

Land Information Memorandum

Version: July 2017

Pursuant to section 44A of the Local Government Official Information & Meetings Act 1987, please supply a land information memorandum as follows:

Date of Request	28 September 2020				
Name of Person Requesting LIM	Natasha Anna WYND				
Company (where relevant)					
Postal Address	12 Beverley Crescent, Hill crest, Hamilton 3216				
Fax Number		Phone Number	0272680968		
Email Address	natasha.wynd@outlook.co.nz				
Client's Name					
Current Owner of Property	P J & A Vincent				
Address of Property	7 Blake Street Blaketown				
Legal Description	Lot	1	DP	386746	Area 792sq
Valuation No	25640/40000				
Date Required By	2 October 2020				
Settlement Date	3 November 2020				

The cost of a LIM report is **\$340.00** and requests must be accompanied by payment. Please provide a copy of the Certificate of title (no later than 6 months old), if not Council will charge an additional **\$15** for searching the Title.

Council's direct phone, fax and email address for LIM request is as follows:

Fax no: 03 769 8610
Phone: 03 769 8608
Email: es@greydc.govt.nz

Note: The statutory time limit for the issue of a Land Information Memorandum is 10 (ten) working days.

DISCLAIMER:

Every care has been taken to ensure that the information supplied by the Council, where available, **is accurate at the time of issue of this Land Information Memorandum.**

The Council relies on information available to it and will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith.

Heart of the West Coast

CHECKLIST FOR LAND INFORMATION MEMORANDA

NATURAL HAZARDS	Checked	Information held by Council?	
		Yes	No
Flooding	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Comments:</i>			
* Reclaimed/filled Land	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Comments:</i>			
* Landslide zonation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Comments:</i>			
* Development suitability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Comments:</i> If any building was to be undertaken a Chartered Engineers Report would be required for suitability of ground.			
* Mining	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Comments:</i>			
Potentially contaminated site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Comments:</i>			

NATURAL HAZARDS

Information held
by Council?

Checked

Yes

No

Statements re earthquakes, flooding

☒☐☒

Comments: see attached orange sheet

ON-SITE SERVICES

Information held
by Council?

Checked

Yes

No

Water (plans of public mains)

☒☒☐

Comments: see attached maps

Sewer (plans of public mains)

☒☒☐

Comments: see attached maps

Other public drains (engineering)

☒☐☒

Comments:

Domestic on-site drainage plan

☒☒☐

Comments: See attached plan

Stormwater (plans of public mains)

☒☒☐

Comments: see attached maps

RATES

See attached

Checked



Information held
by Council?

Yes



No



RESOURCE MANAGEMENT

Land use consents relating to the property

Checked



Information held
by Council?

Yes



No



Comments:

Subdivision consents relating to the property

Note: Historic subdivisions that created the Certificate of Title for this property may not be listed. Check your Certificate of Title for any notices that may be registered against the property.



Comments:

PL1459/06

Monitoring information on existing consents related to property



Comments:

Known resource consents on adjoining properties

Refer to **attached list** for planning applications in the immediate area. Note: Council's electronic records only go back to 1995.



Comments:

32 Packers Quay – PL1459/06

District Plan information

The relevant Environmental Area is: Residential

Planning map is **attached**.

• Is there a designation on the property?

YES ☐

NO ☒



Comments:

RESOURCE MANAGEMENT

Information held
by Council?

Checked

Yes

No

- Is the property on or near to an Outstanding Natural Feature or Landscape (ONFL)?

YES ☐ NO ☒ ☒ ☐ ☒

Comments:

- Does the property contain a Significant Natural Area (SNA) or Wetland (as listed under the Regional Land and Water Plan)?

YES ☐ NO ☒ ☒ ☐ ☒

Comments:

- Is there an archaeological site in the vicinity?

YES ☐ NO ☒ ☒ ☐ ☒

Comments:

- Is there an historic tree and/or heritage item on or near to the property?

YES ☐ NO ☒ ☒ ☐ ☒

Comments:

- Is there a National Grid transmission line on the property?

YES ☐ NO ☒ ☒ ☐ ☒

Comments:

National documents

Additional information – do any of the following documents apply to this land/property?

- National Environmental standard for Telecommunication Facilities (NES-TF)
- National environmental Standards for Assessing and Managing contaminants in soil to protect human health (NES – CS)
- National Environmental standard for Electricity Transmission Activities (NES-ETA)

YES ☐ NO ☒ ☒ ☐ ☒

YES ☐ NO ☒ ☒ ☐ ☒

YES ☐ NO ☒ ☒ ☐ ☒

RESOURCE MANAGEMENT

Information held
by Council?

Checked

Yes

No

There may be other legislation that the prospective purchaser should be aware of including whether this property is a Heritage NZ site or Historic Area that is not already identified in the District Plan but listed with Heritage NZ.

If there are any significant sites as identified above, these maps are **attached**.

Comments:

BUILDING CONSENTS (including plumbing & drainage)

Information
held by
Council?

Checked

Yes

No

Consents

☒☒☐

Comments: 1974 Extend Dwelling, 1985 Garage, 1989 Space heater, 2010 New Services, 2017 Coaster fire.

Compliance (Code Compliance Certificates)

☒☒☐

Comments: New Services, Coaster fire.

Requisitions (including plumbing & drainage)

☒☐☒

Comments:

Any other notices or orders affecting buildings

☒☐☒

Comments:

Certificates issued by building certifier

☒☐☒

Comments:

Information notified by a network utility operator (in relation to the Building Act)

☒☐☒

Comments:

BUILDING CONSENTS (including plumbing & drainage)

Information
held by
Council?

Checked Yes No

Additional information

☒ ☐ ☒

Comments:

LIQUOR LICENCES

Information held
by Council?

Checked Yes No

Any liquor licences issued

☒ ☐ ☒

Comments:

HEALTH

Information held
by Council?

Checked Yes No

Any health matters affecting the site on file (licences, requisitions, notices and letters)

☒ ☐ ☒

Comments:

HAZARDOUS SUBSTANCES

Information held
by Council?

Checked Yes No

Are there hazardous substances matters affecting this site?

☒ ☐ ☒

Comments:

OTHER INFORMATION ON FILE

Information held
by Council?

Checked Yes No

Copy of any other information included on file that is not marked confidential

☒ ☒ ☐

Comments: See attached Gas Cert.

CHECKED FOR ANY ADDITIONAL INFORMATIONInformation held
by Council?**Monitoring Officer**

Checked



Yes



No

*Comments:*

Assets Management*Comments:*

Administration Officer (in the case of licensed premises)*Comments:*

Corporate Services Manager*Comments:*



Rates Officer*Comments:*

Environmental Services Manager*Comments:*

Erin Williams
Signed by
Customer Services Team Leader
Erin Williams

7/10/2020
Date



<p>MĀWHERA</p>  <p>DISTRICT COUNCIL</p>	<p>Property Map</p> <p>The information displayed is schematic only and serves as a guide. It has been compiled from Grey District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS).</p> <p>CROWN COPYRIGHT RESERVED. © Copyright Grey District Council.</p>	 <p>NORTH</p> <p>Scale 1:1500</p> <p>Monday, 28 September 2020</p> <p>Original Sheet Size 210x297mm</p>

Consents Data

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Building Consents

Building Consents Information is derived from Authority database.

Consent Type	Consent Description	Consent Year	Consent Number	Consent Date	Status	Last Action
Building Consent	Installation Of The Coaster Multifuel Dry Fire In A Domestic Dwellin	2017	995237	09/11/2017	Issued	Inspection
Building Consent	Services	2010	991748	09/08/2010	Issued	Request for CCC
Building Consent	Residential use.	2006	989133	16/08/2006	Issued	Request for CCC

Certificate of Acceptance

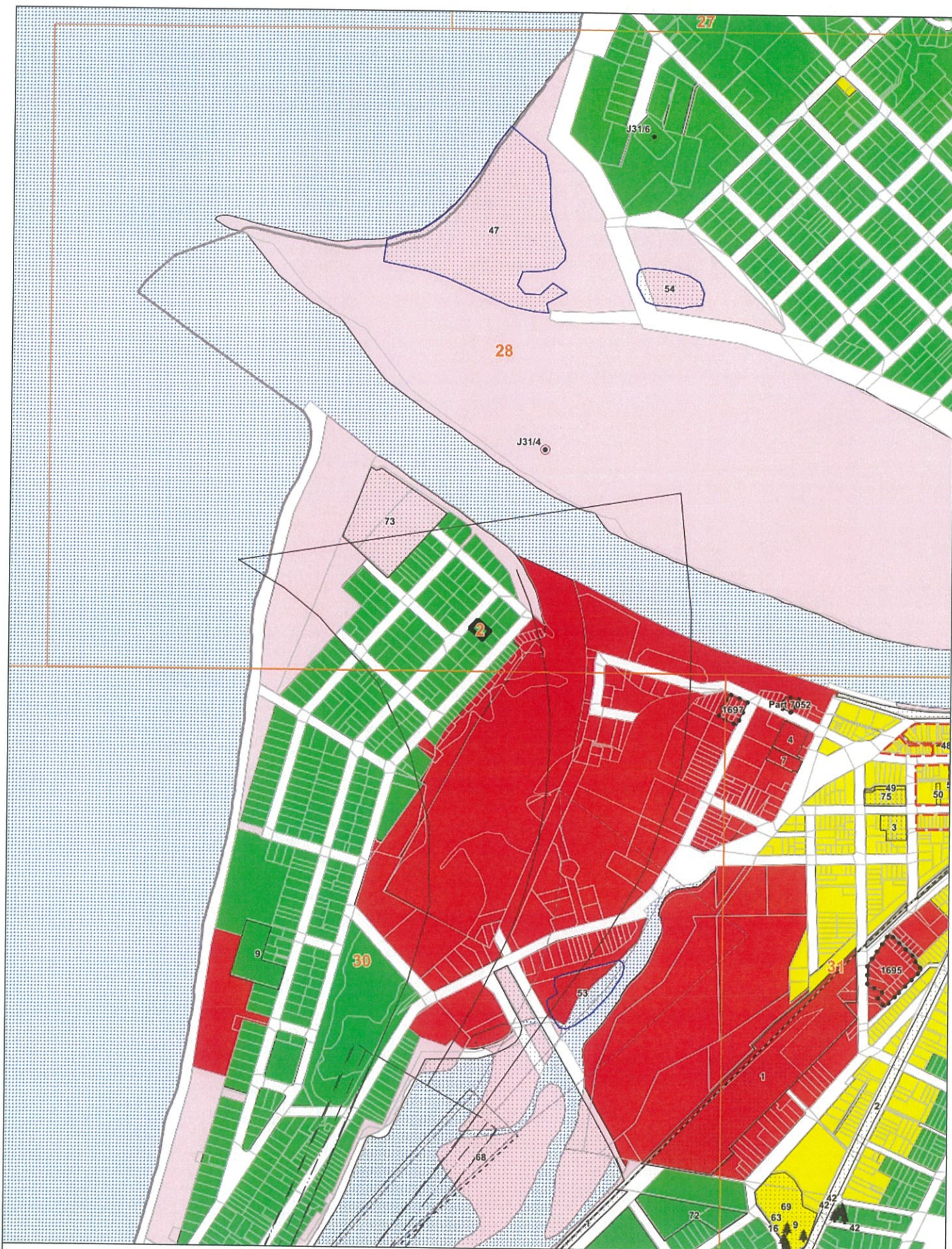
No COA Information available from Authority Database.

Land Use Consents

No Land Use Consents Information available from Authority Database.

Subdivision Consents

No Subdivision Consents Information available from Authority Database.



Planning Map

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All Maps

















Parcels

-  Road Parcel
-  Hydro Parcel
-  Railway Parcel
-  Land Parcel











Planning Map Legend

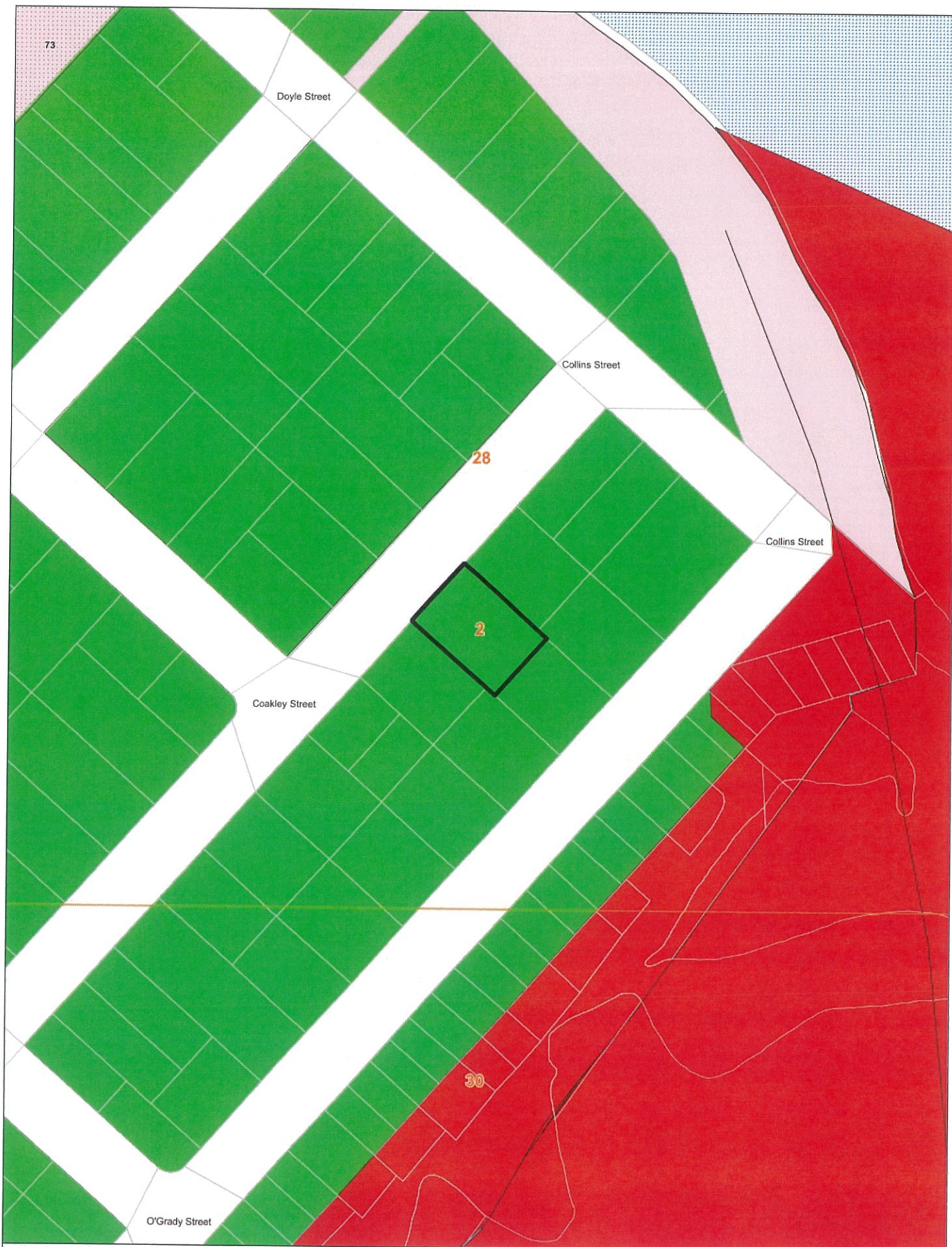
Planning Map Sheets

Environmental Areas

-  Industrial
-  Residential
-  Commercial
-  Township
-  Rural-Residential
-  Rural
-  Designations
-  Core Commercial area
-  Sewage Ponds
-  Sewage Buffers
-  landfills
-  Landscapes
-  Historic Trees
-  Archaeological Sites
-  Heritage
-  Historic Areas

Greymouth Aerodrome

-  Approach Slopes GS
-  TransSlopes Grass
-  Sealed StripTAB
-  Grass Strip
-  Approach Slopes SS
-  TransSlopes Sealed
-  Horizontal Plane
-  Transpower Lines
-  Railways
-  GDC Boundary



Planning Map Closeup

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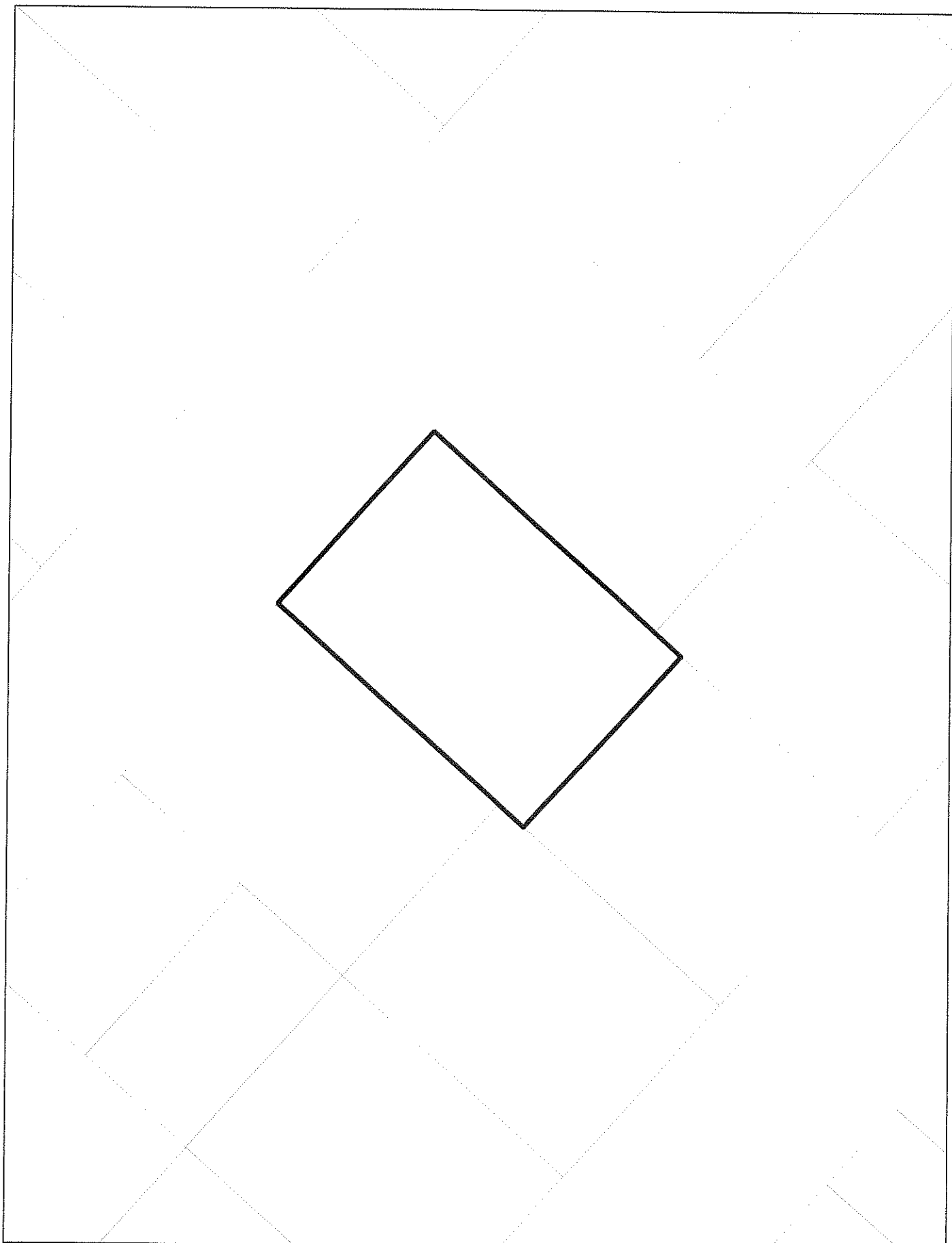
CROWN COPYRIGHT RESERVED. © Copyright Grey District Council.

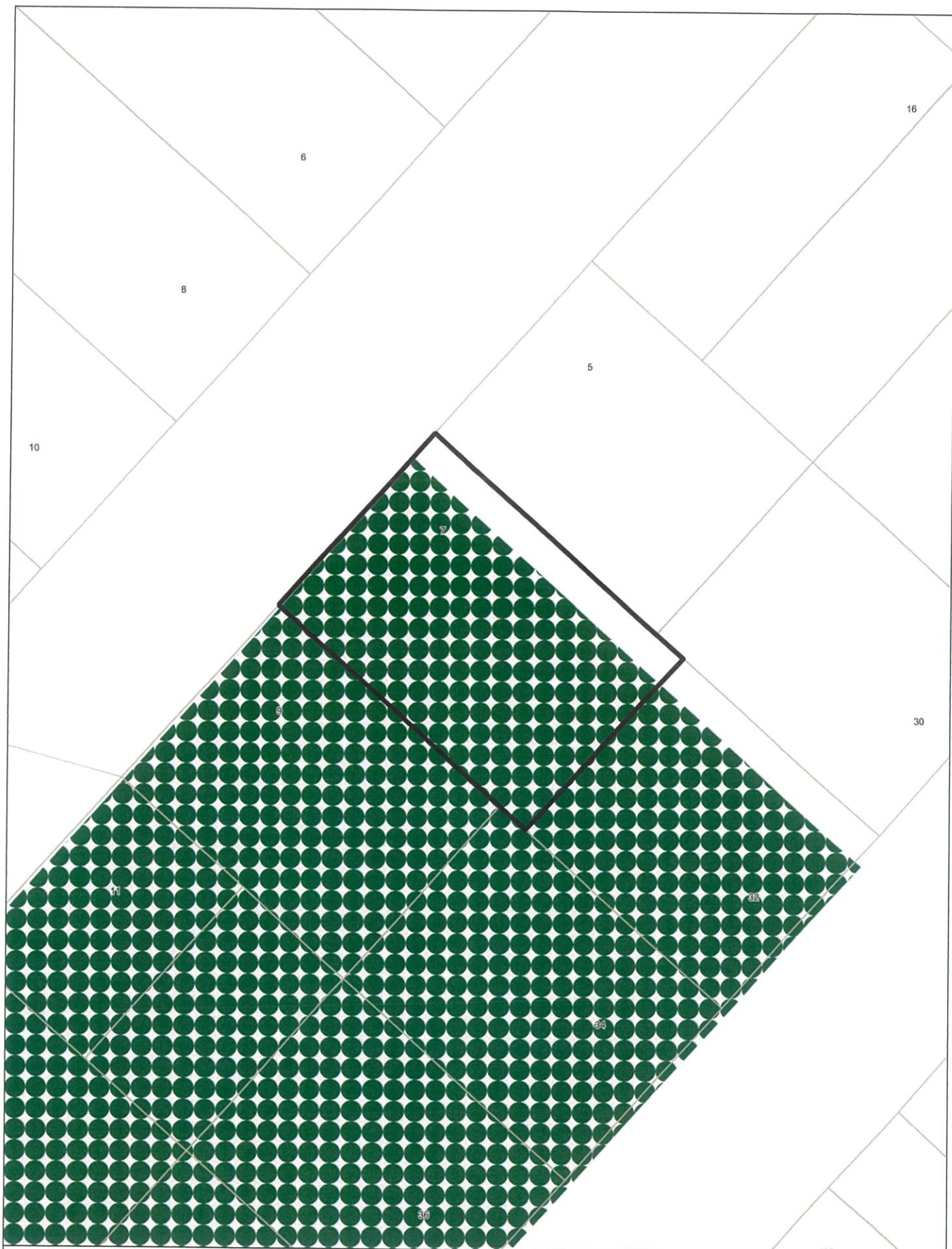


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Filled Sites Map

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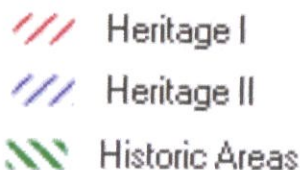


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Heritage NZ Map



Schedule of Amendments to Items

The Regent Theatre at the corner of Mackay and Herbert Streets received a Category II rating by the Historic Places Trust. Notification was received by the Grey District Council and the item was added to this map on 2nd July 2004

The Railway Bridge (Double Curved) over the Grey River was removed from the register by the Historic Places Trust. Notification was received by the Grey District Council and the item was removed from this map on 4 August 2006

The Runanga Miner's Hall at the corner of McGowan and Mills Streets, Runanga received a Category I rating by the Historic Places Trust. Notification was received by the Grey District Council and the item was added to this map on 2nd May 2013

Filled Sites Map

Council records for reclaimed or filled land

Please Note: Due to the quality of the data from which these maps and the associated information are derived, this map can only provide an indication as to the boundaries of Filled/ Reclaimed sites. If required, further information should be obtained from a suitably qualified person.



Section 34 Map

Section 34 land - Land subject to control under section 34 Soil Conservation & Rivers Control Act 1959.

Section 34

This Section 34 information is derived from Grey District Transitional Planning maps (County), which were created from information obtained from the Westland Catchment Board. Where a section is covered by this notation the matter should be discussed with the West Coast Regional Council. Please Note: Due to the quality of the data from which these maps and the associated information are derived, this map can only provide an indication as to these areas.

Development Suitability Map



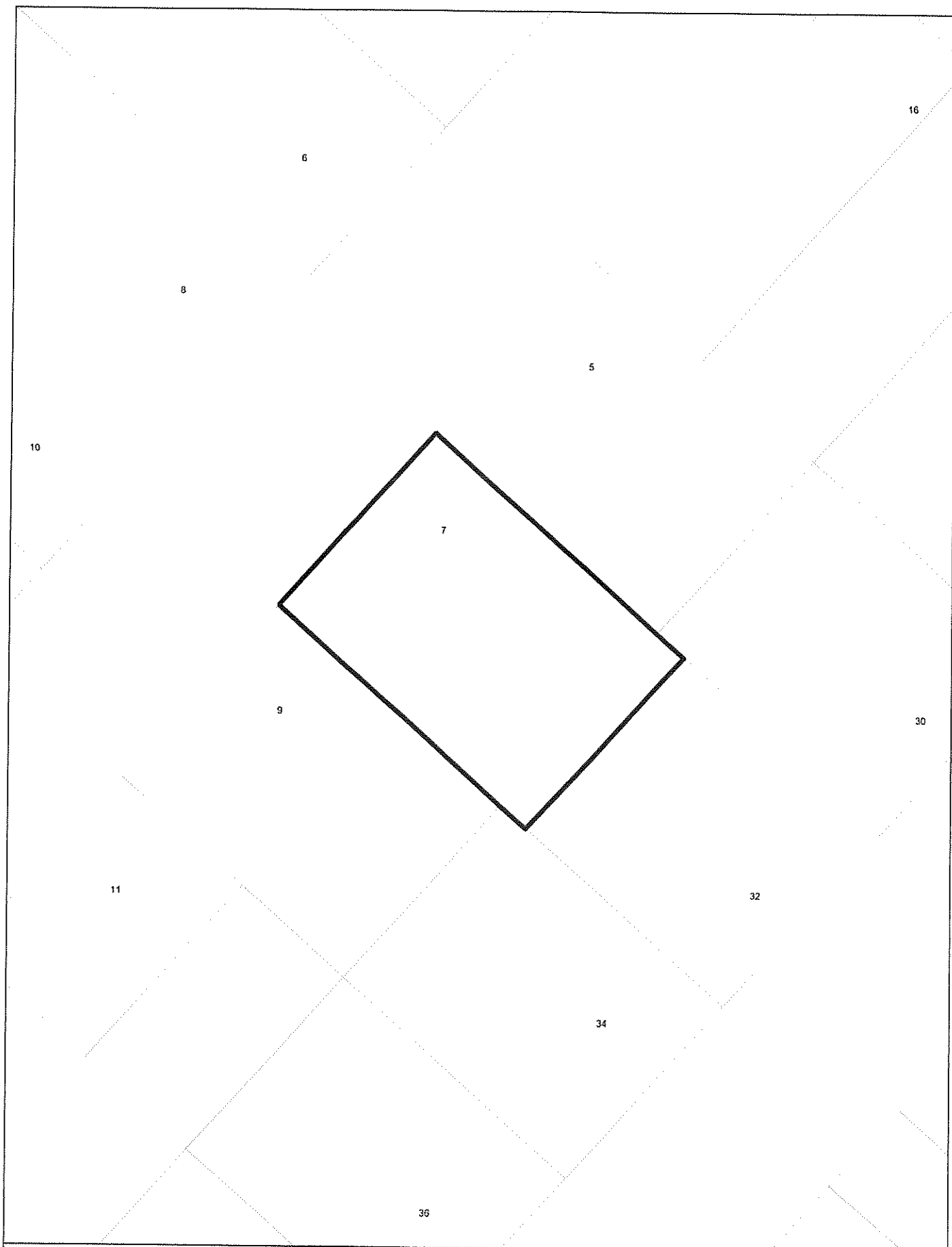
Class I - No significant geotechnical constraints. Suitable for all types of development.



Class II - Low geotechnical limitations to development. Generally suitable although some additional site investigation is required.

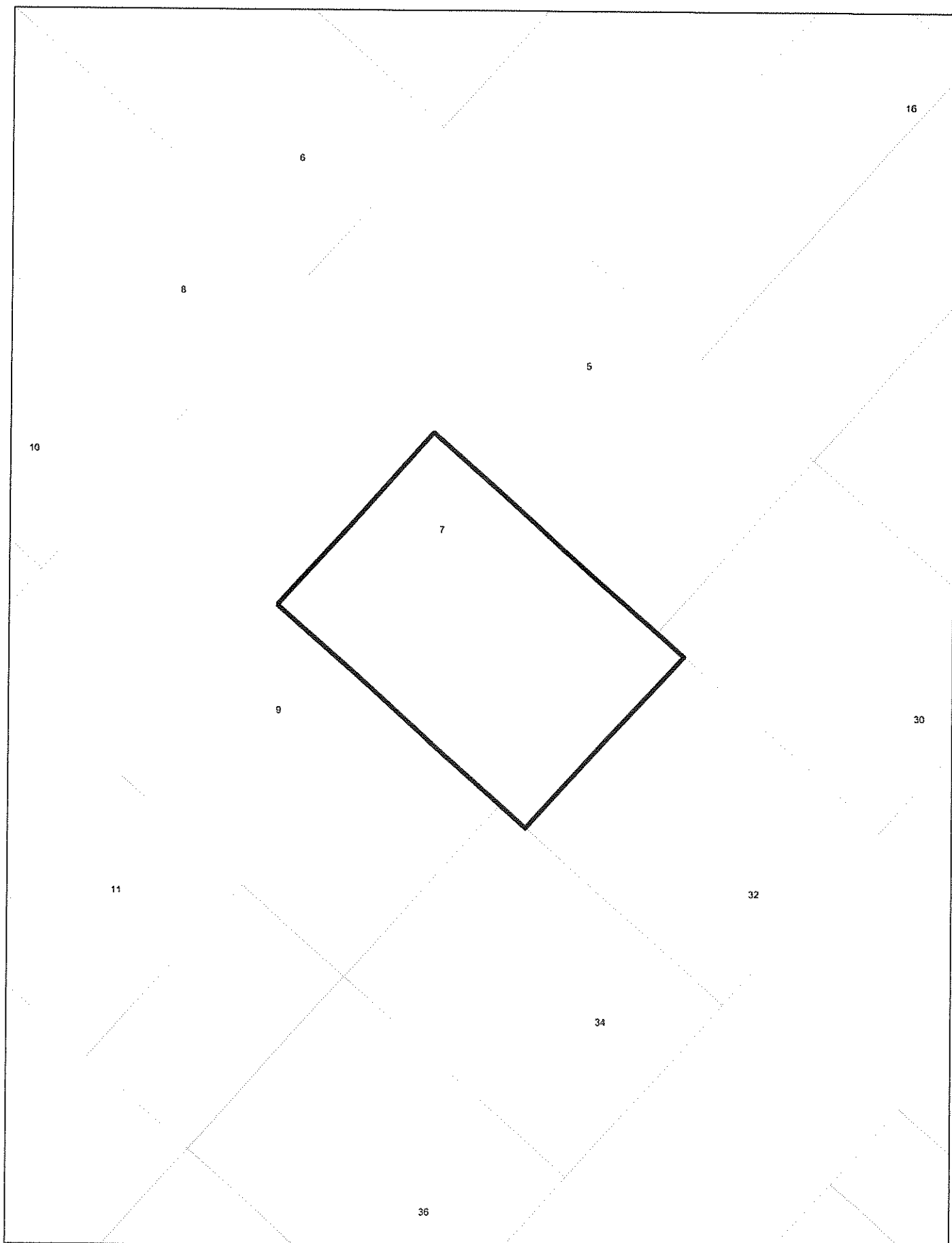
Class III - Moderate geotechnical limitations to development. Additional detailed site investigation is required.



Class IV - Extreme geotechnical limitations to development. Generally unsuitable.

Please Note: Due to the quality of the data from which these maps and the associated information are derived, this map can only provide an indication as to development suitability









<p>MĀWHERA</p>  <p>DISTRICT COUNCIL</p>	<p>Section 34 Map</p> <p>The information displayed is schematic only and serves as a guide. It has been compiled from Grey District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS).</p> <p>CROWN COPYRIGHT RESERVED. © Copyright Grey District Council.</p>	<p>NORTH</p> <p>Scale 1:500</p> <p>Monday, 28 September 2020</p> <p>Original Sheet Size 210x297mm</p>
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<p>MĀWHERA</p> 	<p>Development Suitability Map</p> <p>The information displayed is schematic only and serves as a guide. It has been compiled from Grey District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral Information has been derived from land Information New Zealand's (LINZ) Core Record System Database (CRS).</p> <p>CROWN COPYRIGHT RESERVED. © Copyright Grey District Council.</p>	<p> Scale 1:500 Monday, 28 September 2020 Original Sheet Size 210x297mm</p>
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Land Use Capability Map

-  Not Recommended for Urban Development
-  Severe Flooding Potential
-  Severe Soil/Erosion Limitations
-  Slight Flooding Limitations
-  Slight Soil or Erosion Limitations
-  Suitable all Urban Uses

Not Recommended for Urban Development - Areas not recommended for any form of urban development because of soil erosion and stability both on-site and off-site. Urban development should only proceed on sound engineering advice based on site specific tests and provided that access is satisfactory and off-site problems will not occur.

Severe Flooding Potential - Areas of severe flooding potential on the floodplain of the Grey River. Further development of this zone should only proceed after adequate flood protection works have been completed.

Severe Soil/Erosion Limitations - Areas with severe soil or erosion limitations to development or use. Development of these areas should only proceed with extreme caution and following engineering recommendations.

Slight Flooding Limitations - Areas with slight flooding limitations to development or use. Development of these areas is recommended only after flooding problems have been overcome and the risks minimised.

Slight Soil or Erosion Limitations - Areas with slight soil or erosion limitations to development or use. Development of these areas is recommended only after their inherent soil or erosion problems have been overcome.

Suitable for All Urban Uses - Areas suitable for all urban uses including residential, commercial and industrial uses based on soil types, erosion and flooding potential.

NOTES:

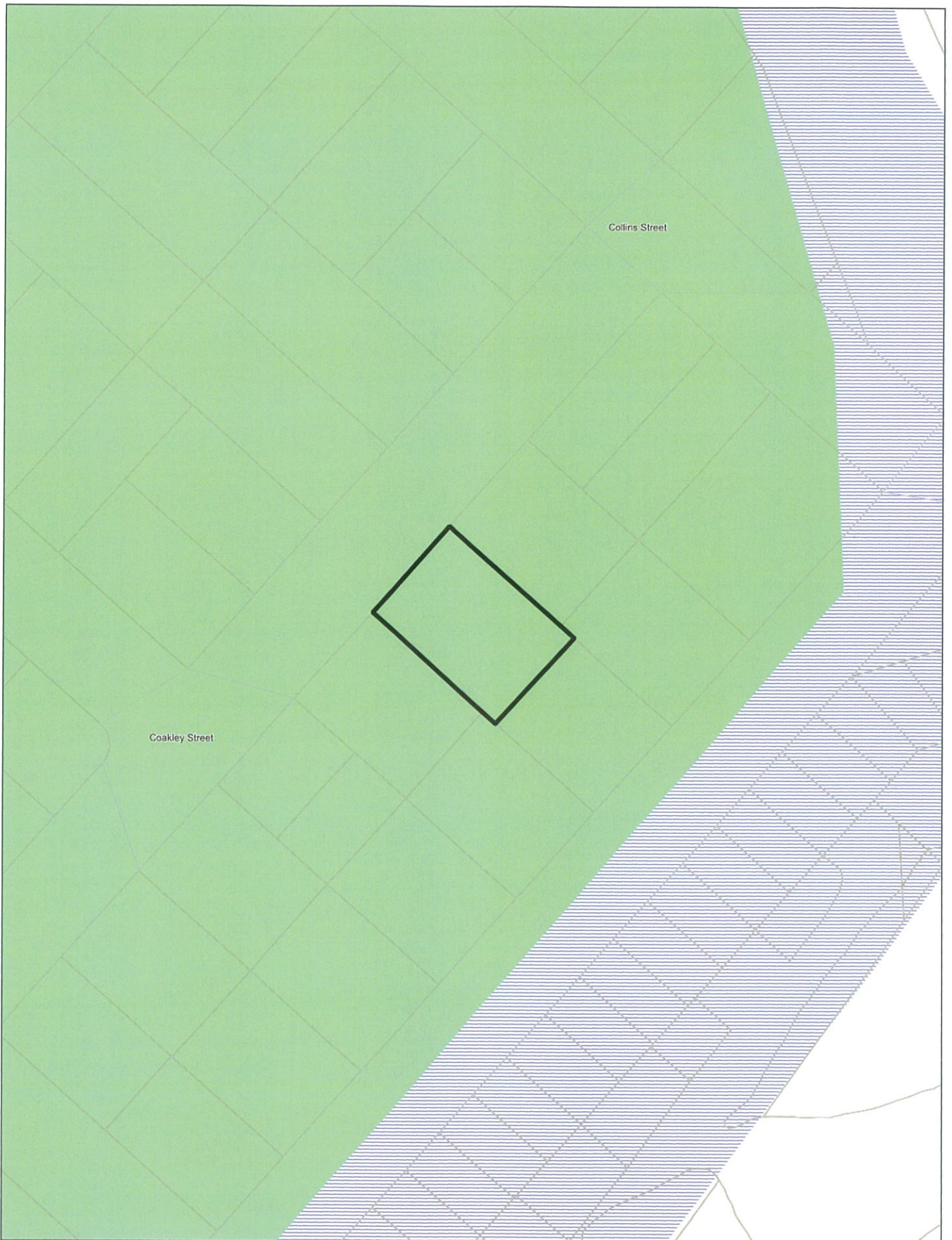
The information in the Land Use Capability Maps is derived from a special study by the Westland Catchment Board and is recorded in a report entitled "Land Use Capability Survey of Greymouth and Survey County Town".

The report provides information as to the physical features of the land, its suitability or otherwise for urban use, and contains recommendations as to policy regarding land stability.

The suitability of land for urban development is described in terms of its inherent stability.

Features of the environment influencing stability taken into account in the survey were climate geology and physiography, soils, land-form, erosion rating and existing land use.

The land use survey in the No 1 Review was carried out in July 1979.



Land Use Capability Map

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Parcels included in the Following Rates Information

Parcel Information is derived from Authority database.

LINZ Parcel ID	Street	Suburb	Legal_Desc	Area
6951084	7 Blake Street	Blaketown	LOT 1 DP 386746	0.0792H

Valuations

2012 Valuation Information is derived from Authority database.

Rating Valuation Year	Rating Valuation Date	Land_Value	Capital_Value
2012	01 Sep 2012	\$63,000	\$195,000

2015 Valuation Information derived from Authority database.

Rating Valuation Year	Rating Valuation Date	Land_Value	Capital_Value
2015	01 Sep 2015	\$54,000	\$185,000

2018 Valuation Information derived from Authority database.

Rating Valuation Year	Rating Valuation Date	Land_Value	Capital_Value
2018	01 Sep 2018	\$49,000	\$180,000

Additional Information derived from Authority database.

Assessment_Number	valuation_number	Street	Suburb	Assessment Land Area
507246	25640/400.00	7 Blake Street	Blaketown	0.0792 Hectares

Levy Values

Levy Information is derived from Authority database.

Assessment Number	Rate Code	Rate Year	Rate Desc	Factor Value	Rate Charged	Date Levied
507246	1	2021	RES1-General Rate	49,000.00	\$705.34	06 Jul 2020
507246	10	2021	Uniform Annual General Charge	1.00	\$520.63	06 Jul 2020
507246	31	2021	Grey Urban Sewerage - Full	1.00	\$683.40	06 Jul 2020
507246	50	2021	Greymouth Water - Full	1.00	\$537.32	06 Jul 2020
507246	82	2021	Recycling & Refuse Collection	1.00	\$272.26	06 Jul 2020
507246	90	2021	Overpayments	0.00	\$0.00	

Annual Rates Information derived from Authority database.

-	Total Annual Rates
	\$2718.95

NOTICE FOR ALL LIM APPLICATIONS

This notice is to advise that:

The Grey District Council is situated within a known **HEAVY RAINFALL AND EARTHQUAKE REGION** and as such, any property may be subject to earthquake damage, land slippage, erosion, or inundation from floodwaters or storm water. Note that the Council holds reports on earthquake issues relating generally to the District and region. These can be inspected on request.

Rural properties may have been subject to all rural practices relating to use and maintenance of the land.

An aerial photograph may be included with your Land Information Memorandum. The Council considers that there may be a benefit to recipients in some circumstances. However, the Council has not produced this information itself but has been provided with it. It is then used in conjunction with other information contained in Council's Geographic Information System. It is the combination of layers of information that can cause inaccuracies. As Council does not produce the information it cannot influence the accuracy. This is the reason for the note on all aerial photographs stating that they are indicative only and not to be used for legal purposes. Should you require any further advice regarding actual boundary information and positions contained in the photograph, technical survey advice should be obtained from a registered surveyor. ***This information is provided to raise awareness of these issues and further information required should be sought from suitability qualified persons.***

Please note that **no site visit was carried out by the Council** during the preparation of this LIM and the information provided is done so in good faith based on the information at Council's disposal at the date of issue. This in no way serves to suggest that it represents all the information regarding this property.

The applicant should therefore not rely totally on this report but undertake further investigation into the property and its suitability for the purposes for which it is intended to be used.

Social, cultural and economic issues are not addressed through the issue of this LIM. Information regarding the West Coast Regional Council statutory responsibilities is not provided in this LIM. If required that authority should be approached.

Transpower. A Network utility operator, advise:

"Electricity Transmissions Lines and Towers

If there are high voltage electricity transmission lines over or adjacent to the property or there are transmission towers/pylons on or adjacent to the property, the applicant must ensure that any proposed building complies with the clearances prescribed in the New Zealand Electrical Code of Practice for Electrical Safety Distances.

It is the responsibility of the applicant for any proposed building to ensure compliance and if necessary to contact the line owner to determine whether the proposed building will comply prior to commencing construction.

The map illustrates the Auckland Region, divided into four wards: Northern, Central, Southern, and Eastern. The Northern Ward includes Pāhaukane, Te Miro, Barrytown, Greys, Frewer, Roe, Fred Jacks, Maitai, Slay Creek, Waikaraka, Maipuna, Waimaunga, Blackwater, and Chukawai. The Central Ward includes Kopapa, Okapi, Ratu, Kaimata, Kaitiaki, Dunganville, Marsden, Rutherglen, Southern Beach, Kumeau Junction, Dillmanstown, Ghorou, Kumeau, Waimanahi, and Incubome. The Southern Ward includes Pāhaukane, Te Miro, Barrytown, Greys, Frewer, Roe, Fred Jacks, Maitai, Slay Creek, Waikaraka, Maipuna, Waimaunga, Blackwater, and Chukawai. The Eastern Ward includes Pāhaukane, Te Miro, Barrytown, Greys, Frewer, Roe, Fred Jacks, Maitai, Slay Creek, Waikaraka, Maipuna, Waimaunga, Blackwater, and Chukawai. The map also shows major roads and geographical features like the Hauraki Gulf.

THE UNIVERSITY OF CHICAGO

CONCLUSIONS

16 RESIDENTIAL ENVIRONMENTAL AREA

16.1 INTRODUCTION

The residential environmental areas are typically comprised of the housing areas of Greymouth, Karoro, Paroa, Runanga, Cobden, Blaketown, Kaiata, [Kaiata Park](#), Mitchells, Dobson, Punakaiki, Boddytown, Iveagh Bay and Moana. These areas account for the majority of Grey's resident population.

Although Census statistics reveal there has been an urban to rural trend, a majority of the District's population still resides in residential environments. Regardless of any population decline, residential housing stock is increasing, a reflection of a decreasing average number of people per unit.

Within the Residential Environmental Area is also infrastructure which services activities in the local and wider areas. This includes roading and [National Grid Infrastructure](#).

16.2 ISSUES

1. Loss of use and enjoyment of residential properties and a loss of environmental pleasantness and coherency of residential areas as a consequence of the effects of activities such as:

- bulk and location
- noise
- visual impact
- traffic
- appearance

Residential environments have their own particular amenity values. The values include coherent residential areas served by community facilities (e.g. schools, churches, playgrounds etc.), a relative quietness and a general absence of intrusive or nuisance developments. Certain activities can lead to a detracting of these qualities. For example it is noted that in Moana and Iveagh Bay the current intensity of use and development is not commensurate with the small areas of the [allotments](#) thereby affecting the amenities of these areas.

2. People's choices in their types of housing can be constrained by traditional types of regulation.

In the past, a significant proportion of residential development has taken the form of single unit development on larger sections, which is reinforced by street development criteria.

It is recognised today that people have different needs and preferences in terms of the cost, location, design, style and size of housing and residential sections. The needs of residents may include detached dwellings, rental accommodation, flats or [elderly persons housing](#). These opportunities should be made available but concurrently maintain the quality of environment valued by those living within it.

16.3 OBJECTIVES

1. To enable a diversity of living environments expressed in built form, density of development, housing types and location.
2. To enable a range of non-residential activities in which any adverse effects on the residential environment are avoided, remedied or mitigated.
3. To retain the amenities and character of the residential areas.

16.4 POLICIES

1. A choice of building forms, densities and site development for residential purposes should be allowed provided that any development:
 - a) does not adversely impact on neighbouring properties or the character of an area.
 - b) maintains open space and landscaping as a feature according to the type of development.
2. Non-residential activities should be allowed provided that:
 - a) the adverse effects on residential amenities are avoided, remedied or mitigated, particularly as it relates to scale, glare, odour, and vehicle movements.
 - b) they do not lead to a breakdown in community coherence.
3. Housing and property should be maintained at a reasonable standard and appearance in order there is not a detracting of neighbourhood amenities.
4. Activities and buildings shall not limit or impede the ability for existing public and National Grid Infrastructure to be operated, upgraded, developed and maintained. This includes that sensitive activities shall not be located within the National Grid Buffer Area.

16.4.1 EXPLANATION AND REASONS

The residential areas are integral to the well-being of the Grey community given that they provide residential opportunities as well as employment, education, commercial and recreational opportunities in a compact and convenient form. The maintenance and enhancement of these areas providing for a wide variety of activities without creating adverse effects is in the interests of the community.

A variety of activities and building and development forms and densities is therefore permitted, provided adverse effects on the residential amenities are avoided, remedied or mitigated. Housing and property should be maintained at a reasonable standard and appearance in order there is no detracting of neighbourhood amenities. For example, there may be a difference between 'suburban areas' and holiday areas with the latter localities requiring larger areas to accommodate activities and preserve the lakeside amenities. Different types of housing also have different requirements and hence standards.

Public and National Grid Infrastructure is a common feature of residential areas and is necessary in order to service both the immediate and wider areas. The ability to access and maintain infrastructure is necessary as is the importance of ensuring activities are not undertaken which may create safety risks for those parties undertaking an activity or the

users of infrastructure. Sensitive activities, and incompatible buildings should not be located in close proximity to National Grid Infrastructure.

16.5 IMPLEMENTATION METHODS

1. Rules in the Plan relating to performance standards.
2. Through the Annual Plan, Asset Management Plans, Strategic Plan and Long Term Financial Plan process, progressively undertake:
 - a) improvements to reticulated sewage, water supply and stormwater services;
 - b) a programme of street improvements and plantings;
 - c) a programme of local traffic improvements;
 - d) upgrading of the quality of public open space.
3. Encouragement of community initiated programmes for enhancement of residential amenity.
4. Enforcement action to ensure compliance with prescribed standards including action for unsightly properties.
5. Other legislation and bylaws.
6. Reference to other Statutory Documents including the NZ Electrical Code of Practice for Electrical Safe Distances.

16.5.1 REASONS

Rules are considered to be the most efficient method of ensuring the protection of amenities. Council expenditures will also enhance the areas although a fair and equitable financial contribution will be required to recover costs where the development benefits. Council's finances are limited and community enhancement programmes represent effective methods of improving amenity standards. Enforcement and abatement action will be taken to maintain residential amenity, particularly in respect of run-down properties.

In the imposition of District Plan Provisions, other requirements are also applicable and where appropriate direction to these requirements can be included in the plan. Examples include National Environmental Standards and Codes of Practice.

16.6 ENVIRONMENTAL RESULTS ANTICIPATED AND MONITORING

Anticipated Environmental Results	Monitoring and Review Data
<ul style="list-style-type: none"> • Adequate land for future residential development. • Efficient use of infrastructure assets. • Provision for diversity in housing, built form and lifestyle types. 	<ul style="list-style-type: none"> • Assessment through analysis of complaints laid with the Council regarding unacceptable environmental standards resulting from activities undertaken in residential areas. • Assessment of the number of sections created per year and the amount of vacant land remaining to ensure there will always be adequate land for future development. • Compliance monitoring of resource. • Surveys of community well being.

16.7 RULES - RESIDENTIAL ENVIRONMENTAL AREAS

Note: The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is, has been, or is more likely than not to have been undertaken. Refer to the "Grey District Council NES Contaminants in Soil Process Guide" to determine if these regulations are applicable to the activity proposed.

16.7 ITEM	PERMITTED	CONTROLLED
1. Permitted Activities General	(i) Any activity is a permitted activity provided that it does not contravene any other rule in this Environmental Area.	(ii) Not applicable.
2. Minimum Residential Unit Area	<p>(i) Residential units are permitted if</p> <p>(a) the minimum net site area is 350m² exclusive of access; except:</p> <p>a) 300m² where two or more adjoining sites are developed.</p> <p>b) 200m² for each elderly persons housing unit with a gross floor area less than 65m².</p> <p>c) 1500 m² in Kaiata Park</p> <p><u>Note:</u> In non-sewered areas a discharge consent from the West Coast Regional Council may be required which could effect the minimum site area.</p>	(ii) Not applicable.
3. Building Coverage	(i) Buildings are permitted if the maximum site coverage is 50%; except: in Kaiata Park where the maximum site coverage is 30%.	(ii) Not applicable.
4. Set Backs	<p>(i) Buildings are permitted if:</p> <p>(a) the minimum building setback from road boundaries is 4.5 metres.</p> <p>(b) The minimum building setback from internal boundaries for non-residential activities shall be 3m;</p> <p>(c) No buildings shall be erected within 100 metres of MHS.</p> <p>(d) No buildings for residential or commercial purposes shall be erected within 150 metres of the boundary of any oxidation pond and no oxidation pond is located within 150 metres of a residential or commercial building.</p> <p><u>Note:</u> No setback from internal boundaries is required for residential buildings.</p>	(ii) Not applicable.

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
(iii) Not applicable.	(i) Not applicable.	Any activity is allowed in the Residential Environmental Area provided the rules are not contravened.
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	<ul style="list-style-type: none"> (i) The area of the residential unit. (ii) The number of residential units in the vicinity. (iii) How the residential units relate to one another. (iv) The disposal of effluent. (v) Whether the site size will adequately provide for the outdoor needs of the activities on the site, and retain a dominance of open space over buildings. (vi) The intended use of the residential unit. 	<p>The scale and intensity of residential units should be such that a level of amenity is retained in terms of openness and privacy. Development on adjoining sites offers more scope for integrated development.</p> <p>Elderly person housing is permitted on a smaller area given the type of units and the reduced demands.</p>
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	<ul style="list-style-type: none"> (i) The extent to which the character of the site will remain dominated by open space and garden plantings, rather than buildings. (ii) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site. 	<p>Site coverage is controlled to ensure that open space and other servicing requirements and neighbourhood amenities are met. It also assists in maintaining an area that is adequate for on-site disposal.</p>
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	<ul style="list-style-type: none"> (i) The effect on adjoining properties in terms of sunlight, noise and privacy. (ii) The effect on road safety. (iii) The effect on the provision of services. (iv) The extent to which the intrusion towards the road is necessary in order to allow more efficient, practical and/or pleasant use of the remainder of the site. (v) The extent to which alternative practical locations are available for the building. (vi) The extent to which the proposed building will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites. (vii) The degree to which existing or proposed landscaping, including plantings, mitigate the effects of limited building setback from a road. (viii) The extent to which the intrusion towards the internal boundary is necessary to enable more efficient, practical and/or pleasant use of the remainder of the site. (ix) The ability to mitigate any adverse effects of the proposal on adjoining sites, including through the provision of landscape plantings. (x) The effect on the natural character of the coastline and if any natural hazard (such as erosion, sea level, etc.) will create an impact. (xi) The actual or potential adverse effects of the oxidation pond. 	<p>Setbacks from internal boundaries enable a reasonable separation distance to be retained in order the effects on neighbours' properties are minimised.</p> <p>Control of buildings in the coastal area allows Council to assess the effects on the natural character of the coastline and also the threat to development of natural hazards.</p> <p>Restrictions on building in proximity to oxidation ponds (as shown on Planning Maps 25, 34, 36 & 48) enable these facilities to operate without unduly effecting adjoining landowners and vice versa.</p>

16.7 ITEM	PERMITTED	CONTROLLED
<p>4A National Grid Infrastructure</p>	<p>(i)(a) Within the National Grid Buffer Area a building, or the change of use of a building, shall comply with the following standards:</p> <p>(i) From National Grid Poles</p> <p>(a) Buildings (excluding fences up to 2.5m in height) shall be setback a minimum of 12 metres</p> <p>(b) Fences up to 2.5m in height shall be:</p> <ul style="list-style-type: none"> • Setback a minimum of 1.5m from the outer edge of a pole or stay wire; and • Fences setback between 1.5m and 5.0m from a pole or stay wire shall be of a non-conductive design and readily removable for the purposes of operator access to National Grid Infrastructure. <p>(ii) From National Grid Power Lines (as measured from the centre line):</p> <p>(a) Pi Poles – Buildings shall be setback a minimum of 12 metres from the centreline of transmission lines suspended from Pi Poles</p> <p>(b) Single Poles – Buildings shall be setback a minimum of 10 metres from the centreline of transmission lines suspended from single poles</p> <p>(c) Except that the following activities are exempt from the above National Grid Power Line setback standards:</p> <ul style="list-style-type: none"> • A fence of up to 2.5 metres in height; • The physical alteration of an existing building where the degree of non-compliance does not increase; • Uninhabitable horticultural or farm buildings (this does not include a commercial greenhouse, a milking and/or dairy shed, a wintering barn or a factory farm building). <p>(b) From a National Grid Substation, buildings shall be setback a minimum of 12 metres. The setback requirement is to be measured from the edge of the substation designation or where the substation is not designated, the secured fence of the substation.</p> <p>(c) Earthworks within the National Grid Buffer Area must:</p> <p>(i) Be no deeper than 300mm within 5m of a pole or stay wire;</p> <p>(ii) Not result in a reduction in a ground to conductor clearance distance less than 6.5m;</p> <p>(ii) Not compromise National Grid support structure stability; and</p> <p>(iv) Not limit or impede vehicular access to a pole or stay wire.</p> <p>Except that the requirement in (c)(i) above shall not apply to:</p> <ul style="list-style-type: none"> • Earthworks given dispensation by the National Grid Operator under Clause 2.2.1 of NZECP34:2001; • The agricultural or domestic cultivation of land; • Agricultural land drainage no closer than 2.2 metres from a pole or stay wire (provided it is no deeper than 750mm when between 2.2m and 5m of a National Grid pole or stay wire); • The repair, sealing or resealing of a road, footpath, driveway or farm track; or • Vertical holes not exceeding 500mm in diameter and located a minimum of 1.5m from the outer edge of a pole or stay wire. <p>Note: If you propose to undertake any new activity, alter an existing activity or construct a structure including fences and irrigation units within 20m of a National Grid Infrastructure it is recommended that the National Grid operator is consulted with.</p>	<p>(ii) Not applicable</p>

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
(iii) Any activity that contravenes a permitted condition is a discretionary activity unless otherwise specified as a non-complying activity.	<p>(i) Setback from National Grid Substations:</p> <ul style="list-style-type: none"> • The effects on the ability to operate, maintain and upgrade National Grid Substations • The risk of electrical hazards affecting public or individual safety, and risk of property damage • Reverse sensitivity effects on National Grid substations • Technical advice by the National Grid operator. <p>(ii) Earthworks within the National Grid Buffer Area:</p> <ul style="list-style-type: none"> • The risk to the stability of the National Grid Infrastructure • The effects on the ability to operate, maintain and upgrade the National Grid Infrastructure • The risk of electrical hazards affecting public or individual safety, and risk of property damage • Technical advice by the National Grid operator • Any impact on the ability of the National Grid operator to access the National Grid. <p>(iii) Setback from Poles:</p> <ul style="list-style-type: none"> • The risk to the stability and structural integrity of the National Grid Infrastructure • The effects on the ability to operate, maintain and upgrade National Grid Infrastructure • The risk of electrical hazards affecting public or individual safety, and risk of property damage • Technical advice by the National Grid Operator <p>(iv) Setback from Lines</p> <ul style="list-style-type: none"> • The effects on the ability to operate, maintain and upgrade National Grid Infrastructure • The risk of electrical hazards affecting public or individual safety, and risk of property damage • Technical advice by the National Grid Operator 	<p>Setback distances from National Grid Infrastructure are based on a horizontal distance measurement.</p> <p>In considering appropriate setback requirements regard shall be had to the National Policy Statement on Electricity Transmission and Policy 16.4.4 of this Plan.</p> <p>In addition to National Grid setback standards, persons are also required to comply with other legislative requirements including the New Zealand Electrical Code of Practice for Electrical safe Distances and the Electricity (Hazards from Trees) Regulations 2003. Compliance with the District Plan does not ensure compliance with these other legislative requirements.</p>
NON-COMPLYING	EXPLANATION	
(iv) From 10 July 2018, any activity that contravenes one of the following permitted conditions is a non-complying activity: 16.7.4A(i)(a) 16.7.4A(c)(ii)-(iv)	<p>Setback distances from National Grid Infrastructure are based on a horizontal distance measurement.</p> <p>In considering appropriate setback requirements regard shall be had to the National Policy Statement on Electricity Transmission and Policy 16.4.4 of this Plan.</p> <p>In addition to National Grid setback standards, persons are also required to comply with other legislative requirements including the New Zealand Electrical Code of Practice for Electrical safe Distances and the Electricity (Hazards from Trees) Regulations 2003. Compliance with the District Plan does not ensure compliance with these other legislative requirements.</p>	

16.7 ITEM	PERMITTED	CONTROLLED
5. Height of Buildings & Structures	(i) Buildings and structures are permitted if: (a) No building projects beyond a building envelope defined by recession planes as described in Appendix 8 and (b) No building or structure projects beyond an envelope in the Aerodrome Flight Path Protection Area as described in Appendix 9.	(ii) Not applicable
6. Building Design and Appearance	(i) Relocated buildings onto a site are permitted if: (a) they are constructed within the last ten years and (b) they are constructed of new materials and (c) they are established on foundations complying with the building code at the time of relocation.	(ii) Relocated buildings not meeting the conditions of a permitted activity are a controlled activity in which Council reserves control over the design and appearance of the buildings.
7. Light Spill & Glare	(i) No activity shall result in a greater than 2.5 lux spill (horizontal and vertical) of light onto any adjoining property, measured at any point more than 2m inside the boundary of the adjoining property or the closest window to the adjoining property, whichever is the closest.	(ii) Not applicable.
8. Fencing	(i) Fences are a permitted activity provided: (a) They are not more than 2.0 metres high.	(ii) Not applicable.
9. Heavy Vehicle Storage	(i) Heavy vehicles are permitted to be stored if: (a) No more than one heavy vehicle is stored on any site, provided that this does not apply to fire stations.	(ii) Not applicable.
10. Utilities	(i) Refer to Appendix 1	(ii) Refer to Appendix 1
11. Signs	(i) Refer to Appendix 2	(ii) Refer to Appendix 2
12. Hazardous Substances	(i) Refer to Appendix 3	(ii) Refer to Appendix 3
13. Parking, Loading & Access	(i) Refer to Appendix 4	(ii) Refer to Appendix 4
14. Subdivision	(i) Refer to Appendix 5	(ii) Refer to Appendix 5
15. Heritage Items & Historic Trees	(i) Refer to Appendix 6	(ii) Refer to Appendix 6
16. Noise Insulation – Kaiata Park	(i) Any dwelling constructed between State Highway 7 and Kaiata Creek within Kaiata Park shall be built to a standard whereby the traffic noise as measured within any bedroom at the time of first occupancy of the dwelling does not exceed 35dBA Leq (24 hours) and in any other habitable room does not exceed a level of 40dBA Leq (24 hours) with ventilating windows open. Where windows are required to be closed to achieve the design goal, alternative ventilation must be provided. In these cases, the above noise levels must be achieved with any ventilating fans operating	

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	<ul style="list-style-type: none"> (i) The effect on adjoining properties in terms of sunlight, outlook and privacy. (ii) The effect of the increased height in terms of visual dominance by buildings of the outlook from other sites, roads and public open space in the surrounding area, which is out of character with the local environment. (iii) The extent to which there is a need for the increased height or intrusion through the recession lines, in order to undertake the proposed activities on the site and alternatives which may have less effect on the environment. (iv) The extent to which the proposed buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area. (v) The ability to mitigate any adverse effects of increased height or exceedence of the recession planes, such as through increased separation distances between the building and adjoining sites or the provision of screening. 	<p>Height controls allow a two-story building. Beyond this limit control is required to protect neighbours amenities of adjoining properties.</p> <p>The recession plane protects sunlight and privacy of adjoining properties.</p> <p>Buildings and structures are also required to comply with flight protection path for the Greymouth aerodrome to protect its operation.</p>
(iii) Not applicable.	<ul style="list-style-type: none"> (i) The proposed location of the building on the site and its visibility from off the site. (ii) Any other matters relating to visual character of the building, proposed alterations to the building, its proposed surroundings, such as topography, proximity to public areas and proposed plantings. 	<p>This will ensure that older relocatable buildings are brought up to a suitable standard. Relocatable buildings are often sub-standard in appearance.</p>
(iii) Any activity that contravenes a permitted condition of a activity is a discretionary activity.	(i) The extent, frequency and intensity of light spill and glare.	<p>Lighting and glare can detrimentally impact on a person's enjoyment of their property.</p>
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	(i) Whether the height of the proposed fence will adversely effect the safe and efficient operation of the intersection.	<p>Fences should not be of excessive height, as they will affect neighbourhood amenity.</p>
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	(i) The effects on neighbourhood amenities in terms of noise, fumes and change of residential character.	<p>One heavy vehicle is considered reasonable given the amenities of the Residential Environment.</p>
(iii) Refer to Appendix 1	Refer to Appendix 1	Refer to Appendix 1
(iii) Refer to Appendix 2.	Refer to Appendix 2	Refer to Appendix 2
(iii) Refer to Appendix 3	Refer to Appendix 3	Refer to Appendix 3
(iii) Refer to Appendix 4	Refer to Appendix 4	Refer to Appendix 4
(iii) Refer to Appendix 5	Refer to Appendix 5	Refer to Appendix 5
(iii) Refer to Appendix 6	Refer to Appendix 6	Refer to Appendix 6
	<ul style="list-style-type: none"> (i) the effects of state highway traffic movements on residential living and amenity. (ii) the level and character of the traffic noise, particularly at night. 	<p>The noise provision provides for the mitigation of any adverse effects on residents in Kaiata Park resulting from their location near a State Highway</p>

16.7 ITEM	PERMITTED	CONTROLLED
<p>17. Non-Residential Activity</p>	<p>(i) Non-residential activities are permitted if:</p> <p>(a) No goods, materials or equipment associated with the activity are stored outside a building; and</p> <p>(b) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.</p> <p>(c) Maximum floor area for any non-residential activity shall be a maximum of 50m², or 33% of the gross floor area of all buildings on the site; whichever is the larger, provided that fire stations shall be permitted a maximum floor area of 50% of the site area.</p> <p>(d) Any activity shall be limited to the following hours of operation:</p> <ul style="list-style-type: none"> • A maximum total number per week of 50 hours, and • From 0800 to 1700 Monday to Friday and 0900 to 1200 on Saturday and Sunday, except where: <ul style="list-style-type: none"> • The entire activity is located within a building; and • Each person engaged in the activity outside the above hours resides permanently on the site; and • There are no visitors, customers or deliveries to the activity outside the above hours. <p>Provided that this does not apply to fire stations.</p> <p>(e) Any activity shall be conducted such that the following noise limits are not exceeded within the boundary of any site in the residential environment area:</p> <p>Monday - Friday 2100 hrs to 0700 hrs 45dBA L10 0700 hrs to 2100 hrs 55dBA L10</p> <p>Saturday 1700 hrs to 0800 hrs 45dBA L10 0800 hrs to 1700 hrs 55dBA L10</p> <p>Sundays 45dBA L10</p> <ul style="list-style-type: none"> • 75dBA Lmax all days between 2100 hrs and 0700 hrs <p>Except where expressly provided elsewhere in this rule, sound shall be measured in accordance with the provisions of NZS 6801:1999 Acoustics – Measurement of Environmental Sound and assessed in accordance with the provisions of NZS 6802:1991 Assessment of Environmental Sound</p> <p>Nothing in the foregoing shall apply to:</p> <p>(i) Intermittent residential activities, such as lawn mowers, machinery or equipment operated and maintained in accordance with the manufacturer's specifications and used on an intermittent basis (e.g. spraying, harvesting, etc). All such equipment shall be operated and maintained in accordance with the requirements of Section 16 of the Resource Management Act 1991.</p> <p>(ii) Any warning device used by emergency services.</p> <p>(iii) People noise at recreational activities, such as sporting events or the noise from children at school. This does not include any amplified noise.</p> <p>(iv) Any residential activity on the same site as a noise source being assessed.</p> <p>Construction Noise Construction noise shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics-Construction Noise.</p> <p>Noise associated with helicopter landing areas. Noise associated with helicopter landing areas shall not exceed the limits in Table 1 of, and shall be measured and assessed in accordance with the provisions of NZS 6807:1994 Noise management and land use planning for helicopter landing areas</p> <p>Blasting Vibration from any site due to blasting shall not exceed a peak particle velocity of 5mm/sec measured in the frequency range 3-12 Hz at the notional boundary of any dwelling, resthome, hospital or school. Airblast over pressure from blasting shall not exceed a peak sound pressure level of 120 dBC at the notional boundary of any dwelling, resthome, hospital or school.</p> <p>(f) The maximum number of permitted vehicle trips generated by an activity on a site are:</p> <ul style="list-style-type: none"> • Heavy vehicles 2 per day • Other vehicles 10 per day <p>Provided that this does not apply to fire stations.</p> <p>Or (g) They are temporary activities.</p>	<p>(ii) Not applicable.</p>

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
(iii) Any activity that contravenes a condition permitted is a discretionary activity.	<ul style="list-style-type: none"> (i) The effects on adjoining residential sites in terms of odour, visual impact and noise. (ii) The volume and type of traffic which may be generated to the site and the ability of the site to accommodate parking, loading, manoeuvring and access requirements. (iii) The effect on adjoining properties. (iv) The type of activities and the reason for it operating outside the specified hours. (v) The level and character of the noise, particularly at night. (vi) The proximity and type of adjoining uses. (vii) The soundscape of the area. (viii) The reason for the additional vehicle generation. (ix) The ability to avoid, remedy or mitigate any adverse effects arising as a result of the extra generation. 	<p>Storage and processing of materials associated with non-residential activities could detract from the amenities of the Residential Environment.</p> <p>Hours of operation of non-residential activities are restricted to ensure the quiet nature of settlement areas during night time hours is maintained and not disrupted by activities which operate for extended hours.</p> <p>The noise provision provides protection from unreasonable noise particularly from non-residential activities and adverse effects on health.</p> <p>Inappropriate levels of heavy vehicle generation are not consistent with residential amenity and can detract from the level of existing amenity and cause adverse effects on health.</p> <p>Fire stations are exempted from the rules relating to floor area, hours of operation, vehicle trips and vehicle storage given the important service they provide in the community.</p>

25640/400.00



Code Compliance Certificate

Section 95, Building Act 2004

The Building

Street address of building: 7 Blake Street Blaketown Greymouth West Coast 7805

Legal description of land where building is located: LOT 1 DP 386746

Building name: N/A

Location of building within site/block number: 7 Blake Street Blaketown Greymouth West Coast 7805

Level/unit number: N/A

Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling

Year first constructed: 2017

The Owner

Name of owner: Phillip & Alison Vincent

Contact person: Phillip & Alison Vincent

Mailing address: 7 Blake Street Blaketown Greymouth West Coast

Street address/registered office: 7 Blake Street Blaketown Greymouth West Coast 7805

Phone number: Landline: 037685211 Mobile: N/A

Facsimile number: N/A

Email address: N/A

First point of contact for communications with the council/building consent authority: Daryl Topp (TOPP SERVICE WEST COAST LIMITED); Mailing Address: P O Box 208 Greymouth West Coast 7840; Phone: 037686912; Mobile: 0274368257; Email: toppservice@hubnet.co.nz

Building Work

Building consent number: 995237

Description: Installation of The Coaster multifuel dry fire in a domestic dwelling.

Issued by: Grey District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- the building work complies with the building consent.

Alan Farquharson

Building Control Team Leader

On behalf of: Grey District Council

Issue Date: 24 January 2018

GASFITTING CERTIFICATE OF COMPLIANCE - GAS SAFETY CERTIFICATE

GREY
DISTRICT COUNCIL
1 APR 2017

Client name:

Mr. P. Vincent

Reference / Job #:

ICP (if known):

Address of work:

7 Blake St

Suburb:

Blacktown

Town / City:

Geelong

Description of gasfitting work: (if different gasfitting work was done by different people, state who did what gasfitting.)

Rheem 27LT water heater

Gas supply pressure: 2.7 kPa

Risk classification (tick one): ☒ Low risk ☒ General ☐ High risk

Gas type (tick one): ☐ Natural gas ☒ LPG ☐ Biogas ☐ Other (specify):

The work has been done in accordance with a certified design: ☒ Yes ☐ No

☐ Copy of certified design attached (or provide reference)

The work relies on manufacturer's instructions:

☒ Yes ☐ No

☐ Copy of manufacturer's instructions attached (or provide reference)

The work has been done in accordance with means of compliance (specify):

☒ Yes - AS/NZS 5601.1 sections 3 to 6 ☐ Yes - AS/NZS 5601.2 sections 3 to 9 ☐ No

Were any other standards required for compliance?

☐ Yes (specify):

☒ No

Parts of the gas installation that are safe to connect to a gas supply:

☒ All ☐ Parts (specify):

Date or dates on which the work was done:

13-7-17

Name and registration number of anyone who carried out work under supervision:

Paul Emery 13190

☒ I confirm that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely, and that the information on this certificate is correct.

Certifier name:

Paul Emery

Registration number:

13190

Certificate Issue Date:

20-7-17

Certifier Signature:

P. Emery

Outline any additional information attached:

☐ I confirm that the work described in this Gas Safety Certificate, and the installation or part installation is connected to a gas supply and is safe to use.

Name of person who connected the work:

Registration number:

Date of completion:

Signature:

This certificate is valid only if the work described in it complies with the requirements of Section 18(1)(e) of the Building Act 2004.

Code Compliance Certificate

Section 95, Building Act 2004



Building Department
PO Box 382,
Greymouth
Phone (03) 769 8608
Fax (03) 769 8610

The Owner:

Name of Owner:

Vincent Phillip John

Mailing address:

7 Blake Street

Blaketown

GREYMOUTH 7805

Phone numbers:

Landline:

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

The Building:

Street address of building:

7 Blake St, BLAKETOWN

Legal description of land where building is located:

LOT 1 DP 386746

To new services

Valuation No: 25640 / 40000

Current, lawfully established, use: **Services**

Year first constructed: **1960s**

Contact Details:

Contact name:

Westroads Greymouth Ltd

Mailing address:

PO Box 488

GREYMOUTH 7840

Phone numbers:

Landline:

Mobile:

Daytime:

After hours:

Facsimile number:

Email address:

Building Work:

Building consent number:

991748 / 1

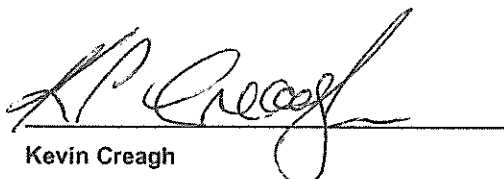
Issued by:

Grey District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

(a) the building work complies with the building consent



Kevin Creagh

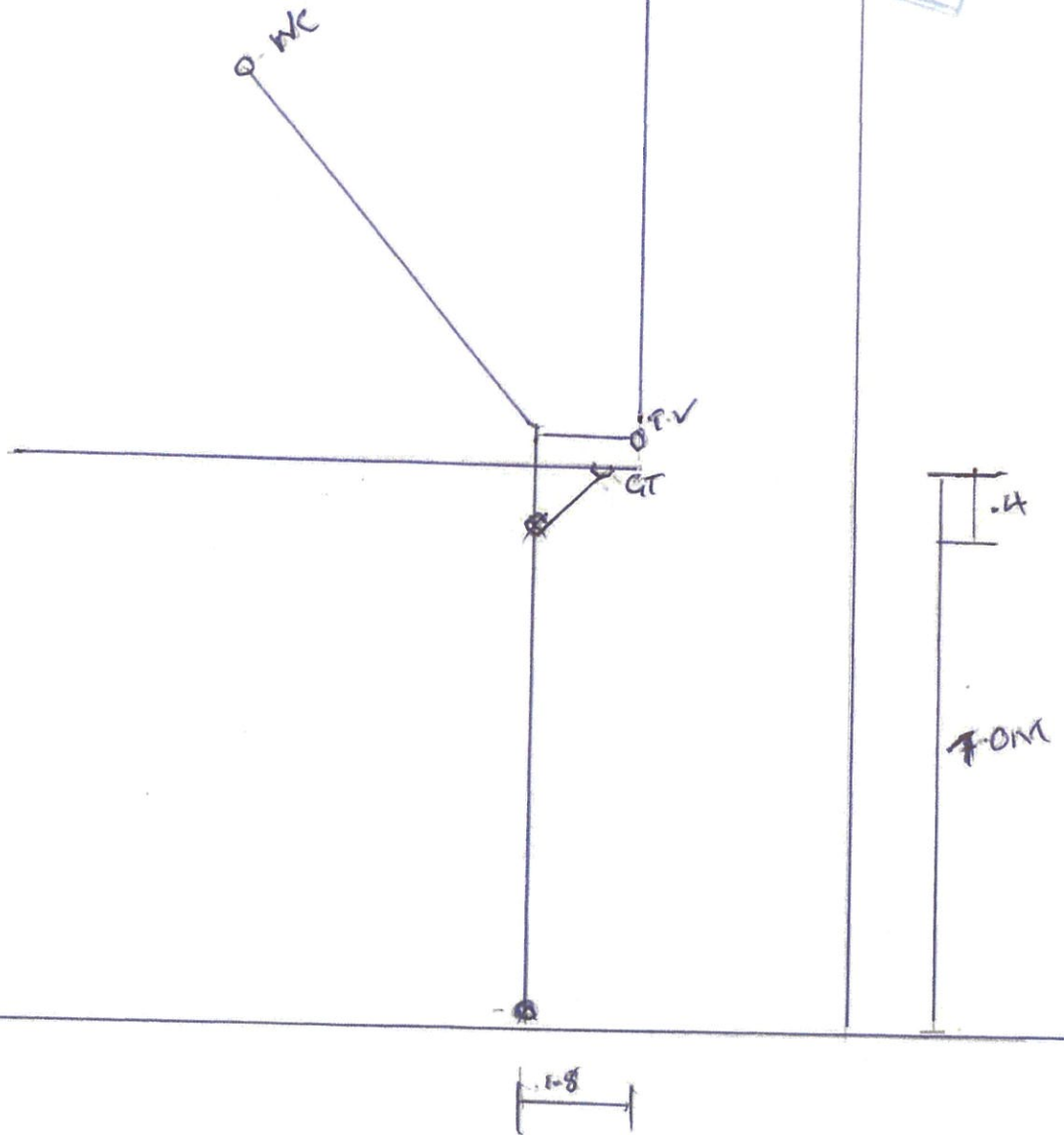
Senior Building Control Officer

On behalf of: Grey District Council

Date: 23 September 2010

Vincent 7 Blake St
BLAKETOWN

Consent No: 991748



- ⊗ Inspection
- ▣ Gully trap
- Terminal vent
- Water closet

Section 1 Relevant Information for LIM's and PIM's Check Sheet



PO Box 382, 105 Tainui Street, Greymouth
Telephone (03) 769 8611 Fax (03) 769 8610

Infrastructure Services

Environmental Services Manager Environmental Services Group Grey District Council		Date referred by Environmental Service to Infrastructure Services <div style="border: 1px solid black; padding: 2px; display: inline-block;">28 September 2020</div>			
Authorisation and Requirement for Project Information Memorandum for:		To be returned to the Infrastructure Services Manager within 3 working days of receipt - show date here: <div style="border: 1px solid black; padding: 2px; display: inline-block;">01 October 2020</div>			
LIM (complete section 1 only – PRINTED PAGES – SECTION 1 ONLY) <input checked="" type="checkbox"/>		PIM (complete sections 1 & 2 PRINTED PAGES SECTIONS 1 AND 2 INCLUSIVE) <input type="checkbox"/>			
Road or Street Address		<div style="border: 1px solid black; padding: 2px;">7 Blake Street, Blaketown</div>			
Location:		<div style="border: 1px solid black; padding: 2px;">Lot: 1 DP: 386746</div>			
Applicants Name		Date of Issue			
<div style="border: 1px solid black; padding: 2px;">Natasha Wynd</div>		<div style="border: 1px solid black; padding: 2px;">02 October 2020</div>			
Attached Information Please find attached herewith the following: <ul style="list-style-type: none"> (1) Project Information Memorandum (PIM) Check Sheet and/or (2) Relevant Information for Project Information Memorandum (PIM) and Land Information Memorandum (LIM) – Check Sheet 					
This document, attached checklists and other attached information are part of the information provided by all departments of Council to the Environmental Services Group. Please note, therefore that this document and checklist and attached information is not the actual PIM and/or LIM but are part of a number of documents used in compiling the PIM and/or LIM.					
Authorisation & Requirements (PIMs only) The Infrastructure Services Group confirm that they have reviewed your proposals. On behalf of Council, we confirm that your proposals are hereby authorised provided the specific requirements as set out in our Project Information Memorandum Check Sheet are complied with and which may include entering into specific agreements to protect the public works of Council. This authorisation is specific to Council's responsibilities under various legislation for public infrastructure (roads, water supplies, drainage systems, municipal buildings etc), and does not cover other regulatory responsibilities of Council with respect to building consents or the specific exclusions detailed below. This means that, while your proposals may be acceptable with respect to potential effects on public infrastructure, you will still need to obtain appropriate consents in accordance with the Building Act 2004 from Council's Environmental Services Group. If during the processing of your building consent the original proposals, which Infrastructure Services have reviewed are amended or altered by any party, you will be required to obtain a further authorisation.					
Relevant Information (PIMs & LIMs) Has a cross check of previous LIMs/PIMs information produced by AMED for this property been carried out? <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-left: 20px;">Yes and there is no previous information.</div>					
Infrastructure Services have also included for your information (or your agent's and/or other consent authorities), an indication of any special features that relate to the land for which you have applied for a Project Information Memorandum and/or a Land Information Memorandum. This information is specific to Infrastructure Services employees of Council and does not cover any other information known by Council or its employees. All relevant information including this document and attached checklists will be supplied to you through Council Environmental Services Group.					
Specific Exclusions It shall be specifically noted that the following comments and information do not relate in any way to the following: <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • Council's Old Age & Rental Housing • Municipal Libraries • Carparks other than those which are specifically included under and associated with Item 'N' below </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • Municipal Baths • Port of Greymouth • Council Property other than that which is specifically included under and associated with Item 'N' below </td> </tr> </table>				<ul style="list-style-type: none"> • Council's Old Age & Rental Housing • Municipal Libraries • Carparks other than those which are specifically included under and associated with Item 'N' below 	<ul style="list-style-type: none"> • Municipal Baths • Port of Greymouth • Council Property other than that which is specifically included under and associated with Item 'N' below
<ul style="list-style-type: none"> • Council's Old Age & Rental Housing • Municipal Libraries • Carparks other than those which are specifically included under and associated with Item 'N' below 	<ul style="list-style-type: none"> • Municipal Baths • Port of Greymouth • Council Property other than that which is specifically included under and associated with Item 'N' below 				
Disclaimer Every care has been taken to ensure that the information and comments supplied by Infrastructure Services, where available, is accurate. The information provided in this LIM/PIM Check Sheet is only valid for the time the LIM/PIM Check Sheet was issued. If you are not the Original Applicant then you need to re-apply to the Environmental Services Group for a new LIM and/or PIM. Infrastructure Services relies on the accuracy and completeness of information provided by the applicant and the person or persons responsible for processing that Project Information Memorandum and Land Information Memorandum. Infrastructure Services will not be held responsible for incomplete or inaccurate information provided, or for any errors or omissions made in good faith. Infrastructure Services will not be held responsible for any information provided by any other person or persons responsible for processing the PIM and LIM where such information relates to the responsibilities of Infrastructure Services, and such information has not been checked and authorised by Infrastructure Services.					
Controlled Document Suggestions for improvements to this Document are encouraged. To maintain consistency, for accountability and legal reasons, this Document which consists of this cover page and checklists for LIM's and PIM's shall not be altered in anyway without the authorisation of the Infrastructure Services Manager. Current Versions of this document and attached forms were reviewed on: 1 July 2020					

Section 1 Relevant Information for LIM's and PIM's Check Sheet

Item	Information Required	Confirmation (Refer to CODES for Description)	Comments & Requirements (PLEASE PRINT IN BLOCK CAPITALS if handwriting)
CODES	1. Special feature KNOWN for this LAND by Infrastructure Services staff and DOCUMENTED INFORMATION AVAILABLE. 2. Special feature KNOWN to Infrastructure Services staff for LAND IN THIS AREA but DOCUMENTED INFORMATION may not be available for the land for which this application (street address/valuation reference/legal description) has been applied. 3. Infrastructure Services staff have NO KNOWLEDGE OF THIS SPECIFIC SPECIAL FEATURE with respect to this land or land in the area at this time (date of application).		
A	PIM & Valuation Reference Numbers	PIM No: <div></div>	Valuation Ref: 25640/400.00
B	AM&E Processing Staff Member Where no Water, Sewer & Stormwater services Processing Staff to refer direct to Manager	Name <div>Tash Winterburn</div>	Position <div>Processing Staff</div> Date <div>28-Sep-20</div>
C	AM&E Reviewing Officer (Senior Technical Staff Member)	Name <div>Shrutika Thapa</div> <div>Mel Sutherland</div>	Position <div>Graduate Engineer - Utilities</div> <div>Infrastructure Services Manager</div> Date <div>28-Sep-20</div> <div>2-Oct-20</div>
D	Location Information: Location address of property that LIM and/or PIM is required for	1	7 Blake Street, Blaketown
E	Location Information: Legal Description of property (DP, Lot No etc) that LIM and/or PIM is required for	1	Lot: 1 DP: 386746
F	Land may be subject to potential erosion	3	<p>This property is located within 100 metres of the Grey Wharf. This property is located within 300 metres of the Grey River. This property is located within 500 metres of the Tasman Sea. This property is located within 500 metres of the Blaketown Lagoons.</p> <p>General comment: Any steep sloping land or land adjacent to a water body including the sea may be subject to potential erosion. Land with less vegetation cover or cleared land is likely to be more susceptible to potential erosion than land covered with vegetation. Processing staff to identify any coastal marine area, lake, river, watercourse or public owned manmade drain on or within 100 metres of the subject land.</p>
G	Land may be subject to avulsion (sudden removal of land by flood)	3	<p>This property is located within 100 metres of the Grey Wharf. This property is located within 300 metres of the Grey River. This property is located within 500 metres of the Tasman Sea. This property is located within 500 metres of the Blaketown Lagoons.</p> <p>General comment: Any low lying land or land adjacent to a water body may be subject to avulsion. Processing staff to identify any coastal marine area, lake, river, watercourse or public owned manmade drain on or within 100 metres of the subject land.</p>
H	Land may be subject to falling debris	3	<p>General comment: If an earthquake occurs lower lying land may be subject to falling debris from adjacent higher land. Land may also be subject to falling debris triggered by other events such as storms, floods, or explosions. Falling debris may also occur during cyclonic conditions.</p> <p>Due to the presence of active faults on and adjacent to the West Coast, the entire District is expected to experience ground shaking if an earthquake of significant magnitude occurs. An earthquake may trigger this special feature.</p>

Section 1 Relevant Information for LIM's and PIM's Check Sheet

I	Land may be subject to subsidence (sinking) and/or uplift.	1	<p>EARTHQUAKE GROUND SHAKING ZONE(S)</p> <p><input checked="" type="checkbox"/> Zone 1a (Estuarine) – Highest Liquefaction potential</p> <p><input type="checkbox"/> Zone 1 (Deep Soils) – Liquefaction potential</p> <p><input type="checkbox"/> Zone 2 (Intermediate)</p> <p><input type="checkbox"/> Zone 3 (Rock)</p> <p>Ground Shaking Zones Map attached. Refer to information on the attached map for definitions and additional notes on these zones.</p> <p>The West Coast Regional Council may also hold information.</p> <p><i>General comment: Filled land may be subject to subsidence. Any land where underground mining has occurred may be subject to subsidence. Earthquakes may trigger subsidence or uplift in some ground conditions. Processing staff to identify any faults shown as either "active" or "unknown" either on or within 1 Kilometre of the land. Any fault shown as inactive on the land should also be identified.</i></p> <p><i>Due to the presence of active faults on and adjacent to the West Coast, the entire District is expected to experience ground shaking if an earthquake of significant magnitude occurs. An earthquake may trigger this special feature.</i></p>
J	Land may be subject to slippage	3	<p>EARTHQUAKE GROUND SHAKING ZONES(S)</p> <p><input checked="" type="checkbox"/> Zone 1a (Estuarine) - Highest lateral spreading potential if ground on property or nearby is sloping</p> <p><input type="checkbox"/> Zone 1 (Deep Soils) – Lateral spreading if ground on property or nearby is sloping.</p> <p>LANDSLIDE ZONES(S)</p> <p><input type="checkbox"/> High Slope movements occurring within the last 50 years</p> <p><input type="checkbox"/> Medium Slope movements showing no sign of activity in last 50 years</p> <p><input type="checkbox"/> Low Slope angle in excess of 15 degrees with no history of slope movements</p> <p><input checked="" type="checkbox"/> Reliable Slope angle less than 15 degrees no history of slope instability</p> <p>CONTOUR MAPS</p> <p><input type="checkbox"/> Land on or immediately adjacent to slope angles likely to be in excess of 15 degrees.</p> <p>OTHER INFORMATION</p> <p><input type="checkbox"/> Other information that confirms slope movements occurring on or immediately adjacent to the land (refer below).</p> <p>Refer to additional information on the relevant attached maps for definitions and additional notes on these zones.</p> <p>The West Coast Regional Council may also hold information</p> <p><i>General comment: Any steep sloping land may be subject to slippage. The slippage may be induced by flowing water, earthquake effects or gravity effects (ground naturally slipping under its own weight). Processing staff to identify the subject land or any land within 100 metres of the subject land which is shown on Council Information Systems where slips have occurred in the past or identified with a risk of occurring in the future. If the subject land has slope angles in excess of 15 degrees the Applicant is advised to seek further information.</i></p> <p><i>Due to the presence of active faults on and adjacent to the West Coast, the entire District is expected to experience ground shaking if an earthquake of significant magnitude occurs. An earthquake may trigger this special feature.</i></p>
K	Land may be subject to alluvion (deposition of sand, gravel etc, left by flood)	3	<p><i>General comment: Any sloping land or low lying land may be subject to alluvion deposits. Land adjacent to water body including the sea maybe subject to alluvium deposits. If the subject land has slope angles in excess of 15 degrees the Applicant is advised to seek further information.</i></p>
L	Land may be subject to inundation (by Floods, Seiches, Tsunami etc.)	3	<p>TSUNAMI ZONE</p> <p><input type="checkbox"/> Coastline Zone (0.2 metre to 1.0 metre wave height), Intermediate Zone and Maximum Credible Zone.</p>

Section 1 Relevant Information for LIM's and PIM's Check Sheet

M There may be the likelihood of hazardous contaminants on the land

3

- ☒ Intermediate Zone (3 metre to 5 metre wave height) and Maximum Credible Zone
☐ Maximum Credible Zone (greater than 5 metre wave height) ONLY
☐ Not within known Tsunami Zone

Tsunami Zones Map attached. Refer information on this map for definitions and additional notes on these zones.

SEICHES

Normally associated with lakes, reservoirs and similar enclosed or a partially enclosed body of water

- ☐ Department at this time holds no information on Seiches for this application, however based on the location of the application, the land may be affected by Seiches.

FLOODING AND OTHER

Refer to the attached plans that confirm these hazard zones or areas

- ☐ Within or adjacent to known Surface Flooding area
☐ Within or adjacent to Sawyers Creek Flood Hazard Zone
☒ Within or adjacent to September 1988 Flood Hazard Zone
☒ Within or adjacent to November 1984 Flood Hazard Zone
☒ Within or adjacent to West Coast Regional Council Flood Hazard Maps (all known flood hazard areas)
☒ The West Coast Regional Council may hold other information and/or additional information for this area.

This property is located within 100 metres of the Grey Wharf.
 This property is located within 300 metres of the Grey River.
 This property is located within 500 metres of the Tasman Sea.
 This property is located within 500 metres of the Blaketown Lagoons.

General comment: Any land adjacent to a water body including the sea may be subject to inundation. Low lying land may be subject to inundation. Sloping land may be subject to area wide surface water flow. Processing staff to identify any coastal marine area, lake, river, watercourse or public owned manmade drain on or within 100 metres of the subject land.
 Due to the presence of active faults on and adjacent to the West Coast, the entire District is expected to experience ground shaking if an earthquake of significant magnitude occurs. An earthquake may trigger this special feature.

General comment: Any land where activities have been carried out in the past or are currently being carried out, involving the use of hazardous substances may be contaminated by these substances.

Section 1 Relevant Information for LIM's and PIM's Check Sheet

N AM&E records which relate to the enquiry, and/or proposed building work, or development, or which are on or adjacent to the site of the proposed building work, or development. show the following Council assets exist:

1

- ☒ Local roads (do not include private right of ways and other forms of access on private land)
- ☒ public footpaths
- ☒ public water supply pipes and facilities
- ☒ public stormwater drains and facilities *
- ☒ public sewerage drains and sewage facilities
- ☐ cemeteries
- ☒ solid waste disposal systems (refuse)
- ☐ public parks & reserves
- ☐ recreation facilities
- ☐ public municipal buildings
- ☐ airport
- ☐ forestry holdings

The above assets are maintained by Council unless stated otherwise (see further information in the right hand column).

* Has the aerial photographs been checked and have utilities staff been consulted about the possible existence of any covered and/or uncovered public drains on private property in urban (residential and township) areas?

Note: Drains on private land in urban (residential and township) areas maybe public drains.

Drains on private land in rural and rural – residential areas are not deemed to be public drains (confirm below as "not applicable").

Item 'N' shows (check boxes) which assets exist in this area. The attached plans also show where available the location of these Council assets. Note that due to the time needed to record and transfer information from construction works to Council's records not all services for a particular property may be shown. The applicant and/or their agent shall also check other relevant information on property files that may record the location of Council assets on private property. The applicant and/or their agent shall also refer to the following comments below in relation to Council assets. Where the following advice confirms that assets exist on private property but there are no plans provided of the extent of the work, the applicant and/or their agent shall request that the location of these services are confirmed on site by Council.

Environmental Zones (Property may be in more than one zone)

- ☐ Industrial
- ☒ Residential
- ☐ Commercial
- ☐ Township
- ☐ Rural Residential
- ☐ Rural

☐ This application is adjacent to a state highway which is not maintained by Council. They are maintained by NZTA. The exception is footpaths in urban areas on state highways which are required to be maintained by Council.

☐ The local road or part of the local road is not maintained by Council. If only part of the local road is maintained the length and further details are described below:

Other details and requirements relating to this application:

Plans of the Council sewer, water and stormwater reticulation are included.

Blake Street is maintained by GDC.

Applicant to note that Councils stormwater main runs through this property.

Do Public Drains exist on private lands or under buildings? **No**

Where public drains exist on or under private lands or buildings they are protected by easements and/or legislation. Council and its agents may at any time enter upon the land and/or under the buildings to alter, renew, repair, or clean any such works when required. The owner and/or occupier of the lands or buildings must not do any thing to damage or obstruct the drain and/or access to the drain by Council or its agents.

NOTE: Where aerial photographs are attached if property boundaries are shown, the position of property boundaries is INDICATIVE only and must not be used for legal purposes. If the applicant or their agent identifies from the aerial photograph anomalies in the location of property boundaries, they are advised to contact the Drawing Office (telephone 769 8611) at the Grey District Council.

NOTE: Where aerial photographs are attached if property boundaries are shown, other legal boundaries for ROW's are not normally shown. It is recommended applicants source this information through obtaining a legal Certificate of Title for the land. Council may have additional information relating to this matter on its subdivision and property files. If this information is available it will be supplied as part of the total package of information for the LIM and/or PIM.

- | | |
|---|------------|
| ➤ Upgrade of existing Public Services may be necessary in this area in the future | Yes |
| ➤ Provision of Public Services may be necessary in this area in the future | Yes |
| ➤ Separation of Storm water and Wastewater on the Property subject to this LIM/PIM application may be necessary in the future | No |
| ➤ Council may require a contribution towards costs for this property | Yes |

Section 1 Relevant Information for LIM's and PIM's Check Sheet

Yes and none identified

Applicant to note that Councils stormwater main runs through this property.

Staff have assessed if any uncovered public drains exist on the property from aerial photographs and its records. As per the attached notes this does not necessarily mean that uncovered public drains do not exist on the property that are not known to Council.

- O Details of other information which relate to the enquiry and/or proposed building work, or development, or which are on or adjacent to the site of the proposed building work, or development.

1

- P Records of any consent, notice, order, or requisition affecting the land or any building on the land previously issued by AM&E on behalf of Council

3

- Q Details of information which has been notified to AM&E by any network utility operator (power supply, telecommunications etc)

3

Detailed Public Reticulation Systems that may require contributions:

The Greymouth Water Treatment Plant has recently been upgraded to ensure compliance with the Drinking Water Standard of New Zealand (2008).

NOTES

- 1) The applicant may need to obtain other relevant information from other utilities (eg power supply and telecommunications companies etc), as appropriate.
- 2) If the applicant proposes to erect any building or to carry out any work in such a location on public or private land and at such levels that the diversion, alteration, protection, or replacement of any of the drainage or water supply works of the Council or any other works of Council appears to be essential to the erection of the building or carrying on of the work it shall be a requirement that that person shall notify the Council of their proposals. The person shall obtain an agreement with Council as to the manner the Council works shall be diverted, altered, protected, or replaced. Protection may include specifying an appropriate separation distance.
- 3) Note that Council photographs or records may not show private or public man-made drains on the property or properties that relate to this application. In the case of uncovered private or public man-made stormwater drains, it is assumed that such physical features on the land are capable of being observed and identified by the applicant or their agent either from aerial photographs supplied by Council or by the applicant or their agent carrying out a site inspection.
- 4) Council will accept no liability for information on any covered or uncovered private or public stormwater drains or sewerage drains that is not shown on its records.
- 5) If the applicant suspects that there may be public storm water drains and/or sewerage drains (covered or uncovered) on the property that is not shown on the supplied aerial photographs or identified in Council records then they are advised to contact the Infrastructure Services Division of Council. If the applicant suspects that there may be private stormwater drains or sewerage drains on the property that is not shown on the supplied aerial photographs or identified in Council records then they are advised to contact the Environmental Services Division of Council.
- 6) At the present point in time Council's Geographical Information Systems provide comprehensive details of public sewerage drains and good coverage of man-made public drains, however new public drains are being added through subdivision, through Council's own construction and in some cases historic records are incomplete. The Aerial Photographs are also only accurate at the date the photograph was taken. Council's property files contain information on private stormwater drains and sewerage drains. The property files may also contain information on public drains. In some cases, (generally older properties) this information may be incomplete or may not have been supplied with building consent applications, or may have been lost due to records being destroyed.
- 7) It is also noted that in addition to the drainage works of Council there may be located on or through the land watercourses and/or water-bodies. For the avoidance of doubt these features of the land are naturally formed features.

Detailed on attached document(s) and plan(s)

☒ Long Term and Annual Plan Infrastructure Services Capital Works have been Checked.

☒ Road Closures or Road Openings have been Checked.

If a formed vehicle entrance exists to the property on road reserve, in accordance with the Local Government Act 1974 and Council's adopted Bylaws, the adjacent property owner is responsible for maintenance or renewal of the entrance.

NOTE: The applicant may need to obtain other relevant information from other utilities (eg power supply and telecommunications companies etc), as appropriate.

Any information placed on the property files by Infrastructure Services Group and held by the Environmental Services Group for this application shall also form part of the former Groups comments for this LIM.

Detailed on attached document(s) and plan(s)

INSTRUCTIONS TO INFRASTRUCTURE SERVICES GROUP MEMBERS: Relevant Information Checklist for LIMS & PIMS

- Delegation:**
- (1) The Manager, AM&E has partially delegated responsibilities for processing applications for PIMS and LIMS to the positions sighted above (hereunder referred to as Reviewing Officers).
 - (2) The partial delegation requires that, when reviewing and processing PIMS and LIMS, each Reviewing Officer shall only make comments within the limitations of their qualifications, experience and training (that is, within their levels of competency).
 - (3) Each Reviewing Officer shall be responsible for ensuring they do not exceed their competency level and, if necessary, note the appropriate review documents and check sheets that further technical comment may be required.
 - (4) It shall also be the responsibility of each Reviewing Officer to draw to the attention of the Manager any issues where further technical comment may be required.
- Note:**
- (1) Possible action where it is confirmed that INFORMATION IS KNOWN: The Environmental Services Group may decide to confirm to the applicant whether the above special features of the land concerned are likely to be relevant to the design and construction or alteration of the building, or proposed building or other development, if known. The decision to advise the applicant on such matters will be taken by the Environmental Services Group.
 - (2) Action where it is confirmed that INFORMATION IS KNOWN BUT NO DOCUMENTED INFORMATION IS AVAILABLE: The Reviewing Officer's attention is drawn to the requirement under item "2" on the

Section 1 Relevant Information for LIM's and PIM's Check Sheet

LEGEND, in that the applicant is advised to seek further independent information from appropriately qualified persons and/or organisations. If possible the Reviewing officer should indicate where additional information may be able to be obtained.

M D Sutherland

02 October 2020

Signed by/or on behalf of the manager responsible for the activities listed above.

M D Sutherland BSc BE(Civil) PGDipBA CPEng IntPE(NZ)
Infrastructure Services Manager

Date

Status of General Comments:

General comments are provided to alert people as to what hazards may exist with respect to particular land features. The comments are indicative only, and may or may not apply to the specific land being considered in the LIM/PIM application. The general comments are essentially what a reasonable person could expect to occur to land given the particular land features described and given the incidence or potential for certain natural or human induced hazards.

It is noted that

- one of more hazards may occur during one event.
- one form of hazard may trigger other consequential hazards, e.g. storm event causing trees to be blown over, flooding and slips.
- Earthquake triggering landslides, slips, Seiches and flooding through dammed watercourses and or aggradation (gravel build-up).

If the applicant considers that such hazards may apply to the land they are considering, as detailed elsewhere in this check list, the applicant should seek advice from an appropriately qualified professional.

Specific comments based on knowledge and or information held by Council with respect to the LIM/PIM application are shown in the Comments and Requirements section of this form.

West Coast Natural Hazards

The West Coast has relative to other regions a high incidence and a high potential for:

- storm events which may include heavy rain, surface & flash flooding, localised tornadoes in coastal areas and lightning strikes.
- earthquakes.

The West Coast has relative to other regions a significant amount of steep sloping land and built up areas on river and coastal plains. These features combined with earthquakes & storm events can lead to spontaneous ground movement in some areas.

Section 3 Charges and Processing Requirements

The following charges shall apply for Infrastructure Services staff involved in Resource Consent Applications.

Infrastructure Services shall charge the above resource costs to Account Code 4200 980.

Environmental Services recover the above resource consent processing costs from the applicant.

Processing Staff to ensure that the Total column has been updated

Person	Office Rate* (\$/hour)	Office Time (hours)	Inspection Rate* (\$/hour)	Inspection Time (hours)	Total
<input checked="" type="checkbox"/> Utilities Engineer	\$143.00		\$143.00		\$28.60
<input type="checkbox"/> Utilities Assistant	\$114.50		\$114.50		\$0.00
<input type="checkbox"/> Transport Engineer	\$143.00		\$143.00		\$0.00
<input type="checkbox"/> Assistant Engineer	\$114.50	0.2	\$114.50		\$0.00
<input checked="" type="checkbox"/> Processing Staff	\$114.50	0.5	\$114.50		\$57.25
<input type="checkbox"/> Rooding Officer	\$114.50		\$114.50		\$0.00
<input type="checkbox"/> Utilities Officer	\$114.50		\$114.50		\$0.00
<input checked="" type="checkbox"/> Infrastructure Services Manager	\$178.00	0.2	\$178.00		\$35.60
<input checked="" type="checkbox"/> Clerical	\$86.00	0.2	\$86.00		\$17.20
<input type="checkbox"/> Engineering Officer	\$143.00		\$143.00		\$0.00
TOTAL					\$138.65

*Rates current as at 1 July 2020

Process

- Processing Staff** to note due date to return to the **Environmental Services Customer Services Officer (ESCSO)** fill details above and then circulate to Reviewing Officers as shown below. Processing Staff to ensure Reviewing Officers respond by **Due Date** specified to the Infrastructure Services Manager, unless advised that there is either insufficient information to process and/or there is insufficient time to process. Note: sufficient time to process shall be 3 working days unless advised otherwise. Processing Staff to ensure information from Infrastructure Services information records including information on flooding zones, landslide zones and earthquake fault lines is included as part of the information supplied.
- Utilities Engineer** shall review information relating to water services, cemeteries, refuse, parks and municipal buildings. If necessary in terms of the delegation, the Utilities Engineer shall consult with the Infrastructure Services Manager.
- Transport Engineer** shall review information supplied relating to local roads and bridges, footpaths airport and forestry holdings. If necessary in terms of the delegation, the Transport Engineer shall consult with the Infrastructure Services Manager.
- Information from (a) (b) and (c) to be collated by **Processing Staff** and returned the **Manager (or in this person's absence, the Manager's Deputy)**.
- The Infrastructure Services Manager (or in this person's absence, the Manager's Deputy)**, shall either confirm by use of this Check Sheet and any other relevant information that this person is aware of that there are not likely to be any special features or prepare **Formal Comments** if there are likely to be special features.
- Check List and if necessary **Formal Comments** are to be forwarded to the Infrastructure Services **Secretary/Administrator** who shall photocopy the document(s), retain the copy for Infrastructure Services Files and forward the original with the Resource Consent File to the Environmental Services Customer Services Officer/RMA.

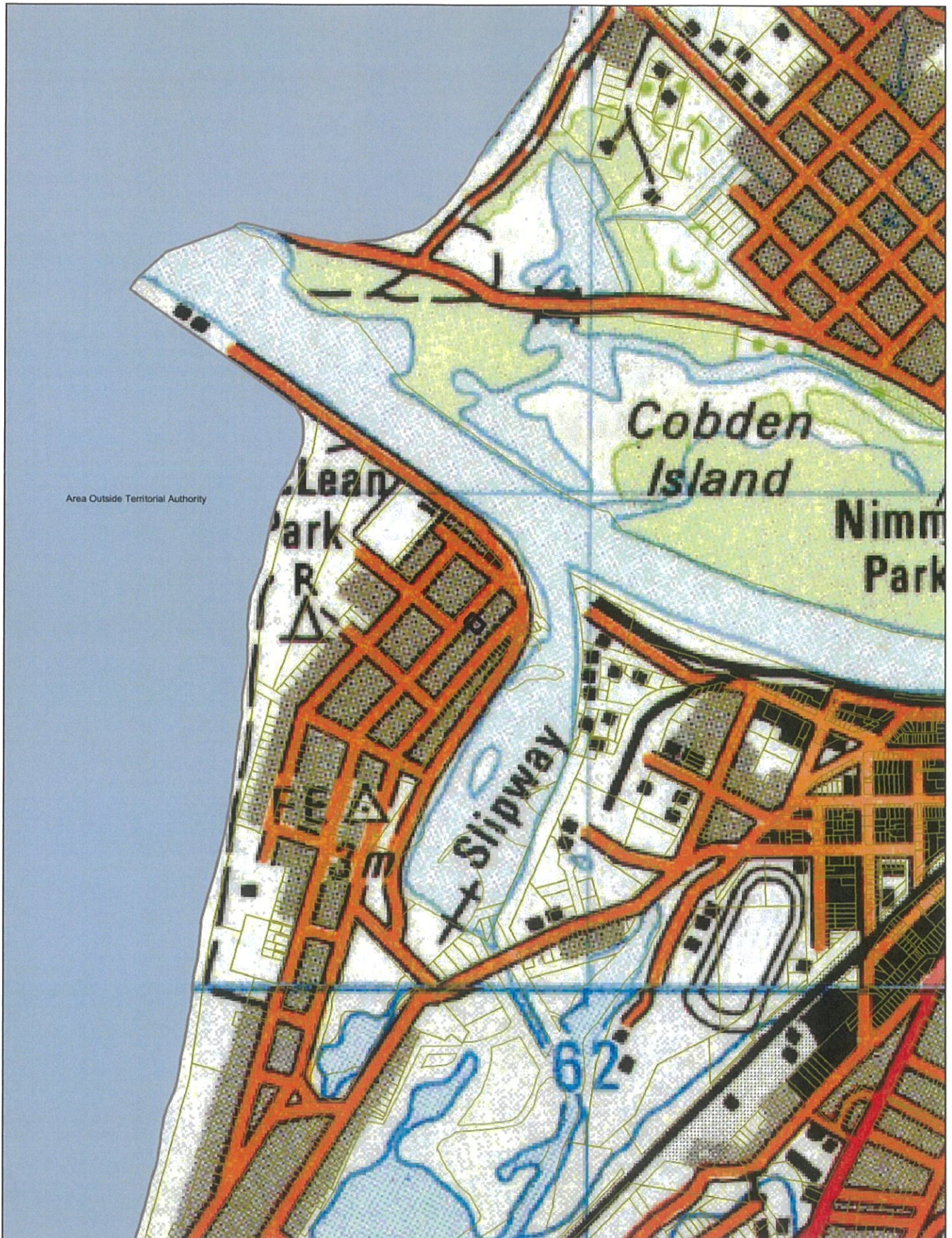
Delegation

The infrastructure Services Manager has partially delegated responsibilities for providing information for LIMs and PIMs to the positions sighted above (hereunder referred to as Reviewing Officers).

The partial delegation requires that when reviewing and processing LIM and PIM applications, each Reviewing Officer shall only make comments within the limitations of their qualifications, experience and training (that is, within their levels of competency).

Each Reviewing Officer shall be personally responsible for ensuring they do not exceed their competency level and, if necessary, note the appropriate review documents and check sheets that further technical comment may be required.

It shall also be the responsibility of each Reviewing Officer to draw to the attention of the Infrastructure Services Manager issues where further technical comment may be required.



Topo Map

The information displayed is schematic only and serves as a guide.
 It has been compiled from Grey District Council records and is made available in good faith
 but its accuracy or completeness is not guaranteed.
 Cadastral information has been derived from Land Information New Zealand (LINZ)
 Core Record System Database (CRS).

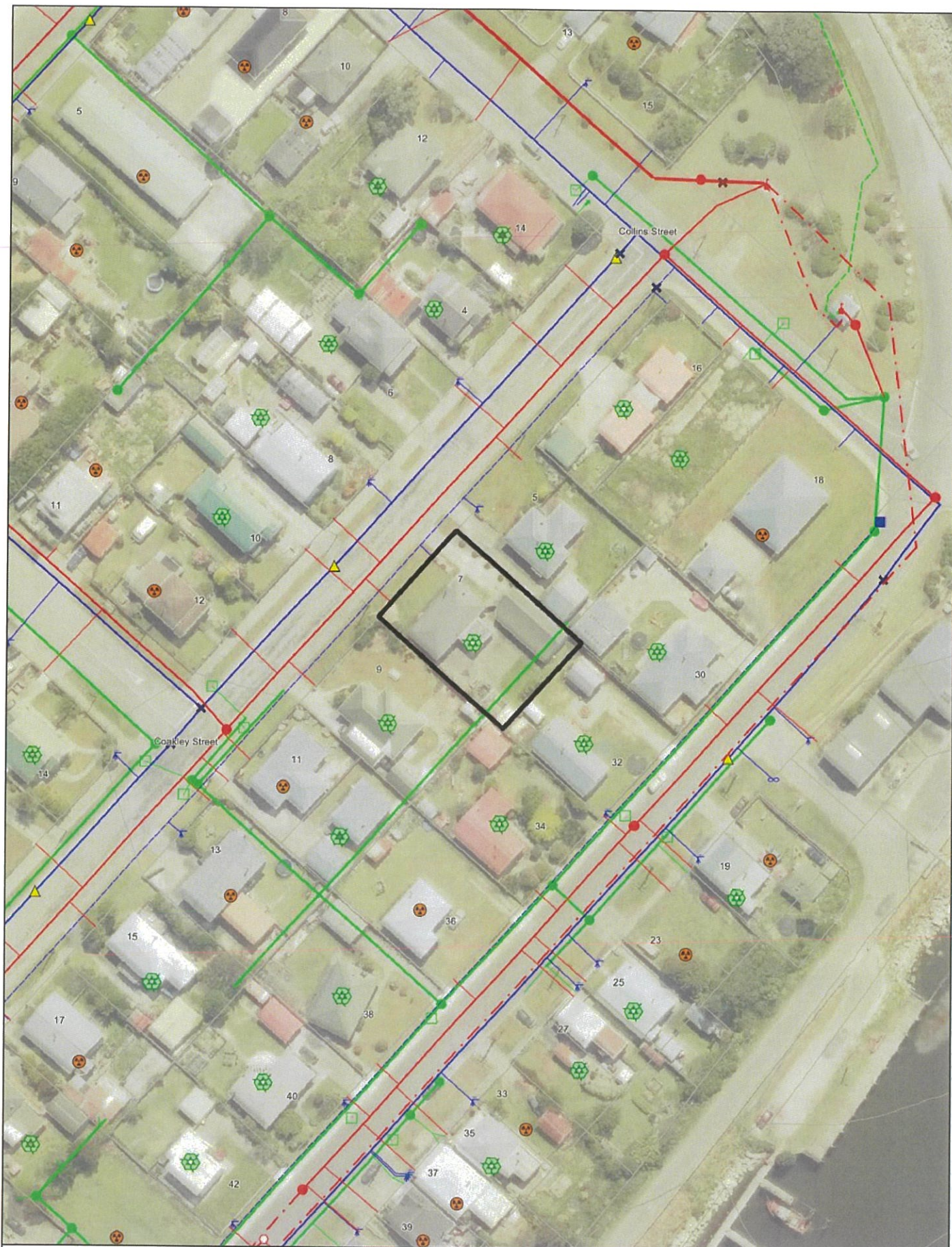
CROWN COPYRIGHT RESERVED. © Copyright Grey District Council.



Scale 1:10000

Monday, 28 September 2020

Original Sheet Size 210x297mm



Assets Map

The information displayed is schematic only and serves as a guide. It has been compiled from Grey District Council records and is made available in good faith but its accuracy or completeness is not guaranteed. Cadastral information has been derived from land information New Zealand's (LINZ) Core Record System Database (CRS).

CROWN COPYRIGHT RESERVED. © Copyright Grey District Council.



Scale 1:1000

Monday, 28 September 2020

Original Sheet Size 210x297mm

All Maps























Parcels

-  Road Parcel
-  Hydro Parcel
-  Railway Parcel
-  Land Parcel

Infrastructure Assets Plan Legend












Wastewater

-  Wastewater Points
 -  Manhole
 -  Pump Station
 -  Outlet
 -  Floodgate
 -  Pond
 -  Valve
 -  Rodding Eye
 -  Inlet
 -  Maintenance Shaft
 -  Treatment Station
 -  Unknown
-  Wastewater Lines
 -  Gravity Main
 -  Pump Rising Main
 -  Service Connection
-  Wastewater Separation Status
 -  Not Separated
 -  Separated
 -  Separated & Hooked Up
 -  Hooked up - maybe still discharging
 -  Unknown





















Water

-  Water Points
 -  Valve
 -  Fire Hydrant
 -  Blank Cap
 -  Pump Station
 -  Meter
 -  Reservoir
 -  Tap
 -  Fountain
 -  Well
 -  Manhole
 -  Treatment Station
 -  Backflow Preventer
 -  Air Release Valve
 -  Filter
-  Water Lines
 -  Pipe Main
 -  Rider Main
 -  Rising Main
 -  Service



Stormwater

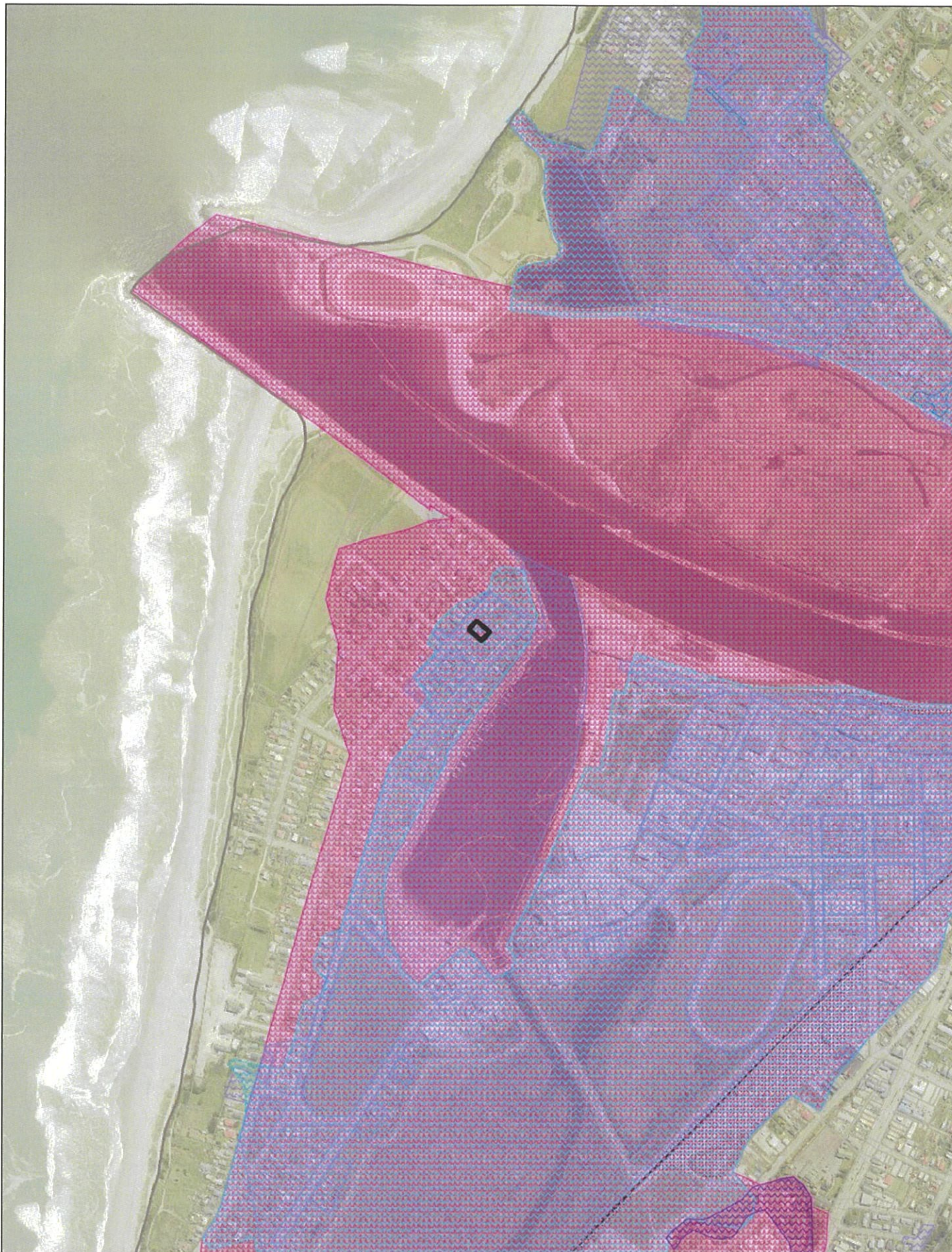
-  Stormwater Points
 -  Manhole
 -  Outlet
 -  Catchpit
 -  Inlet
 -  Floodgate
 -  Pump Station
 -  Unknown
 -  Rodding Eye
-  Stormwater Lines
 -  Gravity Main
 -  Open Drain, Channel
 -  Culvert
 -  Gravity Drain
 -  Service, Connection, Catchpit Lead
 -  Rising Main
 -  Unknown
 -  Private Drain or Culvert



Roads



Railways



Flood Map

The information displayed is schematic only and serves as a guide.
 It has been compiled from Grey District Council records and is made available in good faith
 but its accuracy or completeness is not guaranteed.
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 Core Record System Database (CRS).

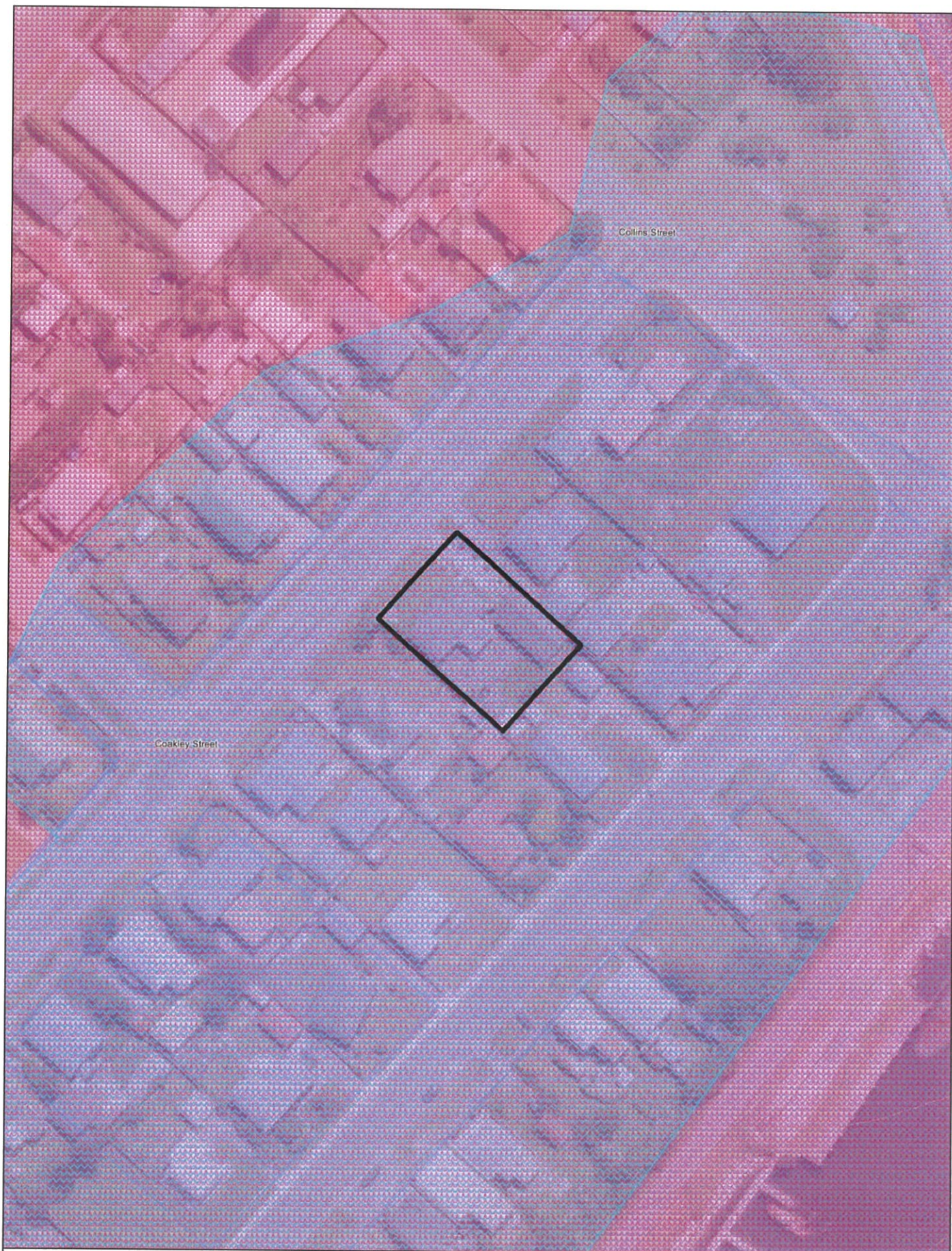
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Flood Map 2 Closeup

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Flood Map Legend

- Known Flood Hazards
-  Sawyers Creek 1978 Flood
 -  September 1988 Flood
 -  November 1984 Flood
 -  WCRC Flood Hazard Maps
 -  Surface Flooding
 -  Roads
 -  Railways
 -  Land Parcels

Contour Legend









- Contours (1:50)
-  100m intervals
 -  20m intervals

Notes on Flooding:

Data obtained predominantly from West Coast Regional Council records and supplemented with GDC records as and when new information comes to light. It is not intended to be used as a detailed description of exact area flooded but simply to highlight the fact there has been flooding there in past.

If you are concerned about any information shown on these plans then please contact GDC or WCRC for further clarification.

Landslide Map Legend

- Landslide Zones
-  High
 -  Medium
 -  Low
 -  Negligible
 -  not classified
 -  Known Landslips
 -  Roads
 -  Railways
 -  Land Parcels

Faultline Legend

-  Alpine Fault Avoidance Zone
-  Alpine Fault
-  Other Known Fault Lines
-  Alpine Fault Traces
-  Roads
-  Railways
-  Land Parcels

Notes on Landslides & Faults:

High – Slope movements occurring within the last 50 years

Medium – Slope movements showing no sign of activity in last 50 years

Low – Slope angle in excess of 15 degrees with no history of slope movements

Negligible – Slope angle less than 15 degrees with no history of slope instability

Data sourced from IGNS (Institute of Geological & Nuclear Sciences). Some new information on Landslides has also been included as it comes to light. If you are concerned about information shown then please contact IGNS or a suitably Qualified Geotechnical Engineer for further advice.



Landslide Map

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Landslide Map Closeup

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Tsunami Map

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ZONES AND EVACUATION

The Red Zone is simply the topographic map coast-line and is to be usually evacuated in response to the 0.2–1m wave height threat level, called 'threat to beach, harbours, estuaries and small boats'.

The Orange Zone matches the 3–5m wave height threat level, called a 'moderate land threat', arriving on or below high tide. In other words, if a moderate land threat level (or a minor land threat level) is determined, only the Red and Orange Zones need be evacuated – even if the wave arrived at high tide.

The Yellow Zone matches the 'maximum credible tsunami wave height from all sources' taking into account the worst cases from both modelling and known geological deposits. In an official warning larger than the moderate land threat level, or in the case of a natural or informal warning where the potential wave height is unknown, all zones including the Yellow Zone should be evacuated.

Summary

Tsunami Evacuation Zones (regional zones) for the West Coast based on a region-wide DEM derived from Geographx New Zealand DEM (version 2.1). Modelling done using a GIS method implementing attenuation relationships for land, harbours and rivers. The 8 m resolution DEM based on LINZ Topo50 topographic 20 m contours, spot heights and SRTM satellite data was modified by setting sea areas and negative DEM elevations to zero. The accuracy of the zones is closely related to the accuracy of the DEM and topographic features (coastline, harbours and rivers) used for modelling. Because of the mismatch between the DEM and river location, the DEM was not used when modelling river inundation but the approximate fall of the river was estimated from the distance along the river from the coastline to the 20 m contour. The output river inundated areas were clipped with 20 m elevation contour which in most cases overestimates the inundated areas around rivers. Red Tsunami Evacuation Zone created by the West Coast Regional council based on Coastline from LINZ Topo50 and modified to include beach area and into waterways. Modifications are based on coastal oblique photography, 2010/11 aerial photography and spot heights.

Use limitations

The original data has been prepared by the Institute of Geological and Nuclear Sciences Limited (GNS Science) exclusively for and under contract to West Coast Regional Council as part of GNS Letter Report 2014/200LR - Tsunami evacuation zone boundary mapping: West Coast Region.

Unless otherwise agreed in writing by GNS Science, GNS Science accepts no responsibility for any use of, or reliance on any contents of this Report by any person other than West Coast Regional Council and shall not be liable to any person other than West Coast Regional Council, on any ground, for any loss, damage or expense arising from such use or reliance. Modified data has been prepared by the West Coast Regional Council and provided to Grey District Council, Buller District Council, Westland District Council, St Johns, NZ Fire Service, and other organisations as needed for the planning and execution of emergency response and recovery.

These layers are intended for internal use by Civil Defence Emergency Management, Councils and Emergency Services as a tool to aid in planning and decision making. The data has accuracy limitations, is based on a very long return time event (2500 year), and is subject to change with better modelling base data and changes to land, land cover and bathymetry. For these reasons the data provided cannot be relied for any reason and are purely indicative.

Per the advice from the West Coast Regional Council, the information provided herein is based on very high level research with the conclusions arrived at purely indicative at best. It is suggested that advice be taken from the West Coast Regional Council before any commercial and other decisions in relation to properties affected are taken.



Tsunami Map 2 Closeup

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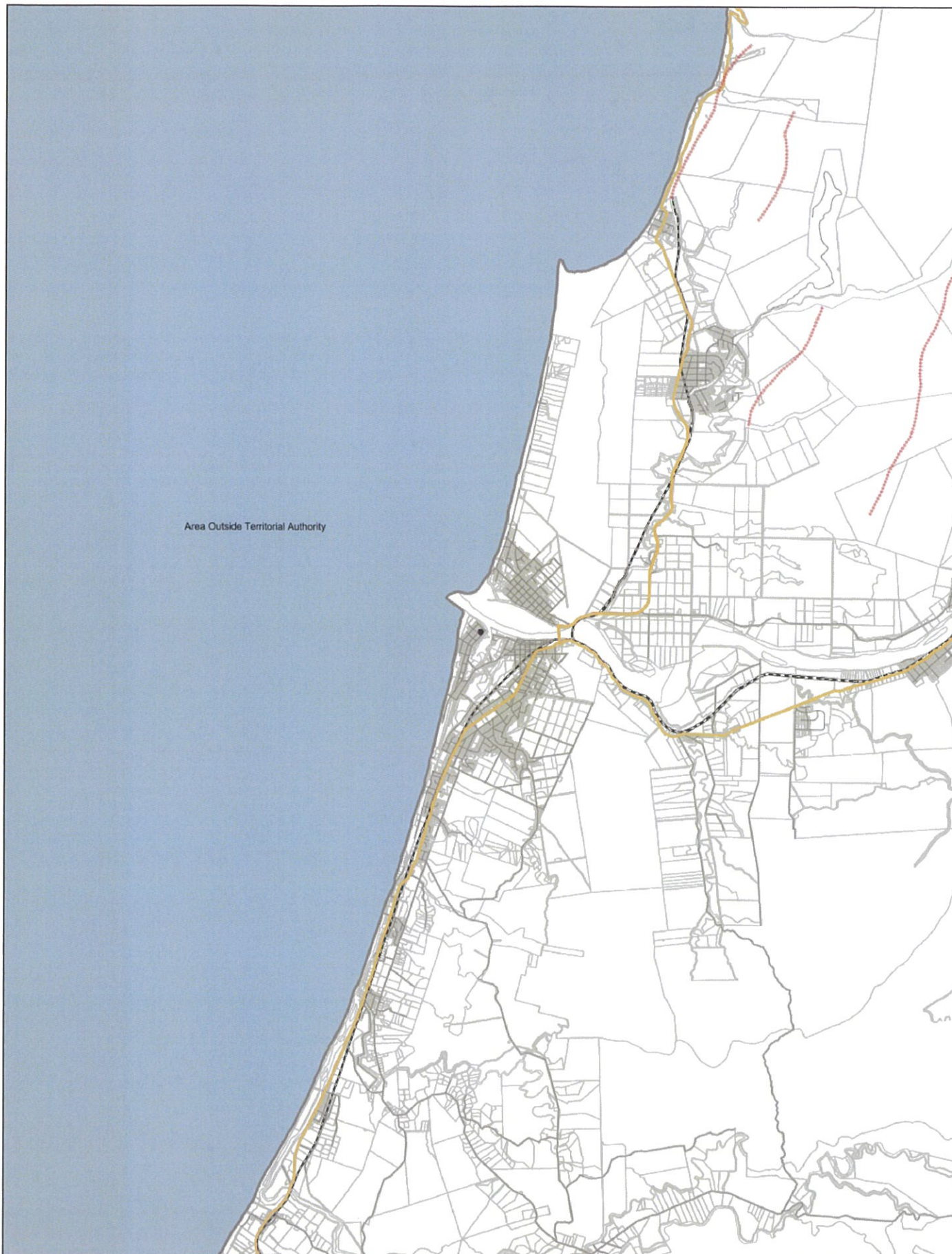
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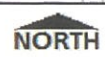
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Faultline Map

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Faultline Map Closeup

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Ground Shaking and Liquefaction Map

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Legend for Ground Shaking and Liquefaction map



Zone 1a

Estuarine deposits softer and finer than the rest of Zone 1
Higher liquefaction potential. Higher lateral spreading potential if ground on property or nearby is sloping.



Zone 1

Deep Soils. Soils more than 20m deep, of moderate density. Recent alluvium or Holocene age. Some Settlement where seismic shaking may compact loose to medium density granular soils. Liquefaction potential. Lateral spreading potential if ground on property or nearby is sloping



Zone 2

Intermediate ground conditions. Weak or soft rock with soil cover, firm deep soils. Ground shaking - Up to 0.5 unit MM Scale decrease.
Peak ground acceleration - Up to 15% decrease.



Zone 3

Rock. Strong hard rock at shallow depth.
Ground shaking - Up to 0.5 to 1.0 unit MM scale decrease.
Peak ground acceleration - Up to 30% decrease.



Liquefaction Sites

Notes on Ground Shaking Zones:

Zone boundaries have been determined principally from geological maps of the district obtained from IGNS, with some additional limited information. The zone boundaries are approximate only.

Some areas within one zone may behave more like an area in another zone. For any critical structure, a specific site study is needed to determine actual degree of hazard.

Notes on Landslides & Faults:

Data sourced from IGNS (Institute of Geological & Nuclear Sciences).
Some new information on Landslides has also been included as it comes to light. If you are concerned about information shown then please contact IGNS or a suitably Qualified Geotechnical Engineer for further advice.