

LAND INFORMATION MEMORANDUM

106A Brown Street
INVERCARGILL

Invercargill
CITY COUNCIL

SECTION 1: PROPERTY INFORMATION

1.1 Summary Sheet for Land Information Memorandum

This is a brief summary of the special features for 106A Brown Street, INVERCARGILL and the information that is included in your LIM.

Section	Included in Your LIM Report
Section 1: Property Information	
1.0	Aerial View of Property (Please find **ATTACHED**)
1.1	Summary Sheet
2.0	Property Details
2.1	Shared Driveways and Drains in Common
2.2	Easements
2.3	Earthquake Information
3.0	Information Relating to any Rates Owing in Relation to the Land
Section 2: Special Features and Characteristics of the Land	
4.0	Special Features or Characteristics of the Land
4.0 (a)	Alluvion
4.0 (b)	Avulsion
4.0 (c)	Erosion
4.0 (d)	Falling Debris
4.0 (e)	Inundation
4.0 (f)	Slippage
4.0 g)	Subsidence
4.0 (h)	Hazardous Contaminants
5.0	Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the Land – Also see 12.0
5.1	Financial / Development Contributions
5.2	Invercargill City District Plan 2019
5.3	Resource Consents and other Planning Matters
5.4	Resource Consents in the Surrounding Area
5.5	Further Information Regarding the Potential Development of the Land and any Information Relating to the Use to Which the Land May be Put and any Conditions Attached to that Use – Invercargill City District Plan 2019
5.5 (a)	Zone – Sub Area
5.5 (b)	General Coastal Information
5.5 (c)	Snow Loading
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5.5 (e)	Seismic Information
5.5 (f)	Hazard Information
5.5 (g)	Heritage Information
5.5 (h)	Significant Features Information
5.5 (i)	Site Information

5.5 (j)	Transport Information
6.0	Information Relating to Contaminated Land
6.1	Selected Land Use Sites (SLUS) Register & Hazardous Activities and Industries List (HAIL) Sites
Section 3: Natural Hazards	
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7.1	District Plan Natural Hazard References
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7.2 (c)	Flooding
7.2 (d)	Landslides
7.2 (e)	Subsidence
7.2 (f)	Tsunamis
7.2 (g)	Volcanic and Geothermal Hazards
7.2 (h)	Wind
7.2 (i)	Any Other Natural Hazards
7.3	Other Helpful Sites for Finding Information Regarding Natural Hazards
8.0	Regional Council Natural Hazard Information
Section 4: Works and Services	
9.0	Information on Private and Public Stormwater and Sewerage Drains and Vehicle Crossings
9.1	Stormwater and Foul Sewer
9.2	Drainage Connection Permits / Consents
10.0	Information Regarding Drinking Water Supply to the Land
10.1	Invercargill City and Bluff Mains Water Supply Grading
11.0	Vehicle Crossings
Section 5: Building	
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12.1	Building Plans
12.2	Drainage and Sewerage House Connection Plans
12.3	Building Permits/Consents
12.4	Schedule 1 – Building Act 2004
12.5	Notice to Fix
12.6	Compliance Schedules/ Building Warrants of Fitness (BWOF)
12.7	Building Consents - Any Other Notices, Issues or Actions Required
12.8	Swimming Pool and Spa Pool Fencing
13.0	Information Concerning any Certificate Issued by a Building Certifier
14.0	Information Notified under Section 124 of the Weathertight Homes Resolution Services Act 2006
15.0	Information Relating to Land which has been Notified to the Council by a Network Utility Operator
Section 6: Environmental Health	
16.0	Environmental Health and Licences
16.1	Health Licences
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18.0	Airshed
19.0	Refuse and Recycling
20.0	Explanatory Notes and Disclaimers

LAND INFORMATION MEMORANDUM

Issued pursuant to Section 44A of the Local Government Official Information and Meetings Act 1987

2.0 Property Details

Property Address:	106A Brown Street, Invercargill
Legal Description:	Lot 3 DP 424980
Area m²:	843m²
Valuation Number:	30230.48513
Computer Register (Record of Title):	RT-498494 Further information may be obtained from Land Information New Zealand. Please visit their website at, http://www.linz.govt.nz/.

2.1 Shared Driveways and Drains in Common

Information on Shared Driveways, Drains in Common relating to this property may be found on the Record of Title**.**

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.*

If you are enquiring about a Cross Lease, Unit Title or Subdivision, please contact the Planning Team at the Invercargill City Council on (03) 211 1777 or email Duty.planner@icc.govt.nz for further information.

2.2 Easements

If you require any further information on any easement you should seek legal advice.

Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or stormwater drain.

If you are enquiring about Council owned Easements, please contact the Engineering Team at the Invercargill City Council on (03) 211 1777 or email ENGapprovals@icc.govt.nz for further information.

2.3 Earthquake Information

Under the Building Act 2004, New Zealand has a national system that categorises the country into high, medium and low seismic risk areas. Invercargill is classified as medium seismic risk.

Council has identified priority building areas and the buildings in these areas have been assessed. Non-priority buildings will be assessed by 1 July 2027.

For more information on priority areas and strategic routes go to Earthquake-prone buildings - Invercargill City Council

For information on the processes for earthquake prone buildings visit the MBIE website at https://www.building.govt.nz

If you are enquiring about earthquake information, please contact the compliance team at Invercargill City council on (03) 211 1777 or email Building.compliance@icc.govt.nz for further information.

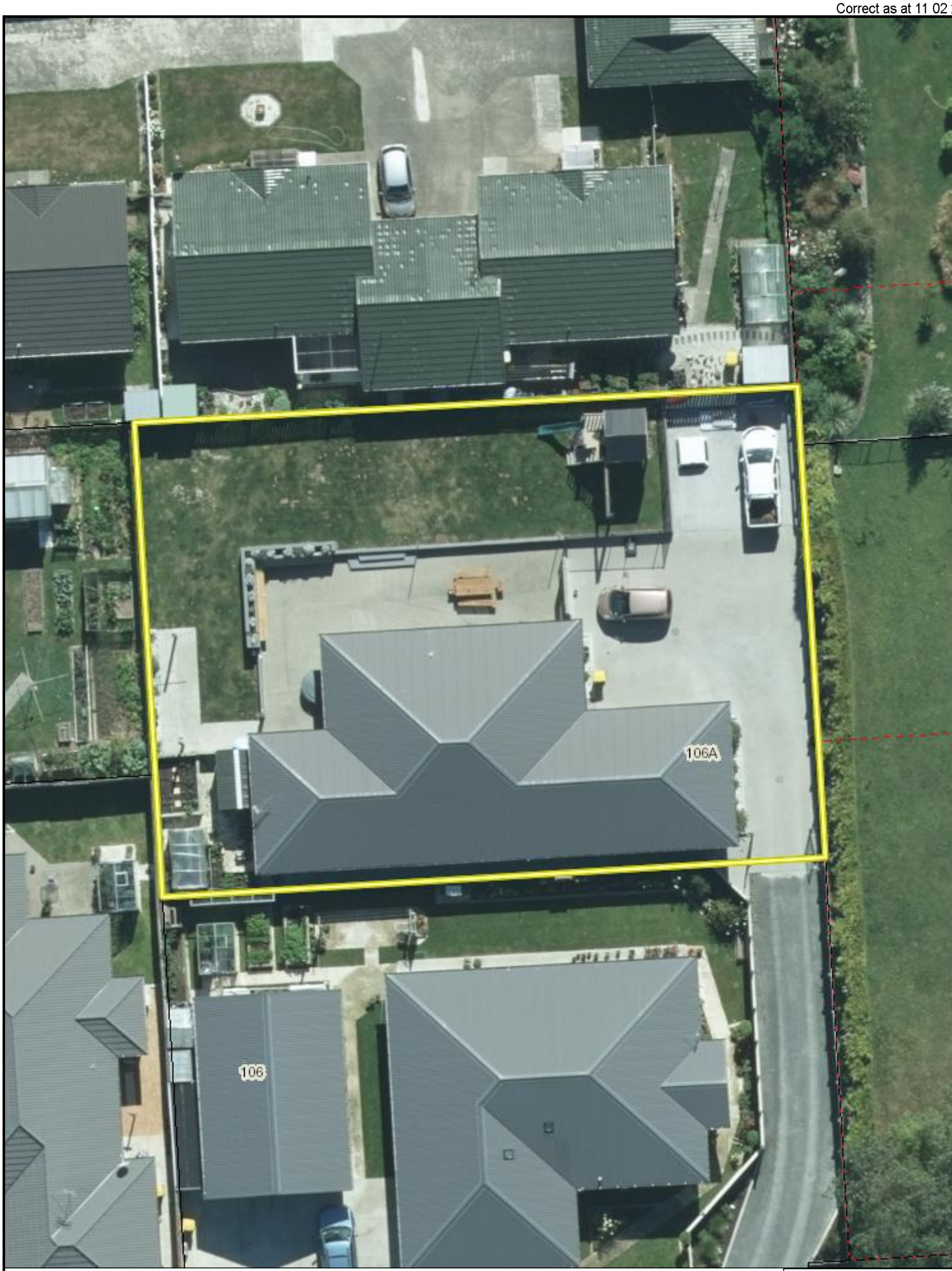
3.0 Information Relating to any Rates Owing in Relation to the Land

Date of Valuation:	As at 1 July 2023
Land Value:	$150,000
Capital Value:	$650,000
Rates Levied for the Current Year	$4,093.57
Total Rates to be Cleared as of date of LIM request:	$1,024.57

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

In addition to rates charged by Invercargill City Council, Environment Southland also rates properties in the Invercargill district. Property owners will receive separate, independent rates notices and invoices from the two councils. Please check on the Environment Southland website http://www.es.govt.nz or email the service department on service@es.govt.nz for further information about its rates and rating policy.

If you are enquiring about Rates for this property, please contact the Rates Team at the Invercargill City Council on (03) 211 1777 or email rates@icc.govt.nz for further information.



Property Map
106A Brown Street

Invercargill CITY COUNCIL

Date Printed: 3 February 2026

SCALE 1: 250

0 6 13

Meters

Information shown is the currently assumed knowledge as at date printed. If the information is vital, confirm with the Authoritive Owner. E & E.O.

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SECTION 2: SPECIAL FEATURES AND CHARACTERISTICS OF THE LAND

4.0 Special Features or Characteristics of the Land

(a) Alluvion: The deposit of earth, sand, etc left during a flood.	**(e) Inundation:** Susceptibility to flooding or overland flows.
(b) Avulsion: The sudden removal of land by the change in a river's course, or by flooding to another person's land.	**(f) Slippage:** The downhill movement of land.
(c) Erosion: The wearing away of land by running water, rain, wind or other geological agents.	**(g) Subsidence:** A gradual sinking of land relative to its previous level.
(d) Falling Debris: The dislodgement of rock, earth or other materials from above.	**(h) Hazardous Contaminants:** Please refer to Section 6.0 Information Relating to Contaminated Land

(a-g) There is no additional information with regard to Erosion, Avulsion, Falling Debris, Subsidence, Slippage, Alluvion or Inundation related to this property on file.

If you are enquiring about Special Features or Characteristics of the Land, please contact the Planning Team at the Invercargill City Council on (03) 211 1777 or email Duty.planner@icc.govt.nz for further information.

5.0 Consents, Certificates, Notices, Orders or Requisitions Affecting the Land or any Buildings on the Land

5.1 Financial/Development Contributions

It is the Invercargill City Council's policy not to charge development contributions under the Local Government Act, or financial contributions under the Resource Management Act.

5.2 Invercargill District Plan

Every territorial authority in New Zealand, including the Invercargill City Council, must have a District Plan, the purpose of which is to assist the Council to carry out its function under the Resource Management Act 1991.

The planning information on this LIM covers the Invercargill City District Plan 2019.

The Invercargill City District Plan 2019 contains objectives and policies for the Invercargill City District, and rules to ensure that the objectives and policies are met. Examples of these rules include (but are not limited to) those concerning biodiversity, soils, transportation, natural hazards, the subdivision of land, demolition of structures, infrastructure, amenity values, noise, signage, height of structures and density of development.

An electronic copy of the Invercargill City District Plan 2019 can be accessed on District Plan - Invercargill City Council or feel free to contact the Planning Team on (03) 211 1777 or email Duty.planner@icc.govt.nz for further information.

5.3 Resource Consents and other Planning Matters

Consent No:	*Date Rec*	*Consent Description*	*Status*	*Attachment*
SUB/2009/108	02-Jul-2009	Subdivide land into six allotments: DP 424980 Deposited 29.09.2011	Plans Deposited	Yes

5.4 Resource Consents in the Surrounding Area

There are no resource consents in the surrounding area that the Council considers of interest to this property on file.

If you are enquiring about a resource consent, please contact the Planning Team at the Invercargill City Council on (03) 211 1777 or email Duty.planner@icc.govt.nz for further information.

5.5 Further Information Regarding the Potential Development of the Land and any Information Relating to the Use to Which the Land May be Put and any Conditions Attached to that Use

Full details of Resource Management requirements are found in the Invercargill City District Plan 2019.

The following information is relevant when assessing potential development under the Invercargill City District Plan 2019 and under the Building Act 2004:

(a)	**Residential 1 Zone**
(b)	**General Coastal Information** If you are purchasing near a coastal area building restrictions may apply. If you have any concerns please contact the Invercargill City Council Building Team on (03) 211 1777. If the coastline is subject to erosion please visit the Environment Southland website www.es.govt.nz
(c)	**Snow Loading** If you are planning to build on the property, snow loading will be assessed by your engineer or designer and may affect the design of framing lintels, rafters, ridge beams and veranda beams on your house. If you are enquiring about snow loading, please contact the Building Consents Team on (03) 211 1777.
(d)	**Wind Information** All buildings are required to be braced to withstand wind loads. Wind is rated from low through to specific engineering design requirements. When you undertake a building project your designer or engineer will assess the wind zone. If you are enquiring about Wind Zones, please contact the Building Consents Team on (03) 211 1777.
(e)	**Seismic Information** Please refer to ***Attachments***: Seismic Hazard Maps Liquefaction Susceptibility and Amplification Susceptibility. These maps give a general indication of the possible amplification and liquefaction susceptibility within the Invercargill City District. These maps should be considered in conjunction with the GNS Science Consultancy Report 2012/014 which is available on the Council website under Hazard Information Maps: District Plan - Invercargill City Council. The document is available as a downloadable 2.9MB pdf. The information does not relate to the return time (probability) of an earthquake. **Bracing Demands** Invercargill City District falls into Zone 1 Earthquake Zone. The earthquake zone the site is in will affect its bracing demand. Bracing demand is the horizontal forces the building, or parts of the building, can resist. The cladding materials on the roof and walls of the house also affect bracing demand, as does the height of the house and soil class. If you are planning to build on the property your engineer or designer will review the bracing demand. If you are enquiring about Earthquake Zones – Bracing Demands, please contact the Building Consents Team on (03) 211 1777 or email Building@icc.govt.nz for further information.
(f)	**Hazard Information** ***Riverine Floor Level Requirement:*** The property has a minimum floor level requirement of 105.8 City Datum. Please refer to the attached Hazard Information and District Plan Maps.
(g)	**Heritage Information** There is no Heritage information related to this property on file. Please refer to the attached District Plan Map.

(h)	**Significant Features Information** There is no Significant Features information related to this property on file. Please refer to the attached District Plan Map.
(i)	**Site Information** There is no Site information related to this property on file. Please refer to the attached District Plan Map.
(j)	**Transport Information** There is no Transport Information related this property on file. Please refer to the attached District Plan Map.

6.0 Information Relating to Contaminated Land

6.1 Selected Land Use Sites (SLUS) Register & Hazardous Activities and Industries List (HAIL) Sites

There is no contaminated land information related to this property on file.

SLUS registered sites are subject to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES). These Regulations have implications for SLUS registered sites when carrying out an activity at that site as described in Regulations 5(2) to (6), that are briefly:

- Removing or replacing all, or part of, a fuel storage system
- Soil sampling
- Disturbing soil
- Subdivision
- Changing the use of land

For more information please contact Environment Southland or visit their website https://www.es.govt.nz/environment/pollution-and-waste/contaminated-land

***Note**: If a property is not currently tagged on Invercargill District Council records with regard to any site contamination issues, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The SLUS register and Invercargill District Council records are not complete, and new sites are regularly being added/tagged as information is received and investigations into current and historic land uses are completed. If in doubt, it is advised that a suitably qualified and experienced practitioner be consulted on this matter.*

Other Information/Attachments:

Item	*Attachment*
2011 – Signed Consent Notice under s221(4)(a) Resource Management Act 1991	Yes



Hazard Information Map
106A Brown Street

Invercargill CITY COUNCIL

Date Printed: 3 February 2026

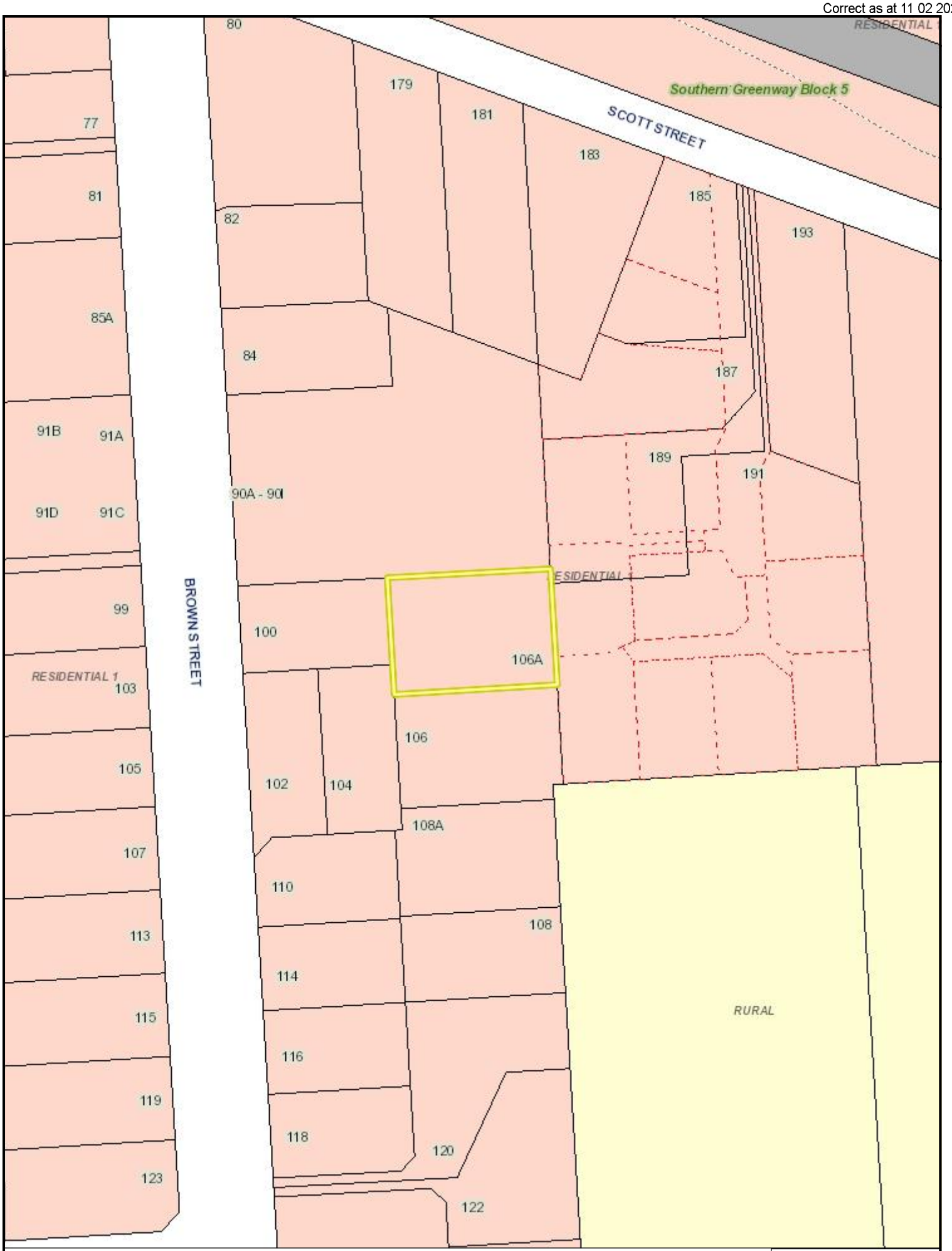
SCALE 1: 1,000

0 25 50

Meters

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District Plan Map
106A Brown Street

Invercargill CITY COUNCIL

Date Printed: 3 February 2026

SCALE 1: 1,000

0 25 50

Meters

Information shown is the currently assumed knowledge as at date printed. If the information is vital, confirm with the Authoritive Owner. E & E.O.

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GENERAL INFORMATION:

- Legal Boundary
- District Boundary
- Railway
- National Grid Structures
- National Grid Electricity Transmission Lines (110Kv or above)
- Foulsewer Features
- Foulsewer Pipes and Structures
- Stormwater Features
- Stormwater Pipes and Structures
- Water Features
- Water Pipes and Structures
- Water Toby
- Water Toby - Approx. Location
- Water Toby - Location To Be Confirmed

HAZARD INFORMATION:

- 5m Contour (Urban, Derived)
- Dam
- Stopbank
- Inland Extent of Coastal Sand Dunes
- Coastline Most Prone to Erosion
- Riverine Inundation Level 1
- Riverine Inundation Level 2
- Riverine Inundation Level 2A
- Riverine Inundation Level 3
- 103 Floor Levels (Level 2)
- 108 Floor Levels (Level 2A)
- Areas Most at Risk from Sea Level Rise/Storm Surge Event

DISTRICT PLAN INFORMATION:

- Airport Approach and Transition Lines
- Airnoise Boundary (Designation 75)
- Outer Control Boundary
- Single Event Sound Exposure Boundary
- Inner Control Boundary (Port Noise)
- Railway View Lines
- Archaeological Sites
- Heritage Sites
- City Centre Heritage Precinct
- Registered Heritage Areas

DISTRICT PLAN INFORMATION:

- AIRPORT OPERATIONS
- AIRPORT PROTECTION
- BUSINESS 1
- BUSINESS 2
- BUSINESS 3
- BUSINESS 4
- BUSINESS 5
- BUSINESS 6
- HOSPITAL
- INDUSTRIAL 1
- INDUSTRIAL 2
- INDUSTRIAL 2A
- INDUSTRIAL 3
- INDUSTRIAL 4
- OTATARA
- RESIDENTIAL 1
- RESIDENTIAL 1A
- RESIDENTIAL 1B
- RESIDENTIAL 2
- RESIDENTIAL 3
- RESIDENTIAL 4
- RURAL
- SEAPORT 1
- SEAPORT 2
- SMELTER
- Deferred Residential 4 Zone
- Coastal Marine Area
- River
- Coastal Environment
- Outstanding Natural Features and Landscapes
- Formed Non-Legal Road
- Unformed Legal Road
- High Value Soils
- Reserves with Reserve Management Plans
- Areas of Significant Indigenous Biodiversity
- Designations
- Entertainment Precinct
- Priority Redevelopment Precinct (BUSINESS 1)
- Retirement Village Precinct
- Pedestrian Friendly Frontages

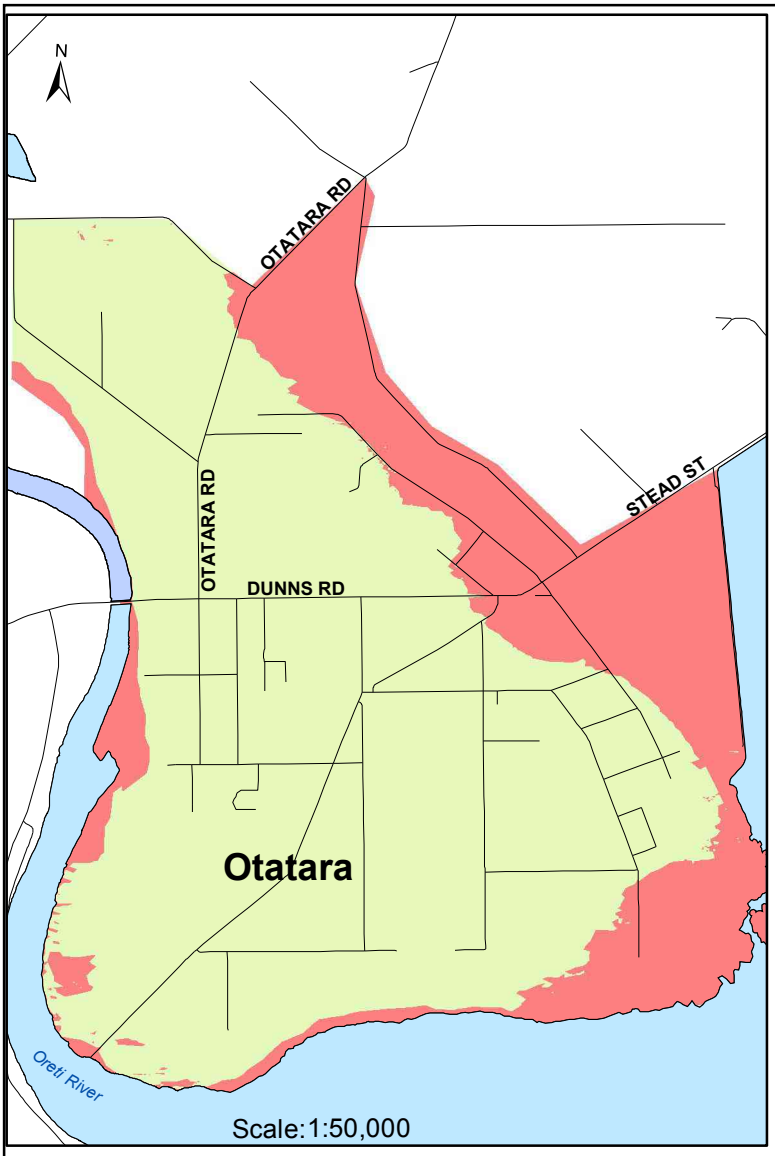
Where a formed or unformed road, railway, waterway or other natural feature divides Zones, these features will have the zoning of the Zone with the lower noise limit under NOISE-R2.

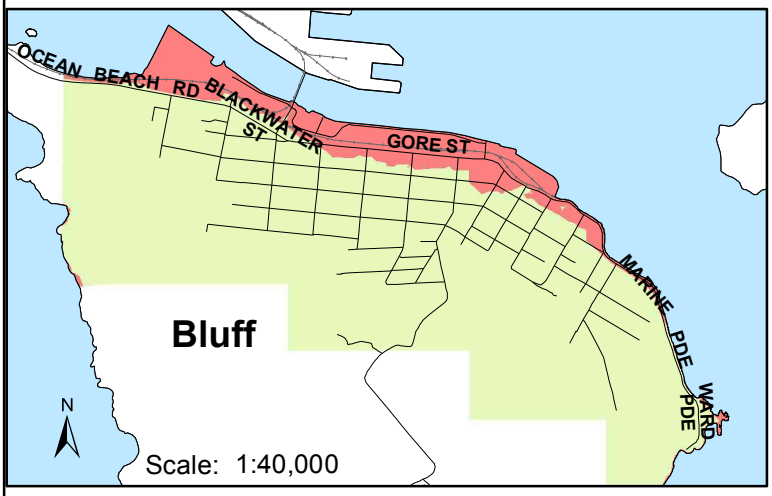
Aerial Image 2022 Copyright Invercargill City Council

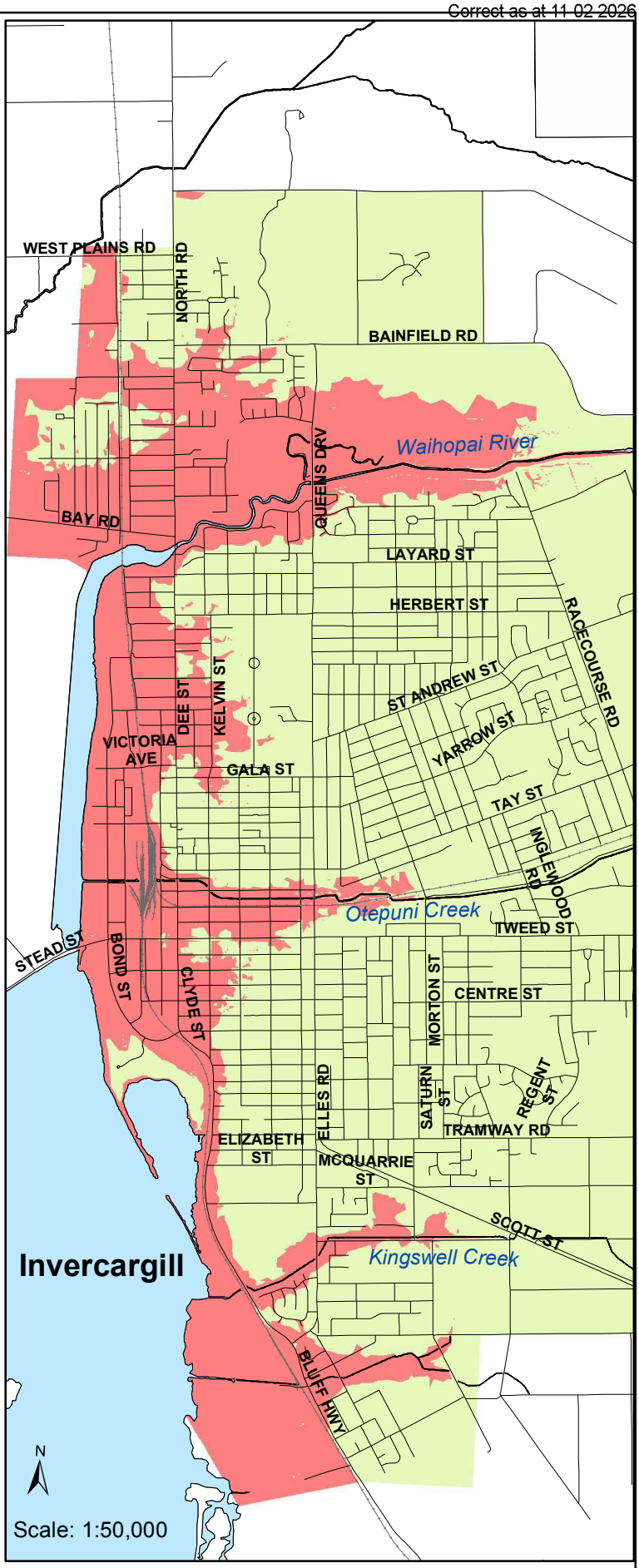
For more details regarding the Invercargill City District Plan, please refer to www.icc.govt.nz

Invercargill

Legend
District Plan
106A Brown Street







Legend

Ground Height

- < 5m
- > 5m
- (No Data Available)

Roads

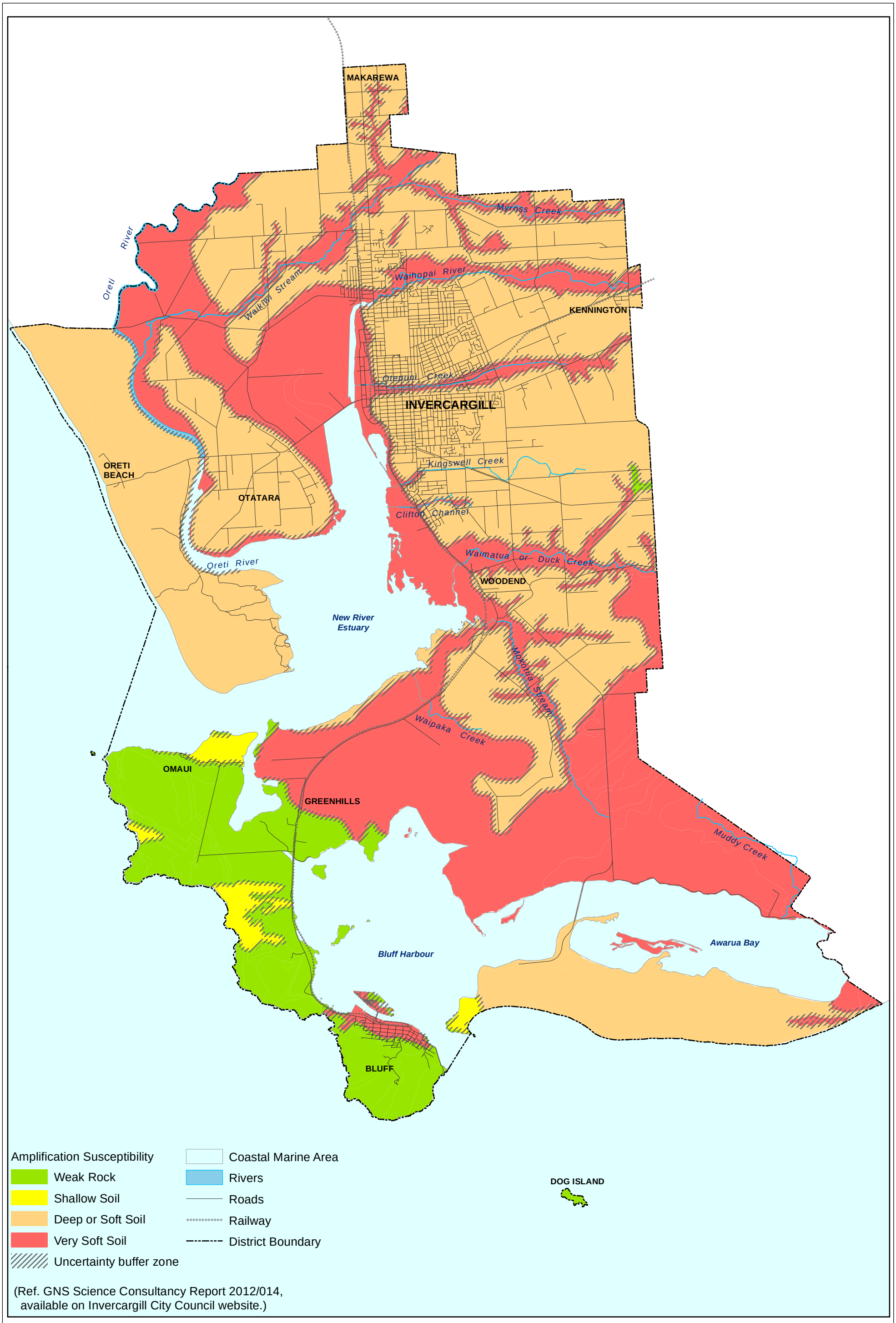
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Invercargill CITY COUNCIL

Sea Level Rise - 5 metre Contour

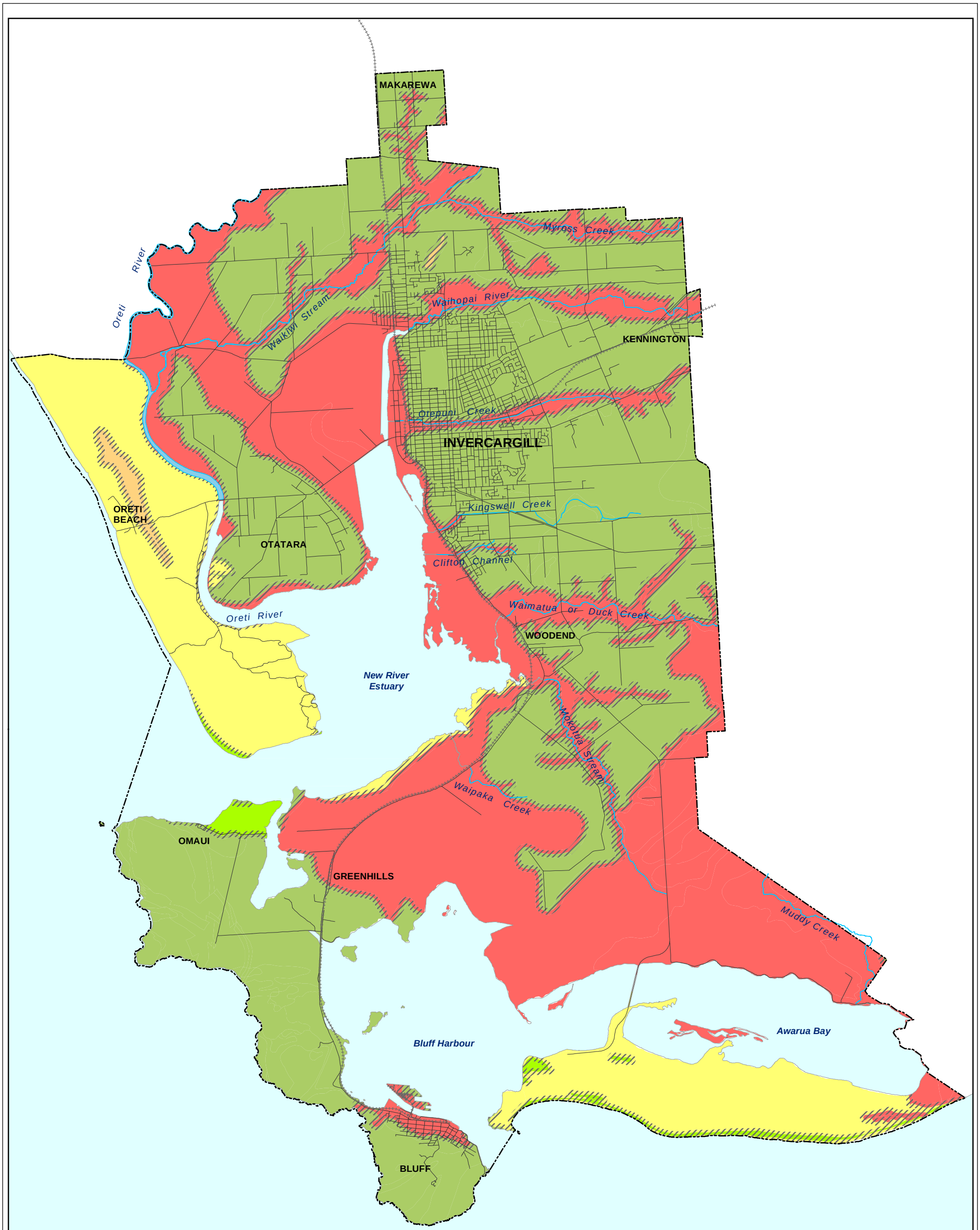
Date Printed: 10/5/2017

Contour data derived from LiDAR data 2013



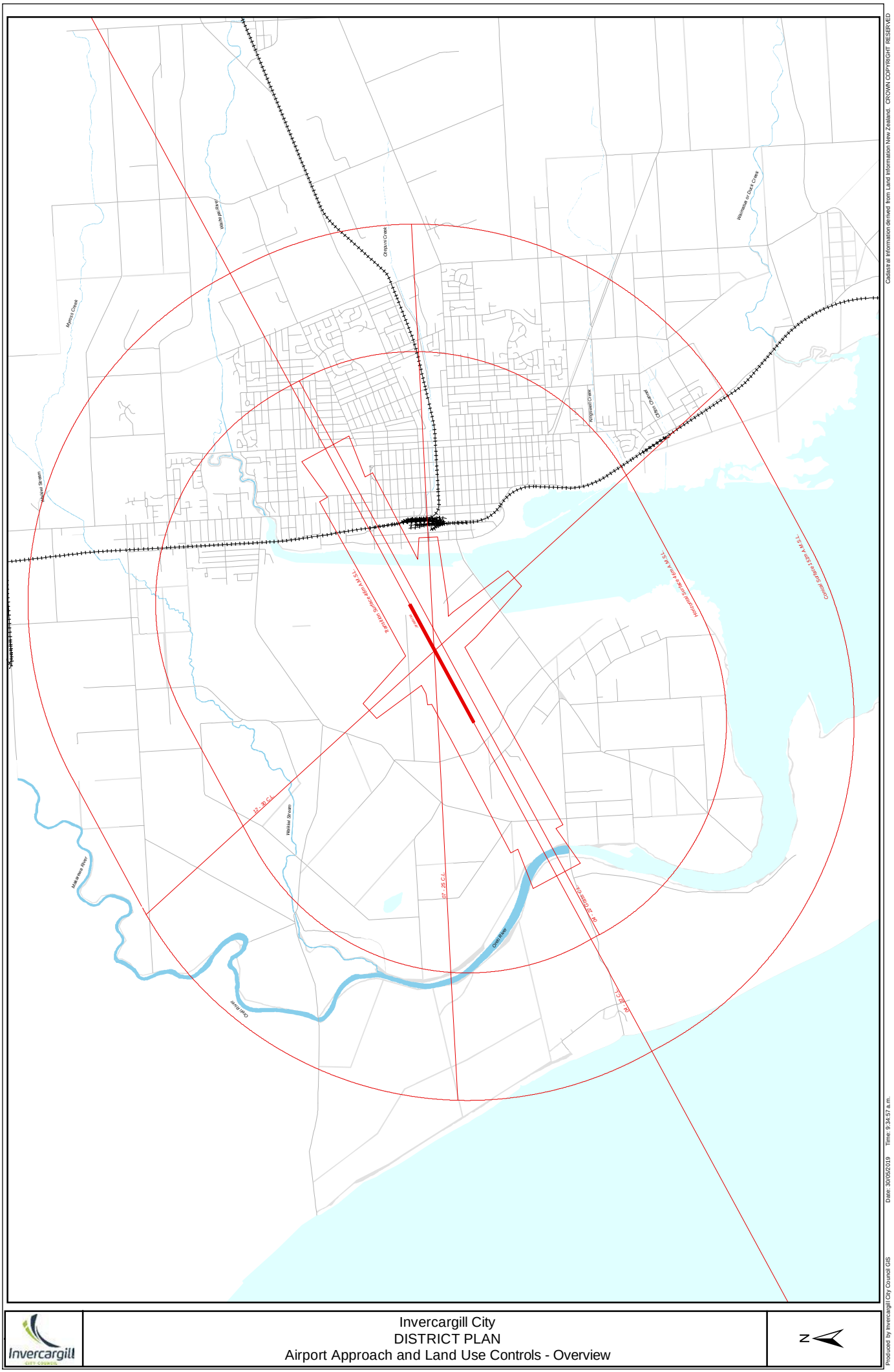
Invercargill City
Seismic Hazard - Amplification Susceptibility

N



Invercargill City
Seismic Hazard - Liquefaction Susceptibility

N


Invercargill City
DISTRICT PLAN
Airport Approach and Land Use Controls - Overview
N
Oreti River
Waihopai River
Waikiwi Stream
Makarewa River
Oreti Drain
Waimatua or Otatara Creek
Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED
Produced by Invercargill City Council GIS
Date: 30/09/2019 Time: 9:34:57 a.m.



Invercargill City
DISTRICT PLAN
Airport Approach and Land Use Controls - Detail

Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED
Produced by Invercargill City Council GIS Date: 30/09/2019 Time: 9:38:17 a.m.

Invercargill
CITY COUNCIL

Environment File
01029828.DOC
Client Ref: **2276**

18 September 2009

Javags Holdings Limited
C/- TrueSouth Survey Services Ltd
PO Box 534
INVERCARGILL 9840

Attention: Steve M^{c}Gregor

Dear Sir

RESOURCE CONSENT APPLICATION FOR SUBDIVISION AND LAND USE AT 104, 106 AND 108 BROWN STREET, INVERCARGILL - SUB/2009/108 AND LUC/2009/109

Your application for resource consent for subdivision and land use was received on 30 June 2009. Further information was supplied on 31 July and 14 September 2009. On 14 September you also amended your application to request approval for it to be completed in two stages. It was then processed in a non-notified manner in accordance with sections 93 and 94 of the Resource Management Act 1991. The Director of Environmental and Planning Services, acting under delegated authority, considered it on 18 September 2009.

I advise that the Council has **granted** consent to the application, subject to conditions. Enclosed is the official notice of the decision and our receipt (No. 2609362) for $970.00 which covers the fixed initial deposit and the approval fee for Stage 1 certification.

DESCRIPTION OF THE ACTIVITY

The application is for subdivision and land use consents and it was amended on 14 September 2009 to enable it to be completed in two stages. The proposals are:

1. Subdivide land that is partly within an area having a level 3 risk of riverine inundation, to create six residential allotments.

2. Erect a dwelling on each of Lots 4 – 6, being the lots that are partly subject to a level 3 risk of riverine inundation.

Stage 1 of the proposal is the creation of Lots 1 and 2 and a balance rear lot. It will result in three new titles being created from the five existing titles. Stage 2 will be the subdivision of the balance area to create four residential lots. The land use component of the application is only relevant to the allotments being created as part of the second stage.

REASONS FOR THE APPLICATION

The site is located within the Domicile Sub-Area of the Invercargill City District Plan. Resource consent is necessary because the subdivision is a discretionary activity under Rule 4.29.4 (Subdivision of land subject to a level 3 risk of riverine inundation) and the land use is a discretionary activity under Rule 4.28.1(B)(2) (Natural Hazards) of the Plan.

PLANNING ASSESSMENT

Notification Issues

On 18 September 2009 the Director of Environmental and Planning Services, acting under authority delegated by the Council, resolved under sections 93 and 94 of the Resource Management Act 1991 that the application need not be notified. The reasons for this decision were:

1. The effects of the activity will be no more than minor, for the reasons discussed below under the heading "Consideration of Assessment of Effects".

2. No parties who may be considered to be adversely affected by the granting of the resource consent have been identified.

3. No special circumstances exist in relation to the application that require it to be notified.

Consideration of Assessment of Effects

The following consideration of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991.

Effects on the environment

The proposal is to subdivide five existing titles to create six residential lots in an area with a known flood risk. The main effects to be considered relate to natural hazards, transportation and infrastructure.

Hazards:
The property is on the edge of the floodplain of the Kingswell Creek and does not benefit from any flood protection works. About 650m^2 on the eastern side of the property is within the floodplain and three of the new allotments are affected. Environment Southland commented that the 1984 flood reached a level of 105.5m City datum but that this level is only likely to be reached again in a worse case scenario. They recommend that the development proceed in such a manner that the future flood risk is virtually nil and that this be achieved by filling each site to the 105.5m level and having a dwelling floor level of 105.8m City datum. The application promotes these conditions and says that the existing ground levels already meet this recommendation. A topographical survey of the site has been completed and the lowest spot height on it is 105.46m. The floor level requirement is supported by the Council Drainage Manager.

There is no record on the Council Hazard Information Maps of the site having been filled but Council staff had reported that material had been brought onto the site. The applicant purchased the property in 2005 and is not aware of any filling since that time, except for recent permitted activities being house foundations and access formation.

Inclusion of the conditions recommended by Environment Southland and promoted by the applicant will minimise the potential adverse effects from flooding.

Transportation:
The subdivision is designed as a private cul-de-sac. The applicant was asked to expand its assessment of effects on the environment to address the aspect of future connectivity with the land in the Domicile Sub-Area to the east. The response was that the request was considered imbalanced and unreasonable and it was pointed out that the Council had elected to dispose of the land that had provided for such a link. While provision for a future link through to Scott Street would have been beneficial, the width and standard of the private way are less than the minimum needed for it to be a future possibility.

The Council Roading Manager is concerned that provision shall be made for all vehicles to enter and egress the sites in a forward direction. Four of the lots will be able to utilise the rights of way to achieve this and Lots 3 and 6 will need to show manoeuvring space when submitting building consents. No provision is being made for visitor car parking or lighting of the private way.

The proposal meets the minimum standards for safe access and egress, and for on-site vehicle parking and manoeuvring.

Infrastructure:
The application was referred to the Council asset managers for comment on the proposal as presented.

The Drainage Manager recommended that sewer and stormwater connections be laid to the boundaries of all lots and, in response to a request for further information, the applicant has confirmed that this is part of the proposal.

The proposed water supply arrangement is six individual connections to a new private main. The Water Manager requires further engineering detail of the water supply layout before he can be satisfied that it will be acceptable for connection to the Council main. He also requires the easement arrangement within the subdivision to provide for the joint and several responsibility of the six lot owners to the Invercargill City Council for the integrity of common pipework within private land. This can be addressed through conditions of consent.

The Roading Manager noted that there is no vehicle crossing to the site and that an illegal crossing, used for access to bring material to the site, has damaged the concrete footpath and frontage. He requires this damage to be rectified, as well as sealing of the right of way and the construction of a new crossing to serve it. The right of way does not have a turning head to comply with the Council's Code of Practice for Land Development but the alternative easement arrangement proposed for this case is accepted. No turning head is proposed at the end of the proposed stage 1 but there is no requirement for one under the Code.

Amenity values:
The size and shape of the proposed allotments makes them suitable for their intended purpose. Residential dwellings that comply with the Environmental Standards of the District Plan can be readily designed.

Objectives and policies

Under section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the Invercargill City District Plan were taken into account in assessing the application.

The proposals are considered to be in general accord with the objectives and policies relating to subdivision and natural hazards.

Permitted baseline

There is no permitted baseline for subdivision. The permitted baseline for residential dwellings is that they should be safe from the known flood risk.

DECISION

On **18 September 2009** the Director of Environmental and Planning Services, acting under authority delegated by the Council, resolved that consent be **granted subject to the conditions imposed and detailed on the table attached**.

The decision to grant consent was made under sections 104 and 104B of the Resource Management Act 1991. The reasons for this decision are outlined below. The conditions were imposed under sections 108 and 220 of the Resource Management Act 1991. The matters considered in reaching this decision are detailed under the Planning Assessment section of this letter.

Reasons

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed and are outlined above. It is considered that adverse effects of the proposed activity on the environment will be acceptable.

In accordance with section 104(1)(b) of the Resource Management Act 1991, the proposal is considered to be consistent with the relevant objectives and policies of the Invercargill City District Plan.

RIGHTS OF OBJECTION AND APPEAL

If you are not satisfied you can object to the decision by writing to the Council. Your objection must set out the reasons in accordance with section 357 of the Resource Management Act 1991. It will then be passed on to the Council's Hearings Committee for a decision. If you prefer, you can also appeal the decision to the Environment Court. Any objection or appeal

will need to be lodged within fifteen (15) working days of this letter being received. You may wish to consult your solicitor for advice on this matter.

Please contact the undersigned on (03) 211 1777 if you have any questions or concerns.

Yours faithfully

D A M^{c}Pherson
SENIOR RESOURCE MANAGEMENT OFFICER

Encl.

Invercargill
CITY COUNCIL

RESOURCE CONSENT UNDER PART VI OF THE

RESOURCE MANAGEMENT ACT 1991

CONSENT No. SUB/2009/108

APPLICANT:	**Javags Holdings Limited**
LOCATION OF PROPOSED ACTIVITY:	**104, 106 and 108 Brown Street, Invercargill** **Lots 7, 8, 9 and 10 DP 9720, Lot 13 DP 11044**

DESCRIPTION OF ACTIVITY:

The application is for a two stage subdivision of land having a level 3 risk of riverine inundation, to create six residential allotments.

Stage 1 of the proposal is the creation of Lots 1 and 2 and a balance rear lot. It will result in three new titles being created from the five existing titles. Stage 2 will be the subdivision of the balance area to create four residential lots.

DECISION:
Granted on **18 September 2009.**

The following conditions were imposed under sections 108 and 220 of the Resource Management Act 1991:

Subdivision consent conditions for stage 1:

1. The subdivision shall be undertaken in accordance with the scheme plan and supporting information submitted with application SUB/2009/108 as received by the Council on 30 June 2009, the further information submitted on 31 July, and the amended application with additional information received on 14 September 2009, except where modified by conditions of consent.

2. Easements A, B and F as shown on the scheme plan are to be duly reserved and granted.

3. Easements to convey water are to be reserved and granted over areas A and B and include reciprocal rights for all three lots. The easement document is to include recognition that the common supply pipework is the joint responsibility of all property owners and that all owners are jointly and severally liable to the Invercargill City Council for costs resulting from any loss of water from the private main. The wording of the easement is to be approved by the City Solicitors and a solicitors undertaking provided that it will be registered in the approved form.

4. Water supply connections are to be laid to the boundaries of all lots. Details of the proposed configuration are to be approved by the Invercargill City Council Water Manager; then a building consent for the work obtained and a Code Compliance Certificate furnished.

Civic Administration Building • 101 Esk Street • Private Bag 90104 • Invercargill 9840 • New Zealand • DX No. YA90023 • TEL 03 211 1777

5. Sewer and stormwater connections are to be laid to the boundaries of all three lots. A building consent is to be obtained for the work and a Code Compliance Certificate furnished.

6. The rights of way shall be formed, graded, sealed to a 4.5 metre width, and drained so that surface water does not egress onto the street. A building consent is to be obtained for the stormwater drainage and a Code Compliance Certificate furnished.

7. A five metre wide heavy duty crossing to Council standards is to be constructed to serve the right of way. The damage caused to the footpath and frontage at the illegal crossing is to be rectified. A crossing permit is to be obtained for these works.

Reasons for the stage 1 conditions:

- The conditions generally ensure consistency with the application.
- Condition 3 remedies potential adverse effects on the security of the Council water supply that could result from uncertainty over maintenance responsibilities.
- Conditions 4 to 7 ensure that the requirements of the Code of Practice for Land Development are met to the extent put forward in the application and recognising what is reasonably practical.

Subdivision consent conditions for stage 2:

1. The subdivision shall be undertaken in accordance with the scheme plan and supporting information submitted with application SUB/2009/108 as received by the Council on 30 June 2009, the further information submitted on 31 July, and the amended application with additional information received on 14 September 2009, except where modified by conditions of consent.

2. Easements C, D, E and G as shown on the scheme plan are to be duly reserved and granted.

3. Easements to convey water are to be reserved and granted over areas C, D and E and include reciprocal rights as well as maintaining the reciprocal rights with easements A and B. The easement document is to include recognition that the common supply pipework is the joint responsibility of all property owners and that all owners are jointly and severally liable to the Invercargill City Council for costs resulting from any loss of water from the private main. The wording of the easement is to be approved by the City Solicitors and a solicitors undertaking provided that it will be registered in the approved form.

4. Water supply connections are to be laid to the boundaries of all lots. Details of the proposed configuration are to be approved by the Invercargill City Council Water Manager; then a building consent for the work obtained and a Code Compliance Certificate furnished.

5. Sewer and stormwater connections are to be laid to the boundaries of all lots. A building consent is to be obtained for the work and a Code Compliance Certificate furnished.

6. The rights of way shall be formed, graded, sealed to their full width, and drained in compliance with the Building Code. A building consent is to be obtained for the stormwater drainage and a Code Compliance Certificate furnished.

7. All dwellings are to be sited on land that is at least 105.5 metres City datum. The floor level of all dwellings is to be at least 105.8 metres City datum. A consent notice is to be registered in respect of these requirements.

Reasons for the stage 2 conditions:

- The conditions generally ensure consistency with the application.
- Condition 10 remedies potential adverse effects on the security of the Council water supply that could result from uncertainty over maintenance responsibilities.
- Conditions 11 to 13 ensure that the requirements of the Code of Practice for Land Development are met to the extent put forward in the application and recognising what is reasonably practical.
- Condition 14 was recommended by Environment Southland and promoted by the applicant to address potential adverse effects from flooding.

Advice notes:

1. Under section 125 of the Resource Management Act 1991, this resource consent will lapse in five years, unless it is given effect to within that time.

2. It is the applicant's responsibility to comply with the conditions imposed on this resource consent prior to and during (as applicable) the exercise of it.

3. Please note that a resource consent is not a consent to build. A building consent must be issued prior to any building or drainage work being undertaken. For further information please contact the Building Consents staff who are located on the ground floor, Civic Administration Building or phone 211 1610.

4. The following street numbers have been allocated for the new lots:

Lot 1	102	Brown Street
Lot 2	104	Brown Street
Lot 3	106A	Brown Street
Lot 4	106	Brown Street
Lot 4	108A	Brown Street
Lot 6	108	Brown Street

5. Please note that a crossing permit is required before any work is carried out on the road reserve. Please contact the Engineering Services Group at the Invercargill City Council to arrange this and to ascertain the standards for the vehicle crossing. When applying for the permit you should point out that you also need to satisfy a subdivision consent condition. No work may be undertaken on Council land prior to receiving the proper authorisations.

6. The applicant has advised that the site has not been filled, apart from the encroachment of a small amount of cleanfill from 120 Brown Street.

7. The Council holds the following information about this property that you may find useful. The property:

- Is identified on the Invercargill City District Plan maps as being in a high wind zone. The wind zone map produced is based on NZS 3604:1990 (amendment 1) Code of Practice for Light Timber Frame Buildings not requiring specific design. (Note: NZS 3604:1990 has been superseded by NZS 3604:1999 but there are no changes in relation to wind zones.) Further information can be supplied by the Building Consents Division of the Invercargill City Council.

- Is identified on the Invercargill City District Plan maps as being in a high seismic hazard zone. The information does not relate to the return time (probability) of an earthquake, but gives a general indication of possible earthquake shaking amplification of land in the Southland region. The land in this zone has high amplification capability, typically underlain by river terraces and glacial outwash surfaces composed primarily of gravel.

- Is shown on the Hazard Information Maps as Riverine Inundation Level 3. The site has been previously subject to flooding by rivers and streams. There are no flood protection works in place or those that have been established would not protect the area from a flood event, or is part of an active flood plain. The existence of an entry under Section 74 of Building Act 2004 may limit statutory natural disaster insurance. Refer Clause 3(d) of Third Schedule to the Earthquake Commission Act 1993.

D A McPherson
SENIOR RESOURCE MANAGEMENT OFFICER 18 September 2009



Proposed Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Right to Convey Water, Electricity & Telecommunications Right to Drain Sewage & Water	Ⓐ	Lot 1	Lots 2 - 6
	Ⓑ	Lot 2	Lots 3 - 6
Right of Way Right to Convey Water	Ⓒ	Lot 5	Lots 3, 4 & 6
	Ⓓ	Lot 5	Lot 6
	Ⓔ	Lot 4	Lot 3
Right to Convey Electricity & Telecommunications Right to Drain Sewage & Water	Ⓕ	Lot 2	Lots 3 & 4
	Ⓖ	Lot 5	Lot 6

Proposed Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Right to Install, Read & Maintain Water Meters	Ⓐ	Lot 1	Invercargill City Council
	Ⓑ	Lot 2	
	Ⓒ	Lot 5	

Stage 1
Stage 2

Scale 1:500 @ A4

If this plan is used as the basis for any sales and purchase agreement, then it is done so on the condition that all areas and dimensions are approximate only and subject to survey.

Lots 1 - 6 being a subdivision of
Lots 7 - 10 DP 9720
& Lot 13 DP 11044

Scheme Plan

2276 R4 11.9.09

TrueSouth
SURVEY SERVICES LTD

INVERCARGILL CITY COUNCIL

CONSENT NOTICE PURSUANT TO SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

Subdivision Consent pursuant to Sections 104, 104B, 108, 220 and 221 of the Resource Management Act 1991

PURSUANT to Sections 104, 104B, 108, 220(1)(c) and 221 of the Resource Management Act 1991 the **INVERCARGILL CITY COUNCIL** on 18 September 2009 granted subdivision consent subject to conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners after deposit of the Survey Plan and accordingly, this **CONSENT NOTICE** is issued specifying the said conditions in respect of Deposited Plan 424980:

Any dwelling on Lots 3, 4, 5 and 6 is to be sited on land at or above 105.5 metres City Datum. The floor level of any such dwelling is to be a minimum of 105.8 metres City Datum.

The purpose of the condition is to mitigate potential adverse effects from flooding.

Dated at Invercargill this twenty-fifth day of May 2011.

Authorised Officer

104-108 Brown Street
SUB/2009/108

SECTION 3: NATURAL HAZARD INFORMATION

7.0 Invercargill City Council Natural Hazard Section:

This section will cover Invercargill City Councils natural hazard information, outlined in the Local Government Information and Meetings Act 1987, Natural Hazard Information Land Information Memorandum Regulations 2025.

The following natural hazard section information is provided in good faith by Invercargill City Council, based on the available knowledge and data, as at the date of the issue of this LIM document. This information should provide you with an understanding of the potential hazards, and potential impacts. It is important to note that information may change over time. Please note, Environment Southland also have a key role in developing and providing knowledge about natural hazards and the associated levels of risk for the Southland region.

Third Party Report Information

Third party information known to Council, such as a technical report received as part of a building or planning application, that identifies or speaks to natural hazard matter may also be noted in this section. Report details and how to access the record will be noted under the relevant natural hazard heading for the property concerned. These reports are neither commissioned, nor produced by the local authority.

Building Act 2004 – Natural Hazard Building matters:

a) where a condition has been added to the property in relation to processing of a building permit or consent relating to a natural hazard. This also includes earlier acts where a natural hazard condition has been added to the record of title through the processing of a building consent or historic building permit.
b) under section 133 of the Building Act 2004, following a civil defense emergency, for the protection of human life and safety, a sign or notice has been placed on a building or on the land near the building in a designated area where:
    1) no person may enter or occupy the building; or
    2) access to the building is restricted to 1 or more parts of the building; or
    3) access to the building or to a part of the building is restricted to supervised short-term entry.

    Notable placards being: red, or yellow relating to a rapid building assessment.

This section will also advise where applicable if a post-event assessment has been requested, and whether a subsequent decision has been made under that Act to remove the sign or notice.

For technical information about building matters please contact the Building Team: on (03) 2111 777 or email building@icc.govt.nz for further information.

District Plan – Planning matters:

Invercargill City Councils District Plan regarding natural hazards is demonstrated with the District Plan Hazard information maps.
See attached maps in Section 2 of this LIM for the property

- Hazard Information Map
- Sea Level Rise – 5m contour
- Invercargill City Seismic Hazard – Amplification Susceptibility
- Invercargill City Seismic Hazard – Liquefaction Susceptibility

Natural Hazards can be found under part 3 of the District Plan. District Plan rules apply when natural hazards are present, detailed under part 3 rules, NH – Natural Hazards. Invercargill City District Plan 2019 - Part 3

For technical information about the District Plan, please contact the Planning Team at the Invercargill City Council on (03) 2111 777 or email duty.planner@icc.govt.nz for further information.

7.1 District Plan Natural Hazard References

The Invercargill City District Plan 2019 contains objectives and policies for the Invercargill City District, and rules to ensure that the objectives and policies are met. Examples of these rules include (but are not limited to) natural hazards.

Hazards noted in the District Plan include:
NH -R1 Riverine inundation – residences
NH-R2-R5 Sea level rise, coastal erosion, and storm surge

District Plan 2019 can be accessed by clicking here: District Plan - Invercargill City Council. The Planning Team can be reached by phoning (03) 211 1777 or by emailing: duty.planner@icc.govt.nz

Explanation of Hazard data from the District Plan:

Riverine inundation:

Areas identified on the hazard information maps as being subject to risk from riverine inundation are divided into three levels:

Level:	Definition:
Level 1	Low risk as a result of flood protection mitigation measures
Level 2	High risk, and includes those areas where future flood levels can be predicted
Level 2A	High risk in the event of a flood greater than the design limits of the flood protection system
Level 3	High risk, unprotected, and including areas designed to pond in a flood event, and active floodplains

Minimum floor levels annotated on the maps are expressed in relation to city datum. ICC City Datum is the Council's height datum which has its zero point at 100 metres below mean sea level.

Indicative sea level rise/storm surge:

This information indicates those areas around the New River Estuary that are less than three metres above mean sea level and most at risk from sea level rise/storm surge event.

Coastline most prone to erosion:

This information indicates those areas of the coast that are subject to erosion. For further detail contact Environment Southland.

Seismic information:

The amplification susceptibility and liquefaction susceptibility maps give a general indication of the possible amplification and liquefaction susceptibility within the Invercargill district. These maps should be considered in conjunction with the GNS Science Consultancy Report 2012/014 which is available on the council website. The information does not relate to the return time (probability of an earthquake).

5m Contour (urban) (derived):

This information indicates the 5m contour in the urban areas of Invercargill. The 5m contour provides a 1.5-2m margin of safety from predicted levels of sea level rise after 2110. Accurate contour data for individual properties should be ascertained through a surveyor.

Hazard Information Maps

See attached. (Note: maps may show one or more hazards for the property)

7.2 Prescribed Table for Natural Hazard Information:

(a)	**Coastal hazards –** see Hazard Information map (Note: Coastline prone to erosion is indicated as a pink line) **District Plan / hazard maps:** This property is not deemed to have coastline prone to erosion. **Building hazard condition – coastal erosion** This property has no known condition applied relating to coastal erosion.
(b)	**Earthquakes** **District Plan / hazard maps**: See attached maps for: **Seismic Hazard – Liquefaction Susceptibility and Amplification Susceptibility maps** ***Note****: Liquefaction assessment has been made at a broad scale across the district and is intended to approximately describe the typical range of liquefaction vulnerability across neighbourhood-sized areas. It is not intended to precisely describe liquefaction vulnerability at individual property scale. To the extent permitted by law, the Invercargill City Council will not be liable for any costs, damages or loss suffered as a result of the data, and no warranty of representation of any kind is given as to the accuracy or completeness of the information represented by the GIS data.* *For more details see the ICC Liquefaction guide and Tonkin and Taylor Liquefaction Vulnerability Report Invercargill. ICC Liquefaction info: Liquefaction - Invercargill City Council, & the Tonkin and Taylor report.* **Building hazard condition – earthquakes** Note: under the Building Act 2004 earthquakes are not included as a natural hazard.
(c)	**Flooding** **District Plan / hazard maps:** **Sea level rise – 5 metre contour, riverine inundation, and risk from sea level rise/storm surge event:** please see attached hazard information map and reference the District Plan legend for hazard information indicators. ***Riverine Floor Level Requirement:*** The property has a minimum floor level requirement of 105.8 City Datum. This property has no other known information in the District Plan relating to sea level rise – 5 metre contour, riverine inundation, or risk from sea level rise/storm surge event. **Building hazard condition – inundation** This property has no known condition applied relating to inundation.
d)	**Landslides** Invercargill City Council holds no information pertaining to landslides. **Building Hazard condition – slippage** This property has no known condition applied relating to slippage.

	Building hazard condition – falling debris This property has no known condition relating to falling debris.
(e)	**Subsidence** – (any known information specific to the property) Invercargill City Council holds no information pertaining to subsidence. **Building hazard condition - subsidence** This property has no known condition applied relating to subsidence.
(f)	**Tsunamis** See Environment Southland for further information.
(g)	**Volcanic and geothermal hazards** Invercargill City Council holds no information pertaining to volcanic or geothermal hazards.
(h)	**Wind** Invercargill City Council holds no information pertaining to wind natural hazards under the District Plan. *Note: Building requirements regarding wind which is a separate matter can be located on the Branz website.*
(i)	**Any other natural hazards** Invercargill City Council holds no information pertaining to any other natural hazards in our region.

7.3 Other Helpful Sites for Finding Information Regarding Natural Hazards:

Environment Southland: is our districts regional council. Regional councils play a core role in the management of natural resources including land, air and water; supporting biodiversity and biosecurity; providing regional transport services and building more resilient communities in the face of climate change and natural hazards. www.es.govt.nz contact: 0800 76 88 45 services@es.govt.nz

Natural Hazards Commission & claims portal:
The Natural Hazards Commission Toka Tū Ake is a crown entity that aims to reduce the impact on people and property when natural disaster occurs by protecting homeowners and helping them recover from natural hazard events. Their portal is available – where you can search if a property has a claim against it: Natural Hazards Portal: Claims map (Note: this is not Council held information)

If you are enquiring about natural hazard claims, complete an Information Request Form on the Toka Tū Ake NHC website or contact them on 0800 DAMAGE (326 243). Info@naturalhazards.govt.nz

Civil Defense information sites:
Emergency Management Southland www.cdsouthland.nz

New Zealand Civil Defence www.civildefence.govt.nz for more information about Get Ready and other available resources.

8.0 Regional Council Natural Hazard Information:

Please see attached information from Environment Southland.

Property hazard report

Property Information

Property Address: 106A Brown Street ‘the property’

Legal Description: Lot 3 DP 424980

Territorial Authority: Invercargill City Council

LIM Reference Number: LIM/2026/60

Date Generated: **04/02/2026**

Property Location



This natural hazard information has been provided by the Southland Regional Council (Environment Southland), based on the best available knowledge and data as at 04/02/2026. The information relates to hazards that may affect the land described above and is provided in accordance with Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. Please note that this report has been automatically generated and is only a representation of available data at the time of production.

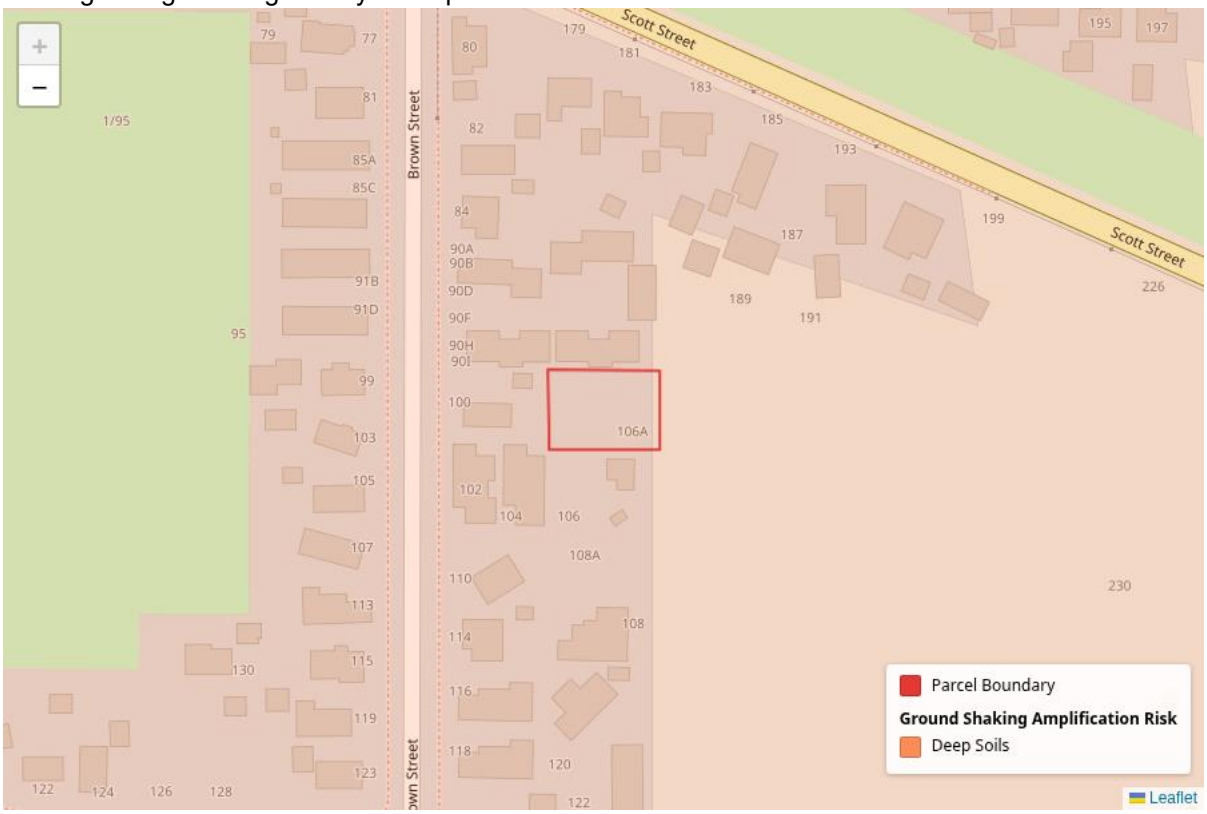
Hazard data in the Southland region is continually being updated, and no guarantee is provided as to its completeness. Data contained within this report is available information held on public records by Environment Southland and others. Further information for hazard data available in the Southland Region, including the reports purpose is available here. This information should provide you with an understanding of the potential hazards, such as flood risk and earthquake risk, but it's important to keep in mind that the information may change, so it's always best to verify its accuracy with a professional.

Summary of Natural Hazards Identified

Maps showing the delineation of the reported natural hazards can be found at Environment Southland's Natural Hazard Portal, available here: Southland's Natural Hazard Portal

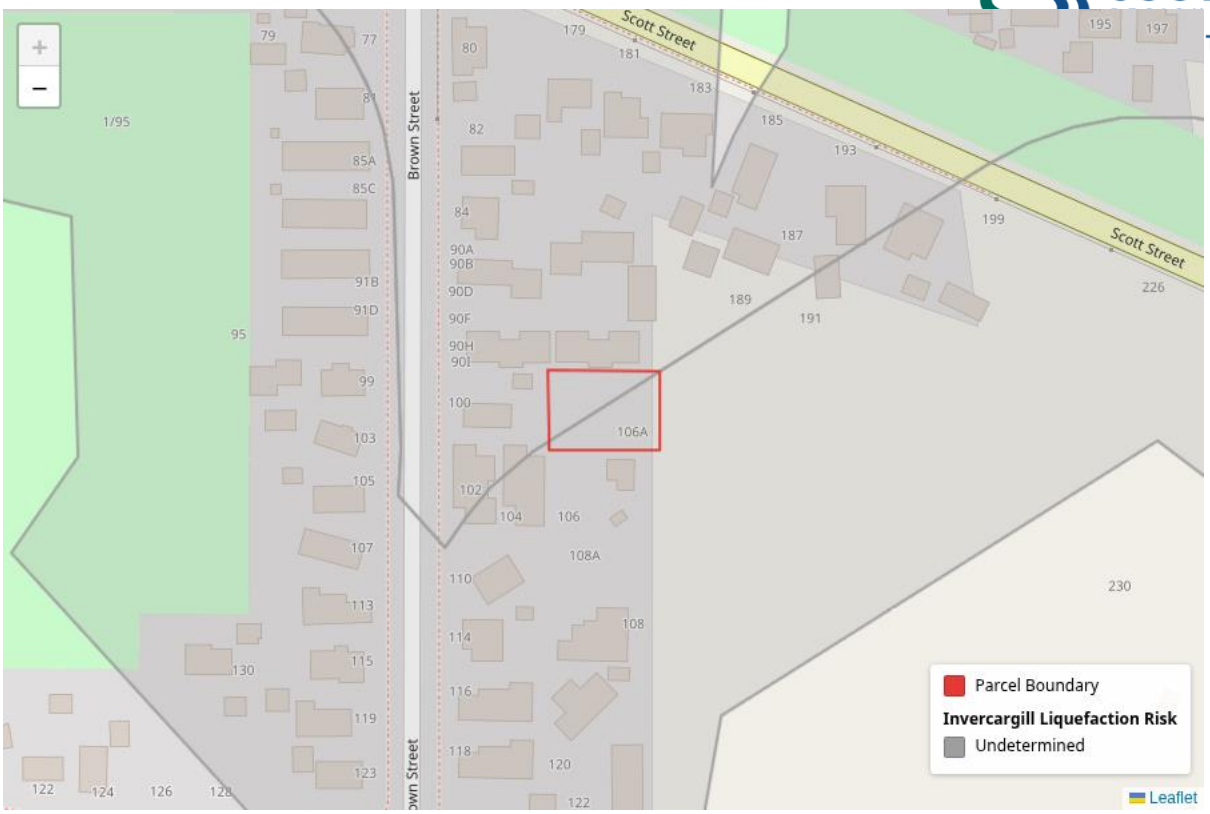
EARTHQUAKE

- **Southland Ground Shaking and Amplification Risk:** The amount of shaking felt in any given earthquake varies with the strength of the subsoil and underlying rock at the location. The soil and rock condition has been mapped as an indicator of the capacity for amplified shaking. The ground at the site is classified as Deep Soils, which is described as Moderate increase in shaking during a strong distant earthquake and a moderate increase in shaking during a strong nearby earthquake..



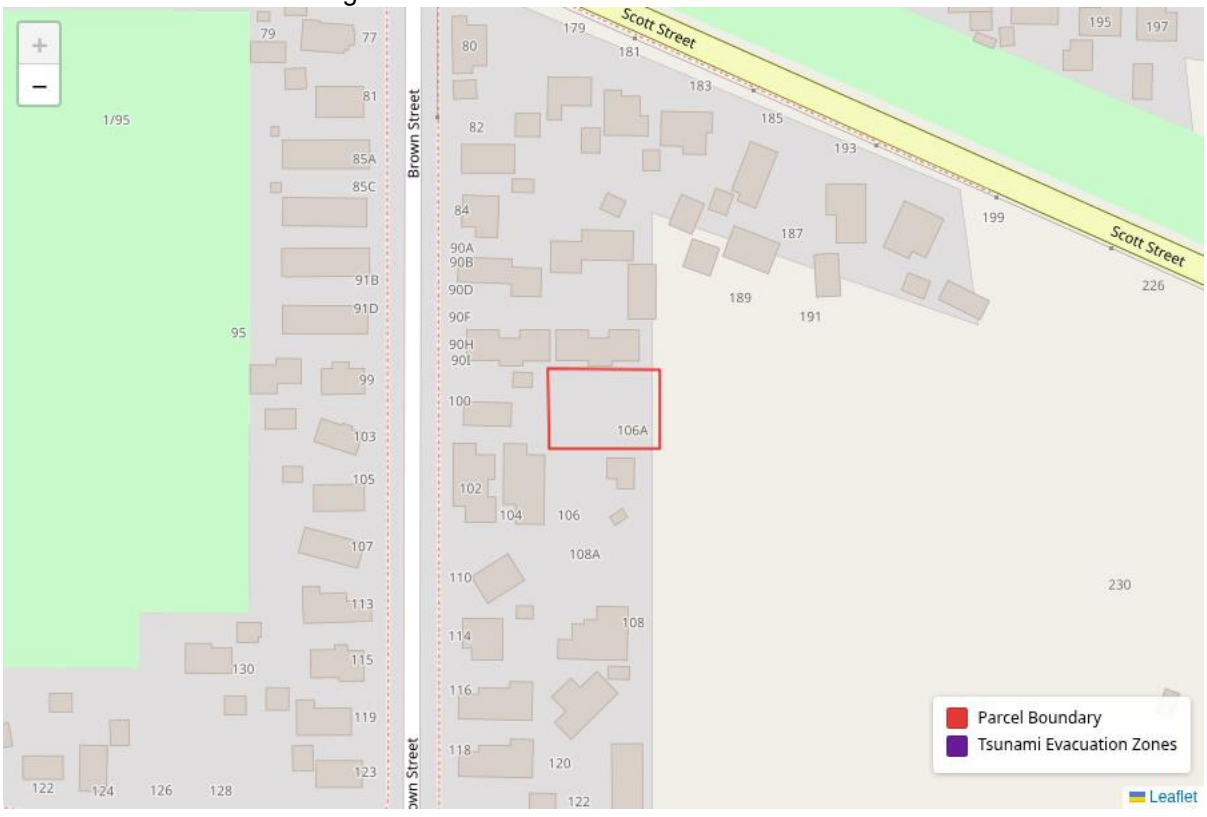
- **Invercargill Liquefaction Risk:** The liquefaction risk for the property differs across the property, and is described as the following risk classes: Undetermined. This classification is indicative only and is no substitute for detailed site investigations, including subsurface investigations, to determine ground conditions.

  The seismic classifications are based on very broad scale assessments and should be regarded as indicative only. They are no substitute for detailed site investigations.
  In 2021 Tonkin + Taylor prepared a Liquefaction Vulnerability Assessment for Invercargill City. This provides more specific information for the Invercargill City area, while the full report is available here:
  www.icc.govt.nz/rates-building-property/2-property-and-home/liquefaction



TSUNAMI

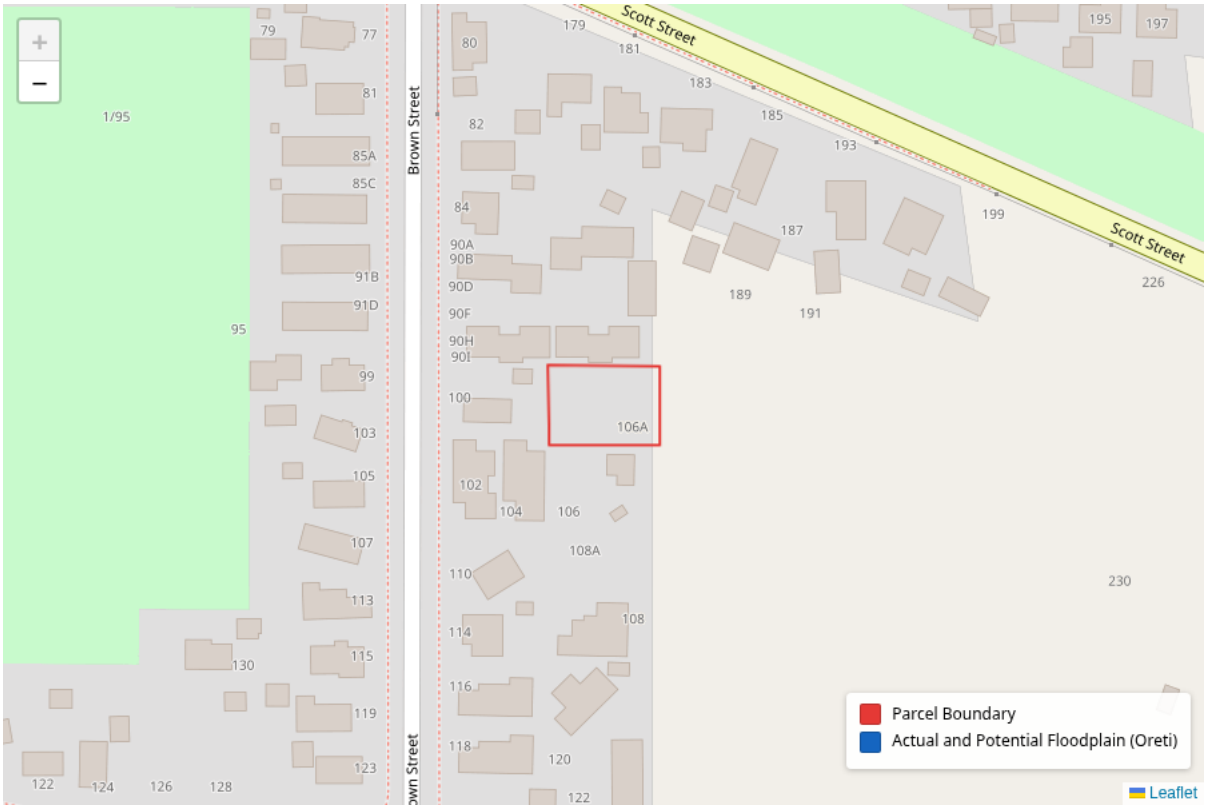
- **Tsunami Evacuation Zones:** Tsunami modelling in Southland is still being undertaken and is subject to change. If you are concerned, near a waterbody and there is a long or strong earthquake, evacuate the area immediately. Do not wait for official warnings



- **National Tsunami Hazard Model 2021:** The National Tsunami Hazard Model estimates the maximum height that tsunami waves could reach, on average, once every 100, 500, 1000, or 2500 years. It provides two levels of confidence: a mid-range estimate (50th percentile) and a higher estimate (84th percentile) to account for more uncertainty. At the 84th percentile, the maximum height, for this section of coast is 2.4643m every 100 years, 5.3945m every 500 years, 6.9629m every 1000 years and 9.3004m every 2500 years.

FLOODING

- **Actual and Potential Floodplain:** While the floodplains of main stem waterways and larger tributaries are currently mapped, it is important to note that the floodplains of many minor waterways are not mapped but may still have a riverine flood risk.



Historical Flood Photographs within 500 meters of the property

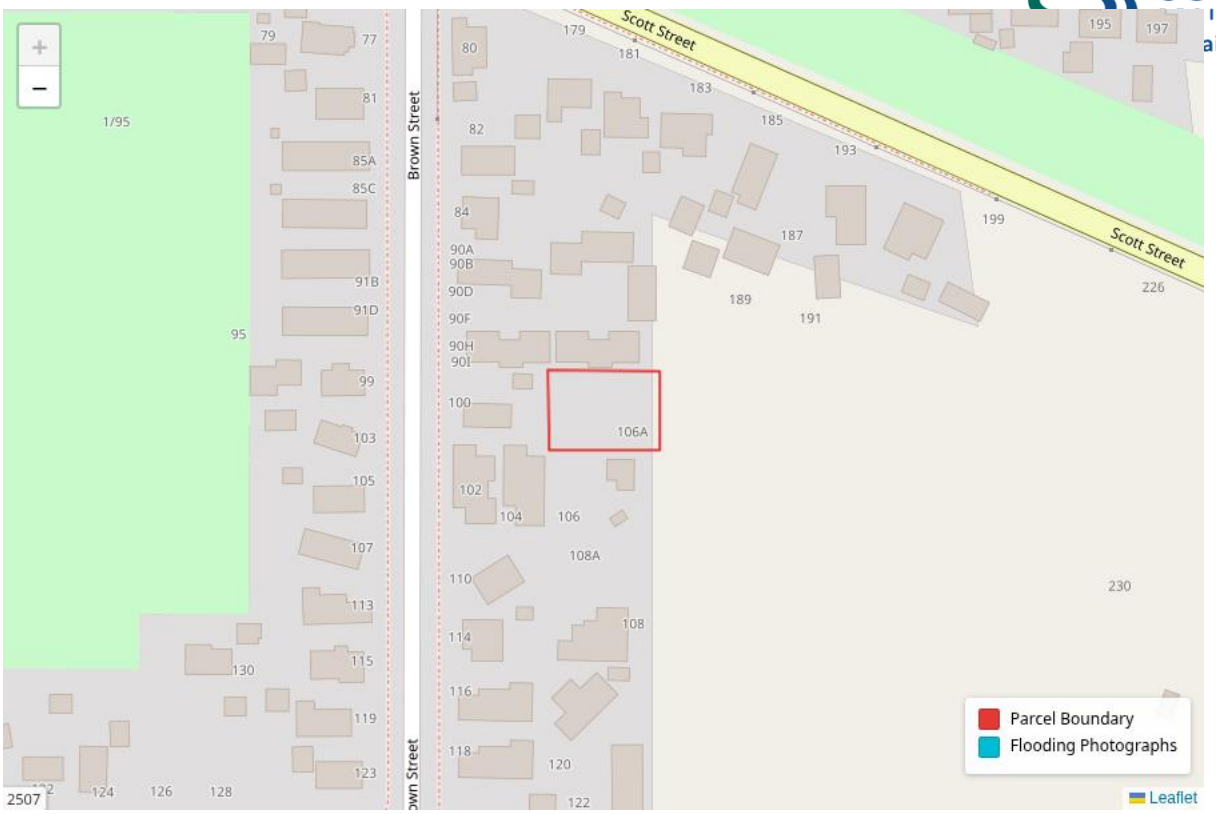
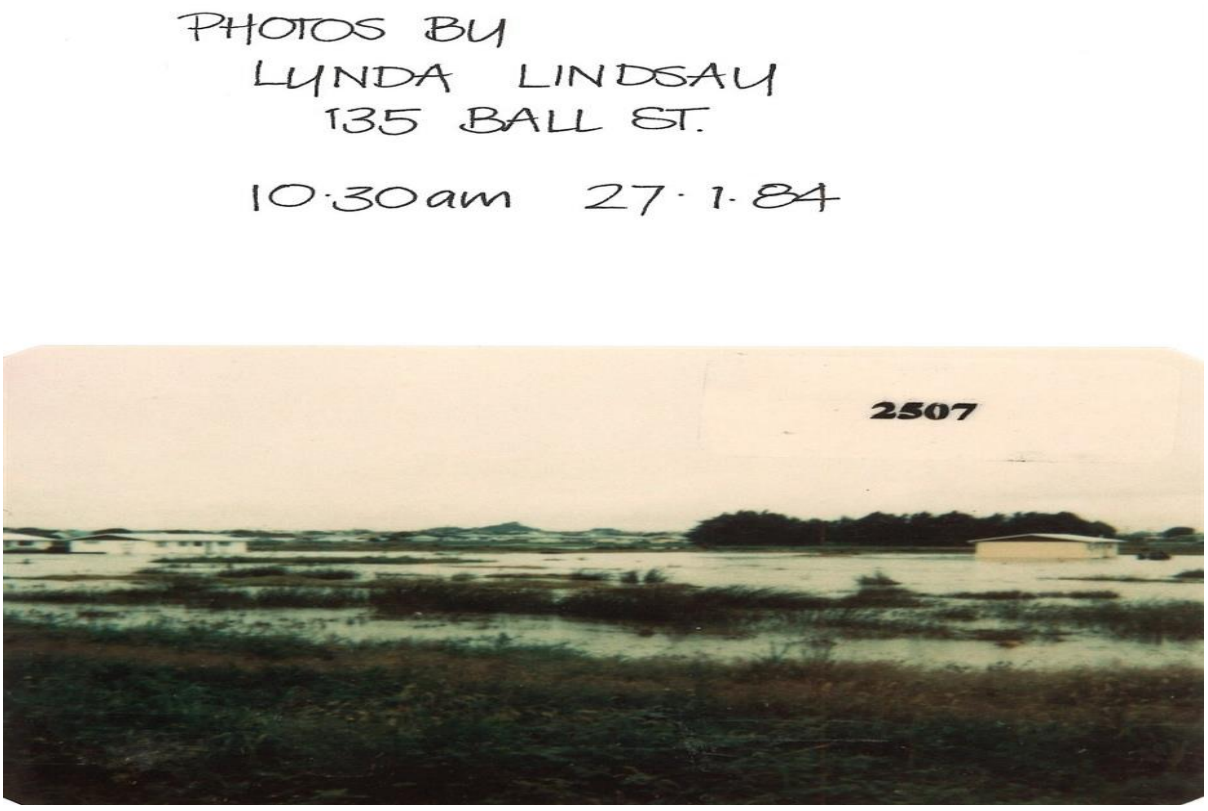
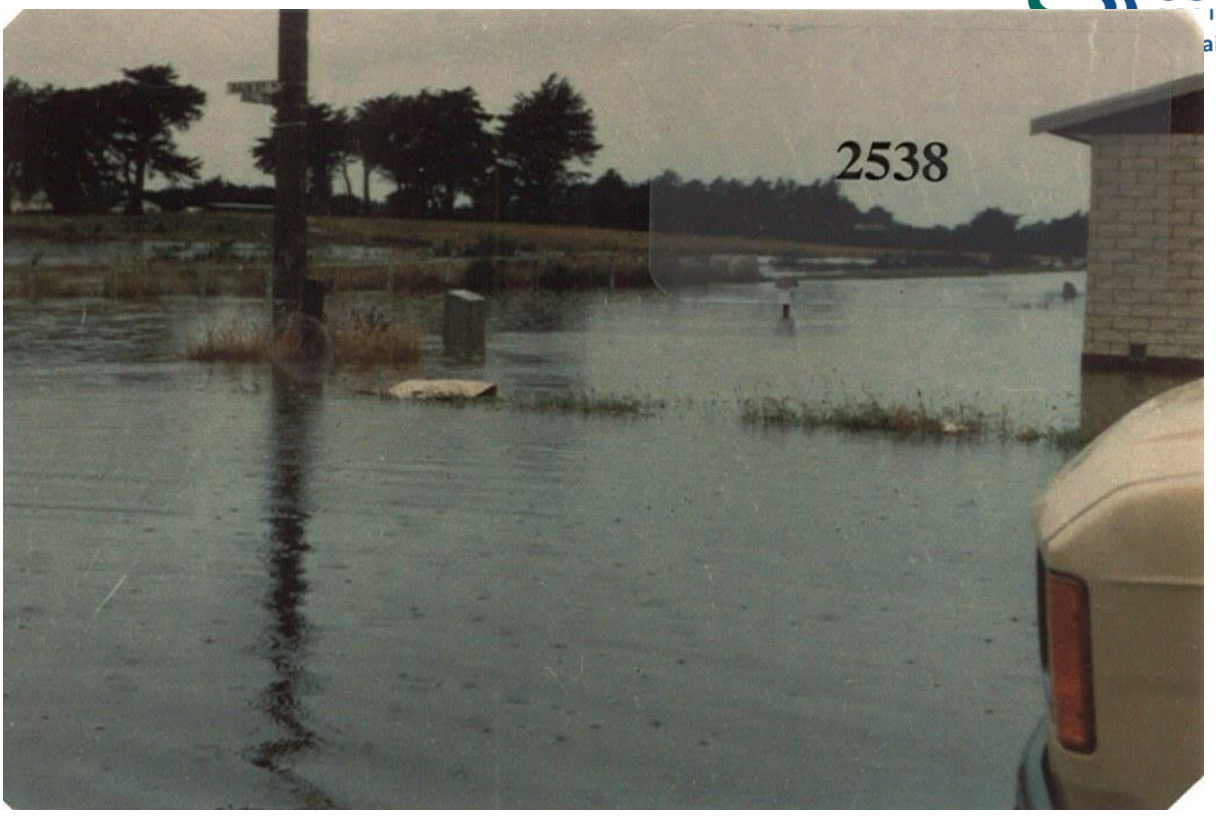


Photo Code: 2507



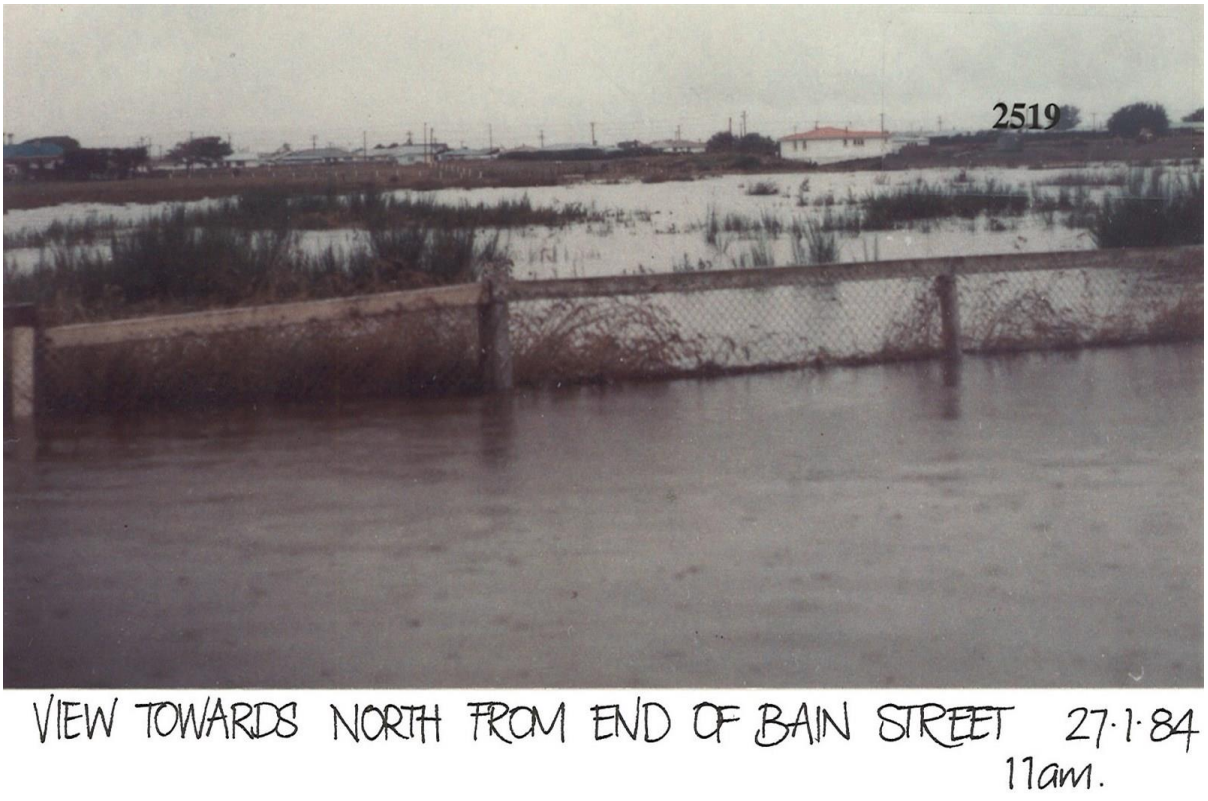
Flood Photo date: 27/01/1984

Photo Code: 2538



Flood Photo date: 27/01/1984

Photo Code: 2519



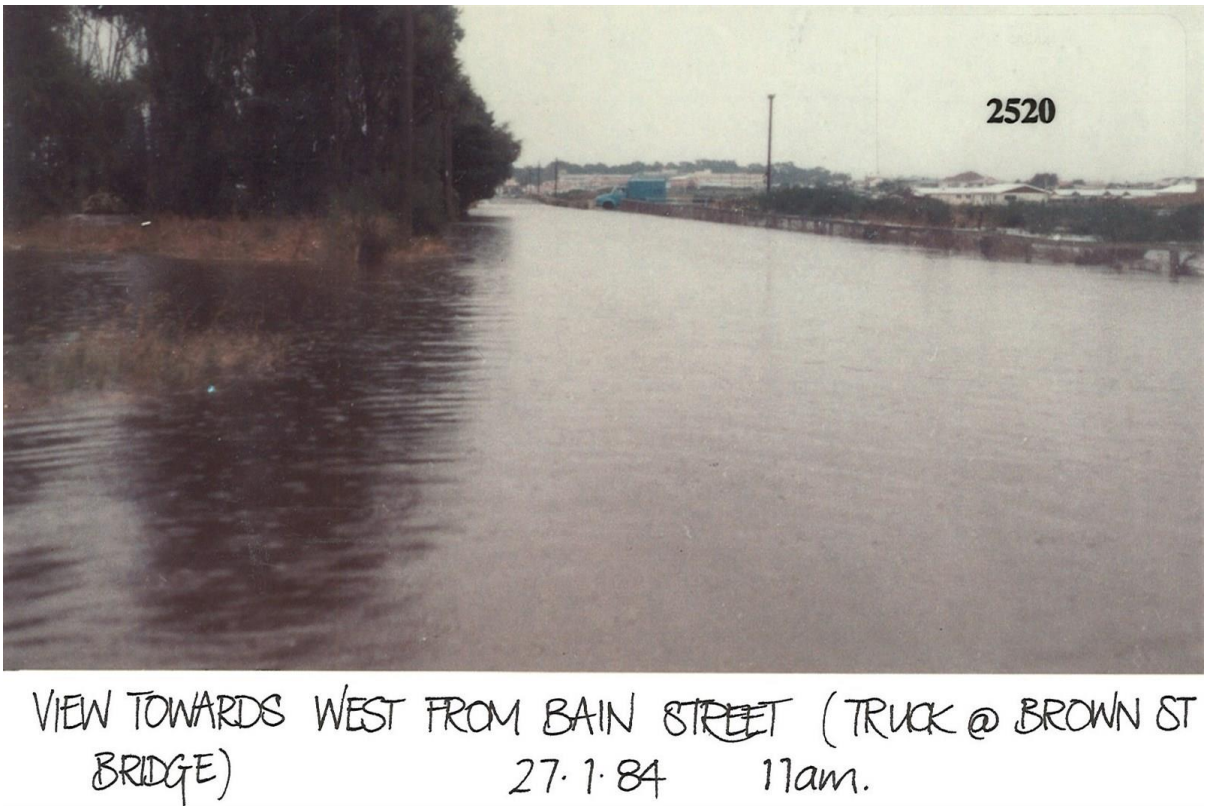
Flood Photo date: 27/01/1984

Photo Code: 2537



Flood Photo date: 27/01/1984

Photo Code: 2520



Flood Photo date: 27/01/1984

Photo Code: 2518

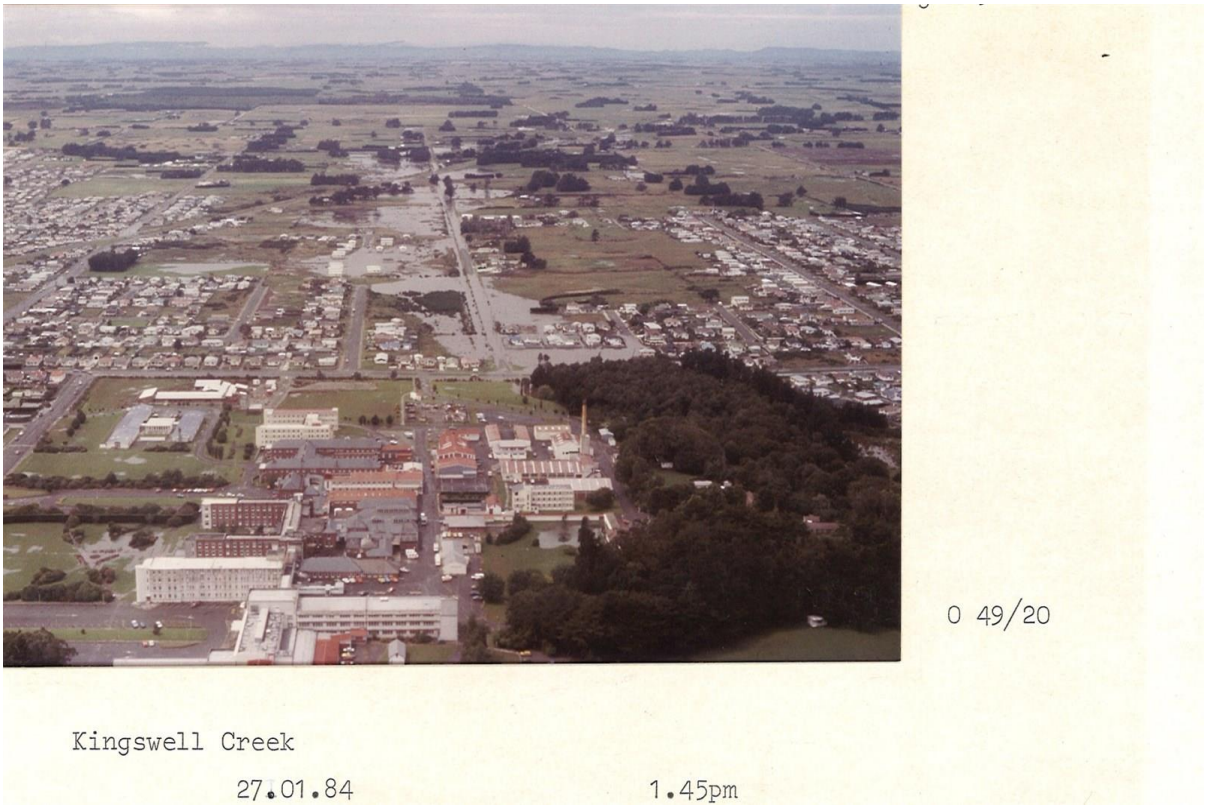
BALL STREET / KINGSWELL CREEK.



VIEW EAST FROM BAIN ST. E47 545 087 27·1·84 11·am.

Flood Photo date: 27/01/1984

Photo Code: O49-20



Flood Photo date: 27/01/1984

Photo Code: 2557



VERNON STREET FROM BROWN ST. END
27. 1. 84 11am.

Flood Photo date: 27/01/1984

Photo Code: 2504



E47 544 E86

PHOTOS BY
LYNDA LINDSAY
135 BALL ST.

10.30am 27. 1. 84

Flood Photo date: 27/01/1984

Photo Code: 2506



Flood Photo date: 27/01/1984

Other information and links

- **BRANZ Maps** – information relating to earthquake zones, corrosion zones, wind regions, wind zones, climate zones, rainfall intensity: https://experience.arcgis.com/experience/6e83b0bb19d14a0db411aebdc301cf49
- **Natural Hazard's Portal (Natural Hazard's Commission)** – information pertaining to previous settled NHC (formerly EQC) claims on the property https://www.naturalhazardsportal.govt.nz/s/
- **Emergency Management Southland** - Your go-to resource for disaster preparedness, response, and recovery for the Southland region https://www.cdsouthland.nz/

Contact

For further information on the information contained within this report, you can contact Environment Southland, phone: (03) 211 5115 / 0800 76 88 45, email: service@es.govt.nz

Disclaimer:

1. Southland Regional Council (Environment Southland) provides this information for your personal use only.
2. This information provided to you is based on the best information currently held by Environment Southland. Any comments provided in respect of natural hazards are an indication of the natural hazard from analysis of that information only and Environment Southland may not have undertaken a recent physical inspection of the land. Any comments do not necessarily reflect the greatest extent of the natural hazard suffered in the past, or likely to be suffered in the future.
3. Whilst due care has been taken in providing comments and information regarding natural hazards, any comments and information provided by Environment Southland is provided for guidance purposes and should be considered as being indicative only. Your use of the information is entirely at your own risk.

4. Any comments and information provided to you should not be relied upon as the sole basis for any decision, particularly in relation to potential risk.
5. The information provided is in some cases regional in scope with higher uncertainty in accuracy of natural hazard scenarios and cannot be substituted for a site-specific investigation. A suitably qualified and experienced practitioner should be engaged if a site specific investigation is required.
6. Environment Southland's comments and information does not imply any actual level of damage to any particular structure, utility service or other infrastructure.
7. You should independently verify the accuracy, completeness, quality and/or fitness for any particular purpose of any information before taking any action in reliance upon it.
8. Environment Southland accepts no liability for:
    (a) any error, omission, or inaccuracy of the information or from any use of or reliance on the information provided.
    (b) any loss (including, without limitation, consequential loss, loss of profits or loss of data), damage, cost or expense of any kind suffered or incurred in connection with your use of, or reliance on, comments or information provided.
9. Environment Southland makes no representations, warranties or undertakings about any of the comments or information provided, without limitation, their accuracy, completeness, quality or fitness for any particular purpose.
10. You release Environment Southland from any claims arising from your use of information provided by it.
11. Information we provide to you may not be used for the purposes of any legal disputes.
12. These disclaimers and exclusions shall be governed by, and construed in accordance with, the laws of New Zealand. If any provision of these disclaimers and exclusions is unlawful, void or for any reason unenforceable, that provision shall be deemed severable and shall not affect the validity and enforceability of the remaining provisions

SECTION 4: WORKS AND SERVICES

9.0 Information on Private and Public Stormwater and Sewerage Drains and Vehicle Crossings

9.1 Stormwater and Foul Sewer

Stormwater	Style	Description
SW1	Urban Disposal to Council main	Stormwater disposal by way of property connection or channel connection. (Included in property rates)

Foul Sewer	Style	Description
FS1	Urban Disposal to Council Gravity Main	Gravity fed property connection to Council main

Please be aware: There are shared Stormwater, Foul Sewer and Water Service Lines with 102, 104, 106, 108 and 108A Brown Street.

Please be aware: There is a Foul Sewer Service Line within 1.5m of this property.

Please refer to the attached aerial map, and contact the Engineering Services Team at the Invercargill City Council on (03) 211 1777 or email ENGapprovals@icc.govt.nz for further information.

10.0 Information Regarding Drinking Water Supply to the Land

Water Source Code	Style	Description
W1R	City Reticulation	Water Supply from city water mains via property connection. Water use is charged by way of water rate included in property rates

10.1 Invercargill City and Bluff Mains Water Supply Grading

- **Bluff Ab** Completely satisfactory, extremely low level of risk / Satisfactory, very low level of risk
- **Invercargill City Aa** Completely satisfactory, extremely low level of risk

Grading has two letters over the ranges of A1 to E, and a1 to e. The first letter (capital) represents the source and treatment grading while the second (lower case) represents the water in the distribution system (pipe network). A1 and a1 represent the lowest level of risk.

Definition of Grading:

Grade	Source and Treatment Grading	Grade	Distribution System Grading
A	Completely satisfactory, extremely low level of risk.	a	Completely satisfactory, extremely low level of risk.
A1	Completely satisfactory, negligible level of risk, demonstrably high quality.	a1	Completely satisfactory, negligible level of risk, demonstrably high quality.
B	Satisfactory, very low level of risk when the water leaves the treatment plant.	b	Satisfactory, very low level of risk.
C	Marginally satisfactory, low level of microbiological risk when the water leaves the treatment plant, but may not be satisfactory chemically.	c	Marginally satisfactory, moderate level of risk.
D	Unsatisfactory level of risk.	d	Unsatisfactory level of risk.
E	Unacceptable level of risk.	e	Unacceptable level of risk.
Where “Test for: F” is stated on test reports it means the supply is fluoridated. * Invercargill and Bluff mains water is fluoridated.			

Note: The water supply grading stated is determined according to Ministry of Health criteria. It is a statement of the extent to which a water supply achieves and can ensure a consistently safe and wholesome product. Rather than reflecting the result of testing done at specific times it is a measure of the degree of confidence that the water supply has been subject to sufficiently robust processes to ensure a continuously safe product and assessment of risk that it will not become contaminated.

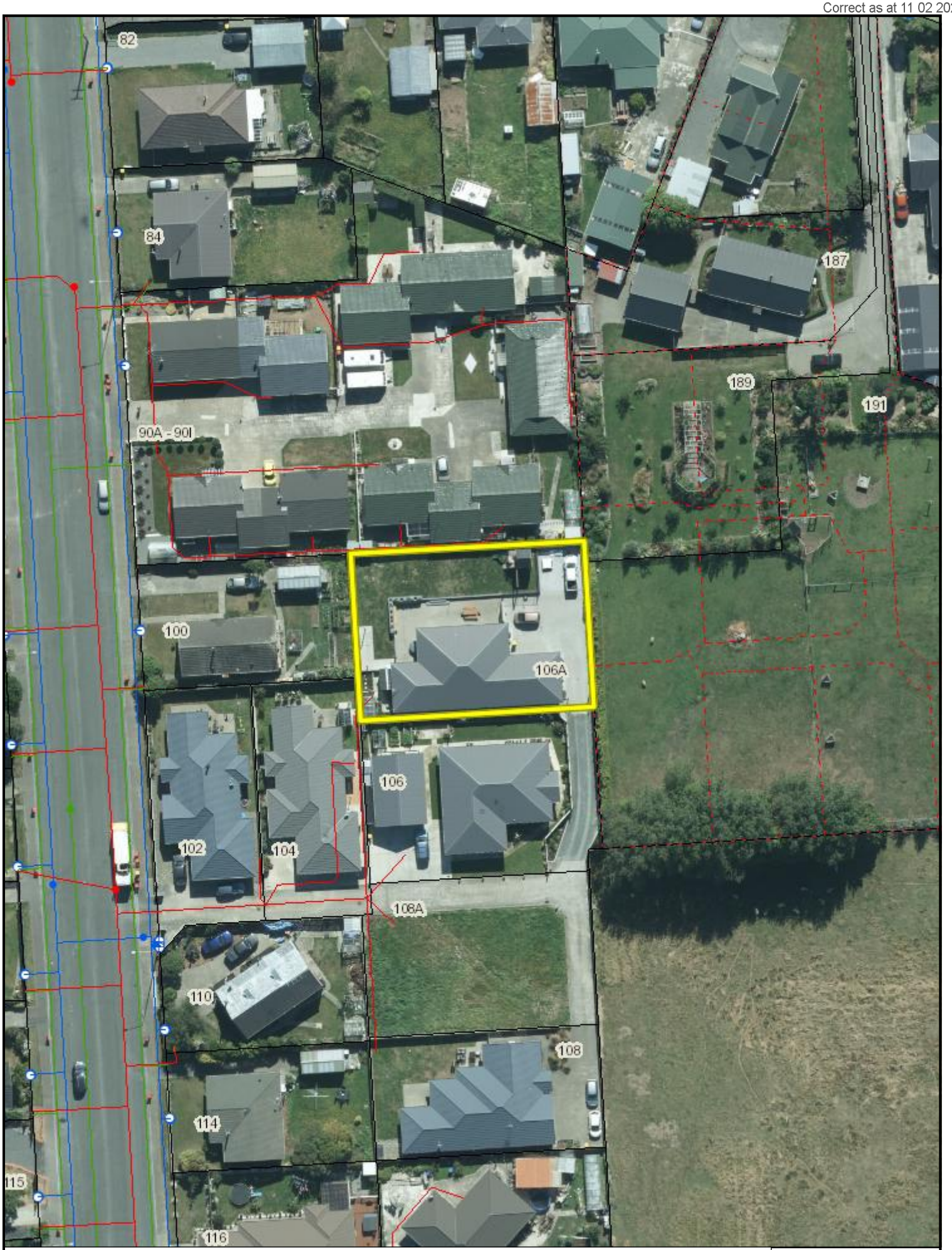
If you are enquiring about Stormwater, Foul Sewer or Drinking Water, please contact the Engineering Services Team at the Invercargill City Council on (03) 211 1777 or email ENGapprovals@icc.govt.nz for further information.

11.0 Vehicle Crossings

There is no information with regard to illegal crossings related to this property on file.

Note: The installation and maintenance of vehicle crossings is the responsibility of the land owner.

If you are enquiring about a Vehicle Crossing please contact the Engineering Services Team at the Invercargill City Council on (03) 211 1777 or email ENGapprovals@ICC.govt.nz for further information.



Invercargill CITY COUNCIL

Date Printed: 10 February 2026

Network Services
106A Brown Street

SCALE 1: 700

0 17 35

Meters

Information shown is the currently assumed knowledge as at date printed. If the information is vital, confirm with the Authoritive Owner. E & E.O.

Aerial Images Copyright Invercargill City Council.
Cadastral information is derived from Land Information New Zealand, CROWN COPYRIGHT RESERVED.

SECTION 5: BUILDING

12.0 Consents, Certificates, Notices, Orders or Requisitions Affecting the Land or any Buildings on the Land

12.1 Building Plans

Building plans related to this property are ***available on request*.**

Note: *The Council recommends that the prospective purchaser engages a building professional to inspect the buildings on site. They should check the physical nature of the buildings and that all the building work on site has the appropriate building permit/consent approvals.*

If you are enquiring about potential development of the land for this property, please contact the Planning Team, at the Invercargill City Council on (03) 211 1777 or email Duty.planner@icc.govt.nz for further information. Special characteristics of this land can be found under Section 2.0 of this document.

12.2 Drainage and Sewerage House Connection Plans

Drainage and/or Sewerage House Connection plans related to this property can be found ***attached.***

12.3 Building Permits / Consents

Application No	Date Received	Consent Description	Status
BDG/2009/859	28-Jul-2009	Install 150mm foul sewer and stormwater drains to each property	Code Compliance
BDG/2009/1205	07-Oct-2009	Install new 150mm foul sewer & 200mm stormwater connections - road opener	Code Compliance
BDG/2011/313	20-Apr-2011	Certificate Of Acceptance: Water tobys (water stop valves) to five sites 104, 106, 106A, 108 and 108A Brown St	COA Completed
BDG/2017/204	10-Mar-2017	Restricted Building Work - Construct Detached Dwelling	Code Compliance

Note: *Building permits were the official approval process to undertake building works on a property prior to 1993 and Building Consents are the official approval process from 1993 to the present day.*

There was no official requirement to have a building permit signed off (i.e. the work proposed in the permit application is complete). For this reason the work may or may not have been started or completed and the ICC will not inspect any Building Permit work. The ICC recommends you get a suitably qualified professional to view the work.

Any building works undertaken under a building consent are required under the Building Act 1991 and 2004 to be signed off as completed by the issue of a Code Compliance Certificate (CCC). An owner must apply for a CCC when the work proposed in the building consent is complete.

12.4 Schedule 1 – Building Act 2004

There are no Schedule 1 Works related to this property on file.

Schedule 1 - In the context of New Zealand's Building Act 2004, refers to specific types of building work that do not require a building consent. Even though building consent isn't required, exempt work must still meet the relevant requirements of the Building Code. This means you need to ensure your work is done to a certain standard and doesn't pose any safety risks. To ensure the information about

your property is kept up to date, it is recommended that you notify the council of any exempt work and provide them with relevant documentation. Councils will hold this information against the property file with no review undertaken by the council to confirm the owner's decision on whether the building work is exempt.

Schedule 1-2 Discretionary Exemption – Territorial authorities (city or district councils) or regional authorities (regional councils) use their discretion to exempt any proposed building work if it complies with the Building Code and is unlikely to endanger people or buildings. This provides an alternative path for building work that might otherwise require a full building consent application. Councils will consider each application on its own merits, taking into account the specific details of the proposed work, the risks involved, and the potential for compliance with the Building Code.

Note for Specified Intended Life: *For those building consents with a Specified Intended Life, after the intended life of the item or building expires the owner should take the appropriate steps to replace, upgrade, or maintain the item or building to the relevant standards the building consent relates to.*

Note: *The building information contained in this LIM may not be comprehensive and there may be unconsented building work that the Invercargill City Council is unaware of. 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.*

12.5 Notices to Fix (unresolved)

There are no unresolved Notices to Fix related to this property on file.

12.6 Compliance Schedules / Building Warrants of Fitness (BWOF)

There are no Compliance Schedules / BWOF related to this property on file

If you are enquiring about Building Consents, Notice to fix or BWOF please contact the Building Consents Team at the Invercargill City Council on (03) 211 1777 or email building@icc.govt.nz for further information.

12.7 Building - Any Other Notices, Issues or Actions Required

Issues or Actions required may include but are not limited to: Dangerous, Insanitary or Earthquake Prone Buildings.

There are no other Notices, Issues or Actions related to this property on file.

If you are enquiring about Dangerous, Insanitary Notices please contact the Building Consents team, or if you are enquiring about Earthquake Prone Buildings please contact Building.Compliance@icc.govt.nz or Telephone (03) 211 1777 for further information.

12.8 Swimming Pool and Spa Pool Fencing

The Invercargill City Council has no record of a swimming pool or spa pool on this property. Unless it is an exempt pool under Section 162 A-E Building Act 2004, if a swimming pool or spa pool exists on the property it must be registered with the Council, fenced, and inspections should be undertaken every three years to ensure its ongoing compliance with the Building Act 2004.

If you are enquiring about pools and spas, please contact the Building Compliance Team at the Invercargill City Council on (03) 211 1777 or email building@icc.govt.nz for further information.

13.0 Information Concerning any Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004

There is no information on certificates issued by a building certifier related to this property on file.

14.0 Information Notified Under Section 124 of the Weathertight Homes Resolution Services Act 2006

There is no information on Weathertight Homes related to this property on file.

If you are enquiring about Building Certificates, or Weathertight Homes, please contact the Building Consents Team at the Invercargill City Council on (03) 211 1777 or email Building@icc.govt.nz for further information.

15.0 Information Relating to Land Which has been Notified to the Council by a Network Utility Operator Pursuant to the Building Act 1991 or the Building Act 2004

Network Utility

The Council advises that other ‘service utilities’ (e.g. energy and telecommunications suppliers) may have part of their infrastructure adjacent to or on this property which may require consideration during any project.

The Council is not the owner of any data it has with respect to these services and as such is unable to pass this information to third parties.

The Council suggests those utilities should be contacted to ascertain any impact or effect on the property or development.

INVERCARGILL CITY COUNCIL
DRAINAGE AND SEWERAGE HOUSE CONNECTION PLAN

All drawings must be correct to scale and must show the compass directions, land boundaries and all necessary information.

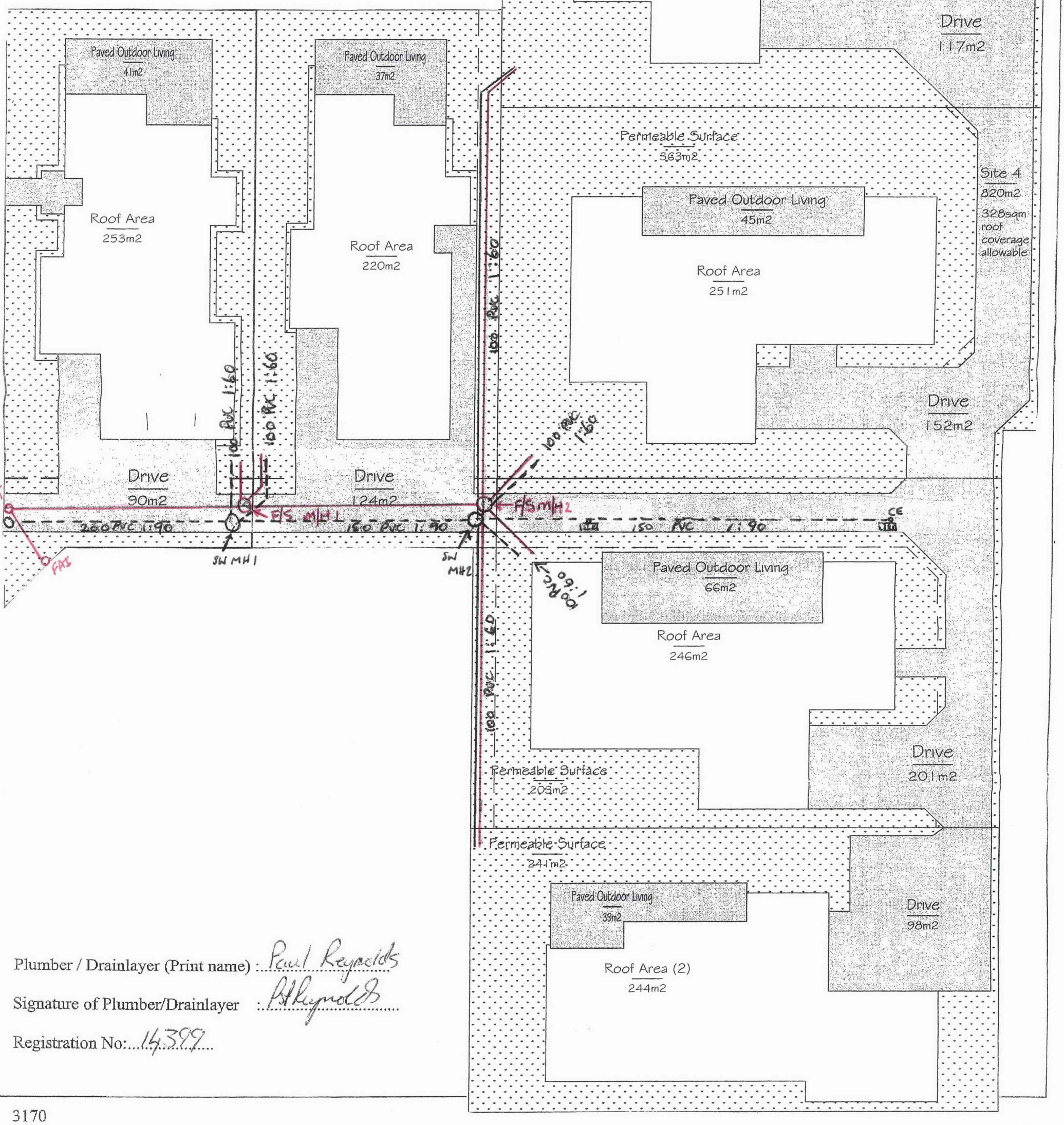
ENVIRONMENTAL & PLANNING SERVICES
DOCUMENT RECEIVED
11 DEC 2009
BUILDING CONTROL

Consent No: 2009859

Date: 26 11 09

Property Address: 104 Brown street

New Sewerage drains: **RED**
New Stormwater drains: **DOTTED BLACK**
Old drains: **FULL BLACK**



Plumber / Drainlayer (Print name): Paul Reynolds

Signature of Plumber/Drainlayer: P Reynolds

Registration No: 14399

3170

DRAINAGE AND SEWERAGE HOUSE CONNECTION PLAN

All drawings must be correct to scale and must show the compass directions, land boundaries and all necessary information

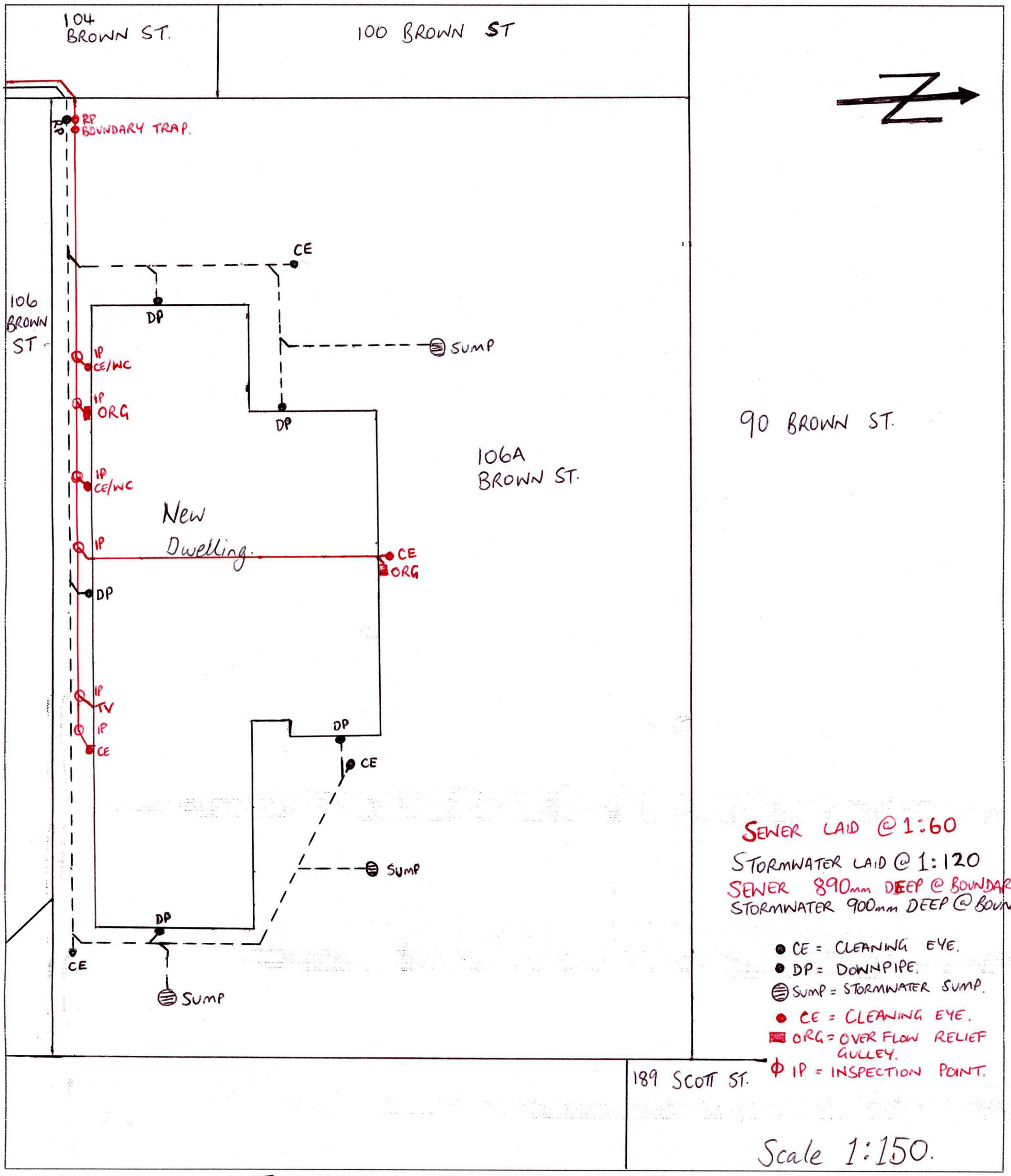
Consent No: 2017/204

Date: 20/10/2017

Property Address: 106A BROWN STREET

18 JUN 2021

New Sewerage Drains: RED
New Stormwater Drains: DOTTED BLACK
Old Drains: FULL BLACK



SEWER LAID @ 1:60

STORMWATER LAID @ 1:120

SEWER 890mm DEEP @ BOUNDARY.

STORMWATER 900mm DEEP @ BOUNDARY.

- CE = CLEANING EYE.
- DP = DOWNPIPE.
- SUMP = STORMWATER SUMP.
- CE = CLEANING EYE.
- ORG = OVER FLOW RELIEF GULLEY.
- IP = INSPECTION POINT.

Scale 1:150.

Plumber / Drainlayer (Print name): JAY ARTHUR

Signature of Plumber / Drainlayer:

Registration No: 23248 (PGDB)

BUILDING CONSENT NUMBER

2017/204

B170 – V1 – 25/08/10

SECTION 6: ENVIRONMENTAL HEALTH

16.0 Environmental Health and Licences

16.1 Health Licences

There are no Environmental Health Licences related to this property on file.

If you are enquiring about Health Licences, please contact the Environmental Health Team at the Invercargill City Council on (03) 211 1777 or email EnvironmentalH@icc.govt.nz for further information.

16.2 Environmental Health, Notices, Issues or Actions Required

There are no other notices, issues or actions required related to this property on file.

NOTE: *Invercargill City Council (ICC) promotes and maintains public health and safety by protecting the general public from nuisances caused by abandoned vehicles, long grass, noxious plants, overgrown vegetation and items likely to harbour vermin. Under Section 5 of the Environmental Health Bylaw 2017/2, property owners are required to maintain vacant sections so they are clear of long grass, weeds and litter at all times. A property should be kept in such a manner that it is not likely to be injurious to the health of the occupants, and does not create nuisances for neighbouring properties.*

If notices or cleansing orders issued against the section or property are not complied with the Council will engage a contractor to complete the work or clean the premises. Costs inclusive of administration and compliance fees could be charged to the property pursuant to the Land Transfer Act 2017 or collect as a personal debt in the District Court.

16.3 Environmental Noise

The Resource Management Act 1991 in conjunction with the ICC District Plan, protects people from unreasonable or excessive noise, provides noise control in the community, and protects the rights of people and industry to make reasonable amounts of noise. The Invercargill City Council Noise Control Policy is available on our website under Policy Documents.

If you are enquiring about Environmental Notices or Noise, please contact the Environmental Health Team at the Invercargill City Council on (03) 211 1777 or email EnvironmentalH@icc.govt.nz for further information.

17.0 Alcohol Licences

There are no Alcohol Licences related to this property on file.

If you are enquiring about alcohol licences, please contact the District Licensing Committee at the Invercargill City Council on (03) 211 1777 or email dlc@icc.govt.nz for further information.

SECTION 7: OTHER INFORMATION AND ATTACHMENTS

Issued pursuant to Section 44A(3) of the Local Government Official Information and Meetings Act 1987

18.0 Airshed (home heating and outdoor burning)

Regional Councils are required to monitor areas where air quality is likely or known to breach the PM10 standard – these areas are known as 'airsheds' and PM10 levels must comply with National Environmental Standards. Invercargill is one of two airsheds in Southland. Additional information on monitoring airsheds can be found on the Environment Southland website, http://www.breatheeasysouthland.co.nz. or

Phone: 0800 76 88 45

Email: service@es.govt.nz

19.0 Refuse and Recycling Details

Invercargill City Council provides a variety of services to the community for the appropriate disposal of solid waste. You can review your collection days by visiting https://www.wastenet.org.nz/bin-day/ and entering your address.

For the Council's Refuse and Recycling Collection boundaries or for further information please contact the Council's Waste Minimisation Officer on (03) 211 1777.

20.0 Explanatory Notes and Disclaimers

(a) If a property is cross-leased any building alterations that appear to have been undertaken may affect the lease documents. The Council recommends that you contact your solicitor before undertaking any alterations or building work.

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

(c) The information contained in this Land Information Memorandum has been compiled from a variety of records. The applicant should be aware that some of this information is based on records supplied by developers and tradespeople where accuracy cannot be guaranteed.

(d) 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.

(e) Discretionary information is information which the Council is providing under Section 44A(3) of the Act. The applicant has, in requesting this LIM, accepted that the Council is providing this information on the basis that the Council has no liability in connection with its provision. This information should be received and considered on the basis that it is expressly provided as discretionary and not statutory information such that Council is not legally responsible for its provision.

(f) The reproduction of plan copies is dependent on the quality of the originals, so some reproductions may be of poor quality. If clarification is required the original should be sighted.

(g) Property boundaries shown on attached copies of computer generated plans are based on the Digital Cadastral Database. 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.

(h) Copies of Floor Plans included in this Land Information Memorandum should not be used as the basis for any proposed development.

(i) The Council does not hold official property boundary information. Land Information New Zealand (LINZ) is the only authoritative database for land title and survey information. Relevant boundary dimension information should be obtained from LINZ, Wellington, Telephone 0800 665 463.

(j) Where a property has been subdivided, information about the original, larger piece of land may be contained in the records of the subdivided pieces or historical property file.

(k) Other authorities may hold information relevant to the property.

(l) For information concerning flooding and erosion of streams through or adjacent to the subject property you should contact Environment Southland by emailing *service@es.govt.nz*.

Breathe Easy...

Home heating & outdoor burning

Air pollution affects the health of us all, but particularly our most vulnerable – children, elderly and those with existing respiratory conditions.

Poor air quality is a problem in Invercargill and Gore during the winter months and at times it reaches alert levels for the national standards. We need to make changes to improve it, so we can all breathe easier. Environment Southland introduced new rules in the Regional Air Plan 2016 to address the region's air quality issues.

Do you need to replace your burner?

If you live in the Invercargill or Gore airsheds, any new burner installed must comply with the National Environmental Standards (NES) for Air Quality. You can continue to use your existing non-compliant burner until the dates listed below. To find out if you are within an airshed boundary check your address on the Breathe Easy Southland website – www.BreatheEasySouthland.co.nz

WHEN WAS YOUR BURNER INSTALLED?*	WHAT IS THE RULE IN THE INVERCARGILL AND GORE AIRSHEDS?
Open fires	Open fires can no longer be used
Before 1 January 1997	Your burner can no longer be used
1 January 1997 – 1 January 2001	Your burner can no longer be used
1 January 2001 – 1 September 2005	You may use your burner until 1 January 2025
1 September 2005 – 1 Jan 2010**	You may use your burner until 1 January 2030
1 January 2010 – 6 September 2014**	You may use your burner until 1 January 2034

* Find out when your burner was installed by contacting Invercargill City Council or Gore District Council's building consents' departments.

** If your wood burner was installed after September 2005 it may be on the Ministry for the Environment's list of approved wood burners and not require replacement.



What is a compliant burner?

Compliant burners are those listed on the Ministry for the Environment's website. This list is quite extensive and incorporates burners of differing sizes, both inbuilt and freestanding, and those with wetbacks.

New burners are regularly being added to the list. Pellet burners that have been tested and found to meet the NES for Air Quality standards are also listed.

Visit the website for a list of approved burners – www.environment.govt.nz/guides/authorised-wood-burners/

Note: There are currently no NES compliant multi-fuel or coal burners.





Burning wood with less than 25% moisture content is more efficient and reduces the smoke from your chimney.

Can I burn it?

What you burn makes a huge difference to the pollution you produce and the impacts on human health.

Burning things such as chemically treated timber, plastics and wet wood produces more smoke and can be toxic. You should never burn (indoors or outdoors):

- Wet wood (more than 25% moisture content)
- Chemically treated timber, such as fence posts and building materials
- Painted or varnished timber
- Synthetics, including plastics
- Green hedge or garden materials.

Outdoor burning

As winter is the time when air pollution is worst, outdoor burning is banned between 1 May and 31 August anywhere within the Invercargill and Gore airsheds. You can find out if you are in an airshed on the Breathe Easy Southland website. There are exceptions for barbecues, braziers, hangi and fireworks.

Not sure if you can burn it?

Download a detailed list of prohibited fuels for home heating and outdoor burning from the Breathe Easy Southland website.

Why is our air quality a concern?

Breathing in the small particulate matter contained in air pollution is harmful to human health.

Healthy people experience mainly nuisance health effects but children, asthmatics and people with other respiratory problems can experience serious health problems. Cardiovascular issues are also exacerbated with the inhalation of very fine particulates and gas such as nitrogen dioxide.

How do you monitor air quality?

Environment Southland monitors the small particles that are formed through the combustion of fuels (burning), atmospheric reactions and mechanical processes, including crushing, grinding and abrasion. We know from our research that the biggest contributor of air pollution in the Invercargill and Gore airsheds is the smoke that comes from home chimneys.

How can I find out more about the air quality in my area?

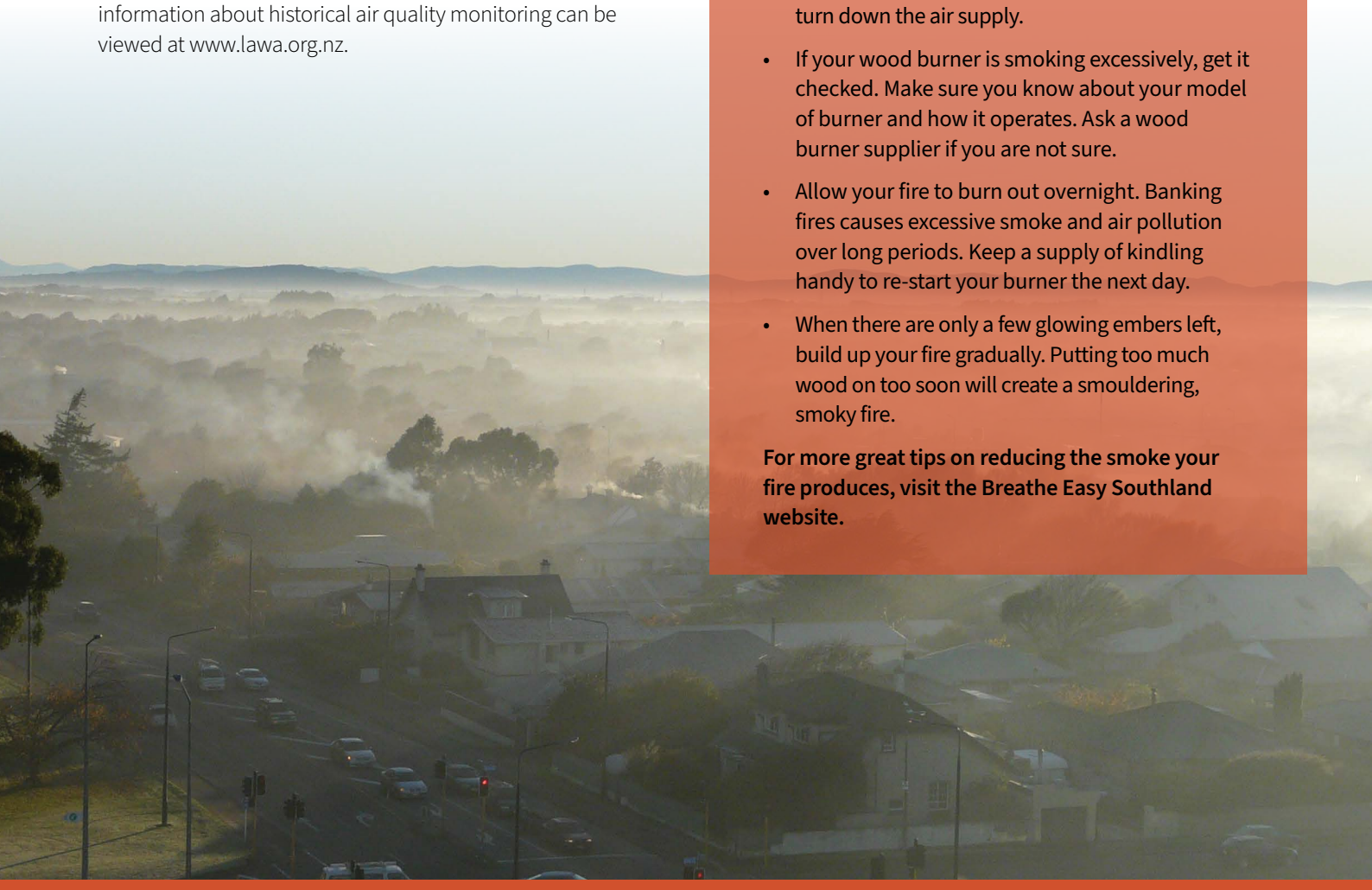
Our monitoring results for Invercargill and Gore are available live on www.BreatheEasySouthland.co.nz and further information about historical air quality monitoring can be viewed at www.lawa.org.nz.

What can you do to improve air quality?

Smoky air affects us all, but there are many things we can do to help improve our air.

- Burn only dry wood that has been seasoned properly. Green wood is a major contributor of smoke and the creosote that clogs chimneys.
- Burn fires bright and hot. A smouldering fire creates more smoke and less heat. If the glass front on your wood burner is coated with 'gunk', it means you are not burning your fire hot enough.
- After starting the fire, and whenever you add more wood, leave the air controls open for at least 30 minutes. This helps build up a good high temperature, which makes the wood burn well. Extended periods of smoky emissions occur if you turn down the air supply.
- If your wood burner is smoking excessively, get it checked. Make sure you know about your model of burner and how it operates. Ask a wood burner supplier if you are not sure.
- Allow your fire to burn out overnight. Banking fires causes excessive smoke and air pollution over long periods. Keep a supply of kindling handy to re-start your burner the next day.
- When there are only a few glowing embers left, build up your fire gradually. Putting too much wood on too soon will create a smouldering, smoky fire.

For more great tips on reducing the smoke your fire produces, visit the Breathe Easy Southland website.



National air quality standards

- The Government has set the National Environmental Standards for Air Quality (NES) to provide a guaranteed level of health protection for all New Zealanders.
- Regional councils are legally required to take measures to meet the NES. Environment Southland's air plan recognises this requirement.
- Invercargill and Gore both have a history of exceeding the national standards in winter. We need to make changes to the way we heat our homes to prevent these exceedences and improve our air quality.

Loans and funding

We know that making changes is not always easy, but there are many benefits to efficient and cleaner heating. There are also options available to help you make the change.

Banks: Some banks are offering low/no interest loans to help make homes warmer and drier. Ask your bank if help is available.

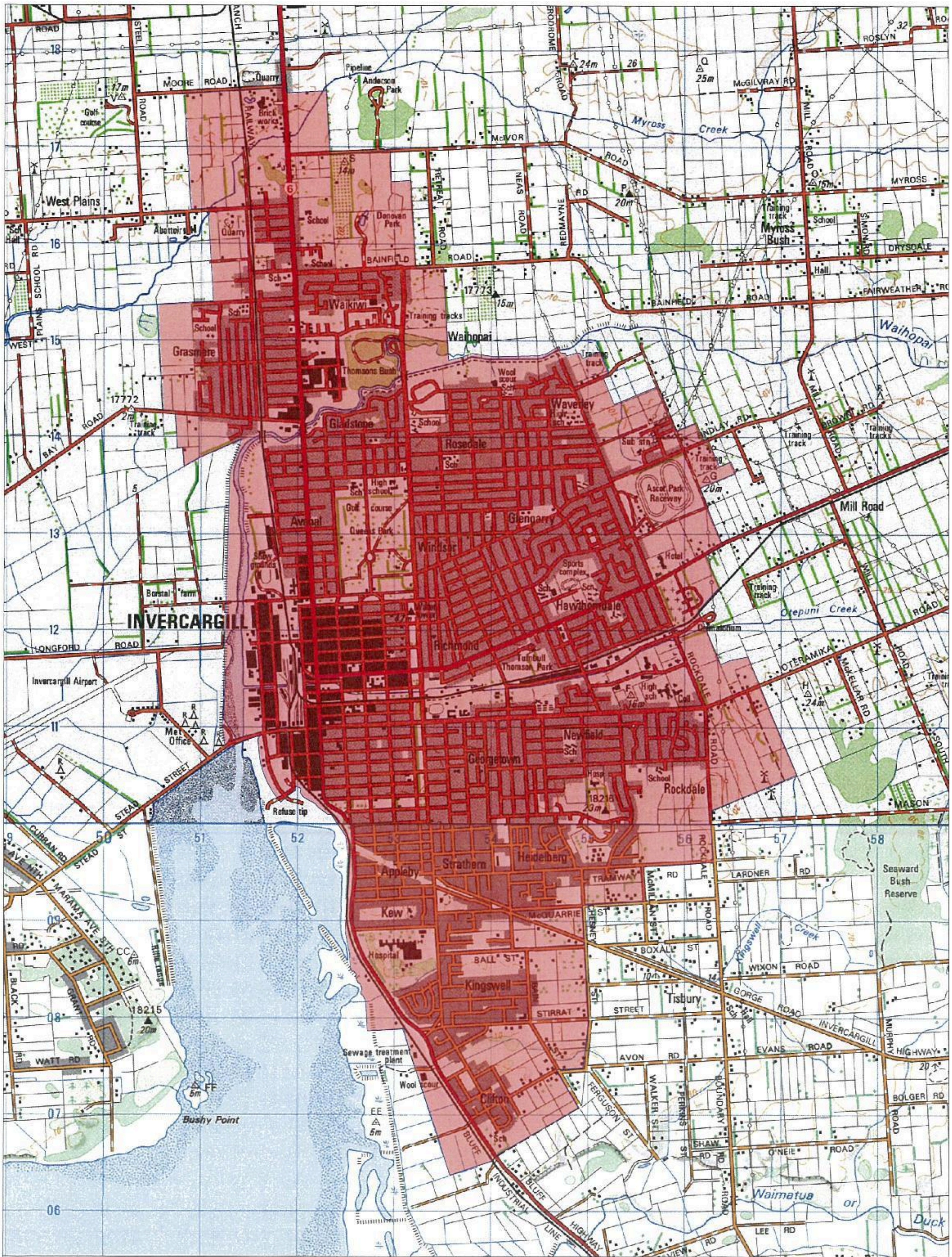
EECA: The Warmer Kiwi Homes programme offers funding towards heat pumps, efficient wood burners, efficient pellet burners and ceiling and underfloor insulation for low-income home owners. Find out more at www.eeca.govt.nz/co-funding-and-support/products/warmer-kiwi-homes-programme/

Firewood suppliers

Looking for firewood supplies? Check out our Good Wood Approved Suppliers at **www.BreatheEasySouthland.co.nz**

GOOD WOOD
Approved Supplier





environment SOUTHLAND

Invercargill Air Shed

N
1:12,000

DATA SOURCE: E.S. GIS 2008
Topographical & Cadastral Information sourced from LINZ.
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