SOUTHLAND DISTRICT COUNCIL

Land Information Memorandum

31 Duncan Street, Te Anau

Prepared under Section 44A Local Government Official Information and Meetings Act 1987



Southland District Council
Te Rohe Pōtae o Murihiku

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Invercargill 9840

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Application details

APPLICATION NUMBER:	LIM/2026/10527
APPLICANT REQUESTING LIM:	Karen Eileen Cooper
APPLICATION RECEIVED:	5 November 2026
ISSUE DATE:	13 November 2026

CUSTOMER REFERENCE

Property details

PROPERTY ADDRESS:	31 Duncan Street, Te Anau		
LEGAL DESCRIPTION	Sec 809 Blk I Manapouri SD,		
TITLES	SL-5C/482,		
OWNER:	K E Cooper and E A Guttery		
VALUATION NUMBER.	3044011333	**PROPERTY ID:**	192203
AREA:	0.0959HA		

This Property is known by the following addresses

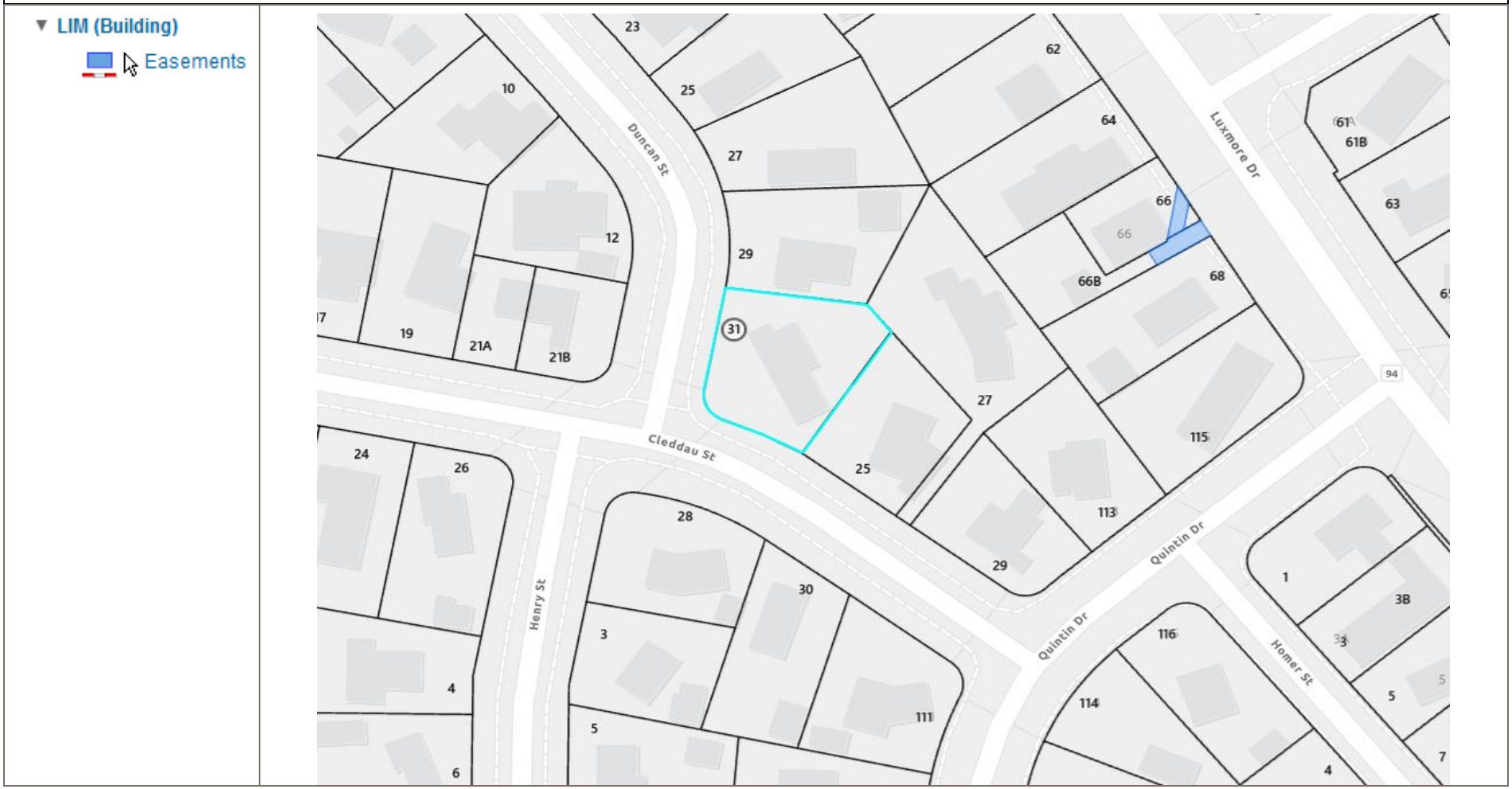
31 Duncan Street, Te Anau	Sec 809 Blk I Manapouri SD	Main VG

Aerial photo



Easement map

DISCLAIMER: The GIS map provided below is generated from data provided by Land Information NZ (LINZ). As the map may not accurately reflect all known data as at today's date, please review the attached LINZ certificate of title/s for any ownership, land area, easement or other information that may have been omitted from the GIS map.



Rating information

VG Number	3044011333
Date of Valuation:	02-Jul-2024
Land Value:	280,000
Capital Value:	600,000
Rates Levied for the Current Year	$5,234.15

Please note that the above information is for the current rating year only. If you decide to purchase this property, a solicitor's enquiry will provide complete rating information e.g. amount to clear rates to instalment due date, arrears, penalties etc.

An encumbrance is a loan related to the property that can be repaid at any time: otherwise, it continues to be included in the rates up to its due date.

There are no water encumbrances on this property

There are no sewerage encumbrances on this property

There are not statutory loan charges on this property

There are no meters for this property

For further information contact our rates team via email at RatesEnquiries@southlanddc.govt.nz

Council's Three Waters services

Public stormwater

Stormwater connection

Not connected to reticulated stormwater. Stormwater is assumed to be managed on site or discharging to kerb outlet.

Connection availability

N/A

Mains through property

N/A

Note: Council cannot guarantee that a stormwater lateral is in existence even though it may be showing in the GIS map. If location required, the property owner must excavate for the lateral at the owner's expense.

Public wastewater

Wastewater connection

Connected to reticulated wastewater. Service line crosses front boundary 6.9 metres off right hand boundary (viewed from road).

Connection availability

N/A

Mains through property

No public wastewater supply main passes through property.

Drinking-water supply

Information on water and general water supply

Drinking water supply

Council holds records relating to the supply of water to this property from a Council drinking-water supply.

Drinking water connections

Connected to reticulated water. Toby located 13.8 metres off right hand boundary (viewed from road).

Connection availability

N/A

Private supply

This property is not serviced by a private supply.

Mains through property

No public drinking water supply main passes through property.

Water boundary

This property is within a Council water supply boundary.

Conditions

There are no conditions.

Water meter

This property does not have a metered water supply.

Rural water supply

Connection availability

N/A

Rural supply main

N/A

Potable

N/A

Additional information

Please be advised that this land is **not** affected by the Water Services Act 2021 - Part 2A (Drinking Water) of the Health Act.

Comprised supply

The drinking-water supplier has not notified Council that the connection of additional residential properties to the supply may compromise the ability to provide adequate supply to this property.

Additional connections

N/A

Conditions

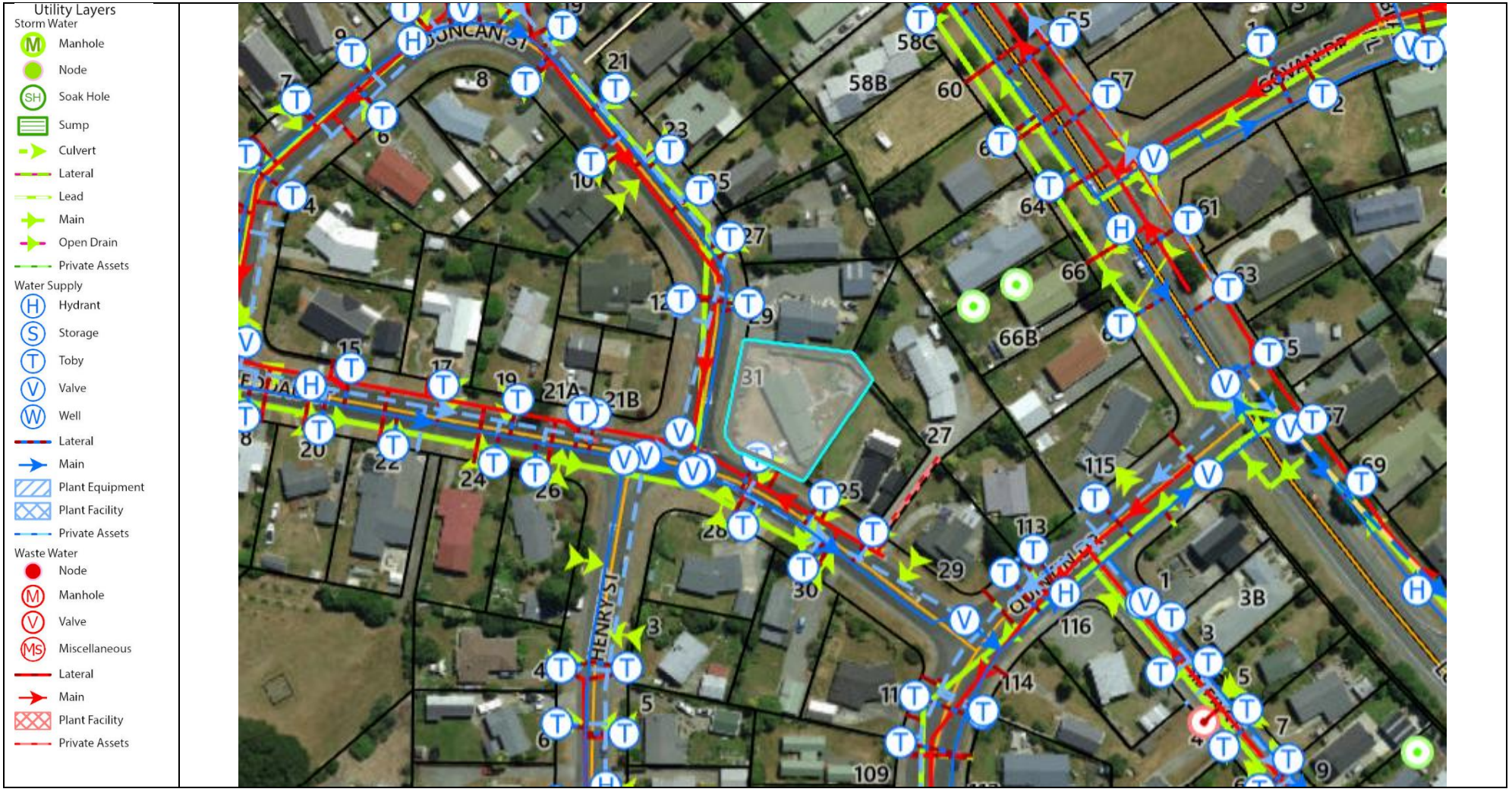
N/A

Notice withdrawn

N/A

For further information on the Three Waters section contact: waterwaste-cs@southlanddc.govt.nz or phone 0800 732 732.

Utilities Map



Building information

Building permits/consents

Before the Building Act 1991 came fully into force, building permits were the approval process used for building work. From 1 July 1992, the Building Act 1991 introduced building consents as the formal approval process for building work. Council records may show building permits and building consents during the transition period around 1 July 1992 to 1 July 1993. Building consents remain the formal approval process under the Building Act 2004.

There was no official requirement to have a building permit signed off (i.e. the work proposed in the permit application is complete).

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

Number	Description	Status	Decision Date
BLD/2008/41497/1	Install Yunca Wedj Freestanding Heating Unit	CCC Refused – Letter attached	22-Feb-2021
HIST/1991/25376	J25376 - Alterations to Dwelling – Plan attached	Historical	26-Nov-1991
HIST/1983/3954	B3954 - Addition to Dwelling – Plan attached	Historical	18-Jul-1983
HIST/1977/86204	H86204 - Install Heater	Historical	28-Jun-1977
HIST/1977/86141	H86141 - Erect Glasshouse	Historical	31-May-1977
HIST/1977/86140	H86140 - Additions & Alterations to Dwelling – Plan attached	Historical	31-May-1977
HIST/1977/332	Drainage and Plumbing - 332 – 3794 – Plan attached	Historical	24-May-1977
HIST/1974/72173	F72173 - Erect Dwelling – Plan attached	Historical	23-Sep-1974

Private Building Certifier

Council records do not identify any building consents issued for this site.

Certificates of acceptance

Council records do not identify any Certificates of Acceptance issued for this site since 31 March 2005.

Certificates and schedules

Council records do not identify a compliance schedule or warrant of fitness for this site.

Earthquake buildings

Council records do not identify any Earthquake Prone Buildings for this site.

Swimming/spa pool: (Building Act 2004)

Council has no record of a pool registered onsite.

Dangerous/insanitary building information

Council records do not identify any Insanitary/Dangerous/Affected Buildings issued for this site.

Non-consented small stand-alone dwellings

Council records do not identify any building consents issued for this site.

Property related complaints

No information known to Council

Other relevant certificates

No information known to Council

Records of work

Council has no record of Building Work (ROW's)

Certificates issued by a Building Certifier

No information known to Council

Weathertight Homes Claim Notifications (Section 124)

No information known to Council

On-site disposal system

Stormwater

No information known to council

Wastewater

Information known to council refer to attached plan.

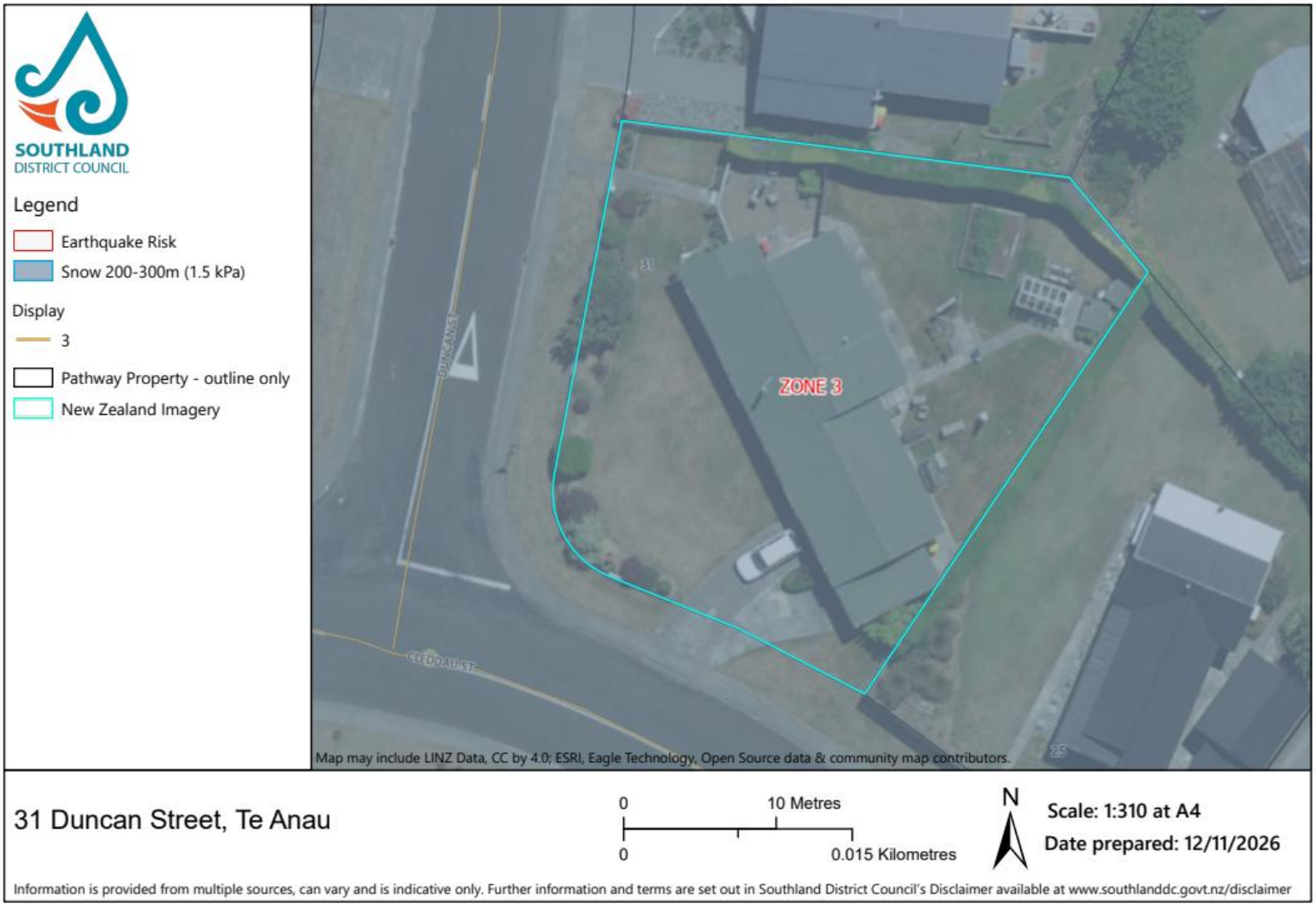
For further information on the building section contact: building-cs@southlanddc.govt.nz or at 0800 732 732

Discretionary information:

In addition to the information provided for under subsection (2) of this section, a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.

Southland District Council hereby provides the following discretionary information which it considers to be relevant in accordance with Section 44A(3) of the Local Government Official Information and Meetings Act 1987

Building discretionary information Map



Environmental health information

Food Approval

No food licence for this property

Alcohol Licensing

No alcohol licence for this property

Health Licenses

These premises do not need to be registered

Resource management information

Mandatory information

Refer to the Environment Southland Property Hazard Report attached to this LIM mandatory information provided in accordance with Section 44A(2) of the Local Government Official Information and Meetings Act 1987.

Natural hazards

Introduction

The following information identifies known natural hazards, potential natural hazards, and impacts of climate change that may exacerbate natural hazards for this property. This section also includes cumulative or combined effects of these hazards, as required under Section 44B of the Local Government Official Information and Meetings Act 1987 and the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025.

Note: The inclusion of a hazard does not imply a likelihood of occurrence. This information is provided to identify hazards known to Council as at the date of issue of this LIM. This LIM is not a risk assessment.

Readers are encouraged to seek specialist advice to confirm the suitability of the land for any intended use.

Summary of natural hazards affecting this property

Council's records identify these potential natural hazards on this site.	☐ No identified natural hazards ☐ Flooding inundation ☐ Coastal hazard ☐ Erosion ☐ Avulsion ☐ Falling debris ☐ Subsidence ☒ Slippage ☐ Alluvion ☒ Earthquake

Detailed natural hazard information

Earthquake

Refer to the Building Discretionary Information section of this LIM for information on earthquake zoning in relation to building consent applications.

Refer to the Environment Southland Property Hazard Report attached to this LIM.

Slippage (Landslides)

Refer to the environment Southland Property Hazard Report attached to this LIM

Information sourced from the District Plan

The site is subject to the following natural hazard overlays in the District Plan:	☒ No overlays identified on the site ☐ Flooding inundation ☐ Coastal hazard

Information provided by the Regional Council

The Environment Southland Property Hazard Report attached to this LIM has been provided by the Regional Council.

Environment Southland maintains an online natural hazard portal.

To access the portal, visit:
https://www.es.govt.nz/environment/hazards-and-protection/natural-hazards-portal

Note: The information on the Environment Southland portal is prepared and maintained by the Regional Council. Southland District Council provides this link for reference only and does not verify or interpret the data contained within the portal.

Technical reports referenced

Council records do not identify any technical reports that identify potential natural hazards on this site.

REPORT TITLE:	**Geological Hazards – Southland District Council Lifelines Study. GNS Science Consultancy Report 206/100**
AUTHOR / ENTITY:	P J Glassey for the Institute of Geological Nuclear Sciences Limited (GNS Science)
COMMISSIONED BY:	Southland District Council and Gore District Council
PURPOSE / SCOPE:	To report on the geological hazards, excluding tsunami, which affect the Southland region
DATE:	23 June 2006
ACCESS LINK:	Please contact Planning to request a copy of this report, reference number 2006/06/4492

Section 36(2) 1991 or Section 72 2004 of the Building Act

No section 36(2) 1991 or Section 72 2004 located on this property.

Conflicting or superseded information

Where multiple sources exist, Council provides all relevant known information without evaluating which is most accurate. Differences may arise due to methodology, scope, or update timing. Readers should review all information and seek professional advice.

Disclaimers

This LIM is valid only as at the date of issue. It includes information known to Council at that time. Council does not guarantee completeness or accuracy of external data, technical reports, or third-party material but provides such information in good faith under section 44D of the Act.

Likely presence of hazardous contaminants

Likely presence of Hazardous contaminants	No information known to Council

Environment Southland is the regional coordinator of information relating to the possible presence of hazardous contaminants. It is suggested that if you wish to investigate the potential for the presence of hazardous contaminants further, then you contact the Pollution Prevention Team at Environment Southland on 0800 768 845.

For further information on this section contact: resourceplanningcr@southlanddc.govt.nz or at 0800 732 732.

Hazard map


SOUTHLAND
DISTRICT COUNCIL
Legend
Pathway Property - outline only
Primary Parcels
10
25
64
27
66
66
66B
12
29
31
19
21A
21B
27
CLEDDAU ST
Cleddau St
HENRY ST
24
26
25
28
113
29
30
Henry St
3
QUINTIN DR
Quintin Dr
116
DUNCAN St
Map may include LINZ Data, CC by 4.0; ESRI, Eagle Technology, Open Source data & community map contributors.
Hazard map
0
40 Metres
0
0.04 Kilometres
N
Scale: 1:833 at A4
Date prepared: 12/11/2026
Information is provided from multiple sources, can vary and is indicative only. Further information and terms are set out in Southland District Council's Disclaimer available at www.southlanddc.govt.nz/disclaimer

Resource consents

Number	Description	Decision	Decision Date
RMA/2001/126	Land use consent for carport	Approved	02-May-2001
RMA/2002/156	Land use consent to provide two traveller accommodation units	Approved	17-Jul-2002

Planning Certificates

No other relevant planning certificates are held in Council records for this site.

Abatement notices and enforcement orders

Council records do not identify any abatement notices and/or enforcement orders as having been issued for this site.

District Plan 2018

The provisions of the district plan determine what activities can be undertaken as a permitted activity on a property and what triggers a resource consent. The following zone in the District Plan applies to this property:

Zones (s)	**General Residential**

The district plan can be viewed at our offices at 15 Forth Street, Invercargill, at any Southland District Council area office, at any district libraries, or visit the Southland District Council website: https://eplan.southlanddc.govt.nz/eplan/0/29

For assistance with applying the operative district plan please contact the Planning department.

This property does not contain Highly Productive Land as defined under the National Policy Statement for Highly Productive Land. See the Land Use Capability Map for details on Land Use Classes for this property and for further information https://environment.govt.nz/publications/national-policy-statement-for-highly-productive-land/

No information is held in Council records to identify any building, objects or places classified as historical, scientific, natural or wāhi tapu sites in relation to this site.

No other relevant planning information is held in Council records for this site.

Designations

No information is held in Council records in relation to designations for this site.

Other network utility operator information

All information if applicable will be shown on any hazard or services maps attached to the Land Information Memorandum.

Discretionary information:

In addition to the information provided for under subsection (2) of this section, a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.

Southland District Council hereby provides the following discretionary information which it considers to be relevant in accordance with Section 44A(3) of the Local Government Official Information and Meetings Act 1987

Resource management discretionary information

The Southland District Council's policy on discretionary resource consent information in relation to resource consents is to provide LIM applicants with information on resource consents which have been approved on all sites which directly adjoin/bound onto the site to which the LIM application relates (with "directly adjoin/bound on to" also including sites directly across public roads from the site to which the LIM application relates). If resource consents have been granted in this locality but are located on sites which do not directly adjoin/bound on to the site of the LIM application, then these will **not** be identified on the LIM.

Details of resource consents/planning consents which have been granted on sites which directly adjoin/bound on to the site are:

RMA/1993/85 – Two lot subdivision - 54 Hunter Place, Manapouri – Granted 4 May 1993

High voltage power supply

No high voltage power supply lines are indicated on the planning map on or adjacent to the Land Information Memorandum property

Other discretionary information

Relevant information

Designations

Designation NZTA-3 D241 State Highway 94 is located to the north east of the property as shown on the Planning map. See Part 1 – Designations section of the District Plan https://eplan.southlanddc.govt.nz/eplan/rules/0/96/0/4800/0/36

Note: If land is potentially likely to be subject to liquefaction it shall not be considered "good ground" for the purpose of design using NZS 3604, NZS 4229, or NZS 4299.

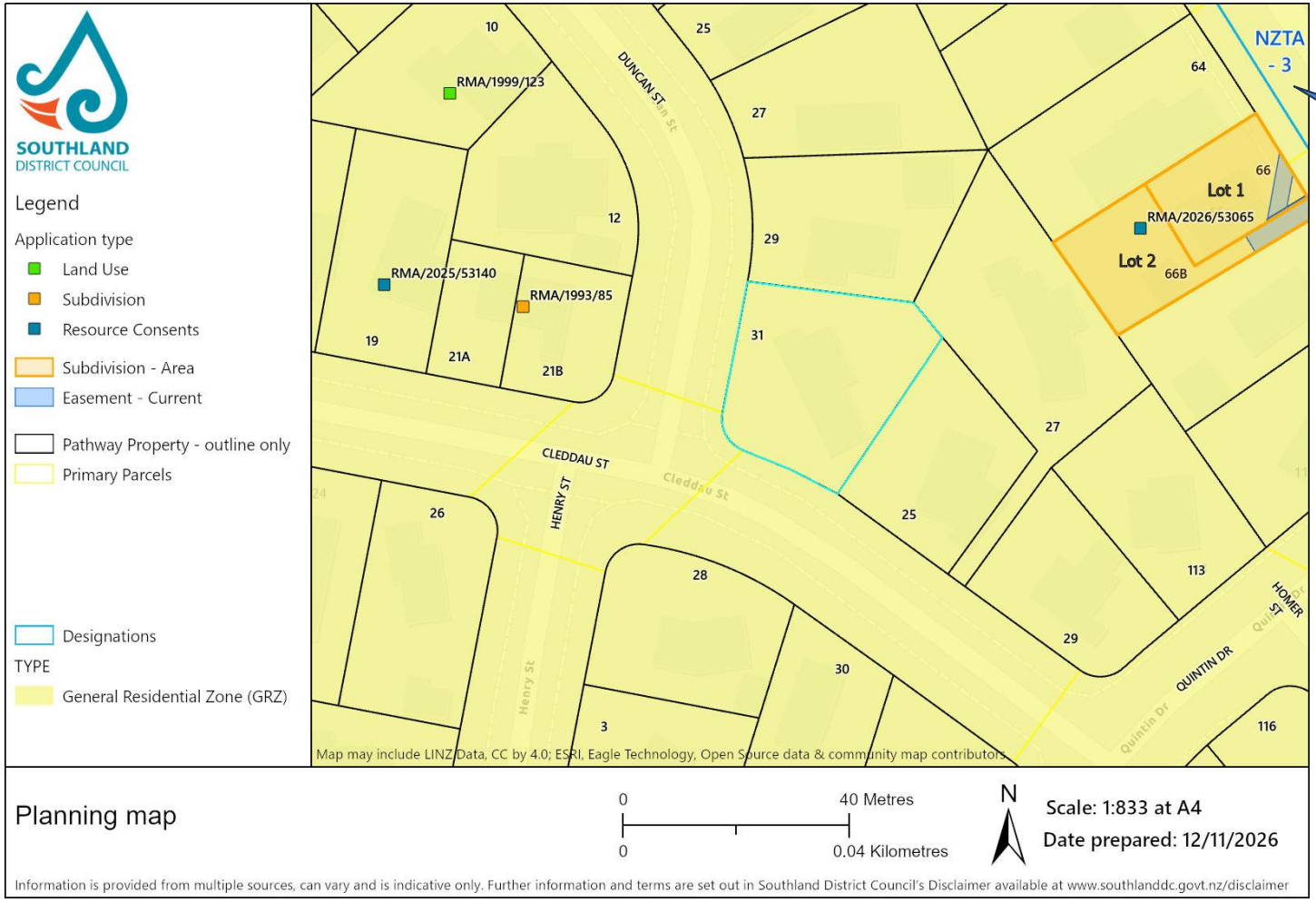
Should there be concern that a particular site may be subject to liquefaction in a seismic event, it would be advisable that the ground conditions are investigated and reported upon by a Chartered Profession Engineer (CP-Eng) specialising in the geotechnical field. This investigation should address the potential for liquefaction to occur.

As a general guide, it is recognised that poorly consolidated non-cohesive soils (usually laid down under water) in combination with a high ground water table are normal prerequisites for liquefaction. From observations in Christchurch gravels and coarse sands did not appear to be the principal culprits relating to liquefaction, but very fine non-cohesive sands and silts were. However, further professional guidance should be sought.

A report and, if necessary, a specific foundation design from a CP-Eng to mitigate the effects of liquefaction may be required to support an application for building consent.

For further information on the Resource Management section contact:
resourceplanningcr@southlanddc.govt.nz or 0800 732 732

Planning map



NZTA-3 D241
State Highway 94

Land use capability map



Refuse discretionary information

Wheelie bin collection

Refuse collection is compulsory in all urban townships and there is a two-bin requirement (rubbish and recycling).

Refuse collection is available in some rural areas and is an optional service.

When a public holiday occurs on a collection day see https://www.wastenet.org.nz/ or https://www.southlanddc.govt.nz/or call Customer Service on 0800 732 732.

If you are in a newly built house in an urban designated wheelie bin area, your property is required to have a set of wheelie bins (regardless of whether you live in it permanently, occasionally or tenanted). Call customer service on 0800 732 732 to order a set of wheelie bins or lodge a request at https://www.southlanddc.govt.nz/services/do-it-online/requests-and-feedback/wheelie-bins/. Fees and charges will apply.

If your property is in a rural wheelie bin area, your property could be close to a collection point or kerbside collection, it is optional for your property to have wheelie bins, call Customer Service on 0800 732 732 to order a set of wheelie bins or lodge a request online at https://www.southlanddc.govt.nz/services/do-it-online/requests-and-feedback/wheelie-bins/. Fees and charges will apply.

If you are unsure of your collection day, see What's my bin day? At https://www.wastenet.org.nz/.

Transfer stations and recycling centres

Find transfer stations and recycling centres - hours of opening at https://www.wastenet.org.nz/2-recycling/3-transfer-stations

When things go wrong

If you have a problem with your collection or if you wish to know more, please call our Customer Services team on 0800 732 732.

Moving house

If you are moving, you must leave the wheelie bin supplied to that property for the next owners or tenants.

Any other questions, please call our customer services team on 0800 732 732.

Council's limits of responsibility

Find out about urban drinking water and rural water supply here
https://www.southlanddc.govt.nz/home-and-property/water/water-supply/

Rural water supplies

Council owns and manages 10 rural water supply schemes at Duncraigen, Homestead, Eastern Bush/Otahu Flat, Kakapo, Lumsden/Balfour, Mount York, Princhester, Ramparts, Takitimu and Orawia.

Rural water to the Te Anau rural water schemes are Stock Water ONLY and are not potable (not fit for human consumption).

Rural water to the Lumsden Balfour Scheme is potable to all areas of this scheme - Lumsden township, Balfour township and all other "zones" in the scheme eg, Longridge, Castlerock, Ardlussa etc.

Rural water to Eastern Bush/Otahu Flat is potable to all areas of the scheme. Orawia similarly is a potable urban scheme.

Property owners should be aware that public water mains and/or service lines can be located on the property. Farm Managers should be aware that locating these services prior to carrying out operations such as ploughing, contouring or installation of field drains to avoid damaging these services is required. Please request historical location information from Council as required to avoid damage. Structures such as sheds etc, are not permitted to be built over mains/service lines.

Disclaimers

- this Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Information and Meetings Act 1987 and contains relevant information relating to this land held by Southland District Council. It has been based on a search of Council's property records and there may be other information relating to the land which has not been specifically recorded against this property or known to the researchers. Council records may not show illegal or unauthorised buildings or works on the property. The applicant is solely responsible for ensuring that the land is suitable for their intended use.
- Southland District Council will only trace building consents/permit back as far as the Certificate of Title provided.
- generally, copies of plans and specifications for buildings erected by the Crown prior to 1992 are not held by the Council as there was no requirement upon the Crown to obtain building permits.
- for the period until rates are "struck" the current annual rates and rateable valuation details should not be relied upon and any queries should be directed to the rates department.
- the rates are not affected by a change in the rateable value or factors of a rating unit during the financial year in which the rates are set. Section 43(3) the Local Government (Rating) Act 2002.
- the Council has not undertaken any inspection of the land or any building on it for the purposes of preparing this Land Information Memorandum.
- should you have any doubts about the property, you are advised to employ a relevant independent consultant. You are solely responsible for ensuring that the land is suitable for a particular purpose.
- the Council and its officers, employees and agents accept no liability for any inaccuracy in, or omission from, this information or liability for any loss or damage suffered by any person that may directly or indirectly result from any person acting or refraining from acting on this information.
- the information has been prepared for the recipient to whom it is addressed and is intended for that recipient's use only. It is not intended to be relied on by any other person.
- any plan, map, aerial photographs or diagrams attached to the LIM are for illustrative purposes only and are not confirmation of the legal position of the boundaries, or any services on the land.
- where information has been supplied to Council by a third party, Council cannot guarantee the accuracy of that information, and it is supplied on the understanding that no liability shall arise or be accepted by the Council for any error contained therein.
- the information provided in this report may not reflect the current details of the legal description provided on your application form. This may be due to the property currently being under subdivision and the information has not been provided yet, and/or that the information has not yet been updated for the current valuation and improvements for this financial year.

Approved for issue

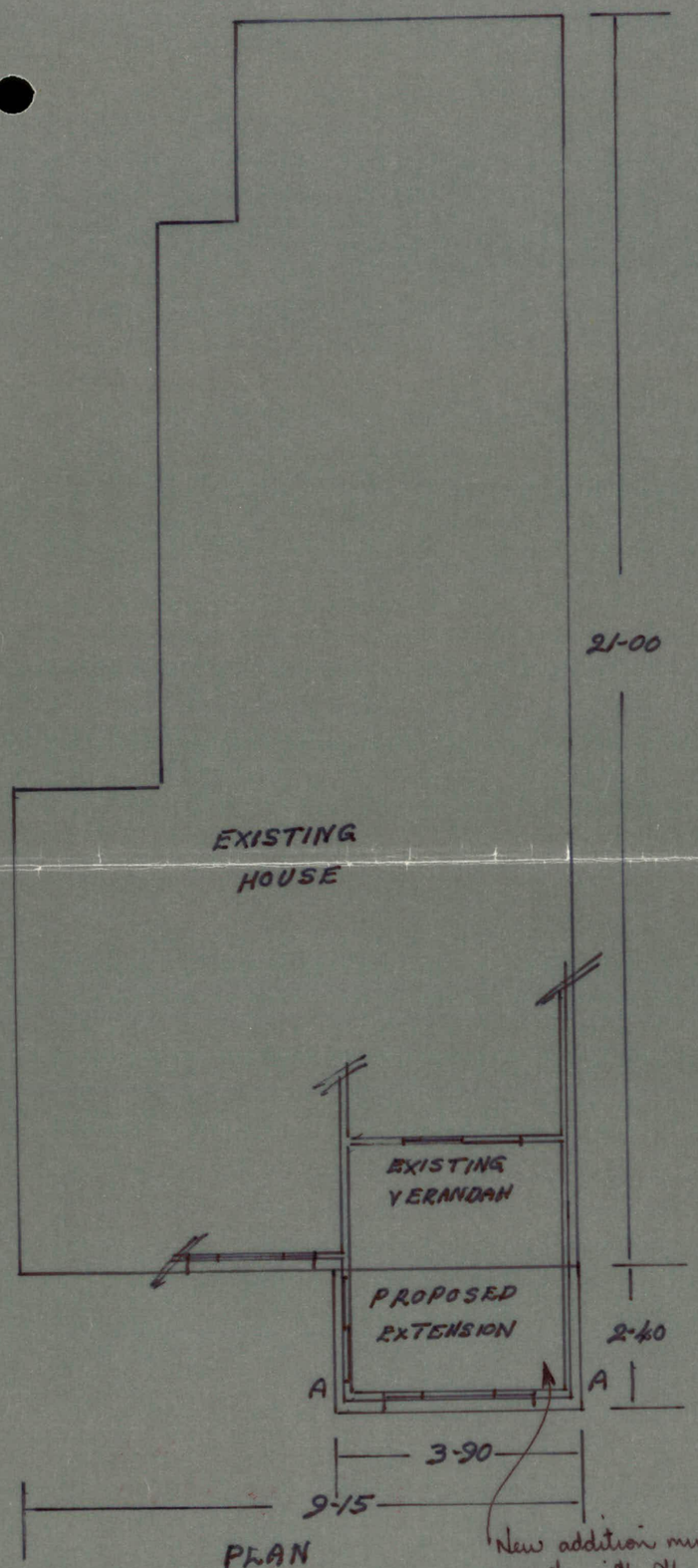
It should be noted that this Land Information Memorandum only refers to **information held by Council** - it does not include detailed information held by other organisations and these should be contacted separately if further information is required

Southland District Council
Information Management

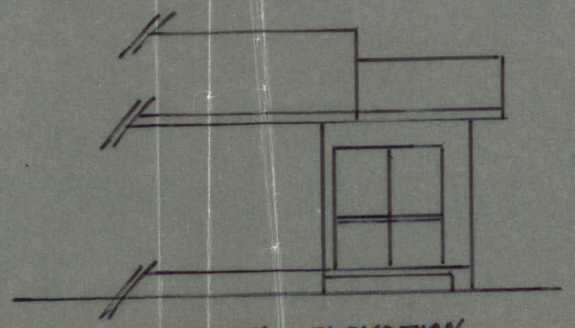
Attachments

1. Building and drainage information
2. Resource management information
3. Certificate of title

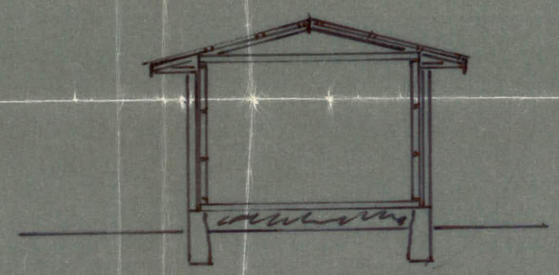
PROPOSED ADDITIONS TO RESIDENCE TO BE BUILT FOR MR. R.M. PETTIT 23 CLEDDAU ST TE ANAU



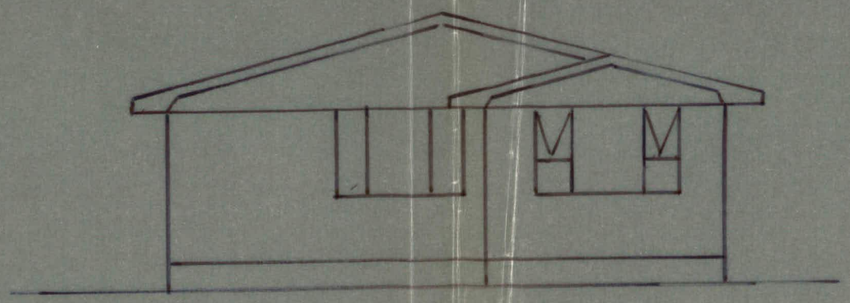
PLAN



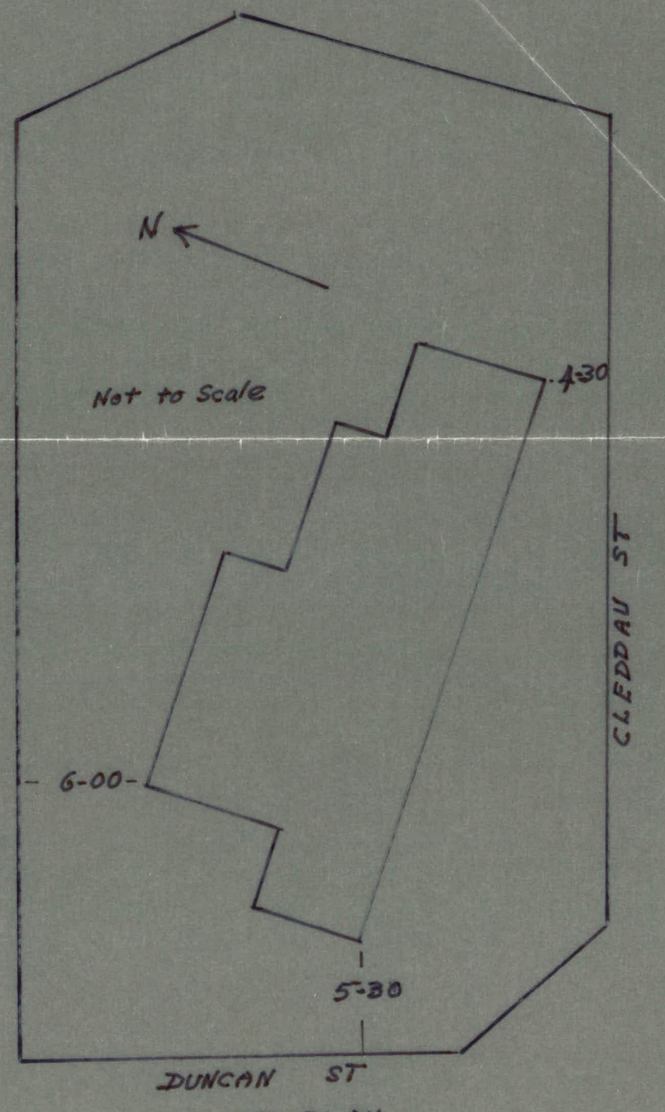
NORTH ELEVATION



SECTION AA



WEST ELEVATION

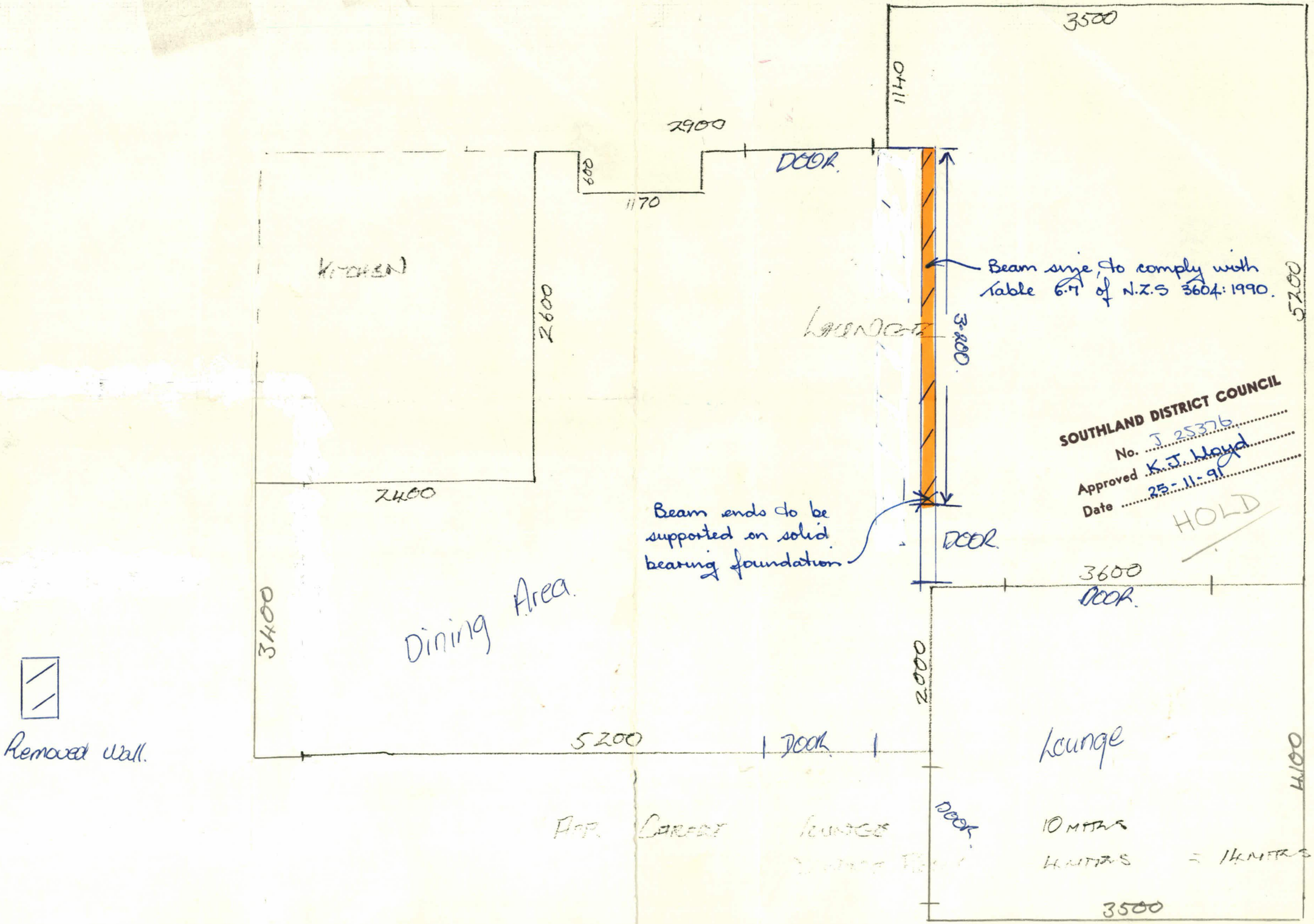


SITE PLAN

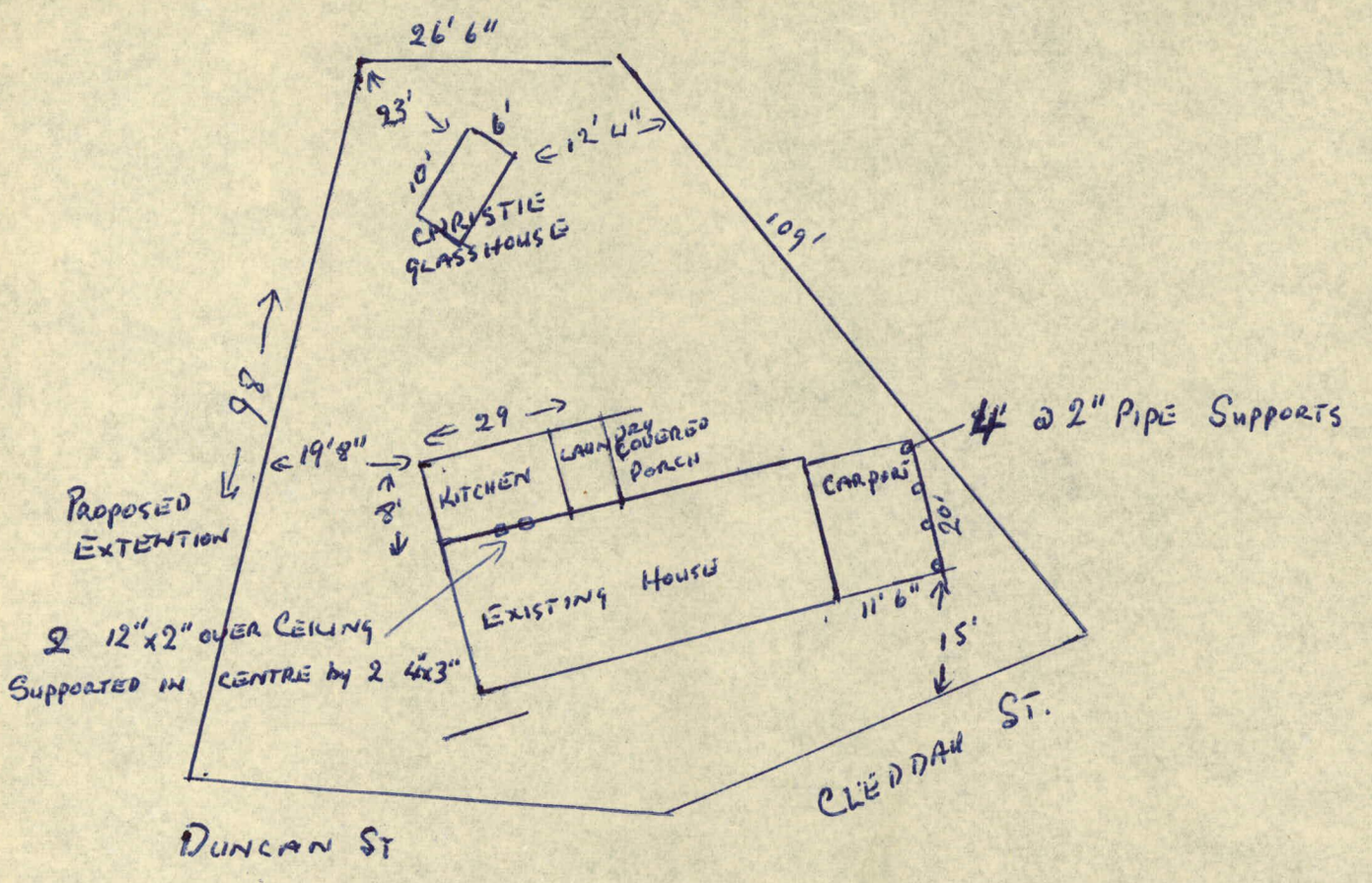
New addition must comply in all respects with the requirements of N.Z.S. 3604 : 1981.

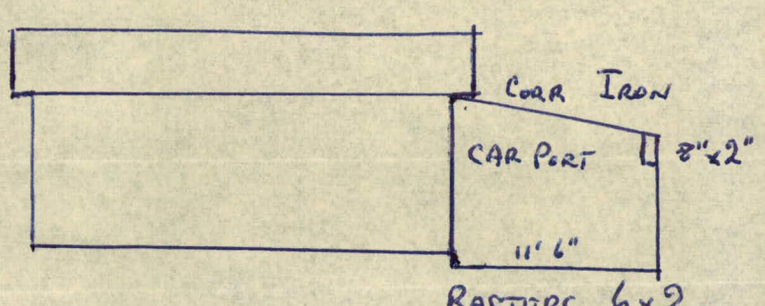
WALLACE COUNTY COUNCIL
K. J. Lloyd
BUILDING INSPECTOR
Date 18-7-83
Permit No. B3954

WALLACE C.C.
24 JUN 1983
BUILDING
PLUMBING & DRAINAGE

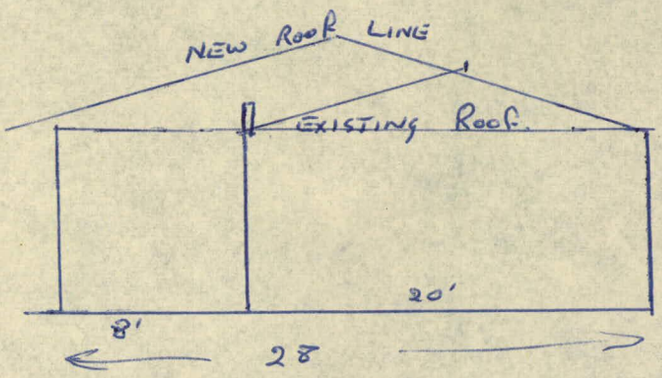

3500
11400
2900
DOOR.
600
1170
KITCHEN
2600
Beam size to comply with table 6.7 of N.Z.S 3604: 1990.
LOUNGE
3400
5200
SOUTHLAND DISTRICT COUNCIL
No. J 25376
Approved K.J. Lloyd
Date 25-11-91
HOLD
Beam ends to be supported on solid bearing foundation
DOOR.
3600
DOOR.
2400
3400
Dining Area.
2000
5200
DOOR.
Lounge
DOOR.
10 METRES
4 METRES = 14 METRES
3500
Removed Wall.

PROPOSED EXTENSIONS to KITCHEN & LAUNDRY & ERECTION OF CARPORT & GLASSHOUSE FOR MR W. H. C HOLGATE AT No 23 CLEDDAU ST TE ANAU

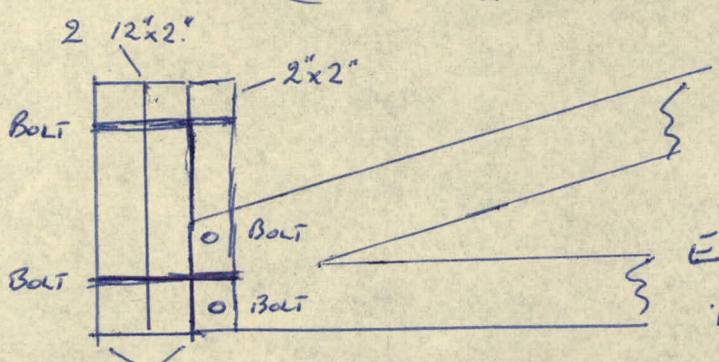




RAFTERS 6x2.



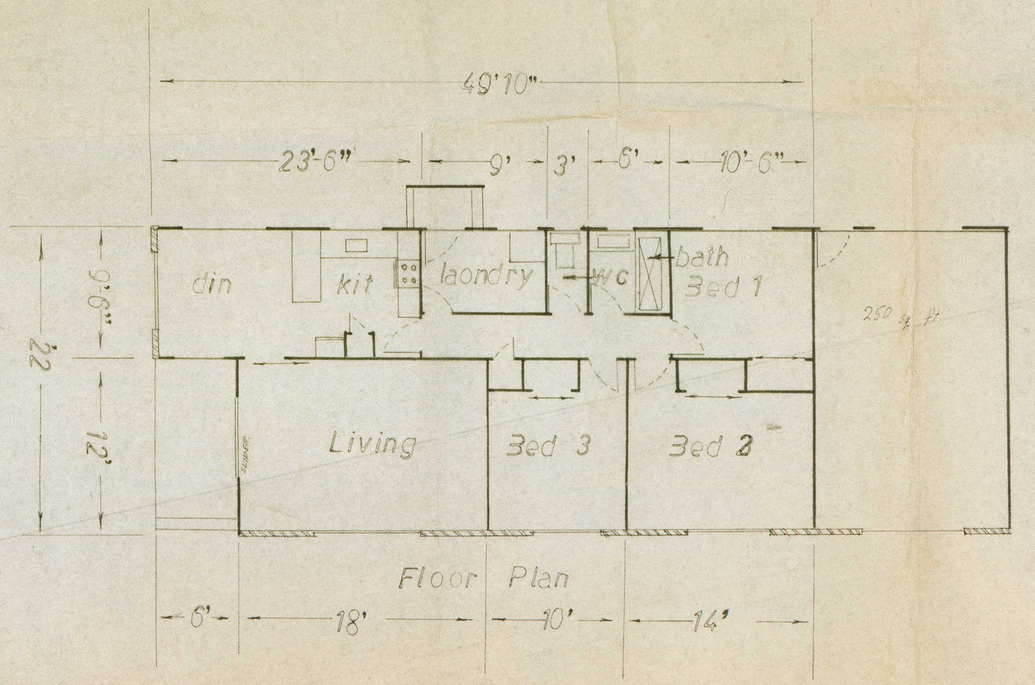
WALLACE COUNTY COUNCIL
R E Duke
BUILDING INSPECTOR
DATE 31/5/77
PERMIT No. H86140

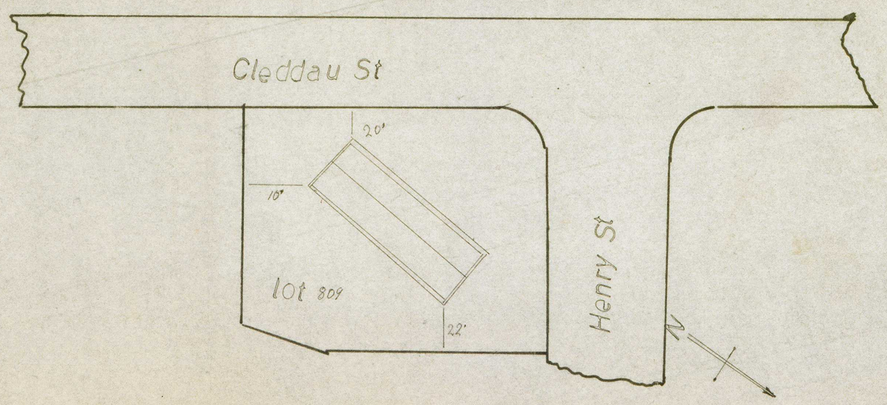


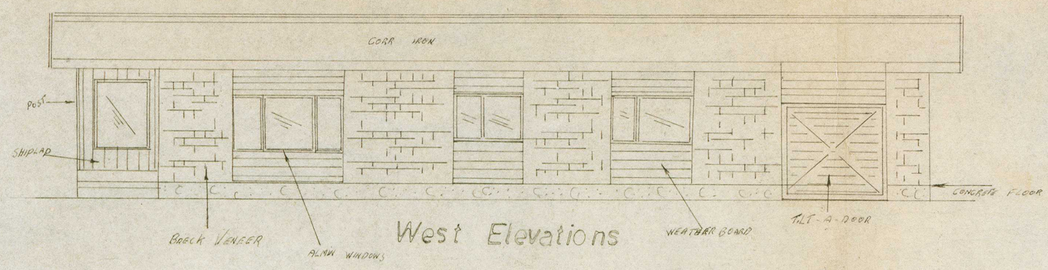
END DETAIL OF TRUSS & 12"x2" SUPPORTING BEAM

TRUSSES BOLTED & SPIKED TO BEAM

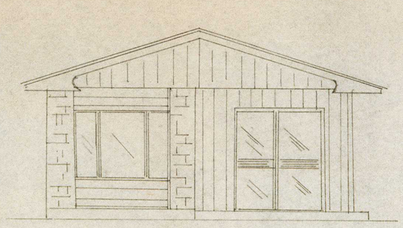
1100 sq ft	LOT 809	scale ¼"-1'	
Cleddau St Te Anau		Date 30/7/1974	
Name R. A. LINWOOD.			
Builder — Southee & Ramsey			



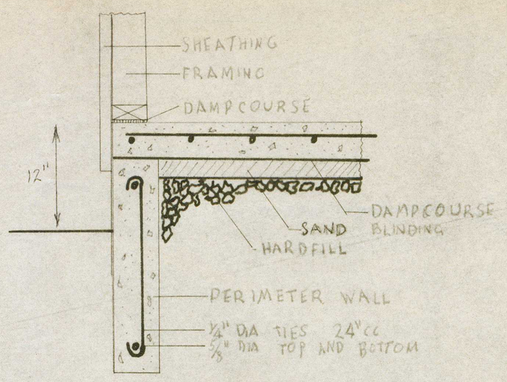


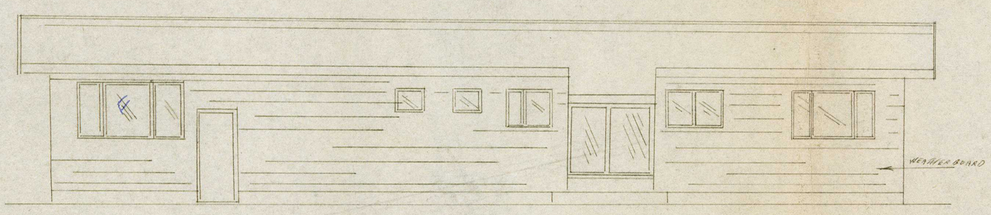


West Elevations

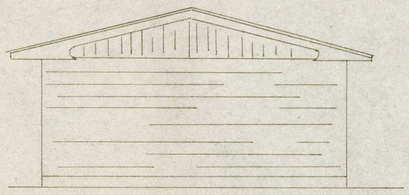


North





East



~~EAST~~
South

10014610

WALLACE COUNTY COUNCIL

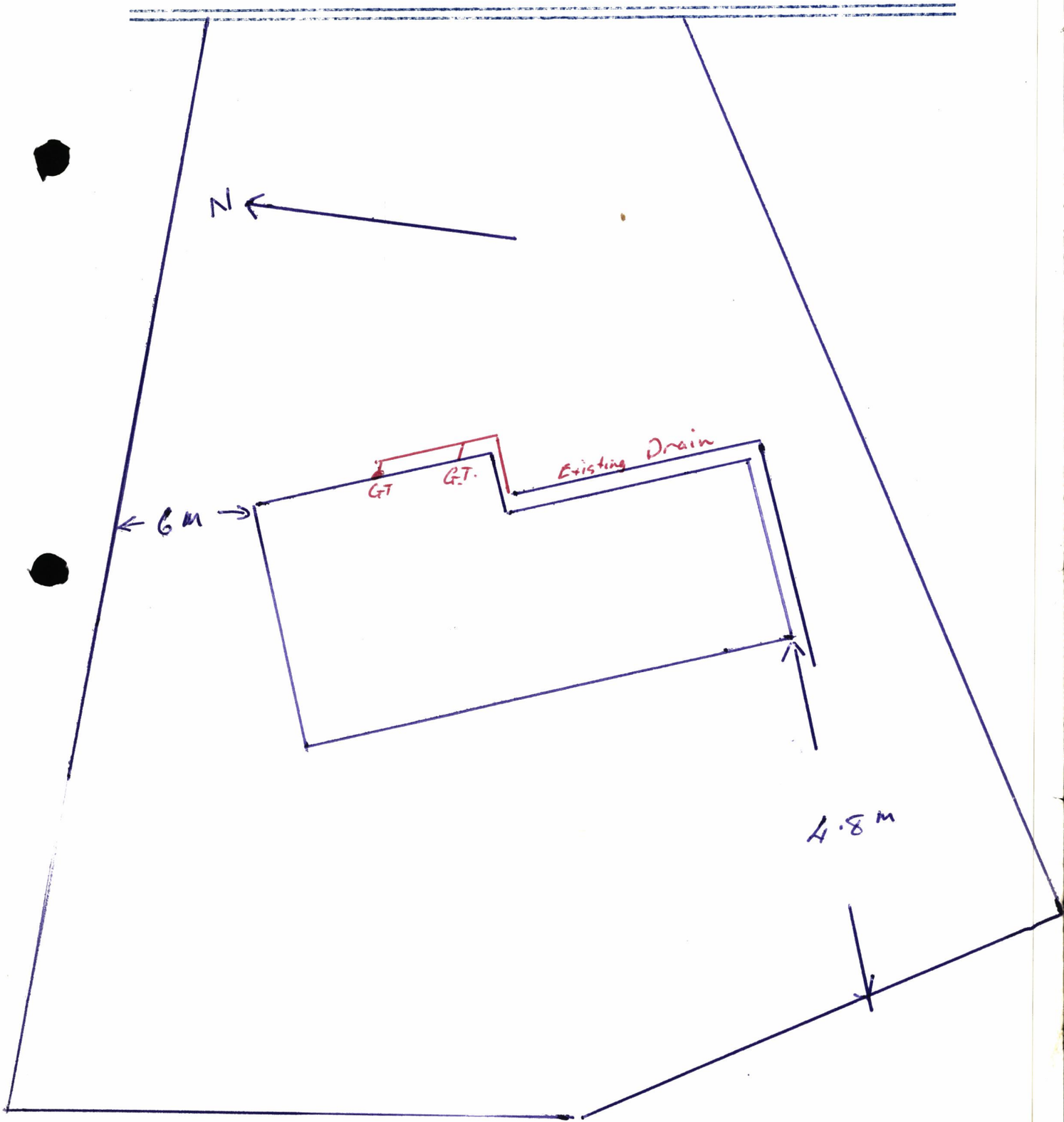
WHC Holdgate
23 Cladeau St.
Te Anau.

DRAINAGE PLAN

NEW SEWERAGE DRAINS - RED
NEW STRORMWATER - DOTTED BLACK
OLD DRAINS - FULL BLACK
SCALE - $\frac{1}{8}$" to a foot.

APPLICATION NO. _____
DATE RECEIVED: _____
PERMIT NO: _____
DATE ISSUED: _____

All drawings must be correct to Scale showing Road Boundaries, outlined of Buildings and all other necessary information.



WALLACE COUNTY COUNCIL

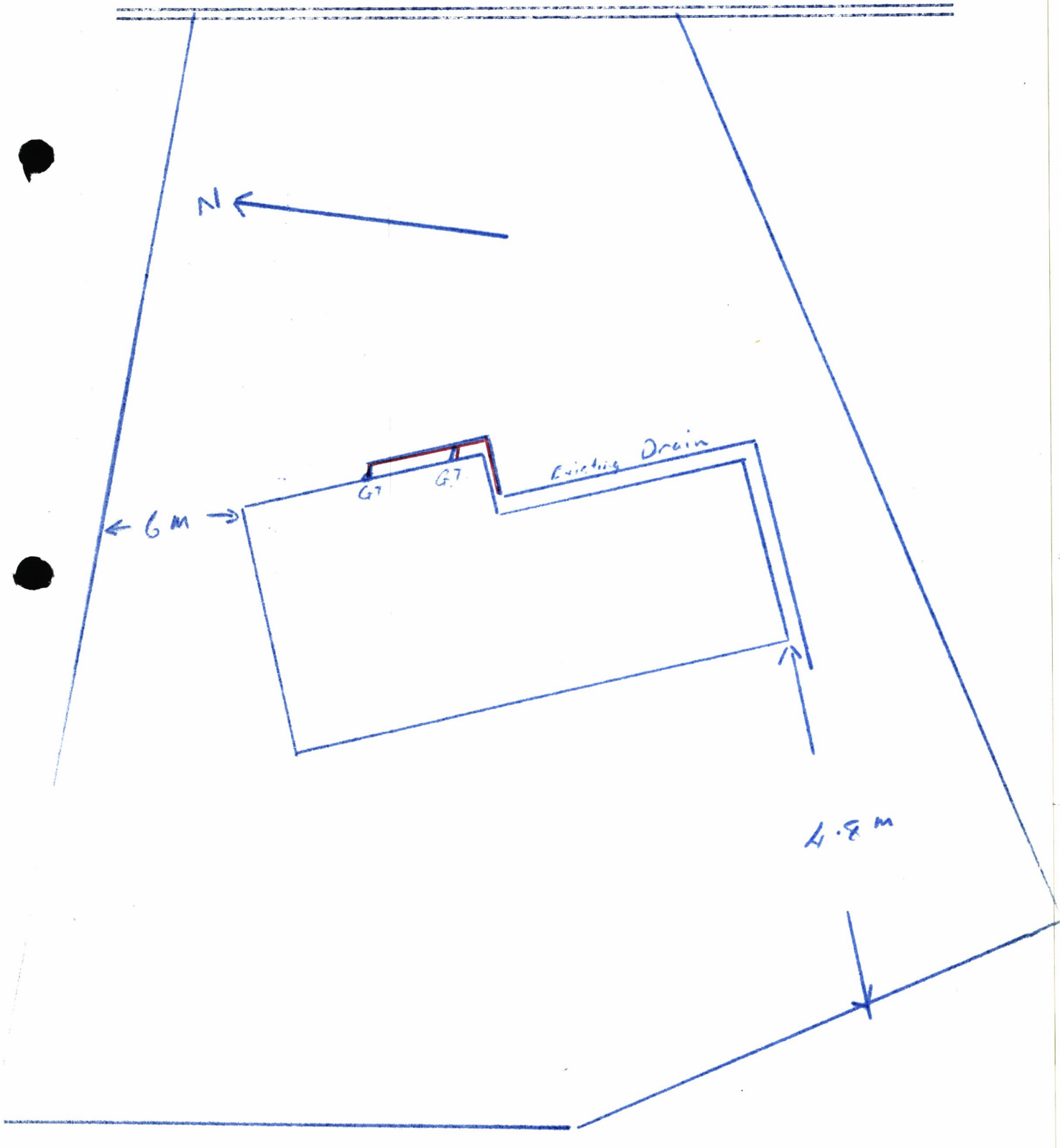
DRAINAGE PLAN

W11 Holdgate
23 Cladeau St
Te Anau.

NEW SEWERAGE DRAINS - RED
NEW STRORMWATER - DOTTED BLACK
OLD DRAINS - FULL BLACK
SCALE - $\frac{1}{2}$" to a foot.

APPLICATION NO. _____
DATE RECEIVED: _____
PERMIT NO: _____
DATE ISSUED: _____

All drawings must be correct to Scale showing Road Boundaries, outlined of Buildings and all other necessary information.



SOUTHLAND DISTRICT COUNCIL

CCC Decision Notification

Form C-Fm

Issued by the Southland District Council under Section 93 of the Building Act 2004

22 February 2021

Karen Eileen Cooper and Edward Arthur Guttery
31 Duncan Street
Te Anau 9600

Dear Sir/Madam

BLD/2008/41497/1

Install Yunca Wedj Freestanding Heating Unit

This letter is to inform you that a decision has been made on the above building consent. Council is required to make a decision as to whether the Code Compliance Certificate (CCC) can be issued, under Section 93 of the Building Act 2004 that decision has been made to change the status of this consent to "Refused CCC"

The reason for this decision has been made is either of the following:

- further documentation was required to process the application for CCC and has not been received yet
  Or
- a site notice was issued during the final inspection which has not been resolved yet.

While this status change does not prevent you from getting a CCC once the issues have been resolved, the status change for the consent will be shown on any LIM'S for the property, and may affect your insurances. Please confirm with your insurance company directly how this decision may affect your policy.

Since this decision has been made to change the status to "Refused CCC" the consent is no longer subject to the same 20 day decision requirements that it was before the decision was made. Once the information has been provided or the site notice resolved, it will be processed and/or actioned via a queue when capacity allows.

Yours faithfully

pp

Carl Trollip

Building Control Officer

Southland District Council
Te Rohe Pōtae o Murihiku
PO Box 903
15 Forth Street
Invercargill 9840
0800 732 732
sdc@southlanddc.govt.nz
southlanddc.govt.nz

When replying please quote: 60/3/01/126 B Johnson

8 May 2001

J D and S C Goodall
P O Box 207
TE ANAU

Dear Mr and Mrs Goodall

Resource Consent 01/126 - 208 Milford Road, Te Anau

I acknowledge receipt of the above application for resource consent and associated information on 2 May 2001.

This application seeks land use consent to construct a carport within the rear yard of the property at 208 Milford Road, Te Anau. Land use consent is required, as this application is located in the Te Anau Urban Resource Area under the Southland District Plan. Under Rule URB.5(1) of the District Plan, buildings are required to be setback a minimum of one metre from the legal rear boundary of a property.

I advise that this application has now been considered by the Council's Resource Planning Department staff, under delegated authority vested by the Council pursuant to Section 34 of the Resource Management Act 1991. It has been resolved as follows with respect to this matter:

That pursuant to Sections 94 and 104 of the Resource Management Act 1991, the Southland District Council considers the application of:

J D and S C Goodall

for consent to:

Construct a carport within the rear yard, located against the legal boundary adjoining 210 Milford Road, Te Anau (Lot 2 DP 14077).

On the following site in the Te Anau Urban Resource Area under the Southland District Plan:

208 Milford Road, Te Anau.

Legal description is:

Lot 1 DP 14077 (CT SL11B/557).

To be an application for **land use consent** as a **controlled activity**.

Pursuant to Section 105 of the Act, the Council resolves to **grant land use consent** to this application, subject to the following condition being imposed pursuant to Section 108 of the Act:

- The carport shall be sited and constructed in accordance with the plans and associated information submitted with the application for resource consent dated 2 May 2001.

Pursuant to Section 113 of the Act, the reasons for this approval are:

(a) The written approval of the adjoining landowner/occupier (Department of Conservation) has been received consenting to this proposal.

(b) Council is satisfied based on the location and design of the carport that the adverse effects of this proposal will be minor only.

The total cost incurred in the processing of this application was $180.25 (GST inclusive) calculated as per the attached costing sheet. Please find enclosed an invoice for this amount. These costs are recoverable by Council in accordance with Section 36 of the Resource Management Act 1991. If you have any further questions in regards to this matter, please do not hesitate to contact the undersigned on telephone (03) 214 9706.

Yours faithfully

Barbara Johnson
RESOURCE MANAGEMENT PLANNER

When replying please quote: 60/3/02/156 A Long

8 August 2002

P E and D M McMillan
208 Milford Road
TE ANAU

Dear Sir/Madam

Resource Consent 60/3/02/156 – Land Use Consent to Provide Two Traveller Accommodation Units – 208 Milford Road, Te Anau - McMillan

I acknowledge lodgement at the Resource Planning Section of the above resource consent application on 17 July 2002 and associated information on 1 August 2002.

This application seeks land use consent under Rule URB.6 of the Southland District Plan to operate two units for travellers' accommodation at 208 Milford Road, Te Anau. The units will accommodate a maximum total of eight guests at any one time (being four guests per accommodation unit (x two units).

I advise that this application has now been considered by the Council's Resource Planning Department staff, under delegated authority vested by the Council pursuant to Section 34 of the Resource Management Act 1991. It has been resolved as follows with respect to this matter:

"That pursuant to Sections 94, 104 and 105 of the Resource Management Act 1991, the Southland District Council considers the application of:

- **P E and D M McMillan**

for consent to:

- **To relocate two self contained units for the purpose of providing travellers' accommodation from these units**

in the following location:

- **a site located at 208 Milford Road, Te Anau**

The legal description of the property included in this consent is as follows:

- **Lot 1 DP 14077 (CT SL11B/557)**

to be an application for a **land use consent** as a **discretionary activity**.

Pursuant to Section 105 of the Act, the Council resolves to grant land use consent to this application, subject to the following conditions being imposed pursuant to Section 108 of the Act.

1. That the siting of the two units and the operation of the travellers' accommodation shall occur in accordance with the plans and application documentation submitted with the resource consent application.

2. One sign is authorised by way of this consent. The design, size, location, content and colour scheme of the sign shall be as per the application documentation and associated pictures. The sign is not authorised to be illuminated by way of this consent.

3. The maximum number of guests is restricted to a maximum total of eight guests at any one time, being a maximum of four guests per unit at any one time (x two units).

4. All exterior lighting shall be directed away from adjoining residential properties.

5. Two car parks shall be provided on-site in the location shown on the site plan submitted with the application. The car parking shall be formed and drained to an all weather standard.

6. That vehicular access to and from the travellers' accommodation units onto Milford Road is to be by way of the existing legal accessway directly onto Milford Road, as illustrated on the site plan submitted, not via the existing right-of-way on the east side of the property. No new accessways are authorised by way of this consent. If at some future stage a new accessway is desired an application under Council's Roading Policy would be required.

7. That noise levels generated during the exercise of this consent shall comply with Rule URB.6 of the Southland District Plan at the notional boundary of residences on adjacent properties, as follows:

   "Corrected noise levels (L_{10}) at the boundary of a site shall not exceed 60 dBA provided that corrected noise levels (L_{10}) shall not exceed the following limits

   (i) At or within the boundary of a residential activity;

Monday to Friday 7.00 am to 10.00 pm	L_{10} - 50 dBA
Saturday 7.00 am to 6.00 pm	L_{10} - 50 dBA
At all other times (including public holidays)	L_{10} - 40 dBA

(ii) At or within the boundary of any other non-residential property;

Monday to Friday
7.00 am to 10.00 pm L_{10} - 50 dBA

At all other times
(including public holidays) L_{10} - 40 dBA

"Notional boundary" means a line 20 metres from the façade of any building used for residential, hospitality, tourist, educational or health activity, or the legal boundary of the site on which the building is located where the boundary is closer to the building than 20 metres."

8. The Council shall monitor once only within six months of commencement of the activity so as to ensure compliance with the above conditions. The consent holder shall inform Council 's Resource Management staff in writing at least 10 working days in advance of when the travellers accommodation units are opened for business. All actual and reasonable costs of this monitoring shall be a cost recoverable by the Council in accordance with Section 36 of the Resource Management Act 1991. If, as a result of this monitoring, additional visits are necessary due to non-compliance with the conditions of the consent, then such additional monitoring will also be a cost recoverable by the Council in accordance with Section 36 of the Act.

Pursuant to Section 113 of the Act, the reasons for this approval are:

(a) The Council is satisfied that, subject to compliance with the conditions of the resource consent as outlined above, the adverse effects on the environment of the proposed travellers' accommodation will be minor only.

(b) Written approvals in terms of Section 94 of the Resource Management Act 1991 have been obtained from all adjoining landowners/occupiers as required by Council, and also from Transit New Zealand.

(c) Council considers that as the applicant will be residing in the adjoining dwelling, the potential for adverse environmental effects on adjacent landowners/occupiers will be minimised.

(d) Council is satisfied that vehicular access to and from the travellers' accommodation units by way of the existing legal access directly onto Milford Road will be safe and efficient, and that Transit New Zealand has given its approval in this regard. It is also noted that the approval from the Department of Conservation (as adjoining landowners) advises that access from these units shall not be by way of the existing right-of-way/internal driveway on Department of Conservation property to the east of the site, as was initially proposed, and condition (6) was worded accordingly.

(e) The Council is satisfied that provided the consent holder limits the number of guests to four guests per unit (there being two units in total), then the fire rating requirements of the Building Act 1991 will be complied with."

Please note that Council's Water Services staff advise that new services are required to be installed for the proposed new accommodation units, and shall connect to the mains at Milford Road. It is noted that the units may share lateral pipes provided they are of an appropriate size. Please contact Ms Karen Ladbrook, in Council's Water Services Section, at telephone (03) 218 7259, in this regard, should you require further information on this aspect.

The receipt for the $425.00 resource consent processing deposit lodged with the application is attached. A refund of $185.18 GST inclusive, in accordance with the attached costing sheet, will follow with the Council's next cheque run. If you require any additional information, please do not hesitate to contact the undersigned.

Yours faithfully

Andrew Long
GRADUATE RESOURCE MANAGEMENT PLANNER

When replying please quote: 60/3/02/156 A Long

8 August 2002

P E and D M McMillan
208 Milford Road
TE ANAU

COPY TO: Dave Joll

Dear Sir/Madam

Resource Consent 60/3/02/156 – Land Use Consent to Provide Two Traveller Accommodation Units – 208 Milford Road, Te Anau - McMillan

I acknowledge lodgement at the Resource Planning Section of the above resource consent application on 17 July 2002 and associated information on 1 August 2002.

This application seeks land use consent under Rule URB.6 of the Southland District Plan to operate two units for travellers' accommodation at 208 Milford Road, Te Anau. The units will accommodate a maximum total of eight guests at any one time (being four guests per accommodation unit (x two units).

I advise that this application has now been considered by the Council's Resource Planning Department staff, under delegated authority vested by the Council pursuant to Section 34 of the Resource Management Act 1991. It has been resolved as follows with respect to this matter:

"That pursuant to Sections 94, 104 and 105 of the Resource Management Act 1991, the Southland District Council considers the application of:

- **P E and D M McMillan**

for consent to:

- **To relocate two self contained units for the purpose of providing travellers' accommodation from these units**

in the following location:

- **a site located at 208 Milford Road, Te Anau**

The legal description of the property included in this consent is as follows:

- **Lot 1 DP 14077 (CT SL11B/557)**

to be an application for a **land use consent** as a **discretionary activity**.

Pursuant to Section 105 of the Act, the Council resolves to grant land use consent to this application, subject to the following conditions being imposed pursuant to Section 108 of the Act.

1. That the siting of the two units and the operation of the travellers' accommodation shall occur in accordance with the plans and application documentation submitted with the resource consent application.

2. One sign is authorised by way of this consent. The design, size, location, content and colour scheme of the sign shall be as per the application documentation and associated pictures. The sign is not authorised to be illuminated by way of this consent.

3. The maximum number of guests is restricted to a maximum total of eight guests at any one time, being a maximum of four guests per unit at any one time (x two units).

4. All exterior lighting shall be directed away from adjoining residential properties.

5. Two car parks shall be provided on-site in the location shown on the site plan submitted with the application. The car parking shall be formed and drained to an all weather standard.

6. That vehicular access to and from the travellers' accommodation units onto Milford Road is to be by way of the existing legal accessway directly onto Milford Road, as illustrated on the site plan submitted, not via the existing right-of-way on the east side of the property. No new accessways are authorised by way of this consent. If at some future stage a new accessway is desired an application under Council's Roading Policy would be required.

7. That noise levels generated during the exercise of this consent shall comply with Rule URB.6 of the Southland District Plan at the notional boundary of residences on adjacent properties, as follows:

   "Corrected noise levels (L_{10}) at the boundary of a site shall not exceed 60 dBA provided that corrected noise levels (L_{10}) shall not exceed the following limits

   (i) At or within the boundary of a residential activity;

Monday to Friday 7.00 am to 10.00 pm	L_{10} - 50 dBA
Saturday 7.00 am to 6.00 pm	L_{10} - 50 dBA
At all other times (including public holidays)	L_{10} - 40 dBA

(ii) At or within the boundary of any other non-residential property;

Monday to Friday
7.00 am to 10.00 pm L_{10} - 50 dBA

At all other times
(including public holidays) L_{10} - 40 dBA

"Notional boundary" means a line 20 metres from the façade of any building used for residential, hospitality, tourist, educational or health activity, or the legal boundary of the site on which the building is located where the boundary is closer to the building than 20 metres."

8. The Council shall monitor once only within six months of commencement of the activity so as to ensure compliance with the above conditions. The consent holder shall inform Council 's Resource Management staff in writing at least 10 working days in advance of when the travellers accommodation units are opened for business. All actual and reasonable costs of this monitoring shall be a cost recoverable by the Council in accordance with Section 36 of the Resource Management Act 1991. If, as a result of this monitoring, additional visits are necessary due to non-compliance with the conditions of the consent, then such additional monitoring will also be a cost recoverable by the Council in accordance with Section 36 of the Act.

Pursuant to Section 113 of the Act, the reasons for this approval are:

(a) The Council is satisfied that, subject to compliance with the conditions of the resource consent as outlined above, the adverse effects on the environment of the proposed travellers' accommodation will be minor only.

(b) Written approvals in terms of Section 94 of the Resource Management Act 1991 have been obtained from all adjoining landowners/occupiers as required by Council, and also from Transit New Zealand.

(c) Council considers that as the applicant will be residing in the adjoining dwelling, the potential for adverse environmental effects on adjacent landowners/occupiers will be minimised.

(d) Council is satisfied that vehicular access to and from the travellers' accommodation units by way of the existing legal access directly onto Milford Road will be safe and efficient, and that Transit New Zealand has given its approval in this regard. It is also noted that the approval from the Department of Conservation (as adjoining landowners) advises that access from these units shall not be by way of the existing right-of-way/internal driveway on Department of Conservation property to the east of the site, as was initially proposed, and condition (6) was worded accordingly.

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Please note that Council's Water Services staff advise that new services are required to be installed for the proposed new accommodation units, and shall connect to the mains at Milford Road. It is noted that the units may share lateral pipes provided they are of an appropriate size. Please contact Ms Karen Ladbrook, in Council's Water Services Section, at telephone (03) 218 7259, in this regard, should you require further information on this aspect.

The receipt for the $425.00 resource consent processing deposit lodged with the application is attached. A refund of $185.18 GST inclusive, in accordance with the attached costing sheet, will follow with the Council's next cheque run. If you require any additional information, please do not hesitate to contact the undersigned.

Yours faithfully

Andrew Long
GRADUATE RESOURCE MANAGEMENT PLANNER

When replying please quote: 60/3/02/156 A Long

8 August 2002

P E and D M McMillan
208 Milford Road
TE ANAU

COPY TO: Paul Bell

Dear Sir/Madam

Resource Consent 60/3/02/156 – Land Use Consent to Provide Two Traveller Accommodation Units – 208 Milford Road, Te Anau - McMillan

I acknowledge lodgement at the Resource Planning Section of the above resource consent application on 17 July 2002 and associated information on 1 August 2002.

This application seeks land use consent under Rule URB.6 of the Southland District Plan to operate two units for travellers' accommodation at 208 Milford Road, Te Anau. The units will accommodate a maximum total of eight guests at any one time (being four guests per accommodation unit (x two units).

I advise that this application has now been considered by the Council's Resource Planning Department staff, under delegated authority vested by the Council pursuant to Section 34 of the Resource Management Act 1991. It has been resolved as follows with respect to this matter:

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- **P E and D M McMillan**

for consent to:

- **To relocate two self contained units for the purpose of providing travellers' accommodation from these units**

in the following location:

- **a site located at 208 Milford Road, Te Anau**

The legal description of the property included in this consent is as follows:

- **Lot 1 DP 14077 (CT SL11B/557)**

to be an application for a **land use consent** as a **discretionary activity**.

Pursuant to Section 105 of the Act, the Council resolves to grant land use consent to this application, subject to the following conditions being imposed pursuant to Section 108 of the Act.

1. That the siting of the two units and the operation of the travellers' accommodation shall occur in accordance with the plans and application documentation submitted with the resource consent application.

2. One sign is authorised by way of this consent. The design, size, location, content and colour scheme of the sign shall be as per the application documentation and associated pictures. The sign is not authorised to be illuminated by way of this consent.

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6. That vehicular access to and from the travellers' accommodation units onto Milford Road is to be by way of the existing legal accessway directly onto Milford Road, as illustrated on the site plan submitted, not via the existing right-of-way on the east side of the property. No new accessways are authorised by way of this consent. If at some future stage a new accessway is desired an application under Council's Roading Policy would be required.

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Saturday 7.00 am to 6.00 pm	L_{10} - 50 dBA
At all other times (including public holidays)	L_{10} - 40 dBA

(ii) At or within the boundary of any other non-residential property;

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7.00 am to 10.00 pm L_{10} - 50 dBA

At all other times
(including public holidays) L_{10} - 40 dBA

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(a) The Council is satisfied that, subject to compliance with the conditions of the resource consent as outlined above, the adverse effects on the environment of the proposed travellers' accommodation will be minor only.

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Yours faithfully

Andrew Long
GRADUATE RESOURCE MANAGEMENT PLANNER

Property hazard report

Property Information

Property Address: Section 809 Block I Manapouri SD ‘the property’

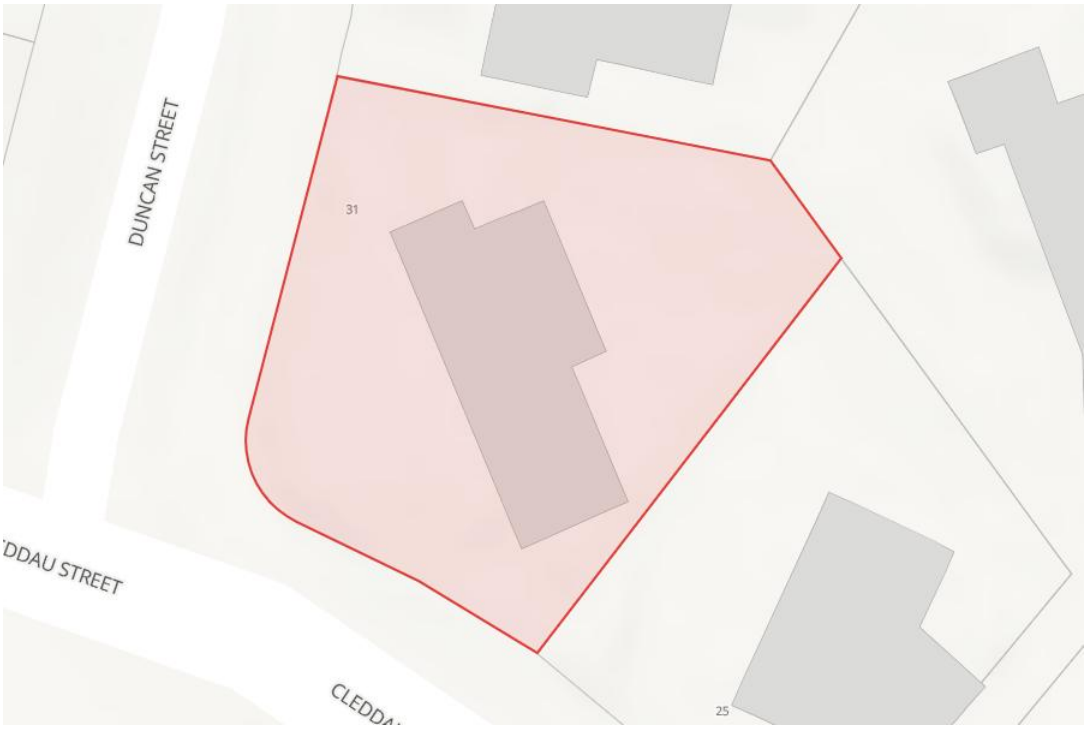
Legal Description: Section 809 Block I Manapouri SD

Territorial Authority: Southland District Council

LIM Reference Number: LIM/2026/10527

Date Generated: **12/11/2026**

Property Location



This natural hazard information has been provided by the Southland Regional Council (Environment Southland), based on the best available knowledge and data as at 12/11/2026. The information relates to hazards that may affect the land described above and is provided in accordance with Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. Please note that this report has been automatically generated and is only a representation of available data at the time of production.

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

Summary of Natural Hazards Identified

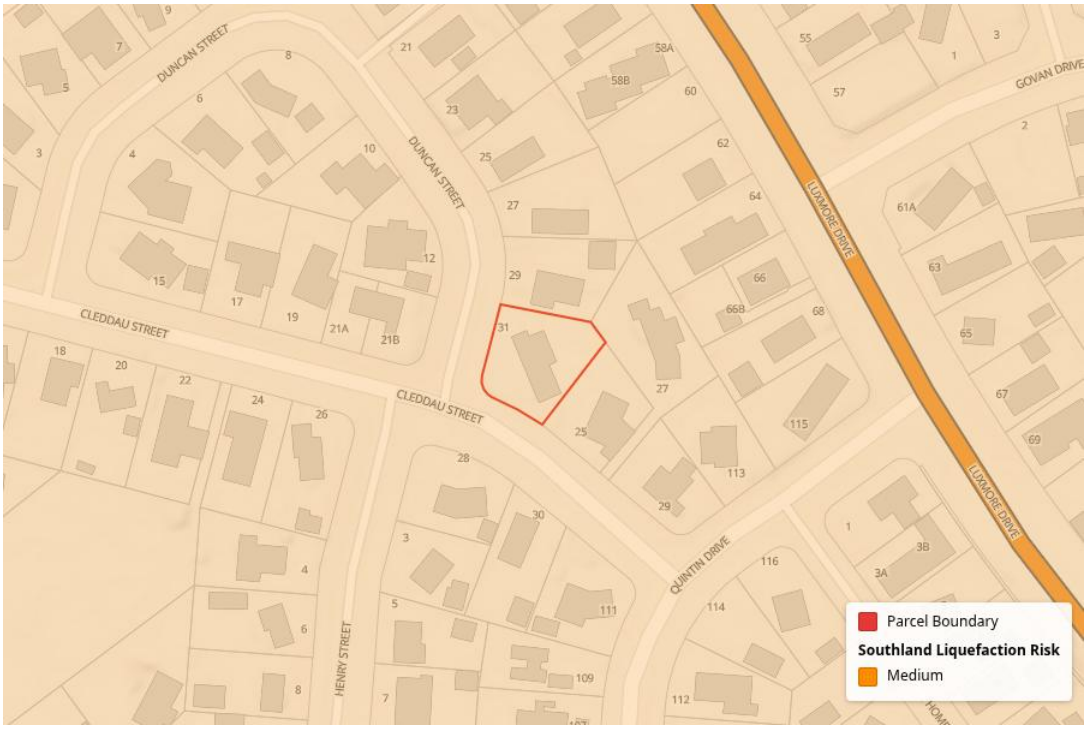
Maps showing the delineation of the reported natural hazards can be found at Environment Southland's Natural Hazard Portal, available here: Southland's Natural Hazard Portal

EARTHQUAKE

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

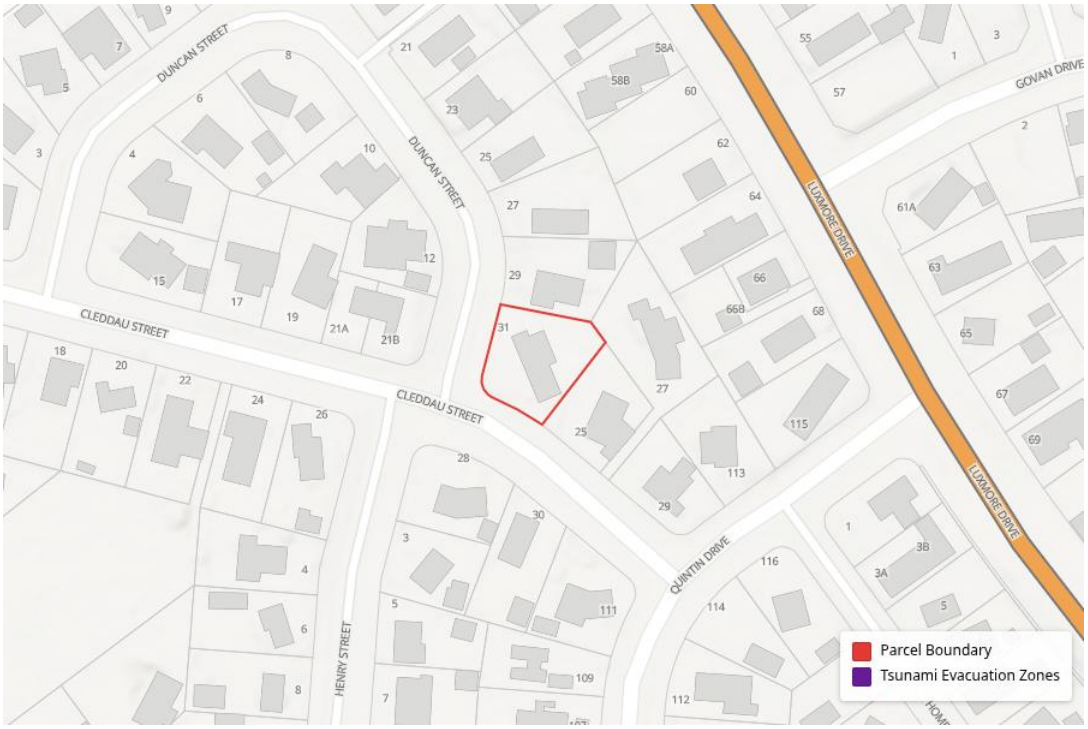


- **Southland Liquefaction risk:** The liquefaction risk for the property is described as: Medium. This classification is indicative only and is no substitute for detailed site investigations, including subsurface investigations, to determine ground conditions.



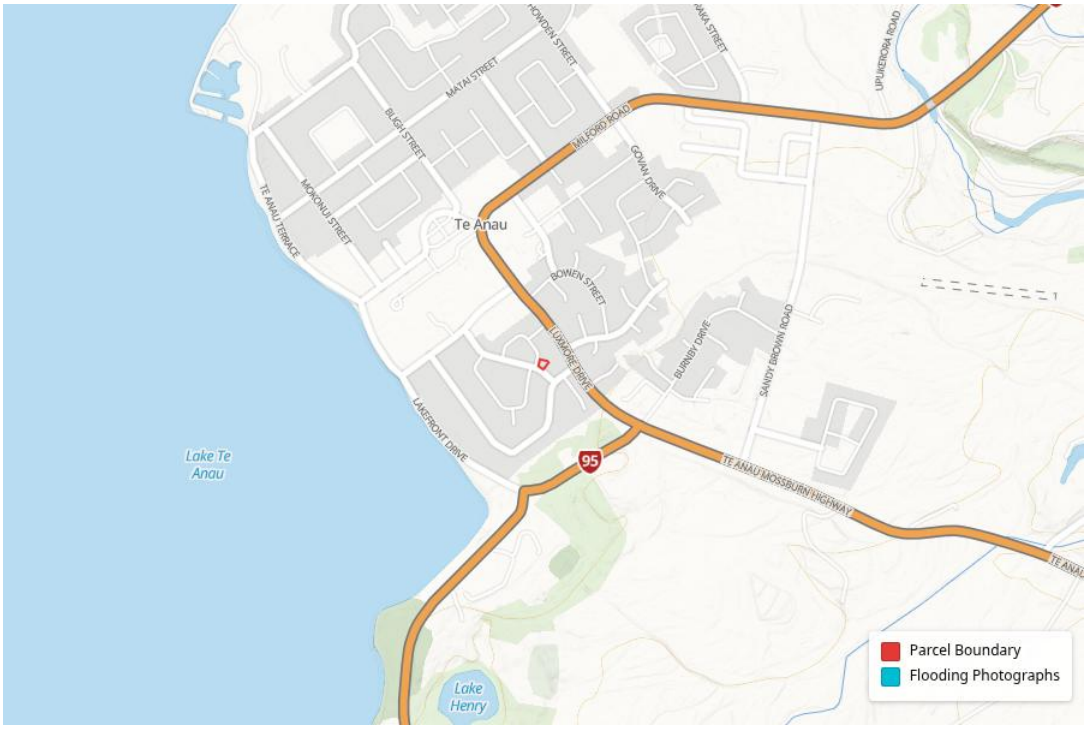
TSUNAMI

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



FLOODING

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



LANDSLIDE

- **GNS Landslide Database:** The property contains or is within proximity to a historically mapped landslide feature(s) identified within the Earth Sciences New Zealand (formerly GNS Science) New Zealand Landslide Database (2017 NZLD Archive). ESNZ are in currently in the process of reviewing and updating this information to the 2025 database (v2). As such this interpretation is subject to change as this review is undertaken and /or new information becomes available. More information is available here https://www.gns.cri.nz/data-and-resources/new-zealand-landslide-database/ and https://link.springer.com/article/10.1007/s10346-017-0843-6

Other information and links

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

Contact

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

Disclaimer:

1. Southland Regional Council (Environment Southland) provides this information for your personal use only.
2. This information provided to you is based on the best information currently held by Environment Southland. Any comments provided in respect of natural hazards are an indication of the natural hazard from analysis of that information only and Environment Southland may not have undertaken a recent physical inspection of the land. Any comments do not necessarily reflect the greatest extent of the natural hazard suffered in the past, or likely to be suffered in the future.
3. Whilst due care has been taken in providing comments and information regarding natural hazards, any comments and information provided by Environment Southland is provided for guidance purposes and should be considered as being indicative only. Your use of the information is entirely at your own risk.
4. Any comments and information provided to you should not be relied upon as the sole basis for any decision, particularly in relation to potential risk.
5. The information provided is in some cases regional in scope with higher uncertainty in accuracy of natural hazard scenarios and cannot be substituted for a site-specific investigation. A suitably qualified and experienced practitioner should be engaged if a site specific investigation is required.
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    (b) any loss (including, without limitation, consequential loss, loss of profits or loss of data), damage, cost or expense of any kind suffered or incurred in connection with your use of, or reliance on, comments or information provided.
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11. Information we provide to you may not be used for the purposes of any legal disputes.
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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **SL5C/482**

Land Registration District **Southland**

Date Issued 04 July 1977

Prior References
SLPR5A/830

Estate Fee Simple

Area 961 square metres more or less

Legal Description Section 809 Block I Manapouri Survey District

Original Registered Owners

Karen Eileen Cooper as to a 1/2 share

Edward Arthur Guttery as to a 1/2 share

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

179326.3 Mortgage to Trust Bank Southland Limited - 17.9.1990 at 9.01 am

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage 179326.3 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am

Reference:
Certificate No. 025746.1
P.R. Vol. 5A Folio 830
Transfer No.

Land and Deeds 72

No. 5C/482

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 4th day of July one thousand nine hundred and seventyseven under the seal of the District Land Registrar of the Land Registration District of SOUTHLAND being a Certificate in lieu of Grant, **WITNESSETH** that ROBIN ALLEN LINWOOD of Te Anau Tractor Driver and CAROL ANN LINWOOD his wife are

as seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, which said land was originally acquired by the abovenamed

as from the 6th day of May one thousand nine hundred and seventyseven under Sections 52 and 53 of the Land Act 1948
that is to say: All that parcel of land containing 961m² more or less being Section 809 Block I MANAPOURI DISTRICT

Interests as at date of issue:

Subject to Section 8 of the Mining Act 1971 and Section 168A of the Coal Mines Act 1925

Settled under the Joint Family Homes Act 1964 effective 7.8.1975 Application 003676.1

CANCELLED

003676.2 Mortgage to Housing Corporation of New Zealand 7.8.1975 at 2.55 p.m.

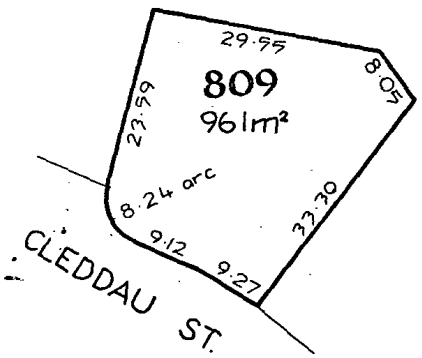
DISCHARGED 4/7/77 A.L.R.

DISTRICT LAND REGISTRAR SOUTHLAND

ASSISTANT LAND REGISTRAR

003676.3 Family Benefit Charge to Housing Corporation of New Zealand 7.8.1975 at 2.55 p.m.

DISCHARGED 4/7/77 A.L.R.



025753.3 Transfer to William Henry Collins Holdgate of Christchurch Retired Company Secretary 4.7.1977 at 9.43 a.m.

A.L.R.

042118.1 Transfer to Meynel Desmond Henry Harpur of Te Anau Machine Operator and Beverley Jean Harpur his wife 12.12.1978 at 1.34p.m.

A.L.R.

042118.2 Mortgage to Bank of New Zealand Savings Bank Limited 12.12.1978 at 1.34p.m.

067960.1 DISCHARGED 1.3.79 A.L.R.

A.L.R.

No. 5C/482

Measurements are Metric
SO 8735 Ed

OVER

5C/482

069017.1 Transfer to Robin Michael Pettit of Te Anau School Teacher and Lynne Margaret Pettit his wife 5.5.1981 at 10.17 a.m.

179326.1 DISCHARGED A.L.R.

069017.2 Mortgage to Housing Corporation of New Zealand 5.5.1981 at 10.17 a.m. A.L.R.

A.L.R.

179326.2 Transfer to Karen Eileen Cooper of Te Anau hairdresser and Edward Arthur Guttery of Invercargill fisherman - 17.9.1990 at 9.01 a.m. as tenants in common in equal shares

A.L.R.

179326.3 Mortgage to Trust Bank Southland Limited - 17.9.1990 at 9.01 a.m.

A.L.R.

DISCHARGED 203140-1 28 OCT 1992

179326.4 Mortgage to Housing Corporation of New Zealand - 17.9.1990 at 9.01 a.m.

A.L.R.