

Westland District Council
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Land Information Memorandum

Application

Whalan David Murray Limited	No.	L260087
	Application date	07/04/2026
Level 1	Issue date	17/04/2026
3 Deans Avenue	Phone	022 167 5797
Christchurch 8011		

Property

Valuation No.	2573010104
Location	4464C Otira Highway (SH 73), Otira
Legal Description	Lot 3 Deposited Plan 363140
Owner	Livadia Limited
Area (hectares)	5.1885

Rates

Government Valuation	
Land	\$ 245,000
Capital Value	\$1,450,000
Improvements	\$1,205,000
Current Rates Year 2025 to 2026	
Annual Rates	\$9,997.70
Current Instalment	\$2,499.43
Clearance to year end	\$2,274.48
Arrears for Previous Years	\$ 0.00
Next Instalment Date	20/05/26
Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.	
Information concerning Regional Rates (including Warm West Coast Loan status) is available from the West Coast Regional Council, P O Box 66, Greymouth, phone 03 768 0466.	

Outstanding Requisitions

No outstanding requisitions located.

Planning/Resource Management

Operative Zone: Rural

Decision Version Zone and Overlays: General Rural Zone, Designation NZTA10, Pounamu Management Area, State Highway Road Noise Overlay, National Grid Transmission Line.

Full details of the zone requirements are found in the Operative District Plan and the Decision Version of the Te Tai o Poutini Plan.

Please note that any land use consents listed below may be subject to consent conditions that must be complied with and may be monitored by Council in the future. Some conditions may be ongoing.

31/10/25 RESOURCE CONSENT 250119 : Section 127 variation application to amend condition 1 of RC230146 to allow for an increase in Gross Ground Floor and height of the cafe on land legally described as Lot 3-4 DP 363140 in the Rural Zone (ODP); and the General Rural Zone (PDP) located at 4464C Otira Highway (SH 73) : Granted under Delegated Authority 9/10/25 : Decision Notified 9/10/25.

RESOURCE CONSENT 250109 : Application Returned - Incomplete 31/07/25.

26/02/24 RESOURCE CONSENT 230146 : Section 127 variation application to amend Conditions 1 and 31 of RC210089 to allow for the construction of 11 one-bedroom pods and a recreation room on land legally described as Lot 3-4 DP 363140 within the Rural Zone (ODP) and General Rural Zone (PDP) : Granted under Delegated Authority 2/02/24 : Consent Effective 23/05/24.

15/03/22 RESOURCE CONSENT 210089 : To redevelop an existing commercial accommodation facility, including the construction and operation of 26 accommodation units, 14 motorhome sites, cafe, associated amenities and two residential dwellings within the Rural Zone site legally described as Lot 3 DP 363140, 4464C Otira Highway : Granted under Delegated Authority 22/02/22 : Consent Effective 20/03/25.

03/11/20 RESOURCE CONSENT 200067 : To vary land use resource consent 050122 to provide for additional accommodation options at the campervan and camping facility on land legally described as Lot 3 DP 363140, 4464c Otira Highway (State Highway 73), Jacksons : Granted under Delegated Authority 12/10/20 : Variation Received 22/02/22.

27/10/05 RESOURCE CONSENT 050122 : Campervan and camping facility : Granted under Delegated Authority 5/10/05 : Consent Effective 1/11/06.

The Decision Version of the Te Tai o Poutini Plan was notified on 10 October 2025. At the time of notification all rules have legal effect. As a result of this process, there is a possibility that the planning rules relevant to this property have changed or may change. The Decision Version of the TTPP can be viewed at <https://westcoast.isoplan.co.nz/eplan/>

Building

BUILDING CONSENT 230209A : Amendment 1 - Change to engineered foundations and subfloor bracing to the 11 cabins and recreation room, change in location of the gym and re-named the recreation room : Amendment Issued 9/02/24.

09/02/24 BUILDING CONSENT 230209 : Relocate 12 x existing pods that are exempt work. Building Consent for piled foundations, stormwater and access : Code Compliance Certificate issued 20/03/25.

COMPLIANCE SCHEDULE CS0468 : Jacksons Retreat COMPLIANCE SCHEDULE CS0468 : Jacksons Retreat : Lodged 2/02/24

	BUILDING CONSENT 230188 : 12x proposed sleepout pods with no services : Exemption Refused 24/08/23.
06/06/23	BUILDING CONSENT 220228 : Erect 4 x 1 bedroom, 2 x 2 bedroom units and 3 bedroom dwelling and associated drainage : No Code Compliance Certificate has yet been issued : CCC Extension 27/06/25.
22/02/18	BUILDING CONSENT 180011 : Installation of a Jayline FR300R dry wood fire in a domestic dwelling : Code Compliance Certificate issued 18/04/18.
00	CERTIFICATE OF ACCEPTANCE CA0039 : Erect dwelling : No Code Compliance Certificate has yet been issued : Invoiced 12/08/15.
15/02/06	BUILDING CONSENT 060017 : Erect amenity block (7 x toilets, showers and kitchen) : Code Compliance Certificate issued 19/12/06.
05/01/06	BUILDING CONSENT 050420 : Install RAD (Metro) Wee RAD (Metro) : Code Compliance Certificate issued 11/01/06.
25/10/05	BUILDING CONSENT 050337 : Erect shed for campervan motorhome : Code Compliance Certificate issued 26/09/06.
03/02/04	BUILDING CONSENT 040030 : Erect Sign : Code Compliance Certificate issued 24/09/04.
19/08/02	BUILDING CONSENT 020270 : Erect Storage Shed : Code Compliance Certificate issued 5/10/04.
27/01/99	BUILDING CONSENT 990017 : Erect Granny Flat : Lapsed/Expired 15/10/04.
23/03/95	BUILDING CONSENT 950923 : Erect farm dwellings and farm buildings : Code Compliance Certificate issued 21/05/03.
25/02/93	Building Permit K11819 : Erect Advertising Sign.

Natural Hazards

No natural hazards registered to this property.

The Decision Version of the Te Tai o Poutini Plan shows no Natural Hazard overlays on this property.

The Operative District Plan shows no Hazard Zones on this property.

Building Act 2004

No information located.

The West Coast Regional Council has Natural Hazard Reports available for public viewing. These are located here: [Natural Hazard Reports - West Coast Regional Council](#)

Reticulated Three Waters

Sewer Not available

Water Not available

No other information located.

Land and Building Classifications

No information located.

Land Transport Requirements

No information located.

Special Land Features

No information located.

Licences/Environmental Health

01/04/26 Health CG033 : Licence issued 19/03/26 : Expires 31/03/27.

01/04/20 Health CG015 : Cancelled 5/05/22 : Expires 31/03/21.

Network Utility Operators

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

Other Information

The West Coast Regional Council may have information relating to this land in the nature of Regional Consents of land use and water take and discharge.

The West Coast Regional Council may hold information relating to the existence of contaminants on the land or flooding of the land and tsunami risk.

EQC has an online portal to allow you to find information on Natural Hazard risks across New Zealand. This is available here: www.naturalhazardsportal.govt.nz

Council holds a number of investigative and engineering reports which have been compiled for general Council purposes. Copies of reports are available from the Council Office entitled:

1. West Coast Updated Alpine Fault Mapping and Fault Avoidance Zones (GNS 2022)

This consultancy report, prepared by GNS Science for the West Coast Regional Council, provides updated mapping and definition of Fault Avoidance Zones (FAZs) for the active Alpine Fault across eighteen priority areas in the Buller, Grey, and Westland districts. The document establishes a regionally consistent approach for land-use planning by integrating recent high-resolution Light Detection and Ranging (LiDAR) data with existing geological knowledge. Given the Alpine Fault is a Recurrence Interval Class I fault with a high probability (75%) of rupturing in the next 50 years, the report follows guidance in the Ministry for the Environment Active Fault Guidelines to define FAZs, which range in width from 80 m to 300 m depending on fault complexity and uncertainty. The findings, which supersede previous datasets, are intended to inform the Te Tai o Poutini Plan (TTPP) and guide future land-use decisions, especially considering the significant risk to developed areas like Franz Josef village. The document includes detailed sections on methodology, mapping results for each priority area, and implications for planning consent related to various Building Importance Categories.

2. Mapping for priority coastal hazard areas in the West Coast Region (NIWA 2022)

This report focuses on coastal hazards affecting seven priority areas along the West Coast of New Zealand, including places such as Granity, Hector, Ngakawau, Orowaiti Lagoon, Punakaiki, Rapahoe, Haast Beach to Waiatoto, and Neils Beach to Jackson Bay. The main hazards assessed are coastal erosion, where the shoreline moves back due to waves and storms, and coastal flooding, which can happen during high tides, storm surges, and as sea levels rise over time. Maps were created to show which areas are most at risk under various future sea level rises, so the local council can use this information for planning.

The study found that some areas are already seeing rapid erosion; for example, in Granity, the shoreline could move 70–90 metres inland over 100 years if current trends continue. Flooding risk is highest in low-lying areas, and is expected to become more severe as sea levels rise, affecting homes, roads, and farmland.

For some areas with the most accurate elevation data, such as Westport and Rapahoe, the risk maps are considered reliable, but other places rely on older, less accurate data, meaning future surveys may change the risk assessment.

Overall, the report provides practical information and maps about the likelihood of coastal erosion and flooding in these priority areas. This helps communities, property owners, and local authorities understand where the greatest risks are, so they can plan for future changes and consider ways to reduce or manage those risks, supporting the Te Tai o Poutini Plan.

3. Review of West Coast Region Coastal Hazard Areas (NIWA 2022)

This report reviews natural hazards along the West Coast of New Zealand's coastline, focusing mainly on erosion, flooding, and river mouth changes that can threaten buildings, roads, farmland, and recreational areas. The assessment identifies 26 key coastal hazard areas (CHAs), each described with information about the types of hazards present, what assets are at risk, and how severe those risks are. The report highlights that some areas face high hazard but may have low priority for further assessment if there are only a few assets at risk, while other areas with more development are given higher priority.

Sea-level rise, climate change, and recent storm events—such as cyclones Fehi and Gita—are major factors increasing the severity and frequency of coastal hazards. The report uses national guidance to estimate future risks and recommends ongoing monitoring, detailed mapping, and adaptation in high-risk areas. In most locations, existing protections like sea walls, stopbanks, beach gravel management, and river mouth opening are described, but the report notes that these may not be effective against the most severe future events. The report gives councils and communities practical hazard info for planning and recommends detailed coastal hazard mapping, further research, and ongoing monitoring as coastal risks change.

4. West Coast Regional Liquefaction Assessment (BECA 2021)

The 2021 BECA West Coast Regional Liquefaction Assessment looks at how likely different areas on the West Coast of New Zealand are to experience liquefaction, which is when the ground temporarily turns soft and unstable during an earthquake. Areas with loose, wet soil are more at risk, especially near rivers, estuaries, and low-lying places.

This report mapped out which areas could potentially be affected by liquefaction in a strong earthquake. It found that areas with sandy or silty soils and high groundwater, mainly on floodplains and close to water, have a higher chance of damage. Other parts, where the ground is rocky or dry, are much less likely to be affected. Understanding liquefaction susceptibility is important for reducing risk when making decisions around property development and lifelines planning.

Notes

1. The information set out in this summary is made available in good faith pursuant to Section 44A of the Local Government Official Information and Meetings Act 1987.
2. The information has been prepared from records held by Westland District Council. The information is made available in reliance on Council's records. However, Council does not warrant that the information is correct and will not accept any liability for errors or omissions or reliance on the information.
3. Some categories of information are based on records supplied to Council by property owners or developers or tradespeople. This information may not be accurate.
4. Where the information indicates the existence of some requisition or Council interest in the land, it is the responsibility of the person seeking the information to follow up.
5. If information is required concerning adjoining properties, further applications should be made for Land Information Memoranda in respect of those properties.
6. Plans and specifications are held on file and can be inspected on application at the Council Office.

7. Persons intending to make decisions in relation to the property to which this land information relates are urged to obtain a current copy of the relevant Certificate of Title and to take appropriate professional advice including legal, survey, engineering and land use planning advice.
8. No inspection of the property has been made for the purpose of issuing this memorandum; it deals only with those matters which it specifically addresses and is not a general warranty of fitness.
9. A copy of the District Plan and other Council documents may be reviewed at Council's website which is <http://www.westlanddc.govt.nz>.
10. For further explanation of any of the information supplied please contact Council.

Reticulated Three Waters Glossary

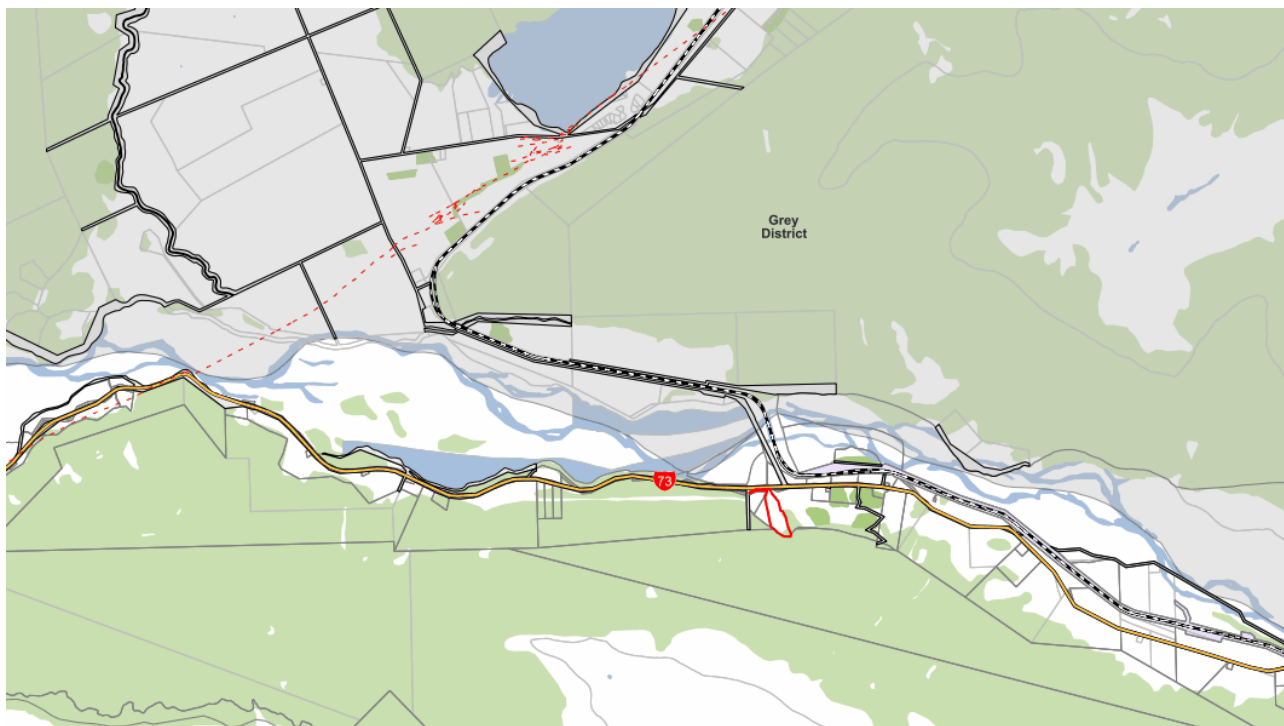
Not Available:	Service is not available within the area of the property.
Available:	Service goes past the property but will require application for connection to the boundary.
Provided:	Service is provided to the boundary of the property.
Connected:	Building/s on the property are connected to the service



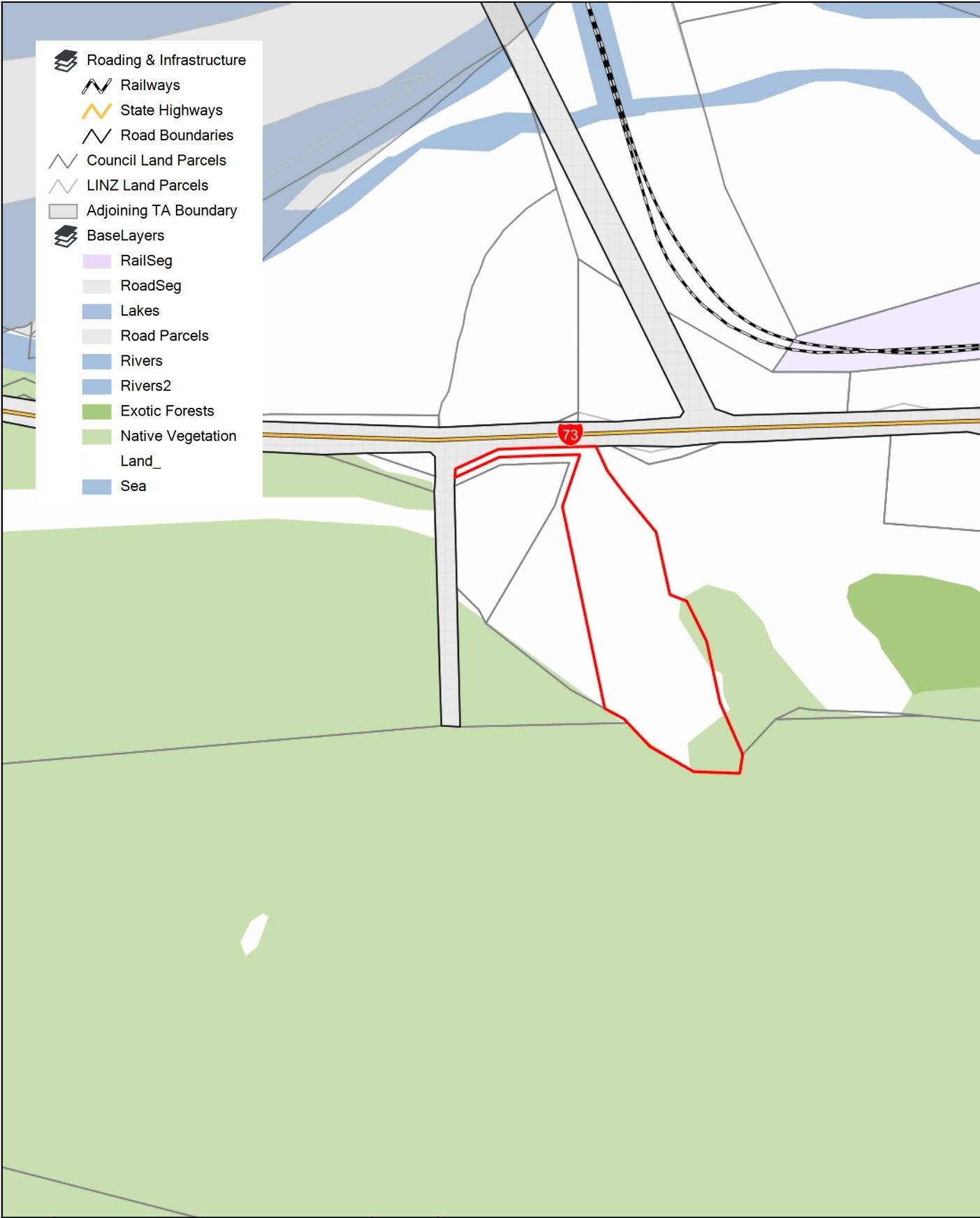
Barbara Phillips
Chief Executive

Date: 17/04/26

Alpine Fault Map



Property Map

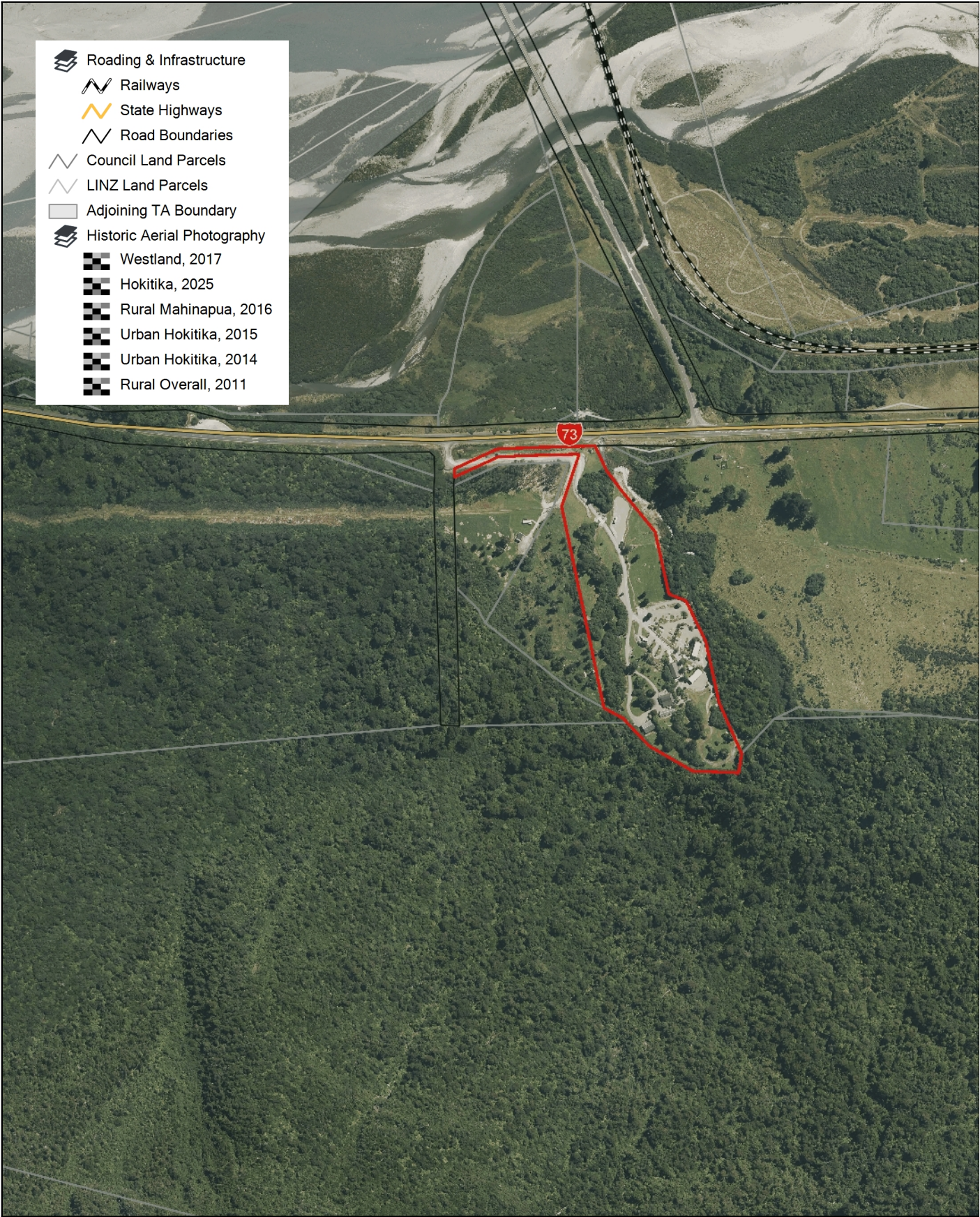


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Original Sheet Size A4

Projection: NZGD49 / New Zealand Map Grid
Bounds: 2387378.10924794,5827154.64932153
2388673.66478666,5828765.28989827

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Aerial Map

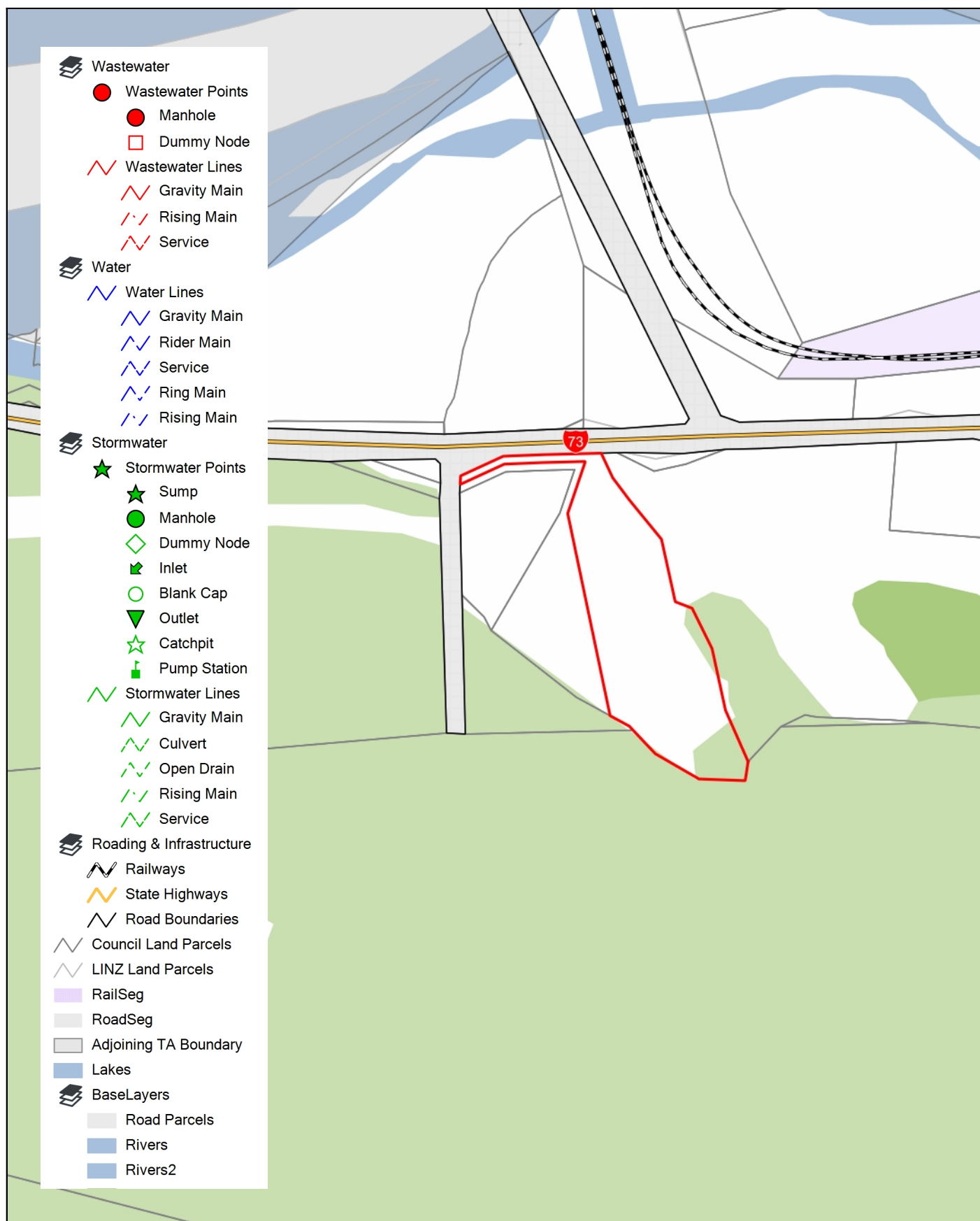


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Utilities Map

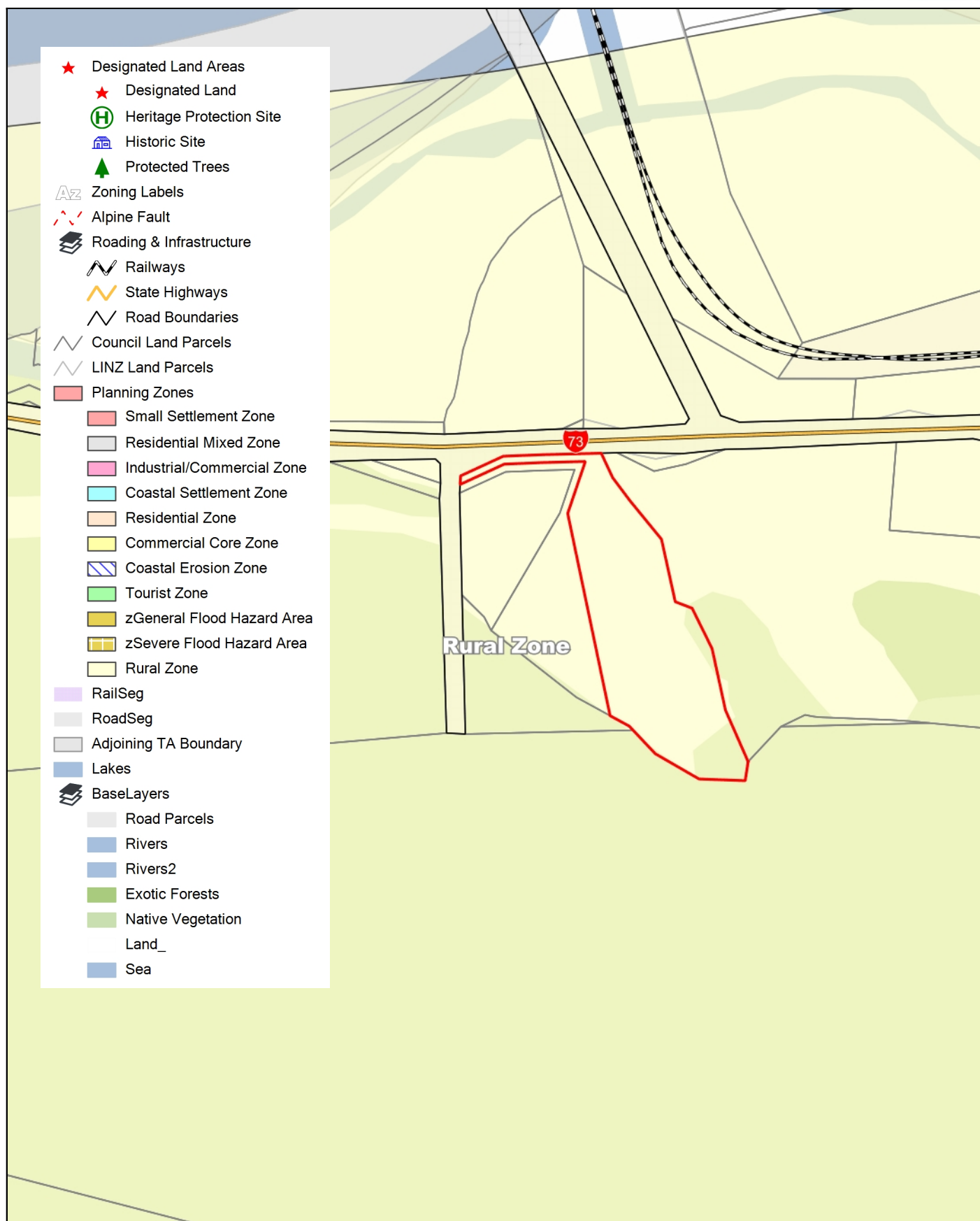


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Planning Map



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