be able to be determined with more detailed investigations.

An earthquake fault is classified as active (based on the ECAN information / report) if it has suddenly fractured and moved at least once within the last 125,000 years. Movement on a fault can cause sudden fracturing and offset of land along the line where the fault meets the ground surface and buckling or earthquake shaking over a much wider area. This sudden breaking and warping of the ground surface can damage buildings and infrastructure that are on or close to the fault.

The Fault Awareness Area on the property is for the:

Waihemo Fault which lies approximately 5kms to North-East of the property.

More information on this active earthquake fault can be found in a report titled General Distribution and Characteristics of Active Faults and Folds in the Waimate District and Waitaki District, South Canterbury, and North Otago. That report is available online at www.ecan.govt.nz or in a hard copy from Environment Canterbury. Environment Canterbury may also hold more detailed information relevant to this Fault Awareness Area and they should be contracted in the first instance for more information.

This property rates as an “Active Fault by Certainty” level of:

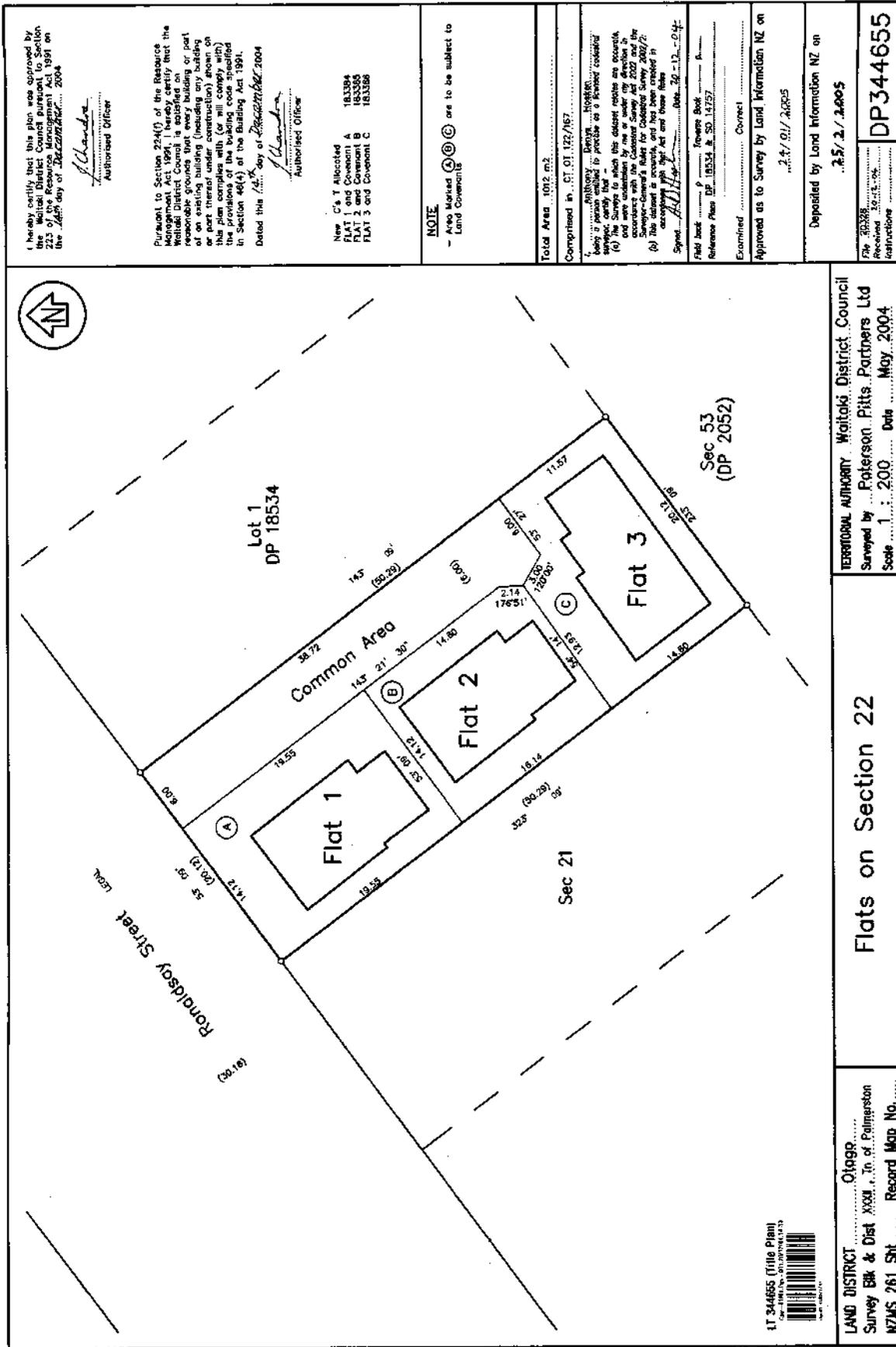
Definitive	Likely	Not Classified	Possible
			Waihemo Fault

Appendix:

This Appendix **may** contain copies of:

- Record(s) of Title
- Maps (sourced from external sources)
- Resource Consents – correspondence of historic and current consents
- Notifications of Moeraki hazards identified in the Tonkin Taylor Moeraki Hazards Report.
- Applicant's receipt

- **Building documentation.** *Please note, we record the details of Building Consents and Building Permits in this report, but it is not our policy to include scanned copies of these documents within these LIM reports. If available, we provide copies of:*
 - Floor plans,
 - Drainage plans,
 - Stormwater Survey information.



I hereby certify that this plan was approved by the Waitaki District Council pursuant to Section 223 of the Resource Management Act 1991 on the 14th day of December 2004.

J. Chandler
Authorized Officer

Pursuant to Section 224(1) of the Resource Management Act 1991, I hereby certify that the Waitaki District Council is satisfied that the reasonable grounds that every building or part of an existing building (including any building or part thereof under construction) shown on this plan complies with (or will comply with) the provisions of the building code specified in Section 464(1) of the Resource Management Act 1991.

Dated this 14th day of December 2004

J. Chandler
Authorized Officer

New C's T Allocated 183384
FLAT 1 and Covenant A 183385
FLAT 2 and Covenant B 183386
FLAT 3 and Covenant C 183388

NOTE
- Area Marked (A) (B) (C) are to be subject to Land Covenants

Total Area 1012 m²
Comprised in C1 01 132/167

Long : 100m
Width : 10m
(a) The Survey to which this document relates are accurate and correct in accordance with the Survey Act 2002 and the Survey-General's Rules for Coloured Survey 2002/2.
(b) This document is accurate, and has been created in accordance with the Act and these Rules.

Survey: *AD115* Date: 12/12/04
Field Book: *AD115* Progress Book: *AD115*
Reference Plans DP 18534 & SD 14357

Examined: *AD115* Correct
Approved as to Survey by Land Information NZ on 24/01/2005

Deposited by Land Information NZ on 25/2/2005

File: 344655
Received: 26/12/04
Instructions: DP344655

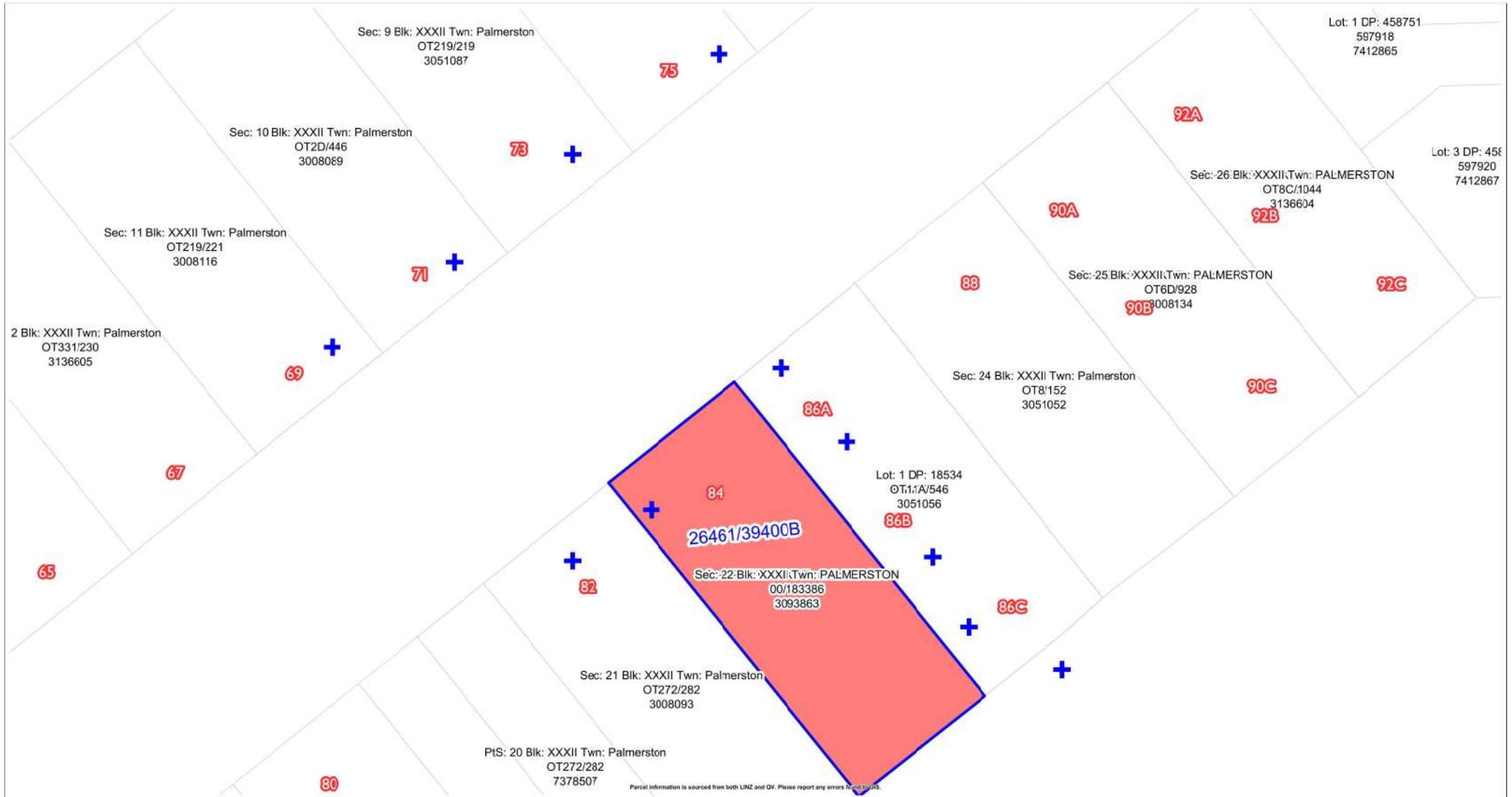
84b Ronaldsay Street Residential Zone

31236

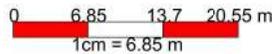


Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI



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Map Center Coordinates NZTM: [1,421,064.500 ; 4,960,296.671 ; 0.000]

+ = Properties checked for Resource Consent





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Notation

- Heritage Item
- Archaeological Item
- Sites of Natural Significance
- Areas of Flooding Risk
- High Class Soils

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Zone

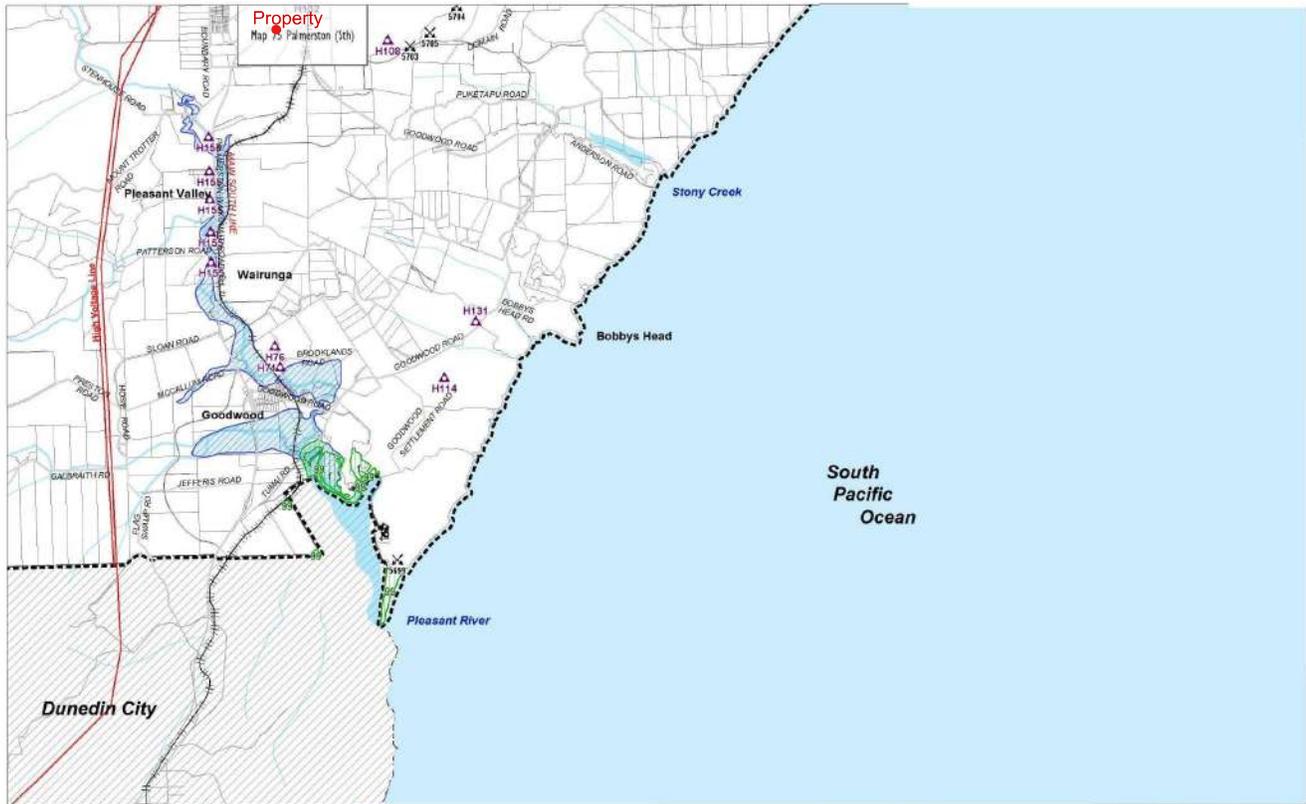
Notation & Zone Maps have been reduced in size to compile onto a single sheet. Refer to originals for the correct scale

- | | | | | | |
|-------------------------------|--------------------|-------------|--------------------------|--|-----------------|
| Outstanding Natural Feature | Omarama Airfield A | Business 1A | Oamaru Airport | Noise Control Boundaries | Waterways |
| Outstanding Natural Landscape | Township | Business 2 | Macraes Mining | Conical or Horizontal Surface Boundaries | Coast |
| Significant Coastal Landscape | Rural Residential | Business 3 | Cement Policy | Approach & Site Surface Guidelines | Parcel |
| Significant Natural Feature | Residential 1 | Business 3A | Designation Area or Site | Flight Protection Area | WDC Boundary |
| Rural General | Residential | Business 4 | | Railway | Local Authority |
| Rural Scenic | Business H | Business 5 | | High Voltage Power Line | Other Roads |
| Omarama Airfield B | Business 1 | Business 6 | | | WDC Roads |

34	35
37	38

38

GOODWOOD - Waihemo



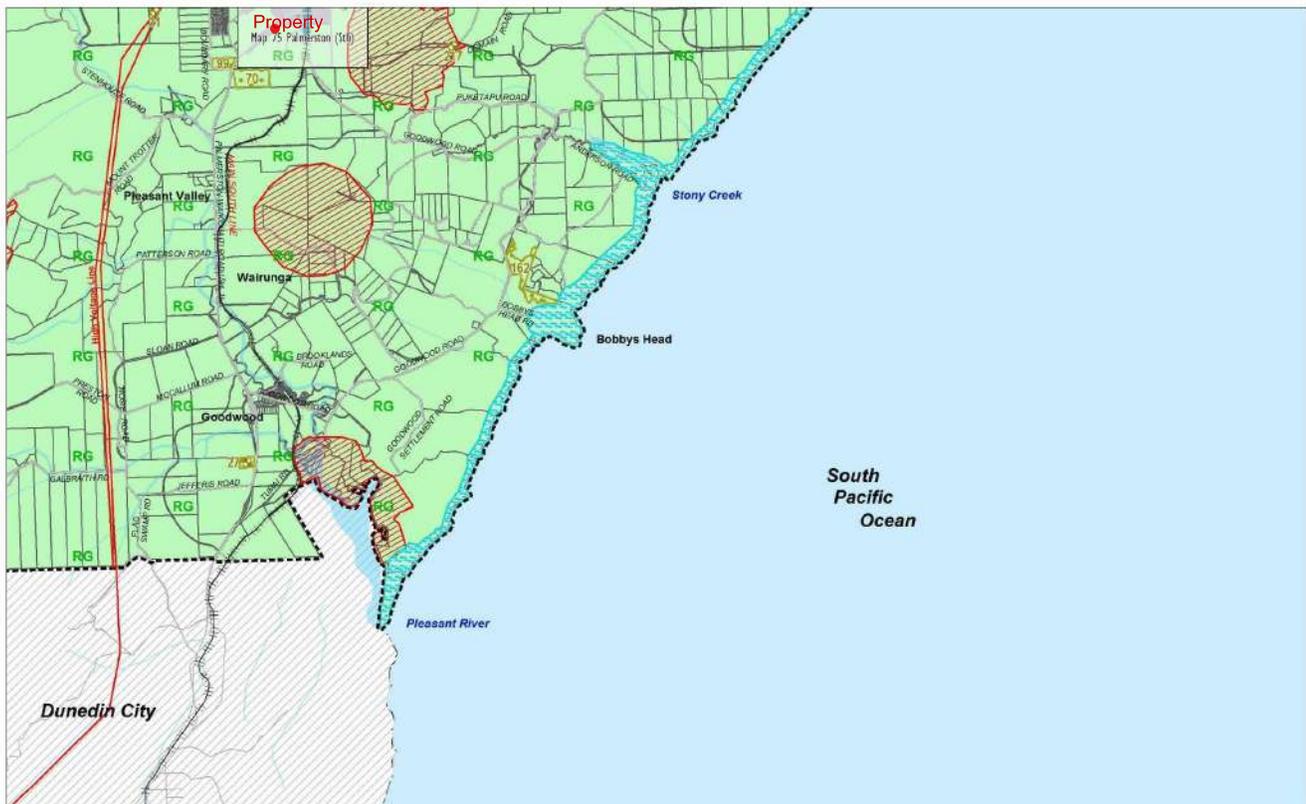
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Notation

Heritage Item	Sites of Natural Significance	High Class Soils
Archaeological Item	Areas of Flooding Risk	

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↑

Zone

Notation & Zone Maps have been reduced in size to compile onto a single sheet. Refer to originals for the correct scale.

Outstanding Natural Feature	Omarama Airfield A	Business 1A	Oamaru Airport	Noise Control Boundaries	Waterways
Outstanding Natural Landscape	Township	Business 2	Macraes Mining	Conical or Horizontal Surface Boundaries	Coast
Significant Coastal Landscape	Rural Residential	Business 3	Cement Policy	Approach & Site Surface Guidelines	Parcel
Significant Natural Feature	Residential 1	Business 3A	Designation Area or Site	Flight Protection Area	WDC Authority
Rural General	Residential	Business 4	The Oamaru Flight Protection Area is not shown on Maps below 1:50000	Railway	Other Roads
Rural Scenic	Business H	Business 5		High Voltage Power Line	WDC Roads
Omarama Airfield B	Business 1	Business 6			

Please note as per Appendix 1 of the Waitaki District Plan Designation #27 is no longer designated.

2 RESIDENTIAL and RESIDENTIAL 1 ZONE

2.1 ZONE STATEMENT

The Residential Zone covers the residential areas of Oamaru, Weston, Palmerston, Omarama, Otematata, Kurow and Ohau Village and provides principally for low density and low height permanent living accommodation. The purpose of the zone is to maintain residential areas with ample open space for tree and garden plantings and with minimal adverse environmental effects experienced by residents.

The Residential 1 Zone covers a small area of land located between Oamaru and Weston principally for medium density. The purpose of the zone is, similar to the Residential Zone, to maintain residential areas with ample open space for tree and garden plantings and with minimal adverse environmental effects experienced by residents.

2.2 DISTRICT-WIDE RULES

Attention is drawn to the following District-Wide Rules which may **also** apply in addition to any relevant Zone Rules to activities undertaken in the Residential Zone. Any one or more of the District-Wide Rules may require an activity to obtain a resource consent.

- Temporary Buildings and Temporary Activities Rules.....(Refer Rule 10)
- Heritage Rules.....(Refer Rule 11)
- Transport/Car Parking Rules(Refer Rule 12)
- Sign Rules(Refer Rule 13)
- Subdivision, Development, and Financial Contributions Rules(Refer Rule 14)
- Utilities(Refer Rule 15)
- Hazardous Substances Rules(Refer Rule 16)
- Natural Hazards Rules(Refer Rule 17)

2.3 ACTIVITIES

2.3.1 PERMITTED ACTIVITIES

The following activities shall be **Permitted Activities**, provided that they comply with all of the Site Development Standards (Rule 2.4) and Critical Zone Standards (Rule 2.5)

- 1 **Residential Activities;**
- 2 **Home Occupation**, limited to
 - a) 40m², or 25 % of the gross floor area of all of the buildings on a site, whichever is the greater;
 - b) The manufacture, alteration, repair, dismantling, processing or storage of any materials, goods or articles within a building;
 - c) The manufacturing, altering, repairing, dismantling or processing of any goods or articles associated with a home occupation within a building;
 - d) One full-time equivalent person who is employed in undertaking any home occupation and who permanently resides elsewhere than on the site.

- 3 **Farming Activities**, limited to domestic livestock and domestic horticulture;
- 4 **Recreational Activities**, limited to outdoor recreational activities on public reserves during the hours of day-light;
- 5 **Visitor Accommodation**, limited to home-stays accommodating no more than 5 visitors at any one time;
- 6 **Scheduled Activities**, listed below in Sub-Section 2.7, which comply with the standards specified for the particular scheduled activity.

2.3.2 DISCRETIONARY ACTIVITIES

The following activities shall be **Discretionary Activities**:

- 1 **Home Occupations**, except where listed as a Permitted Activity;
- 2 **Visitor Accommodation**, except where listed as a Permitted Activity;
- 3 **Commercial Activities**, limited to:
 - a) retail sales of:
 - i) food or beverages from premises having a gross retail floor area, including storage, not exceeding 75m²; or
 - ii) fruit, vegetables, plants, flowers or eggs, produced on the site; or
 - iii) refreshments served to group visits to sites used for farming or residential activities;
 - iv) handcrafts produced on the site;
 - v) other retail sales where goods, which are displayed for sale, are not visible beyond the boundary of the site;
 - b) group visits to sites used for farming or residential activities;
- 4 **All Recreational Activities**, except for those listed as being a Permitted Activity;
- 5 **General Community Activities**;
- 6 **Live-in Community Activities**;
- 7 **Farming Activities**, except where listed as a Permitted Activity;
- 8 The following activities shall be **Discretionary Activities**:
 - a) **Any Activity** which is listed as a Permitted Activity and which complies with all of the relevant Critical Zone Standards under Rule 2.5, but does not comply with one or more of the relevant Site Development Standards under Rule 2.4;
 - b) **Any Scheduled Activity** listed in Sub-section 2.7 below which does not comply with one or more of the standards specified for the particular scheduled activity;
- 9 **Any Other Activity**, which is not listed as a Permitted, Discretionary or Non-Complying Activity, and which complies with all of the relevant Critical Zone Standards under Rule 2.5.

2.3.3 NON-COMPLYING ACTIVITIES

The following activities shall be **Non-Complying Activities**:

- 1 **Any Activity**, which is not a Discretionary Activity and which does not comply with one or more of the relevant **Critical Zone Standards** under Rule 2.5;
- 2 **Commercial Activities**, except for home occupations where listed as a Permitted Activity or a Discretionary Activity, and Retail Sales listed as a Discretionary Activity;
- 3 **Intensive Farming**;
- 4 **Industrial, Service and Mining Activities**;
- 5 **Forestry Activities**.
- 6 **Bee Keeping**.

2.4 SITE DEVELOPMENT STANDARDS

2.4.1 Residential Density

Minimum net area for any site for each residential unit contained within the site shall be

- 300m² in the Residential Zone; and,
- 600m² in the Residential 1 Zone

except that:

- 1 where public sewerage reticulation and treatment is not available to the site the minimum net area for any site shall be 3000m²; or
- 2 for each elderly persons housing unit with a gross floor area less than 60m² the minimum net area for any site shall be 150m².

2.4.2 Building Coverage

The combined total areas of all buildings on each site shall not exceed a Maximum building coverage of 40%; except that:

- 1 for recreational activities which shall be 1%, excluding children's play equipment.

2.4.3 Height of Buildings

Maximum height of any building(s) for an activity shall be 8m *except that no building for an activity shall exceed the maximum height determined by a 1:7 transitional side surfaces gradient or by a 1:40 Take Off / Approach Surface gradient for aircraft using the Omarama Airfield, as shown on Planning Maps 7 and 40. (Note: Contact the Council for assistance in determining the height.)*.

2.4.4 Recession Lines

Buildings for an activity shall not project beyond a building envelope constructed by recession lines from points above internal boundaries, as shown in Appendix H, except that:

- 1 where buildings on adjoining sites have a common wall along an internal boundary, no recession line shall be applied along that part of the boundary covered by such a wall; and
- 2 where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the recession lines shall be constructed from points 3m above the far side of the access.

2.4.5 Setback from Road and Neighbours

Minimum setback of buildings for an activity shall be as follows:

- 1 All Sites Other Than Corner Sites
 - a) Front yard - 4.5m
 - b) Side and rear yards - 1.6m
- 2 Corner sites (sites with two road boundaries)
 - a) Front yard - 1 of 4.5m and 1 of 1.6m
 - b) Side and rear yards - 1.6m

except that; in the Residential Zone:

- i) accessory buildings which are not for human habitation and not used for the housing of domestic livestock or hen runs, may be located within the minimum building setback from internal boundaries, where all stormwater is contained within the site and the total length of walls of accessory building(s) facing, and located within the minimum building setback of each internal boundary-
 - does not exceed 10m in length, and
 - does not contain any windows;
- ii) where buildings on adjoining sites have a common wall along a site boundary, no setback is required along that part of the boundary covered by such a wall;
- iii) where an internal boundary of a site immediately adjoins an access or part of an access, which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the minimum setback of buildings from that internal boundary shall be 1m; and
- iv) buildings, other than principal residential buildings, designed and/or used for the housing of domestic livestock, and hen runs, shall be setback 4.5m from internal boundaries.

2.4.6 Outdoor Living Space

- 1 For each residential unit, there shall be a minimum area for outdoor living space, contained in one area within the net area of the site, of 50m² with a minimum dimension of 4m; except that for any elderly persons housing unit with a gross floor area less than 60m², the minimum area shall be reduced to 30m² with a minimum dimension of 3m;

- 2 The required minimum area of outdoor living space shall be designed to receive sunshine in mid-winter and be readily accessible from a living area of the residential unit.

2.4.7 Family Flats

Where a family flat does not on its own account separately comply with the Residential Density, Outdoor Living Space, and Parking Standards for residential units:

- 1 the family flat building shall be relocatable; and
- 2 the landowner shall enter into a bond with the Council (in a form able to be supported by a caveat) to ensure that the family flat is removed when it is no longer required for the housing of a dependent relative.

2.4.8 Access

Each residential unit shall have legal access to a formed road.

2.4.9 Setback from Zone Boundary

Minimum setback of buildings from a zone boundary in the Residential 1 Zone shall be 4m

2.5 CRITICAL ZONE STANDARDS

2.5.1 Employment of Persons

No more than one full-time equivalent person who permanently resides elsewhere than on the site, shall be employed in undertaking any activity on the property, other than residential activities.

2.5.2 Noise

On any site, activities, other than residential activities and outdoor recreation, shall be conducted such that the following noise limits are not exceeded at any point within any other site within the Residential Zone, other than the site from which the noise is generated, during the following time frames:

- Monday to Friday 7am – 10pm 55dB LAeq (15min)
- Saturday 8am – 7pm 55dB LAeq (15min)
- At all other times and any public holiday 40dB LAeq (15min)
- Daily 10pm to 7am the following day 75dB LAFmax

Exemption

Noise limits shall not apply to residential activities and outdoor recreation, however the activity shall comply with the requirements of Section 16 of the Resource Management Act 1991.

Sound levels shall be measured in accordance with the provisions of NZS 6801:2008 *Acoustics – Measurement of environmental sound* and assessed in accordance with the provisions of NZS 6802:2008 *Acoustics – Environmental noise*.

2.5.3 Hours of Operation

Any activity, other than residential, farming and outdoor recreation, shall be limited to the following hours of operation:

- 1 0700 to 2100 Monday to Friday and 0900 to 1700 Saturday, Sunday and public holidays; except where:
 - 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.

2.5.4 Heavy Vehicle- Outdoor Parking

No more than one heavy vehicle shall be parked on any site.

2.5.5 Noxious or Unpleasant Activities

No activity, other than residential activities, shall involve the following: panel-beating, spray-painting, motor vehicle repairs, the outdoor storage of derelict motor vehicles, motor vehicle dismantling, fibre glassing, sheet metal work, bottle or scrap storage, rubbish collection service, motor body building, or fish or meat processing, or any activity requiring an offensive trade licence under the Health Act 1956.

Note: *Enforcement provisions under the Act will be used by the Council, where any activity produces vibration, odour, dust or other effects, or where an operator manufactures, stores, uses, transports or disposes of hazardous substances in such a way that has or is likely to be either noxious, dangerous, offensive or objectionable, to such an extent that it has or is likely to have an adverse effect on the environment.*

2.6 NON-NOTIFIED RESOURCE CONSENTS

In accordance with section 77D RMA 1991, an application for resource consent required by the following **Site Development Standards** under Rule 2.4 are precluded from public notification (s95A RMA 1991) and limited notification (s95B RMA 1991) subject to sections 95A(2)(b), 95A(2)(c), 95A(4), 95B(3) and 95C of the Act:

- 2.4.6 Outdoor Living Space
- 2.4.8 Access

2.7 SCHEDULED ACTIVITIES

The following activities are Scheduled Activities within the Residential Zone.

1 Community Facilities

- a) St Kevins - Pt Lots 18, 20, 23 DP 3647, Lots 15-22 DP 4145, Pt Lot 4 DP 9475. Private Secondary School.
 - i) Education and ancillary activities.
 - ii) Residential accommodation for students and staff.

- b) St Josephs - Pt Lots 6-8, 15-17 Blk 45, DP 1505, Pt Lots 8-10, 14, 17-20, Blk 20. Private Primary School.
 - i) Education and ancillary activities.
- c) Presbyterian Home and Hospital - Pt Lot 22, Oamaru SD 1
 - i) Health care services.
 - ii) Hospital activities.
 - iii) Car-parking.
 - iv) Residential accommodation associated with primary use of the site.
- d) Oamaru Hospital - Gazette 1961, p 1308 and p 1724
 - i) Health care services
 - ii) Hospital activities
 - iii) Ambulance facilities
 - iv) Car-parking
 - v) Residential accommodation associated with primary use of the site.

2.7.1 SITE DEVELOPMENT STANDARDS FOR SCHEDULED ACTIVITIES

Notwithstanding the above Site Development Standards and Critical Zone Standards, the following Standards shall apply to the Scheduled Community Facilities:

1 Height of Buildings

Buildings for an activity shall not exceed a maximum height of 10m.

2 Recession Line

All buildings for activities shall comply with the recession line applicable to residential buildings along internal boundaries.

3 Setback from Neighbours

Subject to meeting the recession line requirement all buildings for activities shall be setback a minimum of 3m from internal boundaries.

4 Setback from Road

All buildings for an activity shall be setback a minimum of 4.5m from road boundaries.

5 Screening

A landscaped area with a minimum width of 1.5m shall be established and maintained along internal boundaries adjoining Residential zoned sections. In addition, a solid wall or close boarded fence with a minimum height of 1.8m shall screen any outdoor storage areas.

6 Landscaping

A landscaped area with a minimum width of 2m shall be established along all road boundaries.

7 Noise

On any site, activities, other than residential activities and outdoor recreation, shall be conducted such that the following noise limits are not exceeded at any point ~~beyond the boundary of that site~~ within any other site within the Residential zone, other than the site from which the noise is generated, during the following time frames:

- ~~• 55dBA L10 7am – 10pm Monday to Friday~~
- ~~• 55dBA L10 8am – 7pm Saturday~~
- ~~• 40dBA L10 At all other times and any public holidays~~
- ~~• 75dBA Lmax At all other times~~
- Monday to Friday 7am – 10pm 55dB LAeq (15min)
- Saturday 8am – 7pm 55dB LAeq (15min)
- At all other times and any public holiday 40dB LAeq (15min)
- Daily 10pm to 7am the following day 75dB LAFmax

Exemption

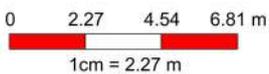
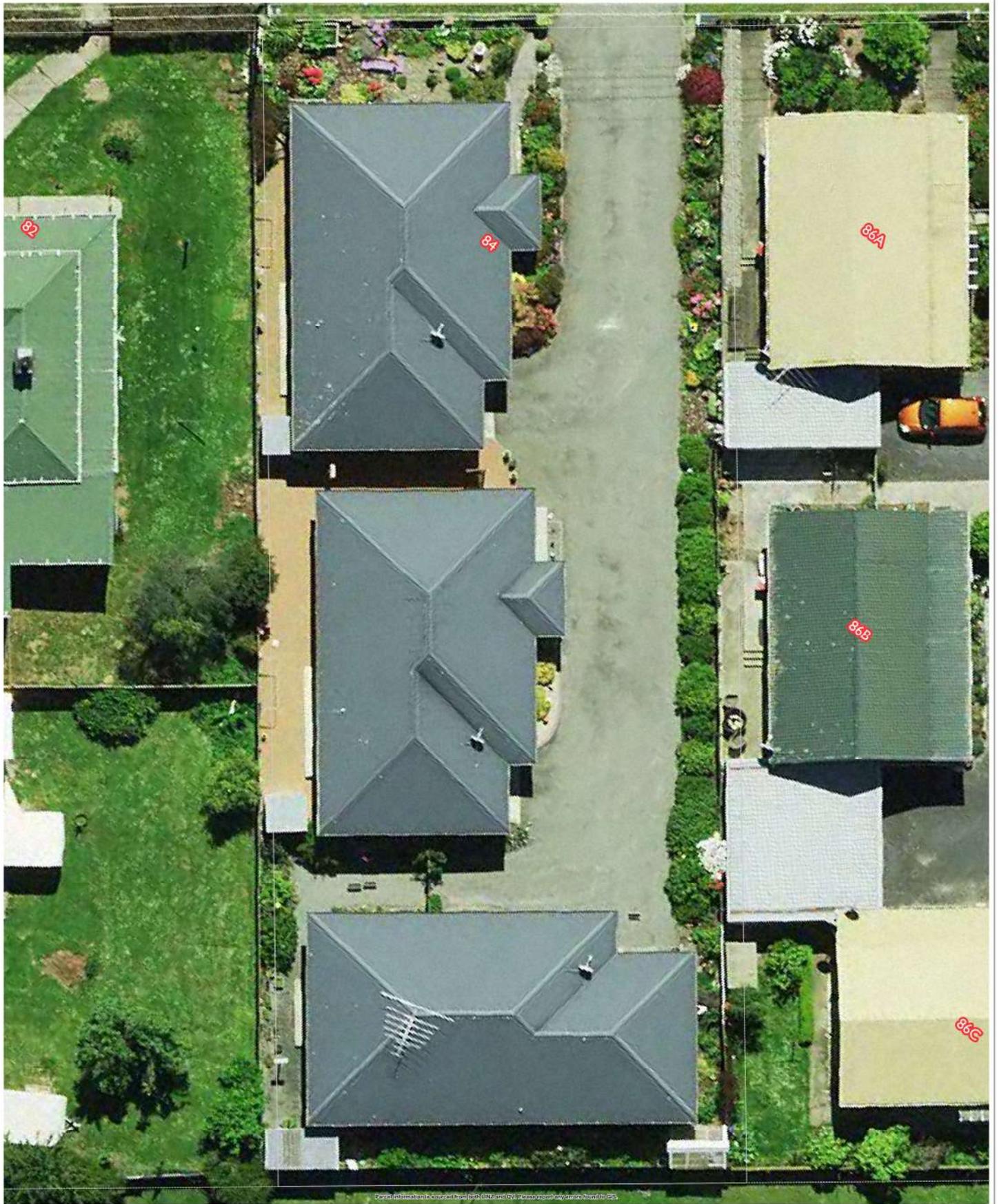
Noise limits shall not apply to residential activities and outdoor recreation, however the activity shall comply with the requirements of Section 16 of the Resource Management Act 1991.

Sound levels shall be measured in accordance with the provisions of NZS 6801:~~1994~~2008 ~~Measurement of Sound Acoustics – Measurement of environmental sound~~ and assessed in accordance with the provisions of NZS 6802:~~1994~~2008 ~~Assessment of Environmental Sound Acoustics – Environmental noise~~.

2.8 EXISTING USE RIGHTS

The following General Community Activities are recognised as having existing use rights under Section 10 of the Resource Management Act on their described sites:

1. Oamaru Fire Station - corner of Exe and Thames Streets, Oamaru (Sec 3-5 Blk XIX)
2. Otematata Fire Station - 2 Glendhu Crescent, Otematata (Lot 48 DP 12272)
3. Weston Fire Station - 26 Charles Street, Weston (Lot 26 DP 9928)



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Map Center Coordinates NZTM: [1,421,069.38 ; 4,960,273.06 ; 0.00]



TAX INVOICE/RECEIPT

GST #: 50020339

Waitaki District Council

20 Thames Street

Oamaru 9400

Ph 03 433 0300 Fax 03-433 0301

Email: service@waitaki.govt.nz

Website: www.waitaki.govt.nz

Date 04/09/2023 14:35

Receipt 01508222:0001 Terminal 1:17

Whitcombe Law

LIM 84B Ronaldsay Street

ref 231878

Details	Amount
Property viewing cha	353.00
(GST 46.04)	

84B Ronaldsay

Credit Card Fees Rec	5.30
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01121.0100.0198

Invoice/Receipt Total:	358.30
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Total Non-Taxable:	5.30
--------------------	------

Total Taxable:	306.96
----------------	--------

Total GST Payable:	46.04
--------------------	-------

Total Value	358.30
-------------	--------

Tendered

Credit	358.30
--------	--------

Change	0.00
--------	------

Thank you for your payment. Remember there are payment

options available such as Direct Debit.

LIM Application Form



Waitaki District Council
20 Thames Street Oamaru
Phone 433 0300
Email service@waitaki.govt.nz

Section 44A of the Local Government Official Information & Meetings Act 1987

PROPERTY DETAILS

Address 84B Ronaldsay Street, Palmerston
Full legal description Section 22 Block XXXII Town of Palmerston
Valuation number 26461 / 39400B

A separate application may be required for each portion of land held under separate valuation references.

A complete copy of the current Record(s) of Title (within 3 months of date of application) must accompany this application. This can be requested directly through www.linz.govt.nz or for through our Customer Liaison Team.

FEES

Payment in full is required at application

- Standard** Residential \$353.00 Non-residential \$428.00 (10 working days)
 Urgent Residential \$680.00 Non-residential \$852.00 (3 working days, if possible)

Non-residential is defined as having commercial/industrial/agricultural use or any property over 2.5 hectares

- Payment method** Credit card (1.5% merchant fee applies) Cash/EFTPOS
 Internet banking - Waitaki District Council 02-0940-0156400-00 Ref LIM and your name

No refund given if LIM cancelled more than 24 hours after application.
If an urgent LIM is cancelled within 24 hours, charges may apply for any work undertaken.

APPLICANT DETAILS

Full name Whitcombe Law
Postal address 89 Princes Street, Dunedin
Contact details Phone 03 479 4440 Mobile _____
Email mail@whitcombelow.nz
Client name or reference 231878

Delivery method – The LIM report will be emailed unless otherwise requested.

Applicant signature *RmCedra* Date 1.9.2023

INFORMATION FOR THE APPLICANT

A Land Information Memorandum (LIM) is a report prepared by a Territorial Authority (in this case Waitaki District Council) in relation to matters affecting land and buildings on a particular property.

LIM information includes:

- Any special features or natural hazards of the land, including potential erosion, subsidence, slippage, flooding, or the likely presence of hazardous substances.
- Health and liquor licensing (applies mainly to commercial properties)
- Information on storm water, sewer services and the availability of water services.
- The property's government valuation and a summary of the rate account
- Any consents, certificates, notices, orders, or requisitions affecting the land or buildings.
- District Plan information including zoning, designations, and an indication of the status of your intended use of the property, details of proposed road widening, height restrictions, tree protection and any heritage values.
- Any outstanding Development Contributions
- Any other information that we consider to be helpful.

NOTE

Final inspections for building consents were not mandatory prior to 1993. Should an evaluation of the building be required, a suitably qualified person should be consulted. In the interests of safety, an inspection of any fireplace within the dwelling may be requested from an experienced installer.

Every care has been taken to ensure that the information supplied by the Council on this form is accurate. Council relies on information available to it and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.

In preparing this information, no inspections of the property have been undertaken. The Council records may not show illegal or unauthorised building or works on the property.

It is in your interests to locate the boundary pegs by discovery or redefinition before purchasing the property.

Where the information indicates the existence of some requisition or Council interest in the land, it is the responsibility of the person seeking the information to follow up.

Council does not provide interpretation of this information, or advice on how to interpret or utilise this information. Your own independent and appropriate professional advice should be sought.

The Building Act 2004 provides that plans may be withheld where the property owner required that they be treated confidentially.