

Land Information Memorandum

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Client Reference: 6566

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Issued under Section 44A of the Local Government Official Information & Meetings Act.

Property

Valuation No.	1885019505
Location	220 Wilsons Lead Road, Cape Foulwind
Legal Description	Lot 1 DP 19769 Sec 39 SO 13711 Sec 2 SO 14304 Lot 1 DP 12325 Sec 41 SO 13711 Blk I Steeples SD
Owner	Tauranga Bay Holdings Ltd
Area (hectares)	107.1093

Valuation

Land	\$ 1,300,000
Capital Value	\$ 1,340,000
Improvements	\$ 40,000

Date of valuation 1 September 2019

Rates

Annual Rates	\$ 3,411.80
Current Instalment	\$ 853.00
Current Year - Outstanding Rates	\$ 853.00

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

Property transactions may result in a change in the rating classification of this property, and therefore the rates payable. Further information may be obtained from the Rating Officer.

Note: The above does not include rates for the West Coast Regional Council – info@wcrc.govt.nz.

Planning/Resource Management

Zone: Rural

Full details of the zone requirements are found in the Buller District Plan. Relevant zone rules and planning map are attached as Appendix I.

Resource Consent 220067 granted under delegated authority 20/2/23 to subdivide Section 39 SO 13711 into two fee simple allotments, creating Lot 1 of 6891^{m2} and Lot 2 of 7.0616^{ha}. The installation of an electricity pole to provide electricity to the newly created lots has been included with this application as a permitted activity. Copy of Decision is attached as Appendix II.

Resource Consent 150059 granted under delegated authority 24/3/16 for subdivision of land held under Computer Freehold Register (CFR) 509533 for the purpose of separating five farms which are currently held together as part of the wider Cape Foulwind Complex. Section 224 certificate issued 16/10/20. Copy of Decision is attached as Appendix III.

Resource Consent 050008 granted under delegated authority 3/2/05 for permitted activity: drill sampling at six sites. Copy of Certificate of Compliance attached as Appendix IV.

NOTE: If not given effect to, a resource consent lapses after five years from the date of the decision, unless otherwise specified in the decision or unless extended by resolution of Council.

Further information may be obtained from Council's Duty Planner via email planning@bdc.govt.nz or phone 03 788 9603 during duty hours (10.00am-12.00noon and 2.30pm-4.30pm on Monday, Tuesday, Thursday and Friday).

Te Tai o Poutini Plan

The combined Proposed District Plan for the West Coast, named the Te Tai o Poutini Plan (TTPP) has been notified 14 July 2022 and is likely to result in some zoning changes throughout the Buller District. The submission period closed at 5.00pm on 11 November 2022.

Proposed zoning of this site:

- General Rural Zone
- Rural Lifestyle Zone

Proposed overlays:

- Coastal Environment

Refer to proposed TTPP planning maps attached as Appendix V for this property's proposed zoning/overlays or the Proposed TTPP can be viewed here: <https://tpp.nz>, and on the District Council and Regional Council websites.

If you have any questions regarding the Te Tai o Poutini Plan proposed overlays for this property, we recommend that you contact the West Coast Regional Council (0508 800 118).

Note: Rules that are effective immediately are indicated by a **red hammer** symbol, next to a particular rule. When evaluating a proposal, Council is required to consider both the Operative District Plan and the Proposed District Plan. The evaluation of Operative Plan provisions vs Proposed Plan provisions is complex, and the Council must give certain weighting to particular provisions.

Boundaries

Copy of aerial photograph attached Appendix VI – aerial flown in 2016.

Please note the boundary information supplied is not a substitute for a legal survey. Land Information New Zealand (LINZ) parcel boundaries layer for rural properties on Council's GIS

system may not be accurate and in some cases may be misaligned in excess of 10 metres, and urban properties may be misaligned by up to 1.5 metres.

Any person wishing to rely on the supplied graphical information should independently verify that information.

Building

Due to the age of the Permits below, unless approval has been indicated, no final inspection will be carried out or written statement of completion and compliance issued. Note that prior to the Building Act 1991, building permits were not required to have Code Compliance Certificates issued.

The buildings within the land area under this LIM are, a fertiliser bin and a barn – approx. 12m x 6m. These structures were constructed prior to 1991 where building consents were required for structures so were old permits.

These structures now would most likely meet exemption criteria from the need for Building Consents under the 2004 Building Act schedule 1.

No records on file of any building permits or consents being issued for this property.

Further information may be obtained from Council's Building department via email bdc-duty.inspector@bdc.govt.nz or phone 03 788 9610 during duty hours (10.00am–12.00noon daily).

Smoke Test Reports

Following January 1991 earthquakes, smoke tests were carried out at some properties to ascertain the structural integrity of chimneys/fireplaces.

No record on file of a smoke test being carried out at this property.

Refuse & Recycling Collection

The Buller district is divided into three zones for recycling and refuse. Each of these zones has specific guidelines for recycling and refuse. This property is located in Zone 1 which covers Westport, the areas from Westport to the Mokihiui Bridge, Westport to Punakaiki, Westport to Reefton including Blacks Point, and Reefton to Ikamatua. All properties are rated for solid waste management.

Refuse and recycling collection is available in this area and is collected by Smart Environmental Ltd. Any recycling bin and glass crate that Smart Environmental Ltd issued to this address must remain at this property. If they have been removed from this property, there will be a charge to the owner of the property for replacement.

Information on services provided for refuse and recycling in each zone, including collection days, and fees and charges, can be viewed on Council's website www.bullerdc.govt.nz or by contacting the Council's Customer Services staff on 0800 807 239 or info@bdc.govt.nz.

Infrastructure Services

Sewer	There is no Council reticulated sewerage system in this area. Septic tank method utilised for the disposal of domestic effluent.
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West Coast Regional Council has issued Rule 79 for the Permitted on-site Sewage Effluent Discharge to Land. Approval to dispose of effluent to the ground (eg septic tank and soakage field) is reliant on meeting the provisions of Rule 79 of the West Coast Regional Council's (WCRC) plan for discharge to land. If this can be achieved the disposal of effluent will be a permitted activity and can be approved by the Buller District Council. If not, application to the WCRC accompanied by an engineer's design will be necessary.

Copy of Rule 79 is attached as Appendix VII.

Further information can be obtained from the West Coast Regional Council on 0508 800 118.

Water There is no Council reticulated water supply in this area. Water supply will likely be by rainwater collection or from an on-site bore.

Stormwater There is no Council stormwater reticulation in this area. Stormwater will likely be disposed of on-site and to a drain.

Further information may be obtained from Council's Infrastructure Delivery department via email info@bdc.govt.nz or freephone 0800 807 239.

Land and Building Classifications

Earthquake Zone 3. See Bracing Design map, attached as Appendix VIII showing earthquake zones. This information was updated to NZS3604:2011.

Compliance with Building (Pools) Amendment Act 2016

No pool registered to this property.

Effective from 1 January 2017, the Building (Pools) Amendment Act 2016 has repealed the Fencing of Swimming Pools Act 1987 and added new provisions to the Building Act 2004.

The objective of the new provisions, involving residential pools, is to prevent injury or death to young children by restricting access to the immediate pool area.

Key changes include:

- residential swimming pools must be inspected every three years; and
- safety covers will be able to be used as barriers for spa pools and hot tubs.

Further information may be obtained from the Ministry of Building, Innovation and Employment website, www.mbie.govt.nz or from the Building Department, Buller District Council.

Land Transport Requirements

There is currently an unapproved vehicle crossing to site. Buller District Council bylaws require an approved vehicle crossing constructed by an approved contractor.

Further information may be obtained from Council's Infrastructure Delivery department via email info@bdc.govt.nz or freephone 0800 807 239.

Special Land Features

No information located.

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.

West Coast Regional Council

West Coast Regional Council is responsible for the following –

- Sustainable regional well-being.
- Managing the effects of using freshwater, land, air and coastal waters, by developing regional policy statements and regional plans (coast, air, land and water) and the issuing of consents.
- Managing rivers, mitigating soil erosion, flood control and other hazards.
- Regional emergency management and civil defence preparedness.
- Regional land transport planning and total mobility funding.
- Marine oil spills and pollution response.

Therefore we strongly advise that you contact the West Coast Regional Council (0508 800 118) to ascertain whether there is any further information regarding this property on their records.

Other Information

- Severe weather events affected the Buller District on 16-18 July 2021 and February 2022 resulting in flooding of land and buildings in parts of the District. It has been confirmed by Council's building inspectors that this property was not affected in either event.
- The Rural Zone incorporates a productive agricultural environment, where the Council will uphold the amenity standards associated with the normal conduct of farming operations in the zone. Potential purchasers of rural land should be aware that typical activities associated with rural land such as vehicle and animal noise, smells and other similar activities are to be expected in rural areas.
- No title search has been done on this property.

Notes

The information in this memorandum is extracted from existing Council records which may or may not be complete. No inspections of the property concerned have been undertaken. Many of Councils records are based on input and information from outside agencies, such as Heritage New Zealand, West Coast Regional Council, network utility operators etc.

While every care has been taken to ensure that the information in this report is correct, Council cannot guarantee that information from other agencies is correct or accurate and accordingly does not accept any liability for such information received and supplied to you in good faith.



Shelley Samuels
LIMS & PLANNING SUPPORT OFFICER