

Land Information Memorandum



LIM Summary

This Land Information Memorandum (LIM) has been prepared in accordance with section 44A of the Local Government Official Information and Meetings Act 1987 and is valid only as at the date of issue. The information contained in this LIM reflects the records held by the Council at the time of issuance and future LIM's may differ depending on whether the Council holds new information.

Applicant Details

Prepared for	Email
A Hunt Arizto Limited	info@arizto.co.nz

LIM Details

LIM number	Valuation Number	Certificate of Title	Requested on	Issued on
L260502	1928071601	13B/1150	26/06/2026	03/07/2026

Contents

This Land Information Memorandum contains the following information:

1. **Property Information**
 - Property and owner information, rates, services, and classifications
 - Consents for building and resource management
 - Environmental information
 - Natural Hazards
2. **Maps**
 - Aerial
 - Areas and Zones in the Tasman Resource Management Plan
 - Pipes
 - Bores
 - Fire Ban areas
3. **Additional Information**
 - Brochures and other relevant information
4. **Glossary**
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 - Building consents/permits issued for the property
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 - Compliance Schedule(s) (where applicable)
 - Discretionary Exemption (Schedule 1(2))
 - Notification of exempt building work (owner decided exemption)
 - Drainage plans

Notes

- This Land Information Memorandum has prepared for the purposes of Section 44A of the Local Government Act 1987 and contains all the information known to the Tasman District Council to be relevant to the land as described in Subsection (2).
- Information provided is based on a search of council records only, and there may be other information relating to the land, which is not currently recorded in the Councils record system. Every care will be taken to ensure that the information is correct, however, Council cannot guarantee that the information is accurate and does not accept any liability for these records.
- A valuation assessment can consist of multiple land parcels. The information in this LIM covers the entire valuation assessment. If you are only interested in part of the land, you must wait until the subdivision of the land is complete before we can provide information that applies only to the newly subdivided valuation assessment.
- The Council has not undertaken any inspection of the land or any building on it for the purpose of preparing this LIM.
- Council records may not show illegal or unauthorised building works on the property.
- Conditions of any authorised uses of the land are contained in the Council's District and Regional Plans.
- A Development Contribution may be payable in accordance with the DC Policy set out in the Council's Long Term Plan and created under the Local Government Act 2002 in relation to subdivision and new development. You will need to refer to the DC Policy to see what DC's are payable for any particular building development and whether any limitations apply. The DC is required to fund District roads and infrastructural services other than reserves and community facilities.

- A Financial Contribution for Reserves and Community Services may be payable in accordance with the Tasman Resource Management Plan on all building other than first dwelling on a title. You will need to refer to the Tasman Resource Management Plan for full details of the FC's that are payable and whether any limitations or exceptions apply.
- The applicant is solely responsible for ensuring that the land is suitable for a particular use.
- This LIM has been produced at the issued date and is valid only as a statement of Council's information at that date.

1. Property Information

This section of the LIM provides information about the rates and services on the property, including:

- Property and owner information, rates, services, and classifications
- Consents for building and resource management
- Environmental information.

Property Information

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Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1928071601	LOT 1 DP 20204	2280 Moutere Highway	Moutere	9.6810

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. **As the rates have not yet been struck for the current financial year, these figures are for the last year.** Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment	Balance Owing	Arrears
\$4561.27	\$1140.31	\$0.00	\$0.00

Rates Breakdown

As the rates have not yet been struck for the current financial year, these figures are for the last year. The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2218c/\$CV	1,600,000	\$3,425.60
Uniform Annual General Charge	\$429.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$76.69/Pty	1	\$81.80
Refuse/Recycling Rate	\$140.29/Pty	1	\$133.69
Shared Facilities Rate	\$74.92/Pty	1	\$73.55
Mapua Rehabilitation Rate	\$3.66/Pty	1	\$4.35
Museums Facilities Rate	\$74.34/Pty	1	\$70.02
District Facilities Rate	\$142.53/Pty	1	\$138.68
Motueka Community Board	\$16.74/Pty	1	\$15.62
Regional River Works - Area Z	0.0134c/\$LV	780,000	\$118.56
Stormwater: General Drainage	0.0059c/\$CV	1,600,000	\$86.40

Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Capital Value	Land Value	Improvements	Valuation Date
\$1,600,000.00	\$780,000.00	\$820,000.00	01/09/2023

New Rating Valuation

Property Information

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Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$1,600,000.00	\$780,000.00	\$820,000.00	01/09/2023

Water Meter Information

No Water Meter information is available for this property.

Services

No Services are available for this property.

Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2415651	08/06/2015	2280 Moutere Highway, Moutere

Services Notes

This property has the following Services notes on file. The Health Drinking Water Amendment Act (Section 69ZH of the Health Act 1956) requires councils to provide information relating to whether the land is supplied with drinking water and, if so, if the supplier is the owner of the land or a networked drinking water supplier. Note: Tasman District Council may not be aware of other drinking water systems connected to properties. There may also be private drinking water supply systems such as rainwater tanks or private bore/wells. Prospective purchasers are advised to clarify the drinking water supply and water quality with the landowner.

Notes

The property is not connected to any council reticulated services. Onsite disposal for wastewater and stormwater. Private water supply.

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Planning Zones

The following Planning Zones pertain to this property. Please refer to the [Tasman Resource Management Plan](#) or contact a Duty Planner for detailed information about what activities can take place in a zone.

Zone	Zone Description
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Property Information

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Rural 1

The Rural 1 Zone contains the small area of the District's land which has the highest productive value. In general, this land is suited to a wide range of uses including intensive soil-based production. Rules for subdivision and development primarily protect the productive land value on a long-term basis.

Consents

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Building Consents

Please note that if a Code Compliance Certificate has not been issued, then the work has not been certified by the Council as complying with the Building Code.

Application Date	BC Number	Proposal	Status	CCC Issue Date
21/11/2019	191452	Construct new storage shed	Withdrawn	
09/08/2000	001261	To build garage workshop	Code Compliance Certificate Issued	27/11/2000
03/07/2000	000927	To build new dwelling house with garage	Code Compliance Certificate Issued	21/11/2000
03/07/2000	001058	Build storage shed	Code Compliance Certificate Issued	05/09/2000
	EX191458	Construct new shed	Granted and Issued	

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Building Notes

No additional building notes have been found for this property.

Swimming Pools

No Swimming Pool records have been found for this property.

Resource Consents

The following Resource Consents are noted against the property. Consents for water, discharges or coastal permits must be transferred to the person undertaking the activity. A fee will apply.

Application Date	RC Number	Proposal	Status	Decision	Decision Date
20/09/1999	990336	undertake a boundary relocation	Sec 223 Approval	Granted under Delegated Authority	08/10/1999

Planning Permits

No historical planning permits have been found for this property.

Planning Notes

TASMAN RESOURCE MANAGEMENT PLAN (TRMP) CHANGES: From time to time, changes are proposed to the planning provisions in the TRMP. Any such changes are publicly notified so that people can make submissions. Plan Changes may

Consents

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propose to alter zonings, policies or rules, and may affect this property or sites in the surrounding area.

Council-initiated Plan Changes can have some effect from the first day of notification as 'proposed changes'. From time to time Council receives a request for a Private Plan Change. These are processed by Council and have no effect until operative.

A list of all the current Plan Changes can be viewed on the Tasman District Council policy pages at www.tasman.govt.nz/link/trmp.

Notes

Tasman Resource Management Plan planning maps identify the property is within the Rural 1 Zone, Land Disturbance Area 1, and Surface Water Yield Protection Area. Further information on these Zones and Areas can be found in the Section 2 Maps; Section 4 Glossary and/or on the Tasman Resource Management Plan pages on the Tasman District Council website at www.tasman.govt.nz/link/trmp.

Compliance Notes

No notes regarding compliance with permits or consent conditions have been recorded against this property.

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Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Licensing Notes

No notes regarding licences have been recorded against this property.

Air Shed

This property does not sit within a controlled Air Shed.

Hazardous Activities and Industries List (HAIL)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the LIM, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint. Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint. Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

Wetlands

Council holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. No pests have been recorded on this property.

Biodiversity Reports

Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. However, no report has been lodged on this property.

Rules in the Tasman Resource Management Plan relating to clearance of indigenous vegetation and forests apply. These include 17.5.5, 17.6.5, 17.7.5, 17.8.5, 18.2.4, 18.5.2, 18.5.3, 28.2.2, and 31.1.6. These are available on the Council website. For further information, please contact Council's Biodiversity team at biodiversity@tasman.govt.nz.

Environmental Records

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Natural Hazards

These notes include hazard information relevant to this LIM.

Hazards Type	Notes
Coastal Hazards	Council has no records of this property being affected by coastal hazards.
Rivers and Rainfall Flooding	Council has no records of this property being affected by flood hazards. Some small headwater tributary watercourses are present on the property. One of these has been dammed to create a pond. Low lying land adjacent to these watercourses can be expected to flood from time to time during periods of prolonged or intense rainfall.
Slope Instability	Council has no records of this property being affected by slope instability.
Seismic Hazards	Council has no records of this property being affected by seismic hazards.

Building Act 2004

Please refer to building notes section for Building act notice information.

Tasman Resource Management Plan

Please refer to <https://eplan.tasman.govt.nz/eplan> for District Plan related natural hazard information.

2. Maps

Several maps are included in your LIM:

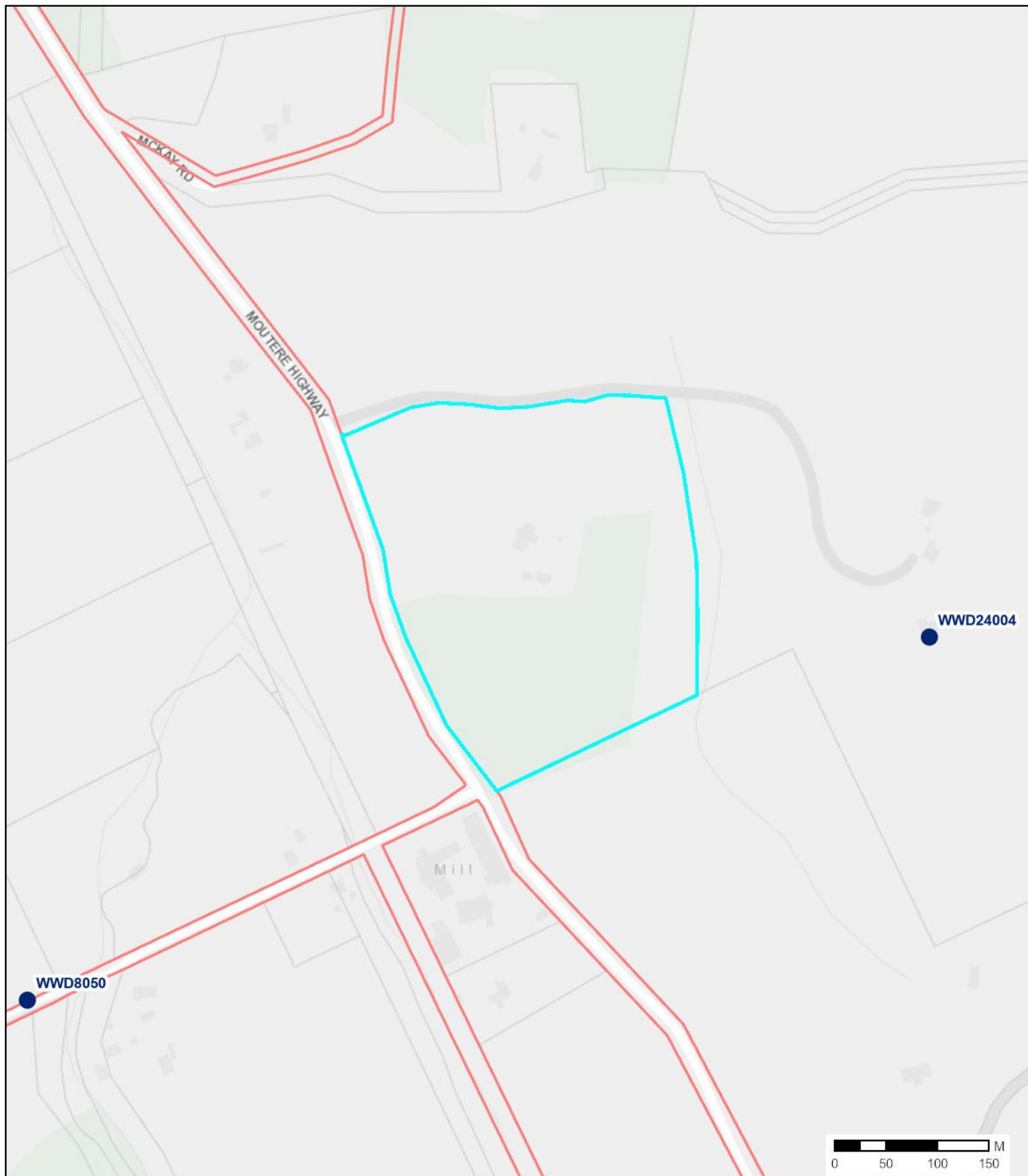
- An aerial overview
- A map of the water and sewer pipes around the property
- A map showing any bores on the property
- A map of the fire ban areas that may apply
- Maps of the Zones and Areas defined in the Tasman Resource Management Plan (TRMP) and their associated legends.

Please note that other rules defined in the TRMP may also apply to this property. The TRMP is available online at www.tasman.govt.nz.



- | | |
|--|--|
|  State Highway Roads |  Valuation Boundaries |
|  Road Boundaries |  Parcel |





- Bores
- State Highway Roads
- Road Boundaries
- Valuation Boundaries
- Parcel



Bores Map

The information displayed is a schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed.

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Scale: 1:5,000
Friday, 3 July 2026

Original Sheet Size 210x297mm



- | | | |
|---|---|---|
| — Water Pipes | - - - Stormwater Drains | Valuation Boundaries |
| — Wastewater Pipes | — State Highway Roads | Parcel |
| — Stormwater Pipes | — Road Boundaries | |

Pipe Network Map

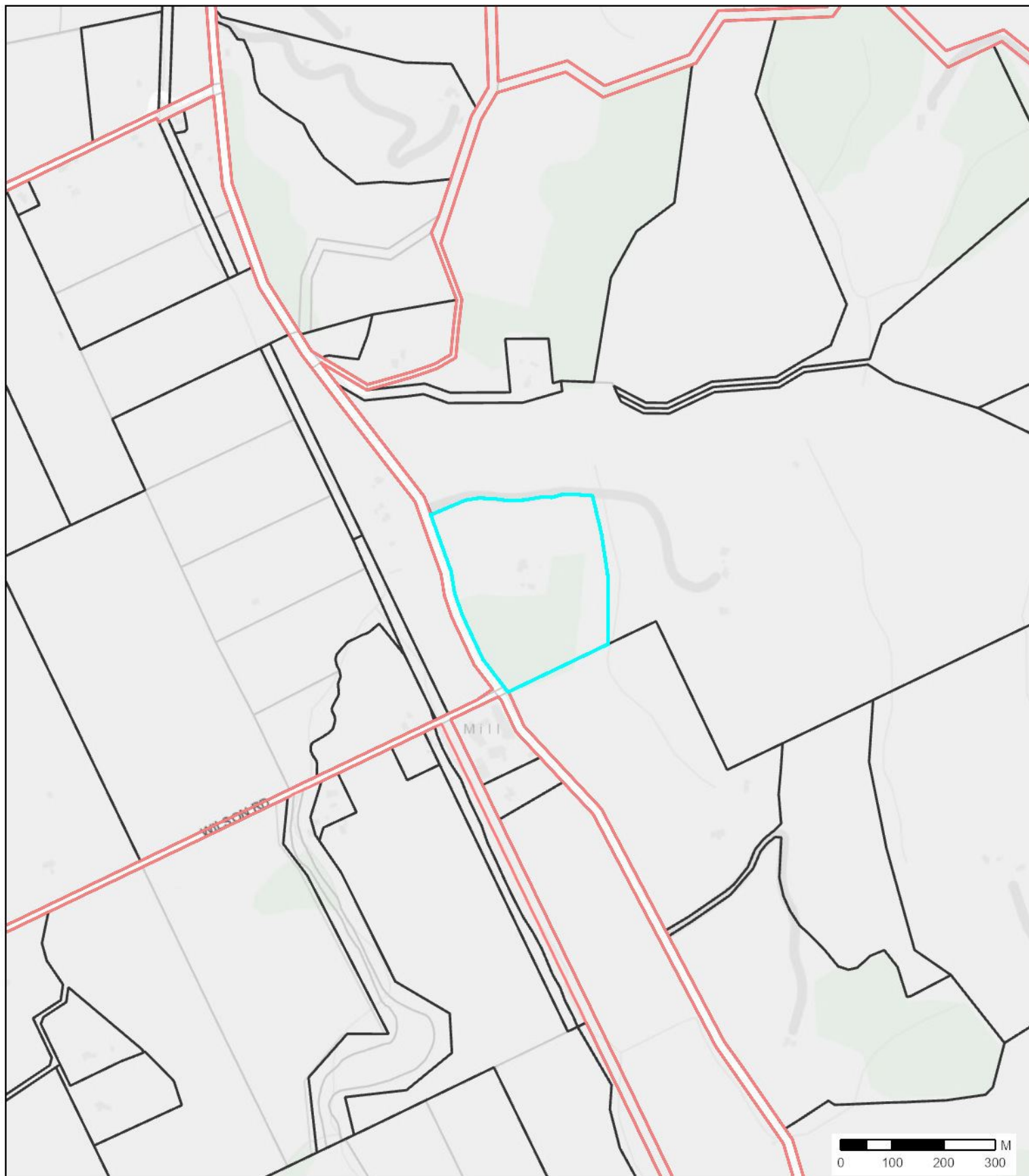
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|  Obstacle Limitation Surface |  Deferred Fire Sensitive Area |  Fire Sensitive Areas |  Parcel |
|  Deferred Fire Ban Area |  Fire Ban Areas |  Valuation Boundaries | |

Fire Ban Areas Map

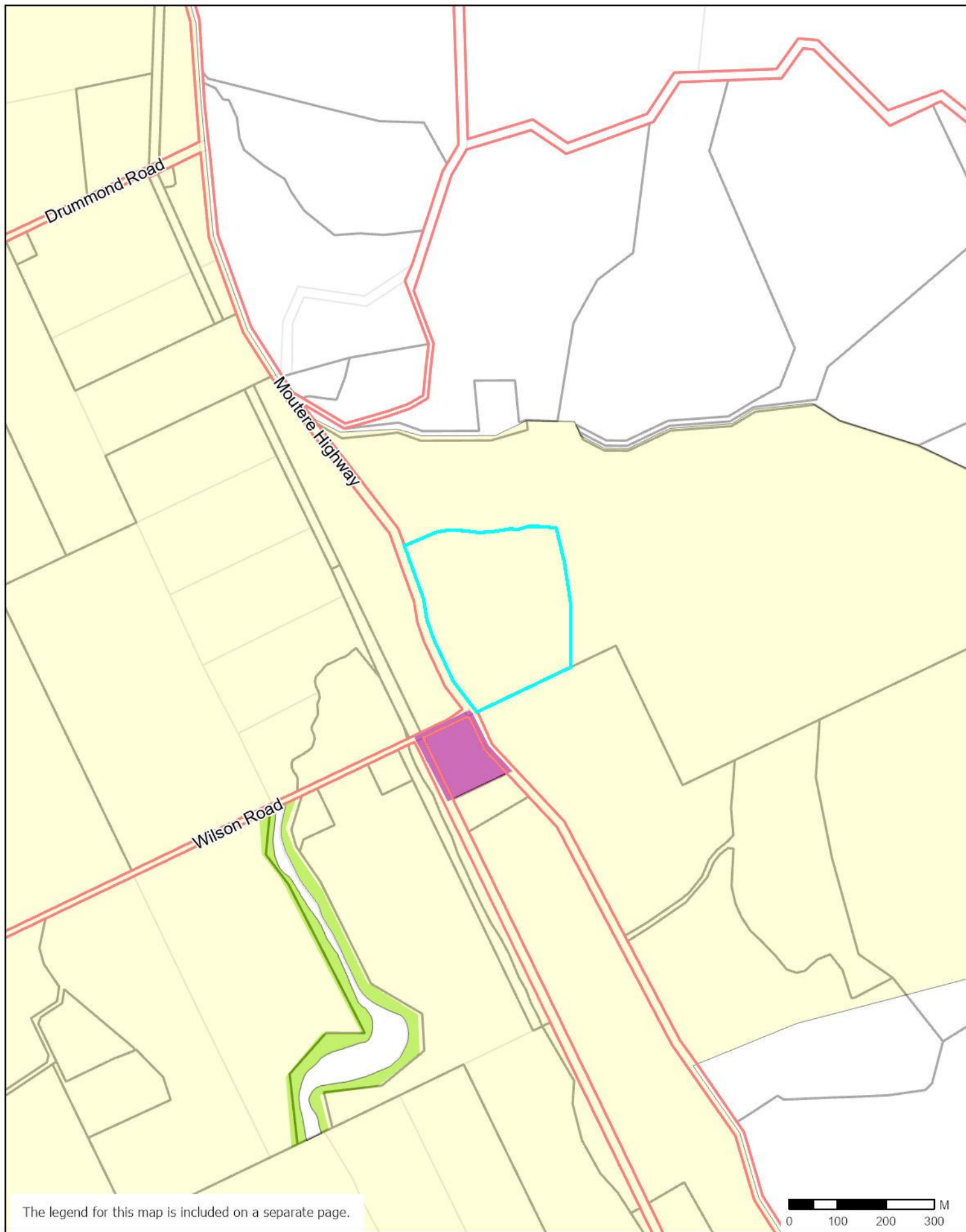
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The legend for this map is included on a separate page.

TRMP Zones Map

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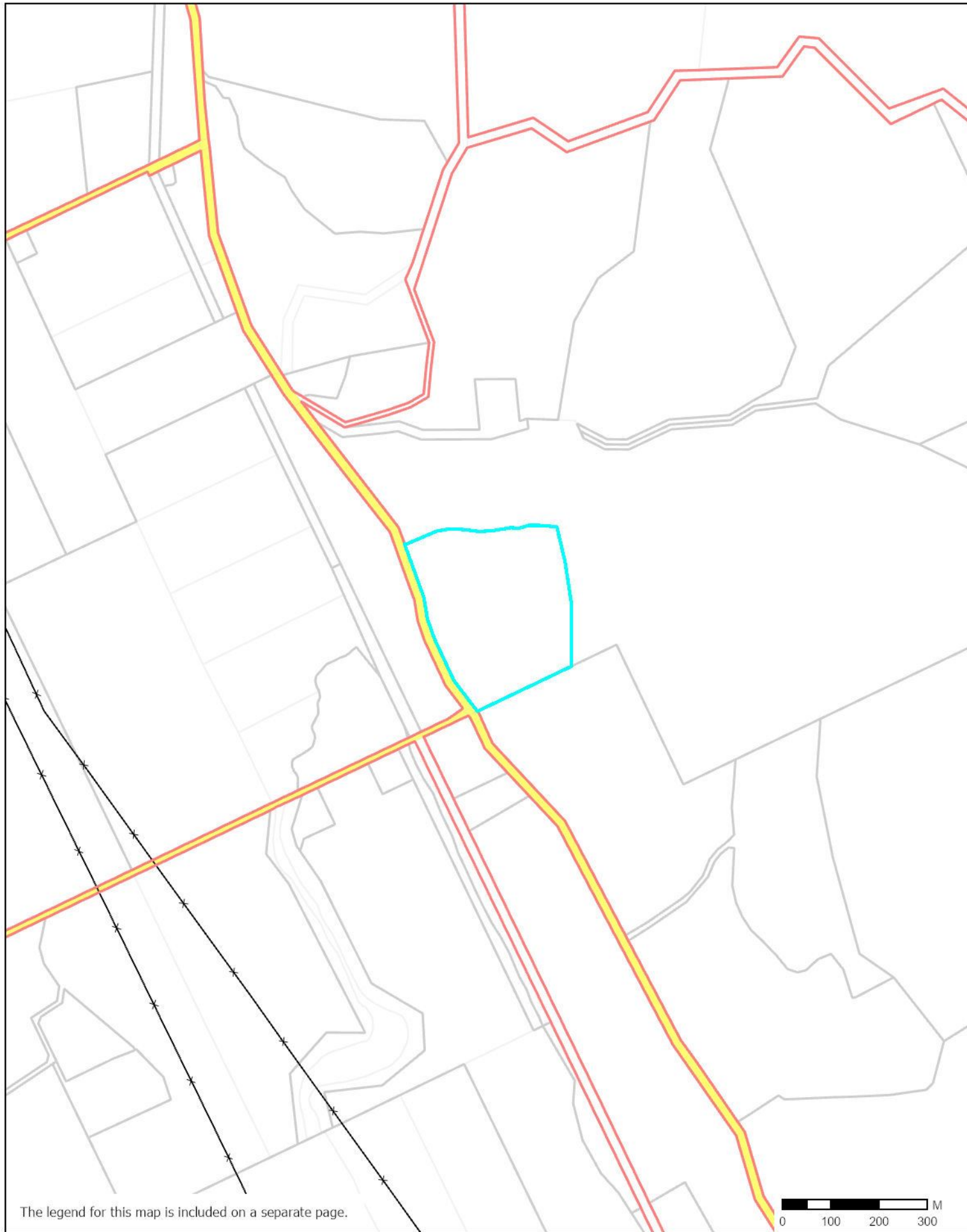
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Friday, 3 July 2026

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The legend for this map is included on a separate page.

TRMP Areas Map

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ZONE MAPS

	Rural 1		Compact Density Residential Area		Rural 2 deferred Residential
	Rural 1 Closed		Rural Residential		Rural 2 deferred Rural Residential
	Rural 1 Coastal		Rural Residential Serviced		Rural 2 deferred Rural Residential Serviced
	Rural 2		Rural Residential Closed		Rural 2 deferred Mixed Business
	Rural 3		Open Space		Rural 2 deferred Light Industrial
	Central Business		Recreation		Rural Residential deferred Residential
	Commercial		Conservation		Rural Residential Serviced deferred Residential
	Mixed Business		Tourist Services		Recreation deferred Mixed Business
	Light Industrial		Papakainga		Recreation deferred Residential
	Heavy Industrial		Rural 1 deferred Residential		Tourist Services deferred Residential
	Rural Industrial		Rural 1 deferred Tourist Services		Rural 1 deferred Papakainga
	Residential		Rural 1 deferred Mixed Business		Residential deferred Light Industrial
	Residential Closed		Rural 1 deferred Light Industrial		Development Area
	Residential Coastal		Rural 1 deferred Heavy Industrial		Notation
			Rural 1 deferred Rural Residential Serviced		Direction of development

AREA MAPS

	T1 Protected Tree		Indicative Vehicle Access/Crossing Point		Wastewater Management Area
	Heritage Building : NZ Historic Places Trust Register		Fault Rupture Risk Area		Services Contribution Area
	Heritage Building : Tasman District Council Register		Slope Instability Risk Area		Coastal Environment Area
	View Point		Ridgeline		Coastal Risk Area
	D1 Designation Site		Working Quarry Site		Mooring Area
	D1 Designation Area		Quarry Area		Chemical Hazard Area
	Indicative Development Area		Aquifer Protection Area		Landscape Priority Area
	Indicative Reserve		Significant Natural Area		Electricity Transmission Line
	Indicative Stormwater Retention Area		Recharge Protection Area		Shopping Frontage
	Indicative Road		Land Disturbance Area 2		Retail Frontage
	Indicative Walkway		Residential Activity Restriction Area		Service Lane
	Indicative Waterway		Special Domestic Wastewater Disposal Area		Road Area
					Car Park

3. Additional Information

This section of the LIM includes general information of interest to potential buyers in the area.

- **Civil Defence/Emergency Management**

The Council jointly provides civil defence arrangements with Nelson City Council. Details of alerts and other information can be found on the website at

www.nelsontasmancivildefence.co.nz.

4. Glossary

Term	Explanation/Note
Coastal Environment Area	The Coastal Environment Area is a Tasman Resource Management Plan overlay. Its purpose is to guide the management of Tasman District's coastline. The seaward boundary of the Coastal Environment Area is mean high water springs and the overlay extends approximately 200 metres inland from this boundary. Any building work within the Coastal Environment Area may require resource consent. Rules relating to this area can be found in Section 18.11 of the Tasman Resource Management Plan.
Coastal Risk Area	The Coastal Risk Area is a Tasman Resource Management Plan overlay that extends over parts of Ruby Bay and recognises the extent of coastal erosion and inundation in this area. Any building work within the Coastal Risk Area will need to comply with Tasman Resource Management Plan Rule 18.9.2.1 or a resource consent will be required.
Consent Notice	A consent notice is a form of covenant between the Council and a landowner. A consent notice will be registered on the title alerting current and future property owners of certain obligations that must be complied with on a continuing basis by the property owner. The process to change or cancel a consent notice requires a resource consent application to Council.
Deferred Fire Ban Area	The land is subject to deferred Fire Ban Area provisions which will take effect once the deferrals applying to the land use zones are uplifted. The fire ban provisions mean that outdoor burning will be prohibited except in particular circumstances relating to lot size. Until then the land is subject to Fire Sensitive provisions which limit outdoor burning during winter months.
Electricity Transmission Lines and Towers	Any property identified as having high-voltage electricity lines over or adjacent to the property or there are transmission towers/pylons on or adjacent to the property, the applicant/landowner must ensure that the proposed building or structure complies with the clearances prescribed in the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECP34:2001).
Fault Rupture Risk Area	This area encompasses active fault systems in the Tasman District. Rules in Section 18.13 apply to activities in this area.
Fire Ban Area	Rules 36.3.2.3, 36.3.3.3 and 36.3.7.3 apply to this property. The Rules are located in the Discharge Section of the Tasman Resource Management Plan. The rules mean outdoor fires (to burn waste paper and vegetation) are prohibited on properties less than 5,000m ² . Where properties are larger than 5,000m ² , resource consent is required to have an outdoor fire (the rules do not apply to barbecues or braziers).

Term	Explanation/Note
Fire Sensitive Area	Rules 36.3.2.3, 36.3.3.3 and 36.3.5.3 apply to this property. The Rules are located in the Discharge Section of the Tasman Resource Management Plan. The rules mean that outdoor fires (to burn waste paper and vegetation) are not permitted during the months of June – August (inclusive) unless where there is disease on a horticultural crop (the rules do not apply to barbecues or braziers). Resource consent to burn other horticultural vegetation can also be sought for fires during June – August.
Land Disturbance Area 1	This covers most of the District and is characterised by generally stable landscapes. Many land disturbance activities are permitted in this area subject to performance standards to maintain appropriate soil and surface water quality values. Consents may be required for some activities on the naturally higher risk terrains within the area such as steep hill country and the karst terrain. The full set of regulatory requirements are found in Section 18.5 “Land Disturbance Areas” of the Tasman Resource Management Plan (TRMP).
Land Disturbance Area 2	This covers the terrain known as Separation Point Granite, where land disturbance activities are known to pose special risks from erosion which may have detrimental effect both on site and off site. Few land disturbance activities are permitted in this area and generally consent is required for activities where mechanical land clearance is carried out on land exceeding 15 degrees and where track and road formation produce cuts greater than 0.5 metres. The full set of regulatory requirements are found in Section 18.5 “Land Disturbance Areas” of the Tasman Resource Management Plan (TRMP).
Landscape Priority Area	The Landscape Priority Area is a Tasman Resource Management Plan overlay that covers parts of St Arnaud and the Takaka Hill. Its purpose is to guide development in a way that protects the unique landscape and natural values of these areas. Any building work within the Landscape Priority Area may require resource consent. Rules relating to this area can be found in Section 18.2 of the Tasman Resource Management Plan.
Obstacle Limitation Surface	The Rule 36.3.3.1(g) relates to the safety of aircraft approaching Nelson Airport. Within the limitation surface area the efflux velocity of any discharge to air does not exceed 4.3 metres per second at a height greater than 60 metres.
Recharge Protection Area	This is an area where establishment of new plantation forest is regulated. Up to 20% new forest can be planted as a permitted activity in these areas - provided council is notified first. Otherwise resource consent is required. The objective for these provisions is to protect surface water yields and groundwater recharge from being reduced because of the rainwater interception effects of tall forest vegetation.

Term	Explanation/Note
Services Contribution Area	Council has made an interim decision for properties in the Services Contribution Area that Council will not provide a reticulated wastewater system. All discharge of domestic wastewater will require a Resource Consent.
Slope Instability Risk Area	This area has particular rules relating to information requirements in relation to ground stability. Rules in Section 18.12 apply to activities in this Area.
Special Domestic Wastewater Disposal Area	Any new discharge of wastewater to land must meet the conditions of Rule 36.1.2.5 of the Tasman Resource Management Plan (including the installation of a treatment system that will treat the wastewater to the standards specified in the Rule). Any developments that increase the potential number of inhabitants, such as additional bedrooms, additional rooms that could be used as bedrooms, second dwellings or sleep-outs will require an upgrade of the wastewater treatment and disposal system so that it meets the conditions of Rule 36.1.2.5 of the Tasman Resource Management Plan (this may include the installation of a system that will treat the wastewater to the standards specified in the Rule), or alternatively a resource consent must be obtained.
Wastewater Management Area	Any new discharge of wastewater to land will require resource consent. The wastewater treatment and disposal system should also meet the conditions of Rule 36.1.3.2 or Rule 36.1.4.2 of the Tasman Resource Management Plan (including the installation of a treatment system that will treat the wastewater to the standards specified in the Rule). Any developments that increase the potential number of inhabitants such as additional bedrooms, additional rooms that could be used as bedrooms, second dwellings or sleep-outs will require resource consent and will require an upgrade of the wastewater treatment and disposal system so that it meets the conditions of Rule 36.1.3.2 or Rule 36.1.4.2 of the Tasman Resource Management plan (including the installation of a treatment system that will treat the wastewater to the standards specified in the Rule).

5. Plans & Consent Information

This section of the document contains plans that are on file regarding the site. This may include:

- Resource Consent information
- Building consents/permits issued for the property
- Code Compliance Certificates (CCC)
- Certificates of Acceptance (COA)
- Building Warrants of Fitness (where applicable)
- Compliance Schedule(s) (where applicable)
- Discretionary Exemption (Schedule 1(2))
- Notification of exempt building work (owner decided exemption)
- Drainage plans

This Land Information Memorandum does not contain all information held on a property file. If you require access to all documents and plans held on file, we recommend you request the property file by Phoning the Council's Customer Support team on (03) 543 8400, Requesting online via the Council's website, or visiting any of the Council Service Centres. For further information please visit www.tasman.govt.nz. Note that this can be quite extensive in some cases, and a fee applies.

C O D E C O M P L I A N C E C E R T I F I C A T E
Section 43(3), Building Act 1991

Applicant

PAUL AND ANN ACKROYD
C/- TRUBET HOLDINGS
P O BOX 3231
RICHMOND

Consent Details

Consent/PIM No.: 001261
Date issued: 27/11/00
Valn No: 1928071600

FILE

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
TO BUILD GARAGE WORKSHOP

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: GARAGE WORKSHOP

Project Location: MOUTERE HWAY, MOUTERE

Legal Description: LOT 1 DP14033 SEC 25 & PTS 106 107 & PT
DP620 BLK XII MOTUEKA SD

Estimated Value: \$ 11,000

This is a final Code Compliance Certificate issued in respect of
all the building work under the above building consent.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

Position:

Date:

☐ **Main Office**
189 Queen Street
Private Bag 4,
Richmond 7031 N.Z.
Tel (03) 544-8176
Fax (03) 543-9524

☐ **Murchison
Service Centre**
92 Fairfax Street
Murchison
Tel (03) 523-1012
Fax (03) 523-1013

☐ **Motueka
Service Centre**
7 Hickmott Place
P.O. Box 123, Motueka
Tel (03) 528-7700
Fax (03) 528-9751

☐ **Golden Bay
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78 Commercial Street
P.O. Box 74, Takaka
Tel (03) 525-9516
Fax (03) 525-9972

FILE

CODE COMPLIANCE CERTIFICATE
Section 43(3), Building Act 1991

Applicant

PAUL AND ANNE ACKROYD
C/- PRESENTATION HOMES
186 QUEEN STREET
RICHMOND

Consent Details

Consent/PIM No.: 000927
Date issued: 21/11/00
Valn No: 1928071600

Project Descrn: NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
TO BUILD NEW DWELLING HOUSE WITH GARAGE

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: HOUSING

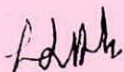
Project Location: MOUTERE HWAY, MOUTERE

Legal Description: LOT 1 DP14033 SEC 25 & PTS 106 107 & PT
DP620 BLK XII MOTUEKA SD

Estimated Value: \$ 233,000

This is a final Code Compliance Certificate issued in respect of
all the building work under the above building consent.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:



Position:

Date:

21. 11. 00.



Main Office

189 Queen Street
Private Bag 4,
Richmond 7031 N.Z.
Tel (03) 544-8176
Fax (03) 543-9524

**Murchison
Service Centre**

92 Fairfax Street
Murchison
Tel (03) 523-1012
Fax (03) 523-1013

**Motueka
Service Centre**

7 Hickmott Place
P.O. Box 123, Motueka
Tel (03) 528-7700
Fax (03) 528-9751

**Golden Bay
Service Centre**

78 Commercial Street
P.O. Box 74, Takaka
Tel (03) 525-9516
Fax (03) 525- 9972

DRAINLAYING FIRM I.S.L.

BUILDING CONSENT No. _____

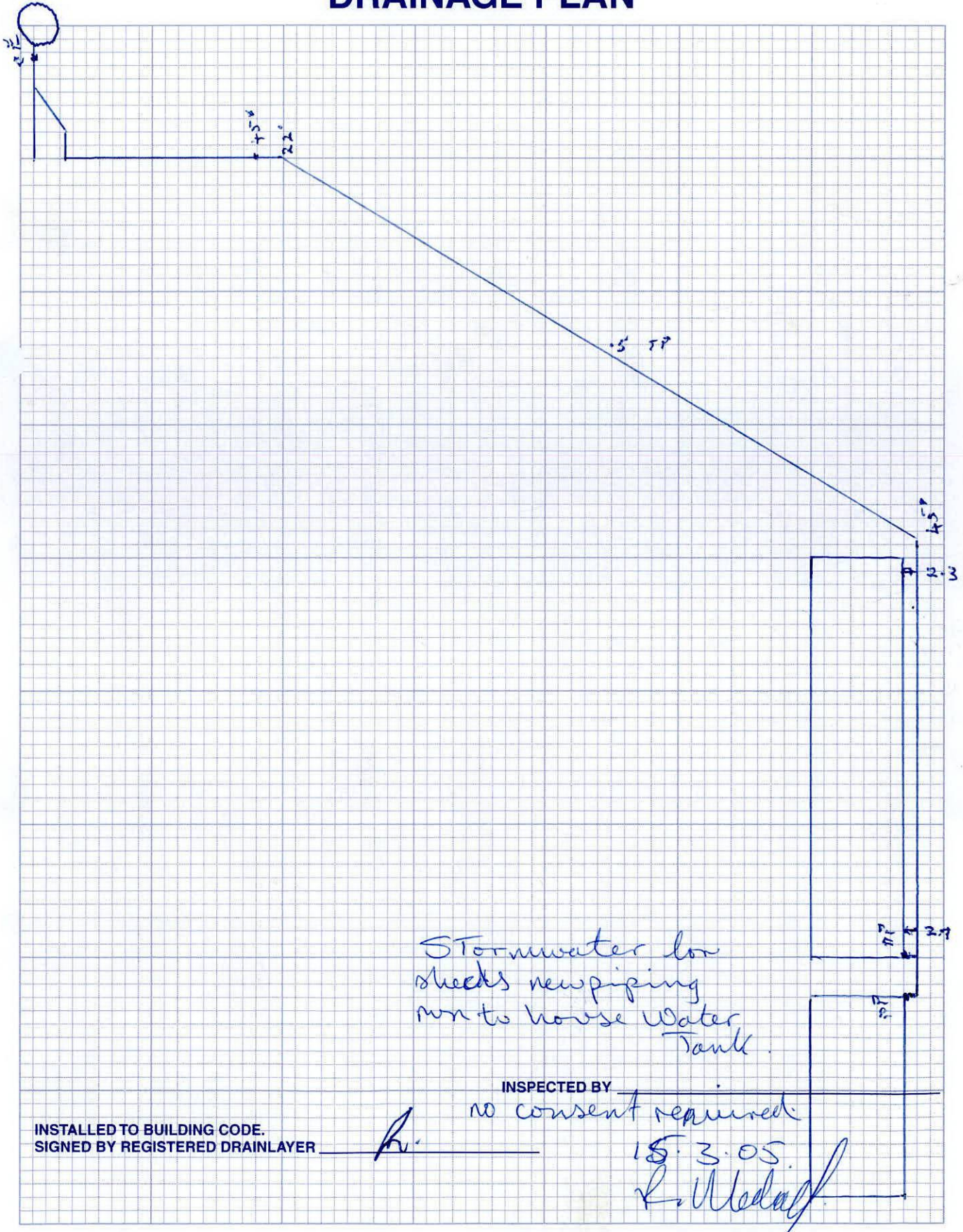
PROPERTY OWNER Paul Ackroyd

LOCATION/STREET 2280 Lower Maitere.

DATE 16/2.05

TOWNSHIP _____

DRAINAGE PLAN



Code Compliance Certificate

Section 43, Building Act 1991

Application

P ACKROYD	No.	001058
MAIN ROAD	Issue date	05/09/00
RD2		
UPPER MOUTERE	Overseer	NLR Dave Stebbings

Project

Description	Other outbuildings eg shed, workshop, sleepout Being Stage 1 of an intended 1 Stages Build storage shed
Intended Life	Indefinite, but not less than 50 years
Intended Use	MACHINERY FARM STORAGE
Estimated Value	\$9,890
Location	Moutere Highway, Moutere
Legal Description	Lot 1 DP 20204
Valuation No.	1928071601

This is a final Code Compliance Certificate issued in respect of all the building work under the above building consent.

21 January 2020

Totalspan Nelson
23 Stratford Street
Richmond 7020

Dear Totalspan Nelson

APPLICATION FOR DISCRETIONARY EXEMPTION OF A BUILDING CONSENT

REFERENCE: EX191458

LOCATION: 2280 Moutere Highway

PROJECT: Construct new shed

Please be advised that the application for a discretionary exemption to obtain a building consent, under schedule 1(2) of the Building Act 2004 has been granted.

This exemption has been granted based on the following considerations:

- That the work is constructed in accordance with the drawings submitted (a stamped copy of these is enclosed for your use).
- While the work has been exempted from the requirement to obtain a building consent, all building work is still required to comply with the New Zealand building code. It is important to note that it is the responsibility of the owner to ensure that the building work complies with the building code, and for this reason it is recommended that only appropriately skilled and/or qualified personnel are engaged to carry out the building work.

Yours sincerely

Bevan Barker

Building Inspector Compliance
On behalf of Tasman District Council



SITE DETAILS

LOT: 1
DP: 20204
CT: NL 111/162
Site m² = 9.6H
Existing Building m² = N/A
Proposed Building m² = N/A
% of Building Coverage = N/A

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0800 868 857

BUILDING PROPOSED FOR:

Paul Ackroyd
2280 MOUTERE HIGHWAY

DRAWING TITLE:

SITE PLAN

SCALE: 1:N/A
DATE: FILE:
DRAWN:

SHEET: 1
OF:

NOTES:
Copyright: These drawings must not be reproduced without express permission of Totalspan Buildings Ltd.

Arizto Limited
C/- Evolution Legal - Suite 8 Floor 1
72 Dominion Road
Mount Eden
Auckland 1024

Tax Invoice/ Credit Note

GST Reg No: 51076806
Invoice Date: 30/06/2026
ACCOUNT NUMBER: 36069
Tax Invoice Number: 241758

Qty	Description	Rate	GST	Amount
	L260502 : A Hunt : Arizto Limited : Auckland 1928071601 : 2280 Moutere Highway, Moutere Land Information Memorandum Residential		54.91	421.00

Subtotal		366.09
GST	PAID	54.91
Total Amount		\$421.00

Invoices are due 20th of month following invoice date

Please help the environment.

Send your email address to debtors@tasman.govt.nz to receive your invoices by email.

Tasman District Council

Email debtors@tasman.govt.nz

Website www.tasman.govt.nz

Richmond 189 Queen Street, Private Bag 4, Richmond 7050, New Zealand
Murchison 92 Fairfax Street, Murchison 7007, New Zealand
Motueka 7 Hickmott Place, Motueka 7120, New Zealand
Takaka 78 Commercial Street, Takaka 7110, New Zealand

Phone 03 543 8400 **Fax** 03 543 9524
Phone 03 523 1013 **Fax** 03 523 1012
Phone 03 528 2022 **Fax** 03 528 9751
Phone 03 525 0020 **Fax** 03 525 9972

Account Name:	Arizto Limited	Account Number:	36069
Tax Invoice:	241758	Total Due (Inc GST):	\$421.00
Invoice Date:	30/06/2026	Amount Paid:	\$ _____

Telephone/Internet Banking payments can be made to bank account 12-3193-0002048-03.

Please quote 36069 as reference.