

STRATFORD DISTRICT COUNCIL

DISCRETIONARY INFORMATION IN THE PREPARATION OF LAND INFORMATION MEMORANDUMS (LIMS)

DEPARTMENT: Environmental Services	RESPONSIBILITY: <ul style="list-style-type: none">• Director Environmental Services
REVIEW DATE: N/A	NEXT REVIEW: 2019/2020
VERSION: 1 D18/33329	APPROVAL DATE: 11/12/2018

INTRODUCTION

On request, Council must prepare a Land Information Memorandum (LIM) on any land in the district, in accordance with S44A(1) of the Local Government Official Information Act 1987. The information a LIM must contain is guided by S44A(2). In addition to this mandatory information, S44A(3) provides the following option to Council:

“A territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.”

PURPOSE OF POLICY

The purpose of the policy is to describe how Council will exercise its discretion pursuant to S44A(3).

POLICY PRINCIPLES

1. As a guiding principle, Council will disclose all information that is relevant to the current and future use of the subject land, and any external factors Council is aware of, that may influence how the land is used in the future.
2. When possible, information specific to the subject land will be provided. In circumstances where only generic information that could be relevant to the subject land is available, this will be referenced at an appropriate level of detail.

DISCRETIONARY INFORMATION

In addition to the information Council must provide in accordance with S44A(2) of the Act, Council will exercise its discretion pursuant to S44A(3) and disclose the following information:

1. Resource consents that have been lodged with Council for land adjoining or adjacent to the subject land.
2. Council capital works programs that are planned or proposed on adjacent or adjoining to the subject land.
3. Natural hazards known to Council that are currently not shown on the district plan maps.
4. Whether the subject land is within or adjoining a statutory acknowledgment area arising from treaty settlement legislations.
5. The location of the subject land in relation to the following established landmarks that generate noise:
 - Stratford Speedway
 - Stratford Sale yards
 - Stratford Power Station
6. The location of the subject land in relation to high-hazard on high industry land uses such as:
 - Commercial poultry sheds
 - Oil and gas exploration or production facilities.

7. The location of the subject land in relation to areas that are proposed or currently metered for water use. If subject property is fitted with a council owned water meter, a LIM shall identify this and highlight the requirement for a final meter reading as part of any change of ownership.
8. The status of any major policy reviews being undertaken by Council that may be relevant to the subject land, including:
 - Annual Plan or Long Term Plan review
 - District Plan review
 - Bylaw review
 - Council Policy review.

REVIEW

This policy will be reviewed annually, in conjunction with community consultation required for annual or long term plan preparation.