

PO Box 52, Main Street  
Fairlie, South Canterbury  
www.mackenzie.govt.nz



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lims@mackenzie.govt.nz

## LAND INFORMATION MEMORANDUM

### APPLICATION

SUZANNE COUMBE	No.	L20160241
A & J MCINTOSH	Application date	30/09/16
BARRISTERS & SOLICITORS	Issue date	11/10/16
PO BOX 7055 SYDENHAM	Phone	03 365-6412
CHRISTCHURCH	Fax	

### PROPERTY

Valuation No	2531000502
Location	HAMILTON ST, FAIRLIE COMMUNITY
Legal Description	LOT 1 DP 367268
Owner	BRICOR PROPERTIES LIMITED :
Area (hectares)	0.8400

### RATES

#### Government Valuation

Land	\$ 185,000
Improvements	\$ 0
Capital Value	\$ 185,000

#### Current Rates Year 2016 to 2017

Annual Rates	\$1,381.60
Current Instalment	\$ 345.40
Current Year - Outstanding Rates	\$ 958.60
Arrears for Previous Years	\$ 526.06
Next Instalment Due	20/12/16

**Note:** Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

The Council holds a Long Term Plan which indicates future expenditure and rating levels within the District. A copy of that plan is available on request.

### PLANNING/RESOURCE MANAGEMENT

Zone: Residential 1

The Council's District Plan became operative on 24 May 2004. Detailed information on the Plan is available on request.

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Fairlie township is located within a flood hazard area (see attached map). To determine whether or not a site is within a low or high flood risk area, an assessment can be obtained from Environment Canterbury. If a site is low risk, then building is a permitted activity, if high then a discretionary activity resource consent is required.

The Council holds a report on the Fairlie Western Catchments Flood Hazard indicating that some areas of the Fairlie Community are subject to surface water flooding from land and river catchments to the west of Fairlie. This report is available for inspection upon request.

A search of Environment Canterbury records show that the subject land is not listed on the Listed Land Use Register (LLUR). For further details please refer to the attached statement from the LLUR or contact ECan directly.

Resource Consent RM130071 was granted 15 October 2013 to establish and operate an Early Childhood Centre (Preschool and Nursery) in the vicinity of this site.

This site was created by the subdivision of Lot 2 DP336169 in accordance with subdivision consent RM040094 granted 22 November 2004. Titles deposited 12 May 2006. Further details are available upon request.

#### LAND USE ON CONTIGUOUS PROPERTIES

No information located.

#### BUILDING

1/04/09 BUILDING CONSENT 080029 : 12 ELDERLY HOUSING UNITS, UNITS 1 & 2 TO BE BUILT FIRST : Lapsed 4/10/16 : No building activity

If there are plans associated with the above permits/consents then copies can be provided on request. Code Compliance Certificates have not been issued for consents unless specified.

#### SEWER AND WATER

##### Sewer

The property has an available connection to the Fairlie Sewerage Scheme. An application to connect should be submitted to Council's Utilities Manager.

A Council sewer main crosses the section. Sewer connections from neighbouring sections may encroach on the section to access the main. Please refer to the attached Council policy regarding building in close proximity to public services.

##### Water

The property has an available connection to the Fairlie Water Supply, an application for use needs to be submitted to Council's Utilities Manager. If there are galvanized iron pipe and fittings on the existing water connection will need to be replaced with PVC components and the toby shifted to the boundary at the owner's expense when the owner applies to take water.

It is the recommendation of Council that the property owner/resident has an accurate location of the water toby which services the property, so that in the event of heavy snowfall or frost events the water can be turned off if necessary to avoid freezing of pipes.

Stormwater

Council requires that all storm water from roofs and hard standing areas is to be disposed of on-site via discharge to approved soak hole/s.

A 450mm diameter storm water main crosses diagonally across the property from North-East to South-East. Please refer to the attached Council policy regarding building in close proximity to public services.

An aerial photograph and services plan for this property is attached.

**LAND AND BUILDING CLASSIFICATIONS**

No information located.

Refer to copy of map from District Plan for other classifications in the immediate vicinity.

**COMPLIANCE WITH FENCING OF SWIMMING POOLS ACT 1987**

No pool registered to this property.

**LAND TRANSPORT REQUIREMENTS**

Where a new vehicle access way is required, its location and construction shall comply with the requirements of the District Plan as indicated in the attached diagram. Where a single vehicle access serves more than one allotment this access is to be formed and sealed for the full length. The Council's Roading Manager or Assets Technical Assistant should be contacted for further information, and to obtain prior approval for the proposed location and construction of the access way.

Property owners are responsible for all damage to roads, footpaths, and services etc. caused by vehicles accessing properties; this is particularly relevant during site development when heavy vehicles may be involved. The property owner will be required to repair any damage or the work will be carried out by the Council at the property owner's expense.

It should also be noted that in the event of heavy snow fall events which require the road network to be cleared of snow it is the property owner/residents responsibility to clear the vehicle entrance way to the cleared section of road. If further information is required about the schedule for this clearance program or if assistance is needed in snow clearance the Council should be contacted. The property is in close proximity to a Public Facility, being St Joseph's School, that may occasionally create high traffic volumes and vehicle parking issues.

**SPECIAL LAND FEATURES**

WIND: Very high

SNOW: 2.0kPa

EARTHQUAKE ZONE: B. Council has received an earthquake report for the area, May 1998, compiled by Geotech Consulting Ltd. A copy is available free on request.

No information is held on natural hazards that may affect this site. Please refer to Environment Canterbury for a report on natural hazards.

Please find attached to this LIM report, a sheet from Environment Canterbury detailing how to apply for a Land Information Report (LIR) and the type of information that would be included in such a report. Please contact Environment Canterbury directly to request a LIR on this property.

**LICENCES/ENVIRONMENTAL HEALTH**

No information located.

**NETWORK UTILITY OPERATORS**

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

**HAZARDOUS SUBSTANCES**

Council does not hold any information relating to the use or storage of hazardous substances on this site other than that stated in this document. Investigation and analysis by an appropriately qualified person is advised if such information is required.

**OTHER INFORMATION**

No title search has been done on this property.

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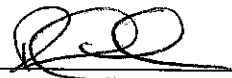
**NOTES**

1. The information set out in this summary is made available in good faith pursuant to the Local Government Official Information and Meetings Act 1987.
2. Council does not express any opinions in this form and in particular does not warrant that the land which is the subject of this form is suitable for any particular purpose.
3. The information in this form has been prepared from records held by Council, however, Council does not warrant that the information is correct and will not accept any liability for errors or omissions in its records or for errors or omissions in the presentation of information from those records, or for any cost, damages or expenses incurred in consequence of errors or omissions or reliance on the information.
4. a) Every care has been taken to ensure that the information is correct at the time of issue. Council advises that there may be other information relating to the land which is not normally included in a Land Information Memorandum or which is unknown to Council and which therefore is not referred to in this document.  
b) Some categories of information are based on records supplied to Council by property owners or developers or tradesmen.  
c) In preparing the information, no inspections of the property have been undertaken.  
d) Where the information indicates the existence of some requisition or Council interest in the land it is the responsibility of the persons seeking the information to follow up.

It is also recommended that a certificate of title search is undertaken, including any instruments registered on the title, as this will provide further information in relation to the property.

For further explanation of any of the information supplied, please contact the Council.

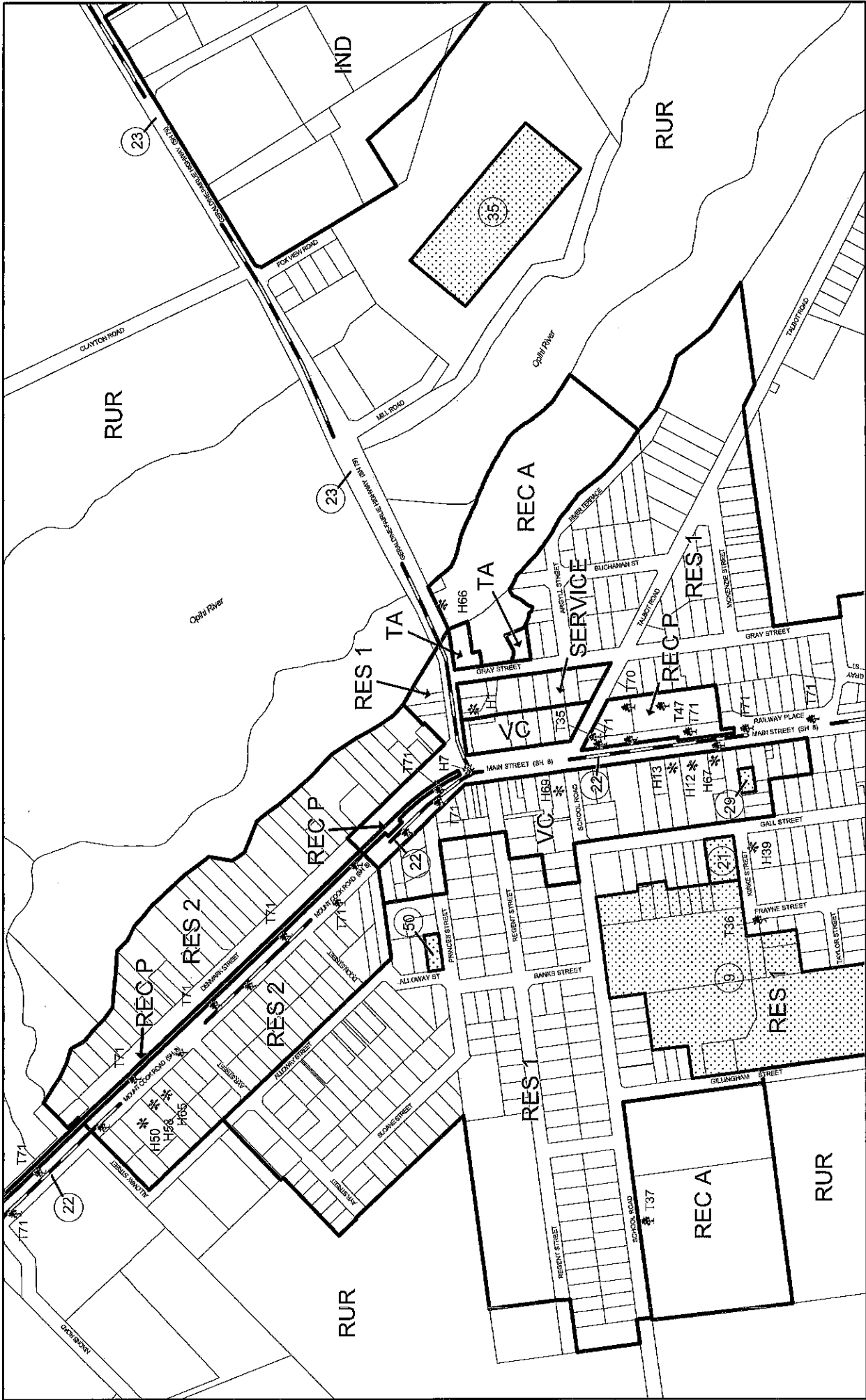
Name: \_\_\_\_\_



Date: 11/10/16

Nathan Hole  
MANAGER – PLANNING & REGULATIONS





<p><b>Zones</b></p> <ul style="list-style-type: none"> <li>IND Industrial</li> <li>RECA or P Recreation A or P</li> <li>RES 1 or 2 Residential 1 or 2</li> <li>RUR Rural</li> <li>SERVICE Service</li> <li>TA Traveller's Accommodation</li> <li>TOURIST Tourist</li> <li>VC Village Centre</li> </ul>	<p><b>Designations</b> (refer Appendix A)</p> <ul style="list-style-type: none"> <li> (54)</li> <li> (54)</li> <li> (22)</li> <li> (23)</li> </ul> <p>Trestle State Highway Designations</p>	<p><b>Notations</b></p> <ul style="list-style-type: none"> <li> G15 Geopreservation Sites</li> <li> T33 Protected Trees</li> <li> H12 Heritage Items</li> <li> Lakeside Protection Area</li> <li> Scenic Viewing Areas</li> <li> Sites of Natural Significance</li> </ul>	<p><b>Notations</b></p> <ul style="list-style-type: none"> <li> 900m Contour Line</li> <li> High Voltage Power Line</li> <li> District Boundary</li> <li> Zone Boundary</li> </ul>	<p><b>Location Diagram</b></p>	<p><b>Scale 1:5000 @ A3</b></p>	<p><b>Fairlie</b></p> <p><b>Map No 47</b></p> <p><b>Date : May 2004</b></p>
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## Planning Map 47

### Schedule of Designations (See Appendix A of the Plan)

Designation Number	Description
9	Fairlie Primary School and Fairlie High School
21	Police Station and Residence, Fairlie
22	State Highway 8
23	State Highway 79
29	Fairlie Exchange
35	Landfill, Fairlie
50	Ambulance Depot, Fairlie

### Schedule of Heritage Items (See Section 10 of the Plan)

Site Number	Name
H1	Fairlie County Library (Carnegie)
H7	War Memorial, Fairlie
H12	Gladstone Grand Hotel 1884
H13	Mt Cook Line Building 1906
H39	St Stephen's Church
H50	Rimuwahare Restaurant
H58	Blacksmith's Shop
H65	Mabel Binney Cottage
H66	Power House
H67	Bank of New Zealand
H69	Fairlie Hotel

### Schedule of Protected Trees(See Appendix J of the Plan)

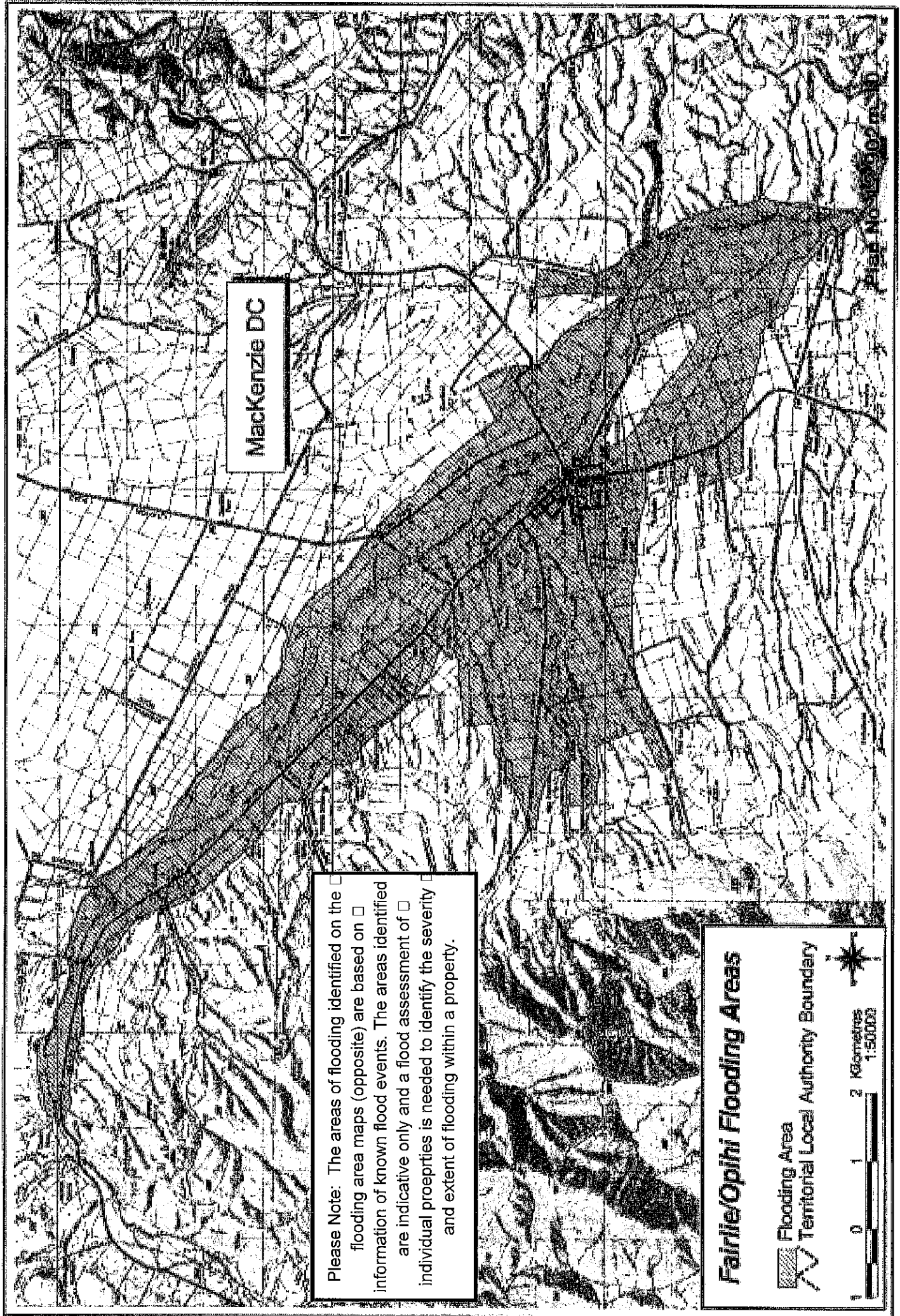
Site Number	Name
T35	<i>Picea likiangensis</i> (Likiang Spruce)
T36	<i>Quercus robur</i> (Oak)
T37	<i>Quercus robur</i> (Oak)
T47	<i>Fagus sylvatica 'Purpurea'</i> (Copper Beech)
T70	Pin Oak
T71	Peace Avenue trees

### **PLEASE NOTE:**

The Sites of Natural Significance, Scenic Viewing Areas and Lakeside Protection Areas shown on these Planning Maps have been taken from topographical maps (1:50000) prepared as part of Council's decisions on submissions to the Proposed District Plan. The topographical maps are available for inspection at the Mackenzie District Council offices, Main Street, Fairlie.

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Please Note: The areas of flooding identified on the flooding area maps (opposite) are based on information of known flood events. The areas identified are indicative only and a flood assessment of individual properties is needed to identify the severity and extent of flooding within a property.

**Fairlie/Opihi Flooding Areas**

Flooding Area
   
 Territorial Local Authority Boundary

0 1 2 Kilometres
   
 1:50,000

Plan No. 100/01

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**Customer Services**  
P. 03 353 9007 or 0800 324 636

PO Box 345  
Christchurch 8140

P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

Dear Sir/Madam

Thank you for submitting your property enquiry in regards to our Listed Land Use Register (LLUR) which holds information about sites that have been used, or are currently used for activities which have the potential to have caused contamination.

The LLUR statement provided indicates the location of the land parcel(s) you enquired about and provides information regarding any LLUR sites within a radius specified in the statement of this land.

Please note that if a property is not currently entered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; other information relevant to potential contamination may be held in other files (for example consent and enforcement files).

If your enquiry relates to a farm property, please note that many current and past activities undertaken on farms may not be listed on the LLUR. Activities such as the storage, formulation and disposal of pesticides, offal pits, foot rot troughs, animal dips and underground or above ground fuel tanks have the potential to cause contamination.

Please contact and Environment Canterbury Contaminated Sites Officer if you wish to discuss the contents of the LLUR statement, or if you require additional information. For any other information regarding this land please contact Environment Canterbury Customer Services.

Yours sincerely

**Contaminated Sites Team**

# Property Statement from the Listed Land Use Register

Visit [www.ecan.govt.nz/HAIL](http://www.ecan.govt.nz/HAIL) for more information about land uses.



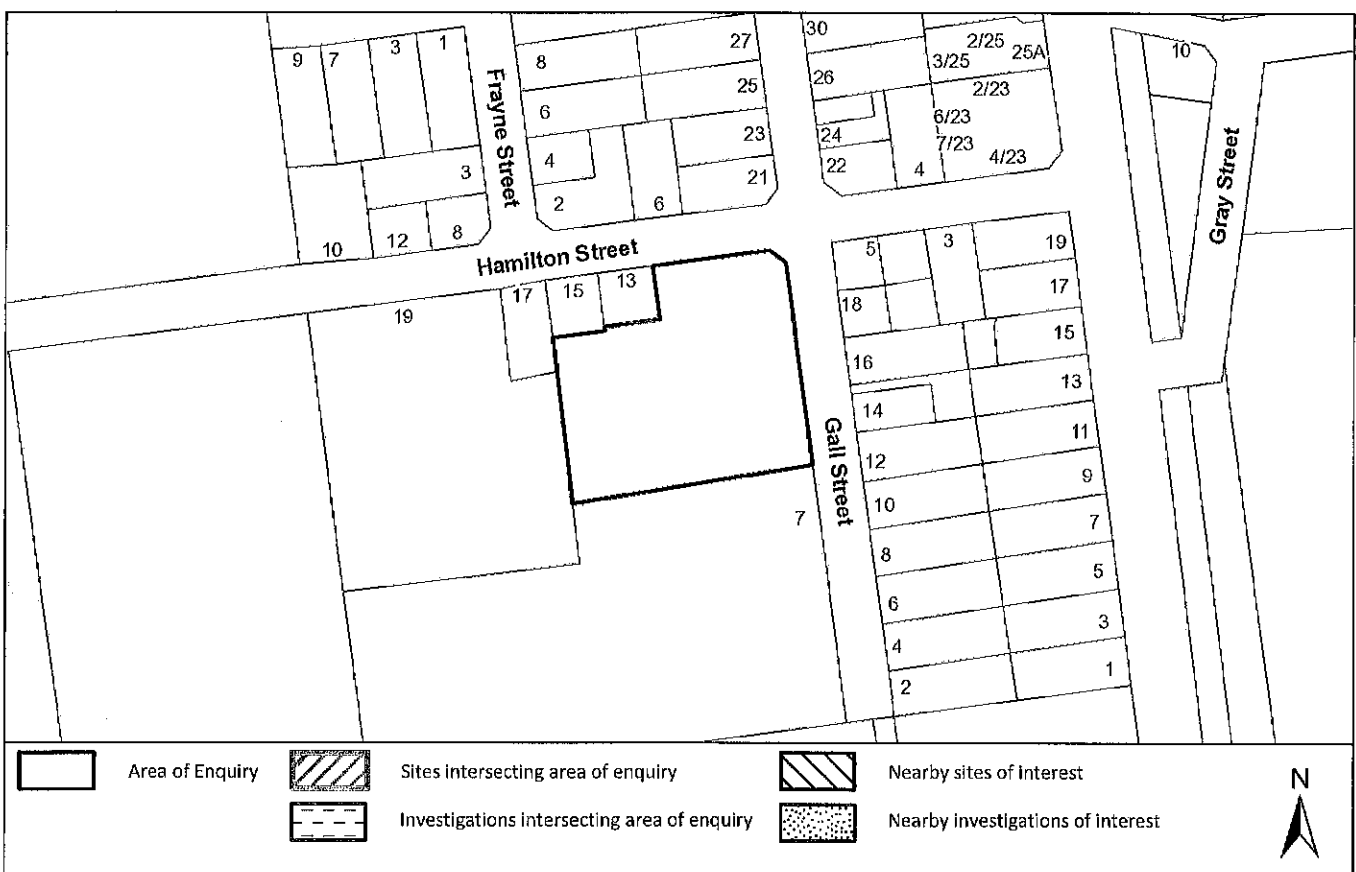
Customer Services  
P. 03 353 9007 or 0800 324 636

PO Box 345  
Christchurch 8140

P. 03 365 3828  
F. 03 365 3194  
E. [ecinfo@ecan.govt.nz](mailto:ecinfo@ecan.govt.nz)

[www.ecan.govt.nz](http://www.ecan.govt.nz)

Date:	04 October 2016	
Land Parcels:	Lot 1 DP 367268	Valuation No(s): 2531000502



The information presented in this map is specific to the area within a 100m radius of property you have selected. Information on properties outside the search radius may not be shown on this map, even if the property is visible.

### Summary of sites:

There are no sites associated with the area of enquiry.

### Information held about the sites on the Listed Land Use Register

There are no sites associated with the area of enquiry.

### Information held about other investigations on the Listed Land Use Register

For further information from Environment Canterbury, contact Customer Services and refer to enquiry number ENQ146005.

**Disclaimer:** *The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987 and Environment Canterbury's Contaminated Land Information Management Strategy (ECan 2009).*

*The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.*

*Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.*