



CLUTHA DISTRICT COUNCIL LAND INFORMATION MEMORANDUM

PO Box 25
BALCLUTHA

Phone (03) 4190200
Email: LIM@cluthadc.govt.nz

APPLICANT

Name: Kate Rosenbrock
Email: k.rosenbrock@laserelectrical.co.nz

PROPERTY

Address: 88 RUSSELL ROAD, CIRCLE HILL
Owner: ROSENBROCK MICHAEL DOUGLAS & KATHERINE LUISE
Valuation Roll No: 2804302000 Land Area: 30.402 ha
Legal Description: SEC 49 BLK VI TABLE HILL SD

INFORMATION ATTACHED

- | | | | |
|---|--|--|---|
| ☒ Location Map | ☒ Zoning Map | ☒ Zoning Rules | ☐ Natural Hazards Rules |
| ☐ Flood Prone Area | ☐ Geological Fault | ☐ Milton 2060 | ☐ Highly Productive Land |
| ☒ Resource Consent No: 25119 & 494 | ☐ Outstanding Certs Sec 223/224(c) | | |
| ☒ Copies of Building Permit/Consent Applications | | | |
| ☒ Copy of Permits/Consents for Solid Fuel Heater(s) | | | |
| ☒ Copies of Drainage Permits included in BC102760 | | | |
| ☐ Outstanding Code Compliance Certificates | Yes/No | | |
| ☐ Food Premises Information | <div style="border: 1px solid black; padding: 5px;">Food and Liquor Licences do not automatically transfer to a new owner. Please check with Council for further details. Some guidance is attached.</div> | | |
| ☐ Licensed Premises Information | | | |
| ☐ Compliance Schedule | ☐ Current Warrant of Fitness | Yes/No | |
| ☐ Air Discharges from Domestic Heating Appliances – Decision Flowchart | | | |
| ☒ Buying Houses - DBH information handout | | | |

Services – Yes/No	North Bruce scheme – 4 units (ref# T1263=4u)			
☒ Water Plans	☐ Sewerage Plans	☐ Stormwater Plans	Checked __TLS__	

☒ Rural Water Info	☒ Septic Tank Guide
☒ Rating Information	☒ Rooding Information Unformed legal road info sheet

The ticked boxes indicate relevant information included in this memorandum. All issues listed above have been considered in the compilation of this memorandum.

Other :

Due to technical issues at the time of processing this LIM, the Consent documents for BC4936, BC5440, BC7584, BC17020 & BC18266 were unavailable. Records of these consents have been included in this report.

At the time this LIM was applied for, resource consent RCAPP25119 for a four-lot subdivision was in the middle of being processed. No decision had been made yet.

<i>Application No:</i>	8099			
<i>Date Rec'd:</i>	28/1/26	Prepared By:	Carolyn Unahi	Date: 29/1/26
<i>Date Issued:</i>	5 February 2026	Planning Check:	Jessica Craik	Date:2/2/26
<i>Receipt Number:</i>	93149	Reviewed:	Olivia Restieaux	Date:5/2/2026

Please refer to the important information on the next page

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987, and contains all the relevant information relating to this land held by the Clutha District Council. It is based on a search of Council's property and rating records and there may be other information relating to the land which has not been specifically recorded against this property or known to the researcher.

If there are any Outstanding Code Compliance Certificates shown on Page 1, this indicates that there are uncompleted building consents associated with this property. The property owner is responsible for ensuring all building work is completed and for any associated fees.

Any services not provided by Council identified on plans included in the memorandum should be verified with the service provider.

Trees that require trimming to comply with the Electricity (Hazards from Trees) Regulation 2003 can be checked with the local electricity network operator.

As Council records are constantly updated, the information contained in this LIM may vary from any previous or future LIMs.

Note:

Any special feature or characteristic of the land concerned including potential erosion, avulsion, falling debris, subsidence, slippage, alluvium, or inundation, or likely presence of hazardous contaminants: The Natural Hazard database and a report on Seismic Risk in the Otago Region, (by Opus International Consultants Limited 2004), can be located on the Otago Regional Council website www.orc.govt.nz

For properties classed as Highly Productive Land (if applicable shown on Page 1), please refer to the MFE website www.environment.govt.nz/publications/national-policy-statement-for-highly-productive-land

Any enquiries regarding hazardous substances on this property, should be directed to ERMA – Environmental Risk Management Authority phone 0800 376 234.

It is important to note that as some historic information contained in Council files has not been prepared to today's standards, the accuracy of some of that information may not be assured.

Should you have any specific concerns please contact this office 03 4190200.