

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
J R & G J Anderson	ja.ga.kiwi@gmail.com

LIM Details

LIM number	Valuation Number	Certificate of Title	Requested on	Issued on
L260530	1928054200	122/198	14/07/2026	22/07/2026

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**
5. **Plans and Consent Information**
 - 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

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

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.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1928054200	PT SEC 4 SQ 7 BLK IX MOTUEKA S D	1922 Motueka Valley Highway	Motueka-Woodstock	4.0469

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each 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
\$3549.61	\$887.40	\$887.40	\$0.00

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2218c/\$CV	1,010,000	\$2,240.18
Uniform Annual General Charge	\$429.00/Pty	1	\$429.00
WaimeaComDam-Env&ComBen-Distri	\$76.69/Pty	1	\$76.69
Shared Facilities Rate	\$74.92/Pty	1	\$74.92
Mapua Rehabilitation Rate	\$3.66/Pty	1	\$3.66
2025 Weather Event Recovery Rate	\$123.48/Pty	1	\$123.48
Museums Facilities Rate	\$74.34/Pty	1	\$74.34
District Facilities Rate	\$142.53/Pty	1	\$142.53
Regional River Works- Area Y	0.0322c/\$CV	1,010,000	\$325.22
Stormwater: General Drainage	0.0059c/\$CV	1,010,000	\$59.59

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
\$1,010,000.00	\$660,000.00	\$350,000.00	01/09/2023

New Rating Valuation

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.

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New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$1,010,000.00	\$660,000.00	\$350,000.00	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

No wheelie bin has been issued to this property.

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.

Council information indicates this property is located in or close to an overland flow path or has a flow path crossing it. In a significant rain event stormwater can follow overland flow paths. Overland flow paths must be kept clear of obstructions to ensure they remain functional.

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
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.

Property Information

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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
06/04/2023	230302	Internal alteration	Code Compliance Certificate Issued	12/07/2023
08/06/2012	120547	New sunroom attached to dwelling	Code Compliance Certificate Issued	16/10/2014
30/01/2001	010091	Install wood burner	Code Compliance Certificate Issued	26/03/2001

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

The NZ Building Act came in to force on 1 July 1992. From that date, the issue of building permits ceased and they were replaced with building consents. Under the old permit system there was no requirement for Council to keep or provide records of building work. Not all records under the old permit system have survived and where records have survived they may be incomplete. Council does not accept responsibility for any omission in the records. You may wish to engage an independent qualified person to evaluate the building.

Date	Permit Number	Notes
06/05/1991	H059768	Erect horse float and carport
12/06/1986	D062589	Extend stable for shearing goats
21/10/1981	K064090	Erect a stable
22/07/1977	H109675	Reinstate shed
12/07/1977	H109596	Erect a dwelling place
12/07/1977	H109597	Demolish dwelling

Building Notes

This property has the following LIM building notes on file.

Notes
Property files include a Building Report from Colin Aitken Inspection Services Limited dated 05/09/2000 regarding a tobacco kiln and hay shed and a tile fire installation. Based on the information contained in the report, the Tasman District Council is satisfied that the building work is not dangerous or insanitary and did not intend to take the matter further at the time. It must be noted the lodgment of the report on the property file does not constitute Council approval, nor does it legitimize the unauthorized work.

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.

Consents

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Application Date	RC Number	Proposal	Status	Decision	Decision Date
14/06/1996	NN960284	To construct logging tracks and platforms	Expired Regional Consent	Granted under Delegated Authority	24/06/1996

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 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 and Land Disturbance Area 1. A paper road runs along the north, north-west boundary of the property. 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.

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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	This property is located close to the Motueka River, with the river channel separated from the northwestern boundary of the property by approximately 25 metres of reserve land. Much of the property extends across the active flood plain and as such is subject to flood hazards. The southern corner of the property is slightly elevated and a number of buildings are located here. Council has flood pattern records showing essentially all but the southern corner of the property as inundated by floodwaters from the Motueka River in July 1983 and June/July 2025 flood events. The larger of these floods was June 2025 which has an annual exceedance probability (AEP) of approximately 1% (i.e. a return period of approximately 100 years on average) based on the available flow records from the Woodstock recorder. The property was affected to a lesser extent by floodwaters during the 1990 and 2021 floods events. Both of these floods were approximately a 5% AEP (i.e. approximately a 20 year return period on average). The depth, duration and flow velocities of the floodwaters at the property during these events is unknown.
Slope Instability	Council has no records of this property being affected by slope instability. To the southeast, the property is separated from relatively steeply sloping land by the Motueka Valley Highway.
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
— Road Boundaries

Valuation Boundaries
 Parcel



Aerial Photo Map

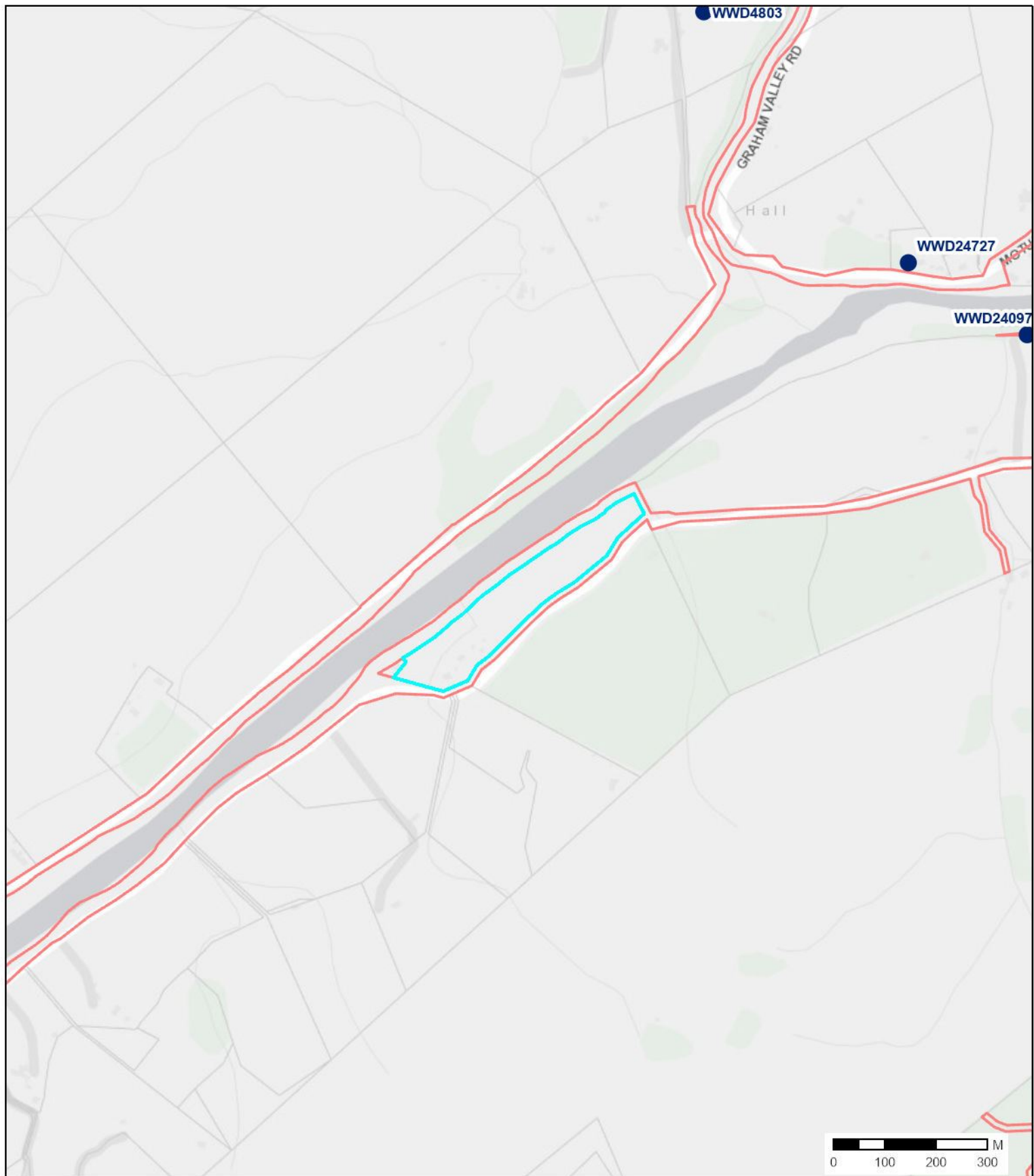
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Scale: 1:10,000
Wednesday, 22 July 2026

Original Sheet Size 210x297mm



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



Bores Map

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- | | | |
|---|---|---|
| — 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

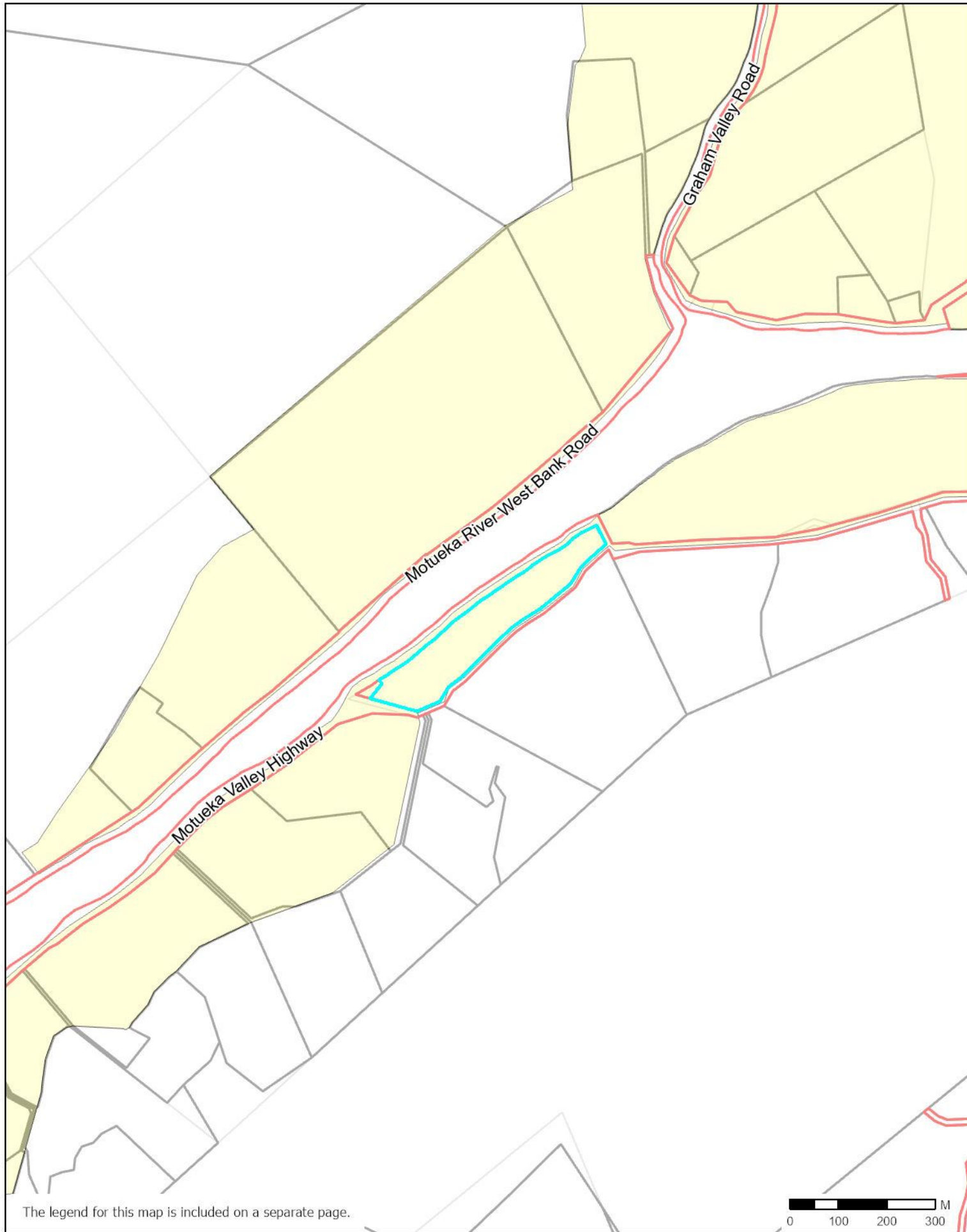
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The legend for this map is included on a separate page.

TRMP Zones Map

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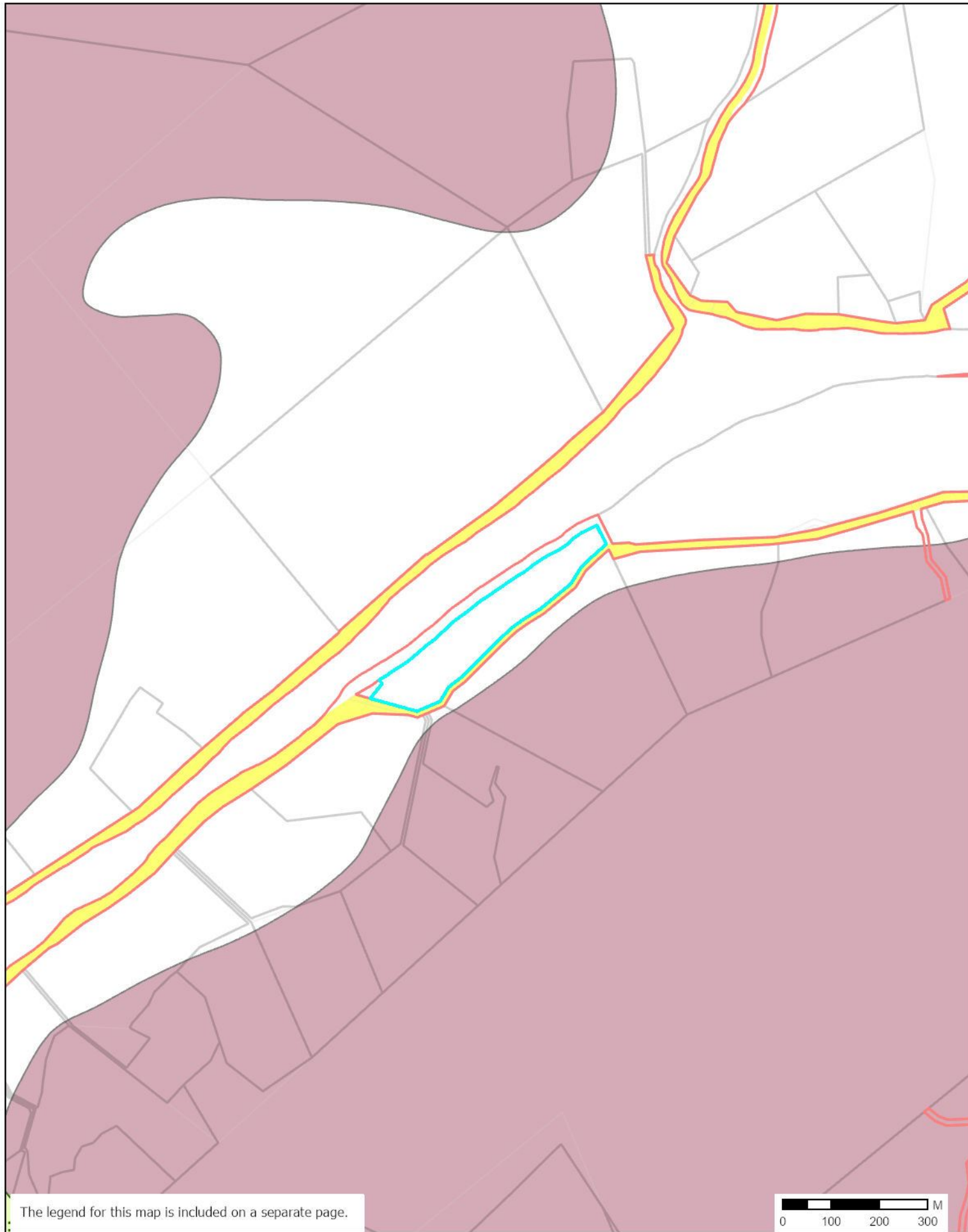
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The legend for this map is included on a separate page.

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 Served		Rural 2 deferred Rural Residential Served
	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 Served 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 Served		Direction of development

AREA MAPS

	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
	Designation Site		Working Quarry Site		Mooring Area
	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.

Form 7

Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 1922 Motueka Valley Highway, Motueka-Woodstock
 Legal description of land where building is located: Pt Sec 4 SQ 7
 Building name: N/A
 Location of building within site/block number: 1922 Motueka Valley Highway, Motueka-Woodstock
 Level/unit number: 0
 Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling
 Year first constructed: 1977

The owner

Name of owner: John and Gloria Anderson
 Contact person: John and Gloria Anderson
 Mailing address: 1922 Motueka Valley Highway, RD 1, Motueka
 Street address/registered office: N/A
 Phone number: Landline: N/A Mobile: 0211147730
 Daytime: Landline: N/A Mobile: 0211147730
 After hours: Landline: N/A Mobile: 0211147730
 Facsimile number: No information provided
 Email address: ja.ga.kiwi@gmail.com
 Website: No information provided
 First point of contact for communications with the council/building consent authority:
 Kerry Thomson ; Mailing Address: 247 Main Road
 RD1
 Wakefield 7095; Phone: 035418738; Email: kbthomsonnz@gmail.com

Building work

Building consent number: BC230302
 Description: Internal alteration
 Issued by: Tasman District Council

Code compliance

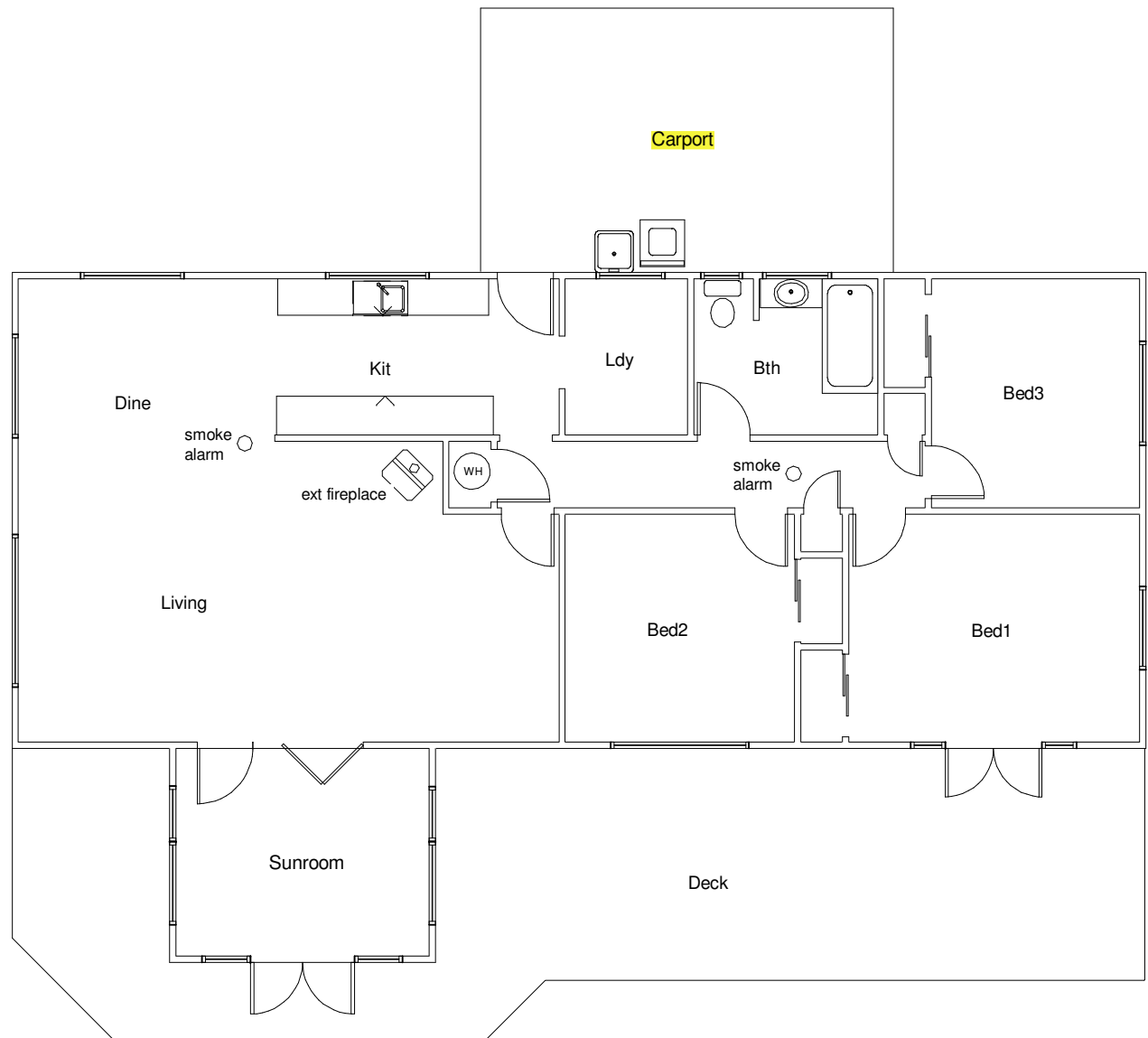
The building consent authority named below is satisfied, on reasonable grounds, that -
 the building work complies with the building consent.

Shannon Aram

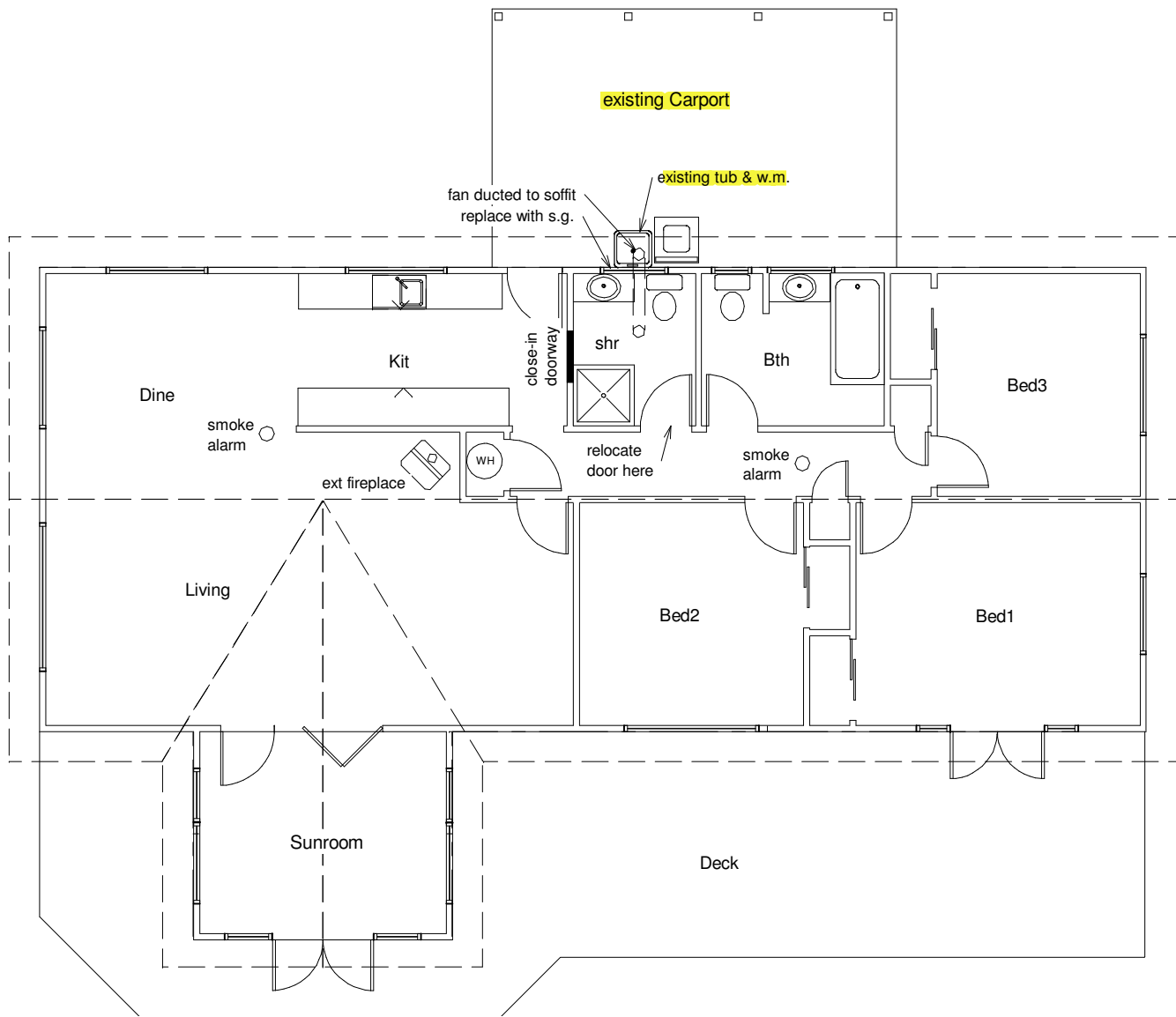
Position: Building Technical Officer - Inspections

On behalf of: Tasman District Council

Date: 12 July 2023



EXISTING FLOOR PLAN 1:100



PROPOSED FLOOR PLAN 1:100

Line walls with 10mm Gib Aqualine. Stop to level 4.
Shower; Clearlite or similar acrylic cubicle installed to manufacturers instructions.
Architraves 20x12 pine & 80x12mm pine skirtings.
Floor; sheet vinyl, seam-sealed & sealant perimeter to skirting & fixtures.
Paint walls & ceiling with pigmented sealer + 2 coats Resene Bathroom acrylic satin finish. Door, architraves & skirting; 2 coats waterbourne enamel.
Replace glazing with safety glass (existing awning window)

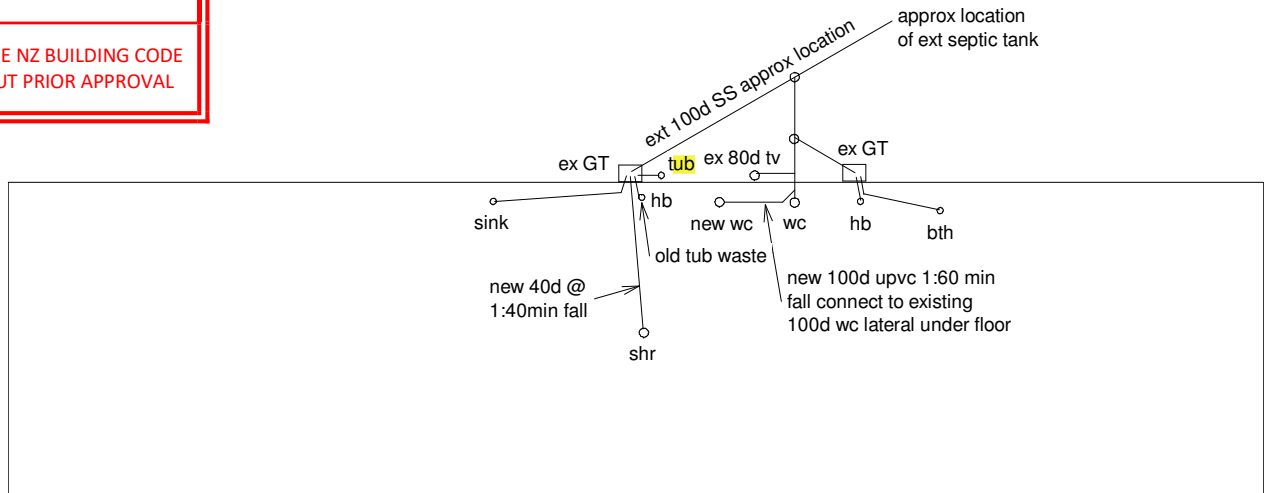
NOTE; the soffit material may contain asbestos. Drill 150dia hole with holesaw with rubber boot that collects the dust. Wear mask and appropriate clothing. Double bag cut-out and dust and dispose to Landfill.

Disposal of any asbestos to an authorised disposal site, all work to comply with Health and Safety at Work (Asbestos) Regulations 2016.

Tasman District Council
BUILDING CONSENT AUTHORITY

**APPROVED BUILDING
CONSENT DOCUMENTATION**

ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL



DRAINAGE PLAN 1:100

Install new 100d wc lateral, connected to existing wc lateral under floor (timber floor)
Install new 40d shower waste to existing GT

Tasman District Council
BUILDING CONSENT AUTHORITY

RECEIVED
Date: 20/04/2023

amd 19-4

**CONVERT LAUNDRY TO BATHROOM
1922 MOTUEKA VALLEY HIGHWAY**

Owner J Anderson 03 5268644 or 0211147730

17/03/23 SHT 1

Code Compliance Certificate

Form 7: Section 95, Building Act 2004

The building

Street address of building: 1922 Motueka Valley Highway, Motueka-Woo
 Legal description of land where building is located: Pt Sec 4 SQ 7
 Valuation number: 1928054200
 Building name:
 Location of building within site/block number: Level/unit number:
 Current, lawfully established, use: Dwelling
 Year first constructed: 1970's

The owner

Name of owner: Anderson John Robert & Anderson Gloria Jean
 Contact person: John
 Mailing address: 1922 Motueka Valley Highway, RD 1, Motueka 7196
 Street address/registered office:
 Phone number: Landline: Mobile: 021 114 7730
 Daytime: 035268644 After hours:
 Facsimile number: Email address: ja.ga.kiwi@gmail.com Website:
 First point of contact for communications with the council/building consent authority:
 Full Name: Kerry Thomson
 Mailing Address: 7 Cresswell Place, Richmond
 Phones: 03 544 5343: 035445343
 Email: kbthomson@kinect.co.nz

Building work

Building consent number: 120547 Issued by: Tasman District Council
 New sunroom attached to dwelling: Intended Use: Housing - detached

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent



Signature
 On behalf of: Tasman District Council

Date: 16/10/14

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

J ANDERSON
2098 MOTUEKA VALLEY HWY
RD1
MOTUEKA

Consent Details

Consent/PIM No.: 010091
Date issued: 26/03/01
Valn No:

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
INSTALL WOOD BURNER

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: HEATING

Project Location:

Legal Description:

Estimated Value: \$ 1,500

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:

Inspector: M _____

File No. _____

Receipt No. 8368

Date Permit Issued 6/5/91

OWNER

Name

A. H. Foote

Mailing Address

TE Pucallpa Farm

1 Kentinoti

BUILDER

Name

H. Smith

Mailing Address

Granger Valley Road

P.O. Box 809

NGI 809

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No.

Street Name

Highway 61.

Town/District

1 Kentinoti

Riding

LEGAL DESCRIPTION

Valuation Roll No.

19280 - 512 - 00

Lot

D.P.

Section

14 Sec. 11 Sp. 7

Block

IX

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

ERECT HOUSE FRONT & CURBOUT

FLOOR AREA

DWELLING UNITS

Whole
Sq. Metres

112.

Number
Erected

1

ESTIMATED
VALUES
\$

Building

Plumbing

Drainage

G.S.T.

TOTAL

6000.00

6000.00

NATURE OF PERMIT (TICK BOX)

☐

NEW BUILDING

- exclude domestic garages and domestic outbuildings

☐

FOUNDATIONS ONLY

☐ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances☐NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions☒DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 77.00
Street Damage Deposit ..	\$
Building Research Levy ..	\$
Plumbing	\$
Drainage	\$
Sewer Connection	\$
Vehicle Crossing Levy ..	\$
M.S. Plumbing	\$

Water Connection	\$
	\$
	\$
	\$
	\$
	\$
G.S.T.	\$
TOTAL:	\$ 77.00

Receipt No.

8368.

Date of Payment

1/5/91

Authorised Officer

MVA/Brown

pp A.G. W

Special Conditions:

1) House must be built to existing Council.

2) House must be built to existing Council.

Date Inspected

4-91

REMARKS (e.g. stage reached with work)

checked fastenings

Date Inspected

COMPLETED (Signature)



Date

28/6/91



WAIMEA COUNTY COUNCIL

062589
BUILDING P & D PERMIT

189 QUEEN STREET, RICHMOND, NEW ZEALAND
P. O. BOX 3050

TELEPHONE 8176

VALUATION REF. NO.

12/6/86
DATE

1928054200

APPLICATION FOR PERMIT: BUILDING, PLUMBING, DRAINAGE.

OWNER

Name MISS L.A. FOOTE
Mailing Address TE PUKEAWA
R.D. 1. MOTUEKA
Phone No. 896 NGI

BUILDER

Name MS. P.H. COLLINS
Mailing Address R.D. 2.
WAKEFIELD, NELSON
Phone No. NN 34016

PROPERTY FOR WHICH PERMIT APPLICATION IS MADE

SITE

Street No. MAIN Rd
Street Name EAST BANK RD.
Town/District NGATIMOTI
Riding WAIMEA

LEGAL DESCRIPTION

Valuation Roll No. 1928 054200
Lot PT
Section 4 sq T Block IX
Survey District MOTUEKA
Area in ha. 20.5277 m²

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

ADDITION TO STABLE USED FOR SHEARING GOATS.

FLOOR AREA

Whole
Sq. Metres

24

DWELLING UNITS

Number
Erected

NIL

NATURE OF PERMIT (TICK BOX)

- ☐ NEW BUILDING
— exclude domestic garages and domestic outbuildings
- ☐ FOUNDATIONS ONLY
- ☒ ALTERED, REPAIRED, EXTENDED
— include conversions and resited buildings
- ☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS — include demolitions
- ☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

ESTIMATED
VALUES
\$

Building	<u>1000</u>
Plumbing	
Drainage	
TOTAL	<u>1000</u>

NOTES TO APPLICANT

- Two copies of documents must accompany this application.
- Building Permit documents shall include: site plan, detailed plan, elevations, cross sections and building specifications.

NB: The site plan must show position of building on section and distance from boundaries.

SIGNATURES

BUILDER/PLUMBER/DRAINLAYER (Delete where not applicable)

NAME P.H. COLLINS REG. NO. _____

SIGNATURE [Signature] DATE 8/6/86

APPLICANT
SIGNATURE [Signature] DATE 11/6/86

FOR OFFICE USE ONLY

WAIMEA PRINT

LETTER SENT FOR FEES _____

FEES PAID: BUILDING \$ _____ PLUMBING DRAINAGE \$ _____ BRANZ LEVY \$ _____

PAID BY _____ RECEIPT No. _____ DATED _____

CONDITIONS OF PERMIT _____

ISSUE OF PERMIT APPROVED: [Signature] BUILDING INSPECTOR. DATE 12/6/86

P & D APPROVED _____ P & D INSPECTOR DATE _____

WAIMEA COUNTY COUNCIL

These are the plans specifications referred to in

Building Permit No. K064090

Dated 21-10-1987.

AGW. BUILDING INSPECTOR.



WAIMA COUNTY COUNCIL

Valuation 19280/542

Dated: 14/10/81

Application for Building Permit

To: The Building Inspector,
Waima County Council,
P.O. Box 3070,
RICHMOND.

19280/542

I hereby apply for permission to ~~ERECT~~ ~~ALTER~~ ~~CONVERT~~ ~~RESITE~~ ~~REINSTATE~~ ~~DEMOLISH~~
(Cross out those not applicable)

One stable in Matukia Road Waima Riding
for Mrs. J. Foot of Matukia (Owner) (Address)

According to the locality plan and detailed plans, elevations, cross sections and specifications of building deposited herewith in duplicate.

N.B. - The locality plan must show the location of building in section, and distances from road, boundaries, etc.

PARTICULARS OF LAND

Lot No. 1 D.P. 1 Section 8 Pt. 4 Block No. IX
S.D. MATUKIA Area of 100 M²

BUILDING PARTICULARS

Foundations Concrete Wall 200mm Block Roof gals. iron
Total Floor area increase 24.48 M² Area of existing other buildings M²

ESTIMATED VALUE OF BUILDINGS

Building	33681-00
Plumbing & Drainage	0
TOTAL	33681-00

Purpose: purposes for which every part of building is to be used or occupied:

HORSE STABLE
Other use or occupancy of other part of building affected by this application (if any)
FOOD STORAGE

Nature of ground on which building is to be placed river, loam

Signature of Applicant J. A. Miller Phone No. 7M

Address Sherry River RD 2 Wakefield

Builders Name & Address Miller Builders 221 Phone No. 7M

N.B. If any sanitary, plumbing or drainage work is involved with this application a separate Plumbing and Drainage Permit application must accompany this Building Permit application.

FOR OFFICE USE ONLY: Letter sent for fee. 14/10/81

Fees Paid. Building \$ 28 Drainage \$

Paid by Receipt No. Dated

Conditions of Permit

Issue of Permit approved: [Signature] Building Inspector 21/10 Date

P. & D. Approved Health Inspector Date

No. H109675

Assessment No.

2-1977

Application For Building Permit.

Date 22-7-77

19280/542

Building Inspector
The Building Inspector,
Waima County Council,
P.O. Box 3070,
RICHMOND.

Sir,

I hereby apply for permission to

Erect

Alter

Convert

Reinstate

Demolish

SHEO

In TE. PUKI AWA Road Ngatunati Riding.for LESLEY. FOOT of TE. PUKI AWA Ngatunati
(Owner) (Address)

According to the locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith in duplicate.

Particulars of Land: Lot No. D.P.

Section No. PT. SEC 4 Block No. SQBK 18 S.D. MDIVS 5 D

..... hectares Square metres

Building Particulars: Foundations CONCR. T. SLABWalls M.H.B. & T.M.B.Roof IRONTotal floor area increase: 14.4 square metresArea of existing outbuildings affected by this application 14.4 m²Area of existing outbuildings 14.4 m²

Estimated Value of Building:

Building: \$ 745.00 Plumbing & Drainage \$Total \$ 4.00Proposed purposes for which every part of building is to be used or occupied (describing separately each intended use or occupation for a separate purpose) SHEO

Proposed use or occupancy of other part of building affected by this application (if any)

Nature of ground on which building is to be placed GRAV.Signature of Applicant: 2 Moffat Lt. MotuekaAddress: 2 Moffat Lt. Motueka

Builders Name & Address

W. P. Jones 2 Moffat Lt. Motueka

NB. The locality plan must show the position of building on section, and distances from road, boundaries, etc.

(\$5) sub letter 1 per 2/8/77

OFFICE USE ONLY:

Fees Paid: Building \$ 4.50 Drainage \$ 5.226Paid By: Receipt No. Date 22-7-77

WAIMEA COUNTY COUNCIL

These are the plans specifications referred to in

Planning Permit No. H109596

WAIMEA COUNTY COUNCIL

19280/542

19280/542

Date 12-7-1977

Application for Building Permit

Assessment No.

By Building Inspector

To: The Building Inspector,
Waima County Council,
P.O. Box 1070,
RICHMOND.

Sir,

En-act

Alter

Reinstate

Demolish

I hereby apply for permission to

Convert

Reinstate

Demolish

a dwelling place at

Te Pukeawa Ngatimoti, R.D. 1 Motueka

for Lesky, Foster (Owner)

Te Pukeawa Ngatimoti (Address)

According to the locality plan and detailed plans, elevations, cross sections, and specifications of building deposited herewith in duplicate

Particulars of Land:

Parts section 4

Square 7

Section No.

Block No.

1X

S.D.

Sections

Area

Hectares

41a. 1000

Square Metres

C5/T 122/198

BUILDING PARTICULARS:

Foundations

Concrete pile foundations

Walls

Hard plank Smooth 235mm wide Highline lined to both

Roof

Heavy tiles - valleys in galvanised iron

Total floor area increase

square metres

Area of existing outbuildings affected by this application

m²

Area of existing outbuildings

m²

ESTIMATED VALUE OF BUILDINGS:

Building \$ 24000

Plumbing and Drainage \$ 585

TOTAL: \$ 24585

Proposed purposes for which every part of building is to be used or occupied (describing separately each intended use or occupation for a separate purpose)

House to be used for living purposes only

Proposed use or occupancy of other part of building affected by this application (if any)

N/A

Area of ground on which building is to be placed

Home stone & dirt

Signature of Applicant

Lesky A. Foster

Address

Te Pukeawa Ngatimoti R.D. 1 Motueka

Particulars Name and Address:

Kest. Hay. Homes. Ltd. R.D. 4. Blenheim

The locality plan must show the position of building on section, and distance from road, boundaries, etc.

27/1/77

OFFICE USE ONLY:

Fee Paid. Building \$

Drainage \$

Paid By

Receipt No.

Date

P.S: I am installing a "Warlock" vision fireplace in the lounge (see plan)

These are the plans specifications referred to in

WAMEA COUNTY COUNCIL

Building Permit No. H109547

19280/542

12-2-1977

Application for Building Permit

BUILDING INSPECTOR

Date: 24/6/1977

The Building Inspector,
Wamea County Council,
P.O. Box 3070,
RICHMOND.

Sir,

I hereby apply for permission to ~~ERECT~~ ~~ALTER~~ ~~CONVERT~~ ~~REUSE~~ ~~REINSTATE~~ ~~DEMOLISH~~
(Cross out those not applicable)

A dwelling house
situated on Main Road, Ngatimoti R.D. Motueka
Lester A. Foster Of (Address)

According to the locality plan and detailed plans, elevations, cross sections
specifications of building deposited herewith in duplicate.

The locality plan must show the position of building on section,
distances from road, boundaries, etc.

Particulars of Land:

Part Section 4 of 7 Lot No.
Block No. 1X Motueka and 1925/542
Hectares 0.3666 Square Metres

Building Particulars: Foundations Woodw. Piles rotten
Walls Wood
Roof Iron

Total floor area increase square metres

Area of existing outbuildings square metres

ESTIMATED VALUE OF BUILDINGS:

Building \$ Plumbing and Drainage \$
TOTAL : \$ Location Plan Attached

Proposed purposes for which every part of building is to be used or occupied:
N/A

Proposed use or occupancy of other part of building affected by this
application (if any): N/A

Area of ground on which building is to be placed N/A

Signature of Applicant L.A. Foster Pe. Puhawa

Address Ngatimoti R.D. Motueka

Builders Name and Address N/A

If any sanitary, plumbing or drainage work is involved with this
application a separate Plumbing and Drainage Permit application must
accompany this Building Permit application. N/A

Fee Sent for Fee

USE ONLY:

Paid Building \$ 10.2 Drainage \$ 12

by Receipt No. 4795 Date 27.7.77

Conditions of Permit: Normal condition Re. plans

Signature of Permit Approved : [Signature] Building Inspector

G J Anderson
1922 Motueka Valley Highway
RD 1
Motueka 7196

Tax Invoice/ Credit Note

GST Reg No: 51076806
Invoice Date: 22/07/2026
ACCOUNT NUMBER: 38460
Tax Invoice Number: 243814

Qty	Description	Rate	GST	Amount
	L260530 22/07/26 : J R & G J Anderson : Motueka 1928054200 : 1922 Motueka Valley Highway, Motueka-Woo Land Information Memorandum Residential		60.65	465.00

Subtotal		404.35
GST		60.65
Total Amount	PAID	\$465.00
Less Credit		465.00CR
Net Due		\$0.00

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:	G J Anderson	Account Number:	38460
Tax Invoice:	243814	Total Due (Inc GST):	\$0.00
Invoice Date:	22/07/2026	Amount Paid:	\$ _____

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

Please quote 38460 as reference.