

LAND INFORMATION MEMORANDUM

APPLICATION

One Agency Mackenzie	No.	L20240266
PO Box 150	Application date	20/11/2024
Twizel 7944	Issue date	3/12/2024
Phone		034350303

PROPERTY

Valuation No	2532001407
Location	5 Swallow Drive, PUKAKI WARD
Legal Description	LOT 5 DP 386968
Owner	Curvo Group Limited:
Area (hectares)	0.1316

RATES

Government Valuation

Land	\$ 255,000
Improvements	\$ 345,000
Capital Value	\$ 600,000

Current Rates Year 2024 to 2025

Annual Rates	\$2,997.10
Current Instalment	\$ 749.30
Current Year - Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Instalment Due	20/12/24

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

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

PLANNING/RESOURCE MANAGEMENT**Zone: Airport Zone**

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

The site is zoned Airport Zone in the Operative Mackenzie District Plan (the District Plan).

Mackenzie District Council formally approved Plan Change 21 (Implementing the Spatial Plans) to the Mackenzie District Plan on 29 August 2023. The provisions in Plan Change 21 are fully operative as of 14 September 2023. All applications submitted to Council will be assessed against the PC21. Plan Change 21 zones and rules are available on our website at <https://mackenzie.isoplan.co.nz/review>

Mackenzie District Council formally approved Plan Change 22 (Light) to the Mackenzie District Plan on 27 June 2023. The provisions in Plan Change 22 are fully operative as of 13 July 2023. All applications submitted to the Council will be assessed against the PC22. Plan Change 22 rules are available on our website at <https://mackenzie.isoplan.co.nz/review>

Stage 3 of the Mackenzie District Plan Review was publicly notified on 4 November 2023, being the following proposed plan changes:

Plan Change 23 - General Rural Zone, Natural Features and Landscapes, and Natural Character.

Plan Change 24 - Sites and Areas of Significance to Maori.

Plan Change 25 - Rural Lifestyle Zone.

Plan Change 26 - Renewable Electricity Generation and Infrastructure.

Plan Change 27 - Earthworks, Subdivision, Public Access and Transport.

The Decisions Version of Plan Changes 23 to 27, and the Zone Change Requests were publicly notified on 5 August 2024. All rules in Plan Changes 23 to 27 now have legal effect, and those rules which are not subject to an appeal are to be treated as Operative. All applications submitted to the Council will be assessed against the PC23 to PC27. Plan Change 23 to 27 rules are available on our website at <https://mackenzie.isoplan.co.nz/review>

Additional Information, including the decisions version of Stage 3 of the District Plan Review (PC23 to PC27) is available to view on Council's website. To view the additional information on the proposed plan changes, decisions, and planning maps please refer to <https://letstalk.mackenzie.govt.nz/dpr-stage-three>

The provisions in Plan Changes 24, 26 and 27 apply District Wide.

Stage 4 of the Mackenzie District Plan Review was publicly notified on 5 November 2024 being the following proposed plan changes:

Plan Change 28 - Hazards and Risks, Historic Heritage and Notable Trees, Variation 1 to Plan Change 26, and Variation 1 to Plan Change 27.

Plan Change 29 - Open Space and Recreation Zones, Noise, Signs and Temporary Activities, Variation 1 Plan Change 23, Variation 2 to Plan Change 26, and Variation 2 to Plan Change 27.

Plan Change 30 - Special Purpose Zones, Variation 2 to Plan Change 23, Variation 3 to Plan Change 26, and Variation 3 to Plan Change 27.

Designations Chapter. The rules in these plan changes do not have legal effect until decisions are made on submissions except all rules in the Historic Heritage and Notable Trees Chapters which have immediate legal effect upon notification.

The closing date for lodging a submission is 5pm Friday 22 January 2025.

The site is proposed to be rezoned under Plan Change 30 to Airport Special Purpose Zone. The site is subject to State Highway Noise Corridor Overlay under Plan Change 29. Under Plan Change 28 the site is subject to the Flood Hazard Assessment Overlay and the Hydro Inundation Hazard Overlay.

Plan Changes 28 to 30 and Designations also apply District Wide.

To view the proposed plan changes, variations, and designations in the EPlan and planning maps go to <https://mackenzie.isoplan.co.nz/review>

To view the proposed plan changes, variations and designations as PDFs, and the associated notification documents, please refer <https://letstalk.mackenzie.govt.nz/district-plan-review-stage-four>

The site is located within the Pukaki Flight Protection Area under the Operative Plan.

The site is designated as Pukaki Aerodrome-Pukaki Airport under the Operative District Plan. Under the Designations Chapter of Stage 4 of the District Plan Review the site is proposed to be Designated MDC-31 Pukaki Airport.

The site is located within a Hydro-Electricity Inundation Area identified in the District Plan Maps. Meridian Energy Limited have provided the Council with technical maps and reports. The relevant map is attached to this LIM and the report is available on request. A copy of the letter sent to the landowner about Councils' intention to include the site in the Hydro Inundation Hazard Overlay is attached.

The site may have Consent Notices registered on the Record of Title. Any Consent Notices must be complied with on an ongoing basis.

A search of Environment Canterbury records shows that the subject land is not listed on the Listed Land Use Register (LLUR). This indicates that hazardous activities have not occurred on the site and that soil is not contaminated. For further details please refer to the attached statement from the LLUR or contact Environment Canterbury directly.

No resource consents have been granted to the site.

No Street Address-Lot 201 DP 386968 - Land Use Consent - **RM190090** was granted on 15 August 2019 to reduce the road boundary setbacks in the airport zone to be in accordance with the easement instrument imposed by RM050089. A copy of this consent is available on request.

No Street Address-Lot 201 DP 386968 - Land Use Consent - **RM090056** was granted on 12 October 2009 to establish fuel storage and distribution facility at Pukaki Airport. A copy of this consent is available on request.

No Street Address-Lot 201 DP 386968 - Land Use Consent - **RM070072** was granted on 7 September 2007 for signage of 10.818 metres in area. A copy of this consent is available on request.

No Street Address-Lot 201 DP 386968 - Land Use Consent - **RM950006** was granted on 24 November 1995 for additional aircraft operations from Airport at Pukaki Airport SH8. A copy of this consent is available on request.

4 Swallow Drive - Lot 10 DP 386968 - Land Use Consent - **RM190047** was granted on 23 May 2019 for the construction of a Hangar and Staff Residence within the 20m Road Boundary Setback in the Airport Zone. A copy of this consent is available on request.

4 Swallow Drive - Lot 10 DP 386968 - Land Use Consent - **RM190092** was granted on 30 March 2020 to undertake visitor accommodation; land use consent to erect signage in the airport zone; section 127 consent to delete conditions 3 and 15 and change conditions 1, 3, 4, 11 of RM190047. A copy of this consent is available on request.

LAND USE ON CONTIGUOUS PROPERTIES

No information located.

BUILDING

9/08/21 BUILDING CONSENT 200224:

Building alterations and additions and change of use:

Construct single bedroom living accommodation within existing aircraft hangar shell (WB change to SH)

Lapsed 25/12/23

9/10/17 BUILDING CONSENT 170245:

Construction of aircraft hangar

Code Compliance Certificate issued 21/06/21

COMPLIANCE SCHEDULE CS0247: COMPLIANCE SCHEDULE CS0247:

Application Sent 21/10/20

For the design of any new building work consideration of Wind and Snow loading will be required. The measure of compliance for the BCA will be via NZS3604:2011 sections 5 and 15 or the applicant can provide site specific calculations/design from a Chartered Professional Engineer to confirm the relevant loading that applies to the application.

Exposure zone B

Earthquake zone 2.

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

No information is held on natural hazards that may affect this site. Please refer to Environment Canterbury for a report on natural hazards. Please find attached to this LIM report a sheet from Environment Canterbury detailing how to apply for a Land Information Report (LIR) and the type of information that would be included in such a report. Please contact Environment Canterbury directly to request a LIR on this property.

Potential for this site to have filled ground. Confirmation of soil bearing capacity (Geotech report) may be required for any building consent application.

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

SEWER AND WATER**Sewer**

Property is connected to and rated for the Twizel Sewerage Scheme

Water

Property is connected to and rated for the Twizel Water Supply. The Twizel Water Supply is subject to hosing restrictions during prolonged dry periods. It is primarily disinfected by ultraviolet light with a low level of chlorination. The supply meets the Ministry of Health's New Zealand Drinking Water Standards. The water connection is metered, and the property is subject to excess water charges.

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

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

As referred to in Plan Change 4 to the Canterbury Land and Water Regional Plan "The discharge of storm water onto or into land where contaminants may enter groundwater is a permitted activity, provided the following conditions are met:

1. The discharge is not from, into or onto contaminated or potentially contaminated land
2. The discharge:
 - a. Does not cause storm water from up to and including a 24-hour duration 10% annual Exceedance Probability rainfall event to enter any other property; and
 - b. Does not result in the ponding of storm water on the ground for more than 48 hours, unless the pond is part of the storm water treatment system; and
 - c. Is located at least 1m above the seasonal high-water table that can be reasonably inferred for the site at the time the discharge system is constructed; and
 - d. Is only from land used for residential or rural activities; and
 - e. Does not occur where there is an available reticulated stormwater system; and
 - f. Is not from a system that collects and discharges stormwater from more than five sites

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

LAND AND BUILDING CLASSIFICATIONS

No information located.

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

COMPLIANCE WITH FENCING OF SWIMMING POOLS ACT 1987

No pool registered to this property.

LAND TRANSPORT REQUIREMENTS

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

Road access can be interrupted by snowfalls for several days. It should also be noted that in the event of heavy snow falls, which require the road network to be cleared of snow, it is the property owner/resident's responsibility to clear the vehicle entrance way to the cleared section of road. If further information is required about the schedule for this clearance program or if assistance is needed in snow clearance the Council should be contacted.

Maintenance of accessways shall be the responsibility of the property owner except in the following instances: When Road improvements have necessitated alterations to the accessway, the maintenance of the alterations will be the responsibility of the Council until they have become stabilized.

Where an accessway crosses a formed footpath, the Council will maintain the footpath, to a standard suitable for the pedestrians. Any damage to the footpath caused by vehicles will be repaired at the property owner's expense. The property owner shall maintain the accessway in a safe and tidy condition, this shall include maintaining pedestrian access maintaining road side drainage ensuring gravel is not brought onto the road or footpath

Landscaping and/or other improvements on the road frontage of this property encroach onto the road reserve. Whether specifically approved by the Council or not, any private use of the road reserve is informal and has no legal status. In the event that the Council requires any encroachment to cease the occupier shall do so immediately without compensation.

SPECIAL LAND FEATURES

No information located.

LICENCES/ENVIRONMENTAL HEALTH

No information located.

NETWORK UTILITY OPERATORS

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

HAZARDOUS SUBSTANCES

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

OTHER INFORMATION

No title search has been done on this property.

NOTES

1. The information set out in this summary is made available in good faith pursuant to the Local Government Official Information and Meetings Act 1987.
2. Council does not express any opinions in this form and in particular does not warrant that the land which is the subject of this form is suitable for any particular purpose.
3. The information in this form has been prepared from records held by Council, however, Council does not warrant that the information is correct and will not accept any liability for errors or omissions in its records or for errors or omissions in the presentation of information from those records, or for any cost, damages or expenses incurred in consequence of errors or omissions or reliance on the information.
4. a) Every care has been taken to ensure that the information is correct at the time of issue. Council advises that there may be other information relating to the land which is not normally included in a Land Information Memorandum, or which is unknown to Council and which therefore is not referred to in this document.

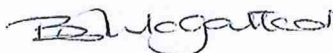
b) Some categories of information are based on records supplied to Council by property owners or developers or tradesmen.

c) In preparing the information, no inspections of the property have been undertaken.

d) Where the information indicates the existence of some requisition or Council interest in the land it is the responsibility of the persons seeking the information to follow up.

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

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



Barbara McGartland
Manager – Customer Services
On behalf of: Mackenzie District Council
Date: 3/12/24

