

LAND INFORMATION MEMORANDUM REPORT

LIM NUMBER:	2024/3791		
LIM APPLICANT:	Joseph John Lawless		
PROPERTY ADDRESS:	41 Copinsha Street Palmerston 9430		
LEGAL DESCRIPTION:	Sec: 20 Blk: XIX Twn: Palmerston		
RECORD OF TITLE(S):	See attached	ASSESSMENT NUMBER:	106614
VALUATION NUMBER(S):	26461/15900	PARCEL NUMBER(s):	14005
LIM ISSUE DATE:	02 September 2024		

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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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
Compliance and Resource Consent monitoring	Resource Consent Compliance Resource Consent Monitoring	Compliance Team	consentmonitoring@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 Wastewater 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

The LIM property is situated on a young, active alluvial fan (see attached map).

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 sewer supply within the vicinity of this property, however there is no physical sewer connection to the property at present. An application (these forms are found on our website) for connection may be made, but approval is not guaranteed.

ONSITE WATER SUPPLY

The Council records show there is an on-demand water connection to this property from the Waihemo/Palmerston public water supply. At present the property is not rated for water, however this will be added on 1 July 2025.
If this lot is to be built on, water development contributions will be payable.
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	NO
Stormwater:	Plan attached of stormwater survey Note any wells that may be on the property	NO
Septic Tank:		NA
On-site Land Treatment:		NA
Other: (Include details)		NA

44A (2)(c) Rates Assessment Details

RATES

Assessment No	Current Annual Levy	Outstanding Rates to Clear Through to 30 th June 2025
106614	\$983.95	\$737.97

Land Value:	\$115,000
Improvements:	\$0
Capital Value:	\$115,000

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
204.2018.1194	Construction of Bike Park & Engineered Footbridge	Auskerry Street	06.11.2018	16.11.2018	Granted

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.

RESOURCE CONSENT MONITORING AND DISTRICT PLAN COMPLIANCE

Details of any records held which relate to ongoing non-compliance with a land use resource consent, non-compliance with district plan rules, or any other matter for which enforcement is being, or has been taken in respect of land use activities on the property.

Consent No / Reference	Description
No records held by Waitaki District Council	

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	Owner Builder	PIM Issued	BC Granted	BC Issued	CCC Issued*
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No records held by Waitaki District Council

* 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
81			Build a dwelling	13.11.1958
103388			Build a Garage	03.05.1965
H142039			Demolish a house	21.06.1979

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
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No records held by Waitaki District Council

CERTIFICATE OF ACCEPTANCE

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

NOTICE TO FIX

Particulars of Contravention or Non-Compliance	Date Issued	Date to be Complied by
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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.

Or:

The building has had a seismic assessment completed this assessment shows the
property is deemed / not deemed earthquake prone.

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 in the [Council E Plan](#).

Zoning Information	Map Number:
Residential (R)	35 & 74

Please note that the District Plan is currently under review. The draft Waitaki District Plan was released in June 2022 for community feedback and is anticipated to be publicly notified in 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 (R)

The LIM property is within the Otago Regional Council Boundary.

The LIM property ground is predominantly underlain by rock and firm sediments and poorly consolidated stream sediments.

The LIM property is opposite Designation #166 – Recreation – Centennial Park.

The LIM property is roughly 50m west of Designation 19 – Palmerston Primary School

The LIM property is approximately 150m from the nearest Railway Lines.

The LIM property is approximately 1.5km from the nearest Power Lines.

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. **NO**
 - Our records show that there is no existing vehicle crossing to access the property.
 - To construct a compliant vehicle crossing, an approved contractor must carry out the construction. The '[Application to Install/Upgrade Vehicle Crossing](#)' form is available on the [Council website](#). Once the application form has been completed and forwarded to Council, the roading department will assess and notify the applicant of the requirements for construction and will enclose a list of approved contractors in an information pack.
- 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):	14005
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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	No Roding Development Contribution costs are outstanding on this property as at the date of this LIM report.	\$0.00
Water Development Contribution	No Water Development Contribution costs are outstanding on this property as at the date of this LIM report.	\$0.00
Wastewater Development Contribution	No Wastewater Development Contribution costs are outstanding on this property as at the date of this LIM report.	\$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](#)
- [EOC Natural Hazards Portal](#)

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 4km North-east of the LIM 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.

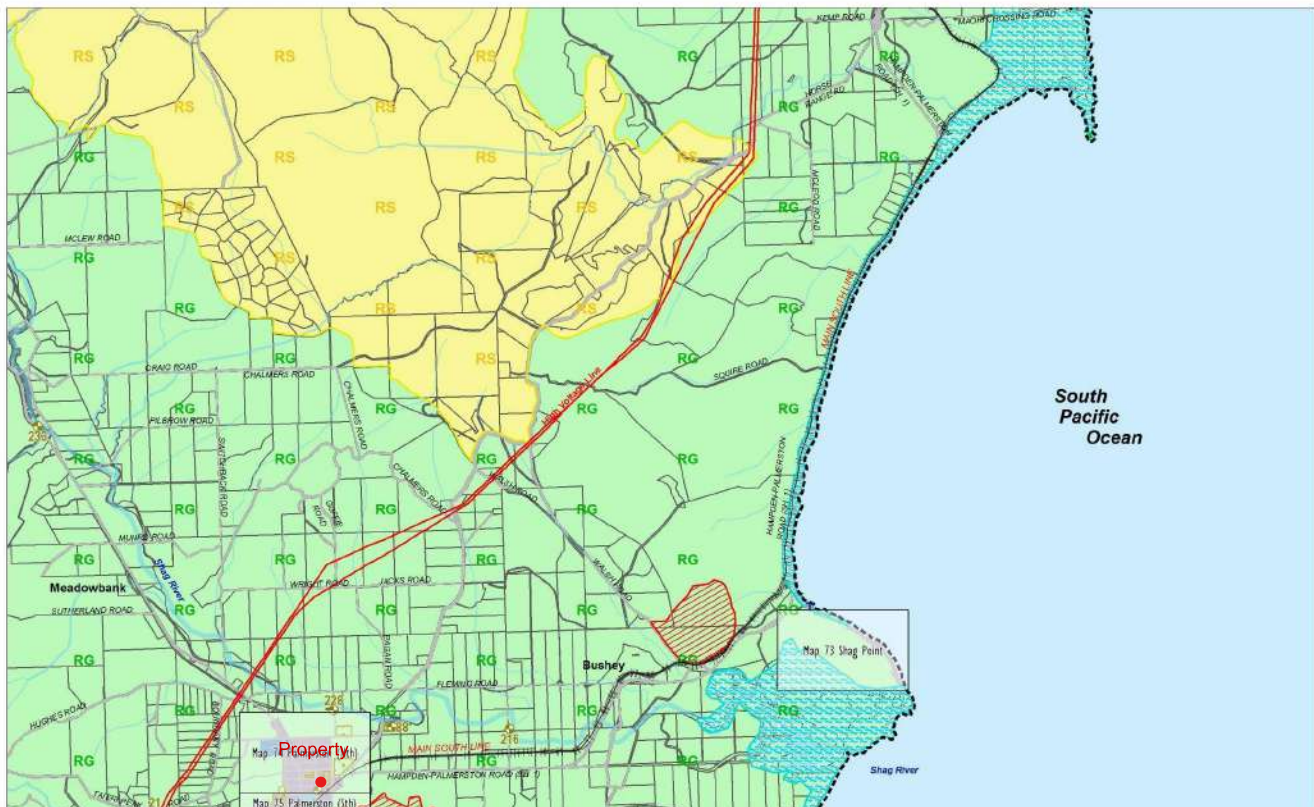


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Notation

- 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

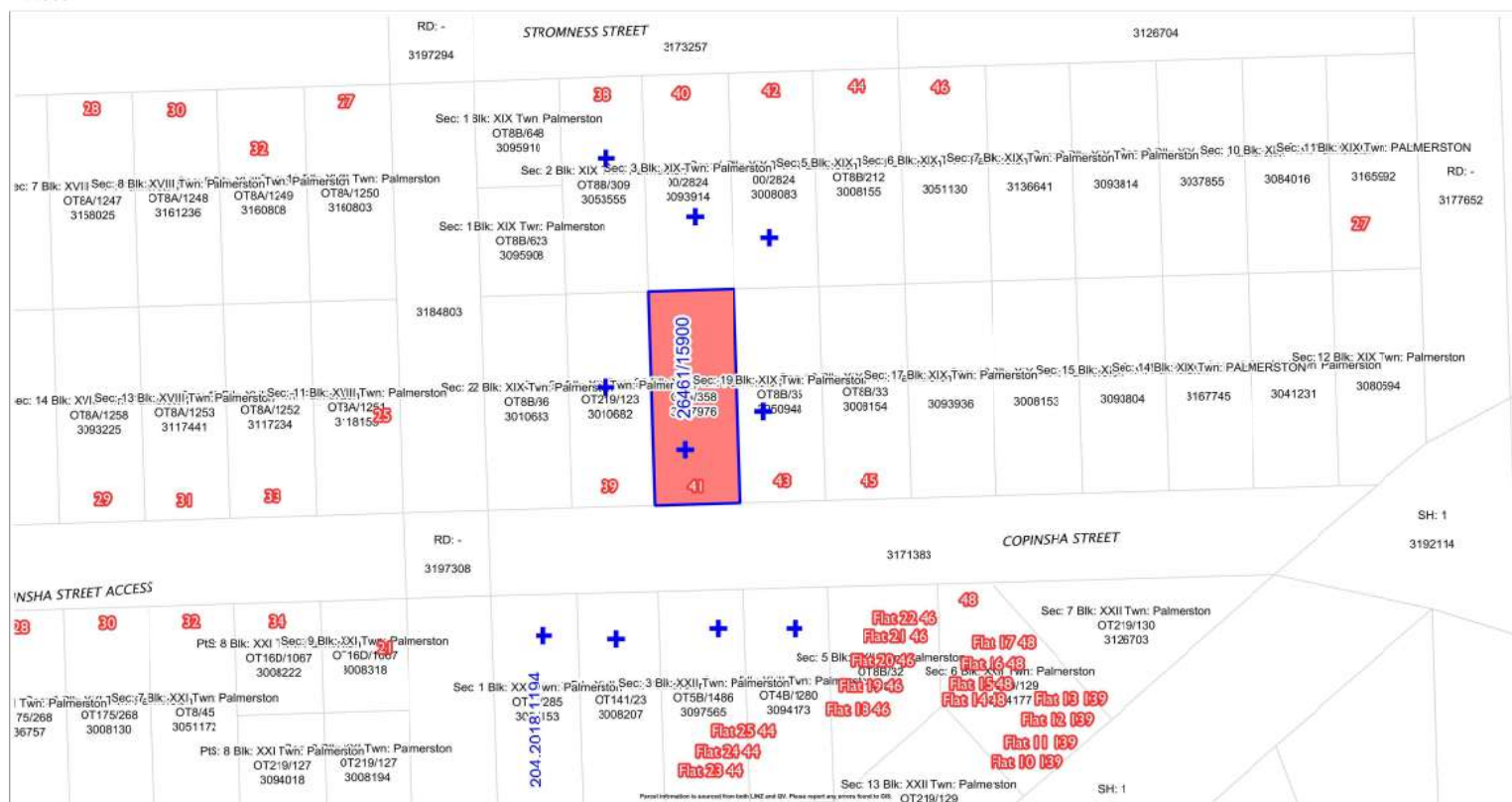
- Outstanding Natural Feature
- Outstanding Natural Landscape
- Significant Coastal Landscape
- Significant Natural Feature
- Rural General
- Rural Scenic
- Omarama Airfield B
- Omarama Airfield A
- Township
- Rural Residential
- Residential 1
- Residential
- Business H
- Business 1
- Business 1A
- Business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

The Omarama Flight Protection Area is not shown on Maps below 1:50000



41 Copinsha Street, Palmerston Residential Zone

14005



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0 12.83 25.66 38.49 m
1cm = 12.83 m

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Map Center Coordinates NZTM: [1,421,683.431 ; 4,961,019.881 ; 0.000]

+ = Properties Checked for Resource Consents



Alluvial Fan



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), 95A94, 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)

File ref 204.2018.1194
Enquiries to Planning Department
Email mgardiner@waitaki.govt.nz



Waitaki
DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI
Growing strong communities.

15 November 2018

Phone +64 3 433 0300

Web www.waitaki.govt.nz

Waitaki District Council
C/- Private Bag 50058
Oamaru 9444

Office 20 Thames Street
Private Bag 50058
Oamaru 9444
Waitaki District
New Zealand

Attention: Mark Burgher

Dear Sir

Waiver Outline Plan: Waitaki District Council Centennial Park, Auskerry St, Palmerston

Council has decided to waive the requirement for an Outline Plan pursuant to s176A(2)(c) of the Resource Management Act 1991.

The decision on your application was made by the Planning Manager pursuant to authority delegated in accordance with s34A(1) of the Resource Management Act 1991.

Granted to: Waitaki District Council's Recreation Unit

Date Granted: 16 November 2018

Decision: For the proposed bike park (as detailed in the attached plan) at Centennial Park, Palmerston on land legally described as Sec: 1, 2, 16, & 17, Blk, XXII, and Sec 1 Block XXV, Palmerston Township, pursuant to s 176A(2)(c) of the Resource Management Act 1991.

Advisory Notes:

The proposed engineered footbridge and any fencing need to comply with the Requirements of the Building Act 2004.

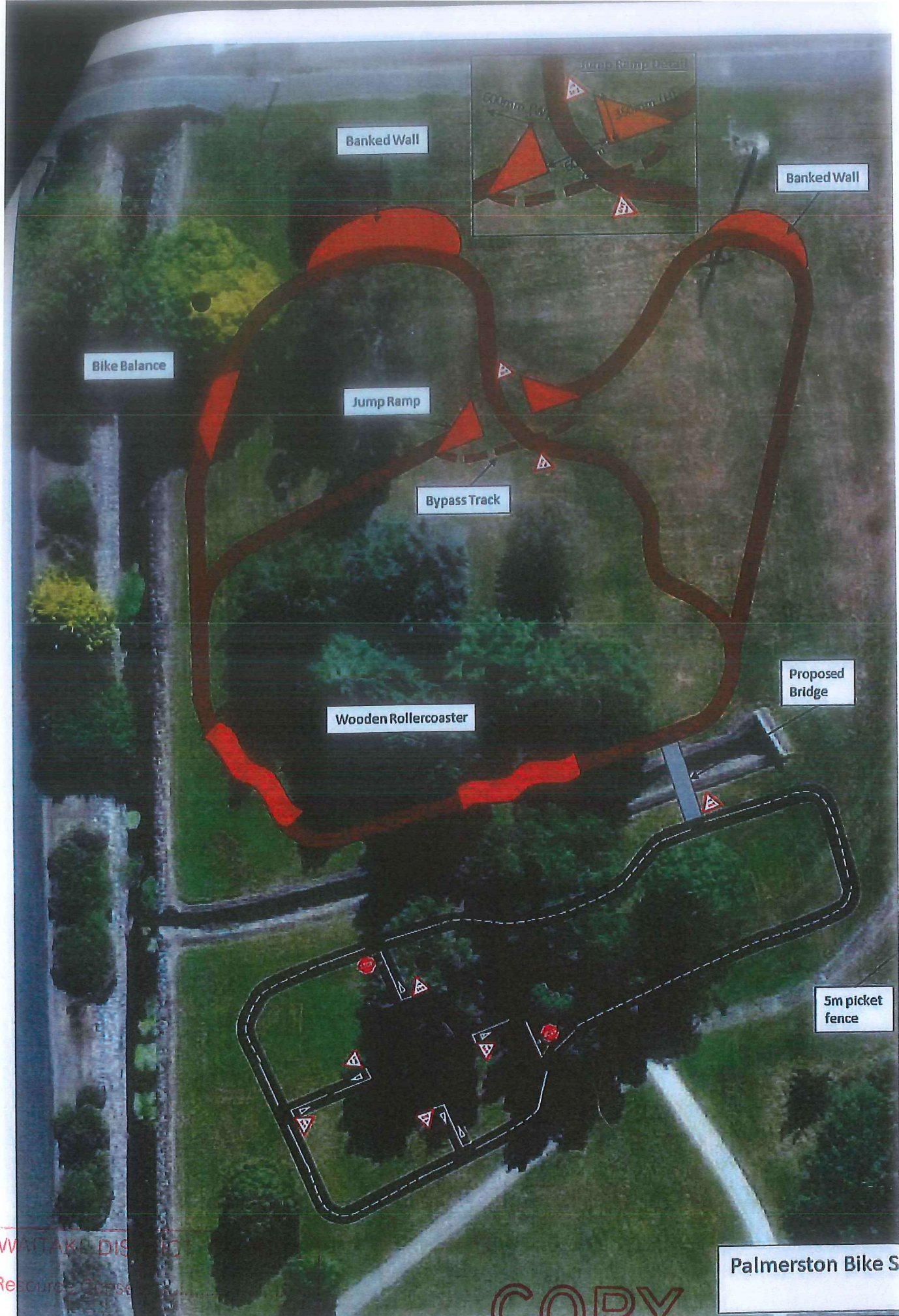
Cost of Processing Consent

Where the costs incurred in processing the application exceed the deposit paid, an invoice will be sent to the applicant within the next few weeks. If you would like to make alternative arrangements for paying the invoice please contact us.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Michelle Gardiner', with a small star-like mark at the end.

Michelle Gardiner
Planning Administration Officer



WATKINS DISTRICT

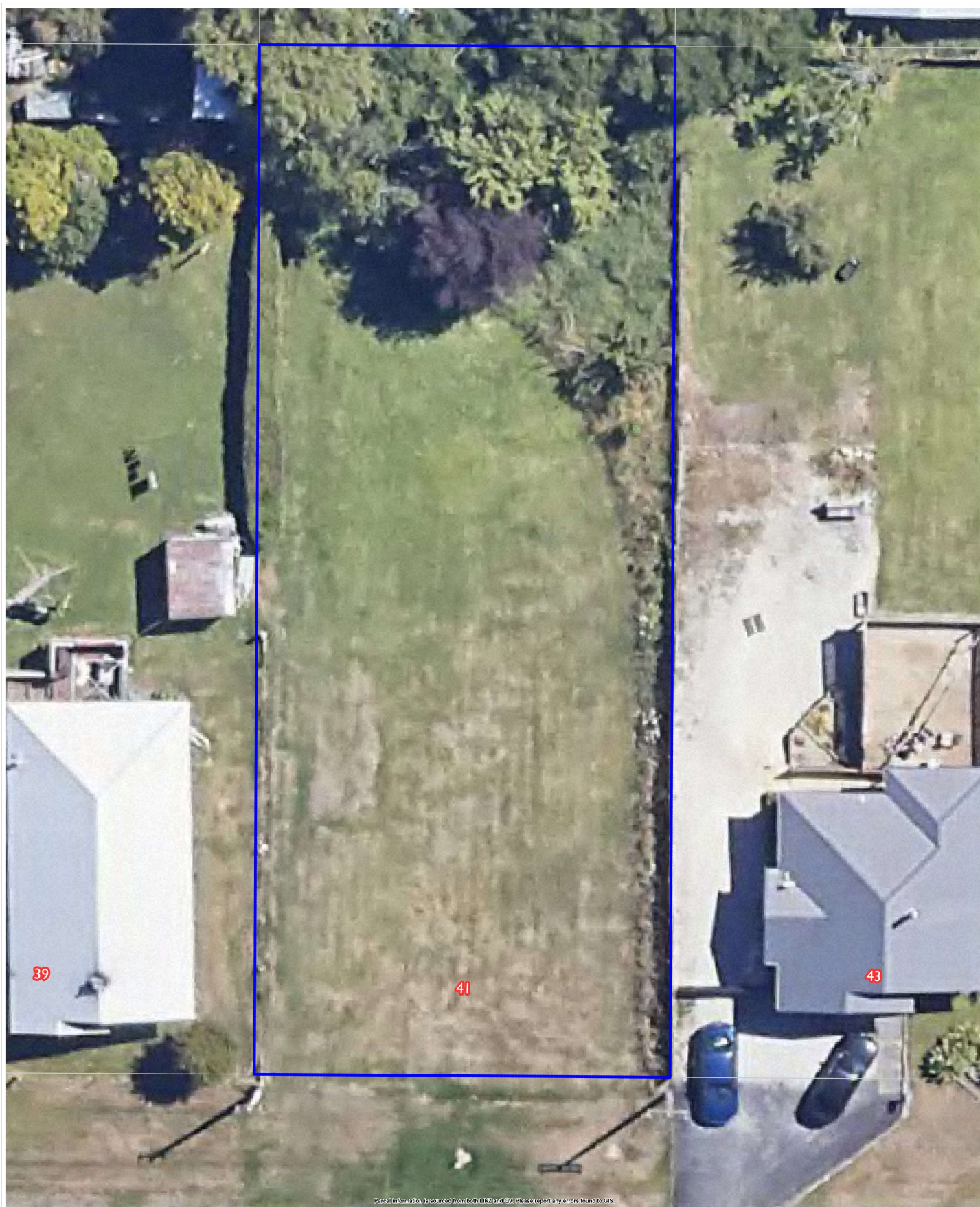
Resource Consent

Signed

N. Barwell 11/11/2008

COPY

Palmerston Bike S



Parcel information is sourced from both LINZ and QV. Please report any errors found to GIS.

0 2.53 5.06 7.59 m
1cm = 2.53 m

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