

Land Information Memorandum



Disclaimer

- This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA).
- It is a summary of the information that Council hold on the property. Each heading or “clause” in this LIM corresponds to a part of section 44A. Sections 1 to 11 of this LIM contains all the information known to the Council that must be included under section 44A(2) LGOIMA.
- Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA).
- The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council.
- Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.
- If there are no comments or information provided in any section of this LIM this means that the Council does not hold information on the property that corresponds to that part of section 44A of LGOIMA.
- A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.
- Council is not liable in civil or criminal proceedings for making available natural hazard information in good faith under Section 44D of the LGOIMA.

Date: 14 May 2026

Prepared by: Shelley Atkinson

Site Details

Property Number	Property Location / Street Address	Property Owners	Legal Description	Area
349245	4 Manor Place Blenheim	S J Bradley & M Stanton	LOT 12 DP 4142	0.0670 Hectares



Applicant Details

Name	Lundons Law
Client Name	Reshma Devi
For Attention of	Kristin White

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Statutory Information

Issued in accordance with Section 44A, Local Government Official Information and Meetings Act 1987
Refer Appendix A

Section A: Special features or characteristics of the land

As at the time of this LIM, Council research found no information relating to special features or characteristics of the land.

For more information on natural hazards in Marlborough:

<https://www.marlborough.govt.nz/environment/natural-hazards>

Section B: Information on private and public stormwater and sewerage drains as shown in Council records

Marlborough District Council Sewer

The property has an existing:

- 100mm diameter sewer connection located at the Manor Place frontage, approximately 3.7m from the south boundary, approximately 1.1m cover. The depth of the sewer connection is indicative only. Depths should be confirmed prior to pipes being laid within the property.

Marlborough District Council Stormwater

The property has an existing:

- 75mm diameter kerb and channel stormwater connection located at the Manor Place frontage, 8.8m from the north boundary. Depths should be confirmed prior to pipes being laid within the property.

Drainage Plans

Drainage Plan for this property as supplied by Drainlayer attached (**refer Appendix C**).

Section C: Drinking Water

Marlborough District Council Water Supply

The property has an existing:

- 20mm diameter water connection located at the Manor Place frontage, 8.7m from the south boundary.

Section D: Information on any rates owing in relation to the land

Property Number	Current Annual Rates	Rates to clear to 30 June 2026
349245	\$4,035.21	\$1,008.81

This information is correct at the time of printing and does not include any transactions or dishonours currently in process. The charging of rates is based on information currently held by Council. Any change to this information can affect rates charged.

Section E: Consents, certificates, notices, orders, or requisitions affecting the land or any buildings on the land

Summary of Building Permits Issued Prior to 1993

Building Permit Number	Description	Date Issued
BP3462	Erect Dwelling and Garage	29 August 1974
BP9121	Garage Extension	13 September 1983

Building Permits can be viewed on Council's website:

<https://www.marlborough.govt.nz/services/property-files-online>

Dispensation

Dispensations attached (refer Appendix D) –

- Granted on 27 August 1974 for a length exceedance of an accessory building.
- Granted on 20 September 1983 for extension of garage having reduced separation distance from dwelling.

Summary of Building Applications

No issued Building Consents, Certificate of Acceptance or Building exemptions were located for this property.

Summary of Planning Consents

No active Planning Consents were located for this property.

Section F: Information notified to Council under Section 124 of the Weathertight Homes Resolution Services Act 2006

No information was located in Council records regarding any notification under Section 124 of the Weathertight Homes Resolution Services Act 2006 in relation to this property.

Section G: Use to which the land may be put and any conditions attaching to that use

Proposed Marlborough Environment Plan (PMEP) – Operative in Part

On 9 July 2025, the PMEP was made operative in part. The PMEP can be accessed through the following link: <https://www.marlborough.govt.nz/your-council/resource-management-policy-and-plans/proposed-marlborough-environment-plan-operative-in-part>

The Proposed Marlborough Environment Plan is a combined regional policy statement, regional coastal plan, regional plan, and district plan. It replaces the Marlborough Regional Policy Statement, the Marlborough Sounds Resource Management Plan and the Wairau Awatere Resource Management Plan.

Note that there are a limited number of PMEP provisions subject to appeal and/or are yet to be made operative. These provisions are clearly identified in the PMEP. In this circumstance, it may still be necessary to have regard to the equivalent provisions of the previous planning documents. There is a Schedule of Equivalent Provisions included in each volume.

Zoning

The property is zoned Urban Residential Two in the Proposed Marlborough Environment Plan.

Zoning Maps

The zoning maps of the Proposed Marlborough Environment Plan (PMEP) were made operative on 9 July 2025. Zoning Maps attached ([refer Appendix B](#)).

Development

This LIM does not contain any information about any potential financial contributions or development levies which may arise if the property is developed. These contributions and levies depend on the nature of the particular development and the application of the relevant provisions of Council's regulatory documents to the particular development. Any person wishing to develop the property should take independent advice in relation to these matters.

Planning Map Information

Whilst all effort is made to ensure the correct information is provided, colours, symbols and cadastral boundaries on the attached map(s) are indicative only and may differ from that shown in the Proposed Marlborough Environment Plan (PMEP). Reference should always be made to the planning maps of the PMEP for confirmation of zoning information. These can be viewed at the Council offices on request.

For further information/clarification of this section or for specific planning queries please contact Council's Duty Planner <https://www.marlborough.govt.nz/services/resource-consents/duty-planner-service-information>

Section H: Information regarding this property which has been notified to Council by any other statutory organisation

No information was located in Council records, which has been notified to this Council from any other statutory organisation for this property.

Section I: Information regarding this property which has been notified to Council by a network utility operator

Electrical Code of Practice - Notified to Council from Transpower

Should any new buildings or structures on this property be proposed, the applicant must ensure that the proposed building or structure complies with the clearances prescribed in the New Zealand Electrical Code of Practice for Electricity Safety Distances (NZECP34:2001) in relation to any electricity lines.

It is the responsibility of the applicant to ensure compliance with NZECP34:2001, and if necessary to contact the line owner to determine whether the proposed building or structure will comply, prior to commencing any site activity or construction.

Natural Hazard and Climate Change Information

Issued in accordance with Section 44A Local Government Official Information and Meetings Amendment Act 2023. The information has been made available in good faith in accordance with Section 44B Local Government Official Information and Meetings Amendment Act 2023 and the Council is not liable in civil or criminal proceedings. Refer Appendix A.

Liquefaction and Lateral Spread Hazard Risk

The Marlborough District is subject to seismic events, which can impact land stability through liquefaction and lateral spread. Unconsolidated, non-cohesive sediments combined with a high groundwater table are prerequisites for these phenomena.

The Marlborough District Council has produced two reports: the Liquefaction Vulnerability Study: Lower Wairau Plains and the Marlborough District Council Liquefaction Assessment Guidelines. The reports are available on Council's website <https://www.marlborough.govt.nz/services/building-services/liquefaction>.

If ground conditions indicate liquefaction and lateral spread, it is recommended that these ground conditions be investigated by a qualified professional. A specific Foundation Design may be required to mitigate the effects of liquefaction for building consent applications.

Information in this LIM about hazards is general and not a representation by the Council of the actual conditions of the land. Professional advice should be obtained for assessments about hazed or load-bearing capacity.

The information is provided under section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA).

Discretionary Information

The following information is information which is held by Council but which is not required to be provided by section 44A(2) of the Local Government Official Information and Meetings Act 1978. It is information which Council is providing in its discretion under section 44A(3) of the Act. The Applicant has, in requesting this LIM, accepted that Council is providing this information on the basis that Council has no liability in connection with its provision. This information should be received and considered on the basis that it is expressly provided as discretionary and not statutory information such that Council is not legally responsible for its provision.

Additional Rates Information

Property Number	Assessment Number	Land Value	Improvement Value	Year of Valuation
349245	20530 09227	\$345,000.00	\$245,000.00	2023

The 2023 revaluation was received in September 2023 and is used for rating purposes from 1 July 2024 to 30 June 2027 (3 years).

Further information on the new rating values can be found on Council's website.

<https://experience.arcgis.com/experience/3e782a9b45c54dd3bfe57d87b1785c6c>

The provision of Council services in Marlborough is subject to ongoing review through processes such as the 2021-2031 Long Term Plan and Annual Plans. Copies of these are available on Council's website:

<https://www.marlborough.govt.nz/your-council/long-term-and-annual-plans-policies-and-reports>

Further information on rates and revaluations can be found here:

<https://www.marlborough.govt.nz/services/rates>

Waste Management – Kerbside Collection

From 1 July 2024 Marlborough District Council introduced wheelie bins for kerbside collection for rubbish and recycling. The property subject of this LIM is included in a serviced area.

This property has been allocated:

- 1x Glass Crate
- 1x 240ltr – Large Recycling
- 1x 240ltr – Large Waste

If a property owner wishes to change the size of the waste and recycling bin, a request can be made via mdc@marlborough.govt.nz or alternatively contact a Customer Service Officer on (03) 520 7400. It is important to note, that any changes will incur additional costs.

Further information on collection days and other waste services, this can be viewed online on Council's website <https://www.marlborough.govt.nz/services/recycling-and-waste>

Earthenware Pipes

Marlborough was affected by a series of earthquakes including what is known as the “Kaikoura” earthquake on 14 November 2016. Since then, Council has discovered damage to underground earthenware sewerage pipes which from part of Council's own sewerage network. The damage is such that Council is anticipating that these pipes will need to be replaced within the next ten years. Council does not know, specifically, whether there has been similar damage to earthenware sewerage pipes which are part of any private sewerage network, but it is possible that there has been similar damage.

If the property to which this LIM relates is serviced by a private sewerage network which contains earthenware pipes, those pipes may be damaged and need replacing.

Marlborough District Ground Conditions

Within the Marlborough District there are areas where hazards affect the property and ground conditions are such that the load bearing capacity of the land is low. It is not possible for Council to identify every area where such conditions exist, however this area has been identified as having possible low ground bearing capacity.

As part of its Blenheim Urban Growth Study, Council has obtained a number of reports about the risk of liquefaction in the event of seismic activity. The reports are available on Council's website and should be reviewed by everyone intending to take an interest in property in Marlborough. This LIM (or the liquefaction reports) are not intended to provide an assessment of geotechnical risk affecting particular properties.

Where this Land Information Memorandum (LIM) contains information about hazards on the property or load bearing capacity of the land, such information is in general terms and is not a representation by Council as to the actual conditions of the subject land.

This LIM should not be relied upon in making assessments about the particular hazard or load bearing capacity of the land and any decisions about such capacity should be made with appropriate professional advice obtained by anyone intended to take an interest in the land.

All Building Consent applications for new structures will need to be accompanied by a report which states the actual conditions found on site.

Lead Paint

Historically lead was widely used in paint in New Zealand. White lead was banned in paint in 1965, while red lead and lead chromate were still in use until the late 1970s and early 1980s. Buildings constructed prior to 1985 are more likely to have lead-based paint present on fixtures and fittings, and building components such as doors, skirtings, stairs, windows and frames. Lead present in paint becomes most hazardous when in a deteriorated state or when paint is being removed during renovations. Lead paint is a health risk through inhalation or ingestion of lead contaminated dust and soil which may be present on internal surfaces or in soils around buildings.

Council's records indicate that the dwelling on the property was built circa 1974 and is therefore considered to have likely been painted with paint containing lead. Please note, there is no Council record on file of a lead contamination assessment/inspection made on the property.

Potential purchasers should undertake their own due diligence and anyone seeking further information regarding lead contamination, its effects and remedial options should contact the Marlborough District Council at hail.enquiry@marlborough.govt.nz

Building Materials

Buildings constructed in the main before 2000 may well have materials containing asbestos within them, as such materials were commonly used in those times. Asbestos is a health risk when it is disturbed and breathed in as fine fibres. Those contemplating taking an interest in this property should make their own assessment of the products used in those buildings which were constructed in the time period indicated above and take such advice as is appropriate.

Restrictions and Responsibilities

Should the ownership structure for the property be a cross-lease, unit title, company ownership structure, there may be specific restrictions and responsibilities on any development related to the property based on the controls within that structure. Council does not enforce such restrictions. These are internal requirements as between various owners within the structure. Anyone intending to take an interest should obtain their own independent advice.

Buildings in Relation to Boundaries

Sometimes, for various reasons, buildings on land are not correctly sited. They may be too close to boundaries, stop banks, waterways, across boundaries or they may be wholly or partly sited on adjacent property or on legal road. Often Council will be unaware of a particular building since it may be an exempt structure in terms of Schedule 1 of the Building Act. Any person considering taking an interest in this property, should address the question whether any building may be incorrectly sited and take such advice as is appropriate. Aerial photos or other material issued as part of this LIM may assist but this material may have been superseded or may not be accurate so independent checking in all appropriate cases is recommended.

HAIL Register Review

Council is responsible for maintaining a Hazardous Activities and Industries List (HAIL) for the Marlborough Region. If the Land subject to this LIM is identified on the HAIL register it merely indicates that there may have been an activity or industry undertaken on the land where hazardous substances have been used or stored that could cause contamination if these substances escaped from safe storage, were disposed of on the site, or were lost to the environment through their use.

The register may not, however, capture earlier land uses or activities where records were less reliable, so Council is undertaking a systematic review of historical aerial photos and other information sources in its possession which may be indicative of the presence of contaminants. Therefore, the results of this review, as it relates to the property the subject of this LIM, will be reflected in the HAIL register or separately disclosed by Council in this LIM.

Affected Party Approvals

When an Affected Party approval is given for a property, the environmental effects of the resource consent are not considered against that property and does not change if ownership of the property changes. Anyone intending on taking an interest in this property may wish to confirm with the current owner if there have been any affected party approvals given for any resource consents that may have ongoing implications for this property.

Roading Authority

The aerial photo attached to this LIM ([refer Appendix E](#)) shows boundary lines which are indicative only. The internal footpath has been built on public road land. To keep it in place, it's recommended that the owner apply for a Licence to Occupy (LTO), which can be submitted through Council's Property Managers, APL Properties blenheim@aplproperty.co.nz

For further clarification, queries can be directed to Marlborough Roads mroadsadmin@nzta.govt.nz

Additional Information (Refer Appendix E):

- Design Certificate from the property file – Dated 1983
- Aerial photograph (Please note: Boundary lines are indicative only) - Dated: 2024

SHELLEY ATKINSON
CORPORATE INFORMATION OFFICER

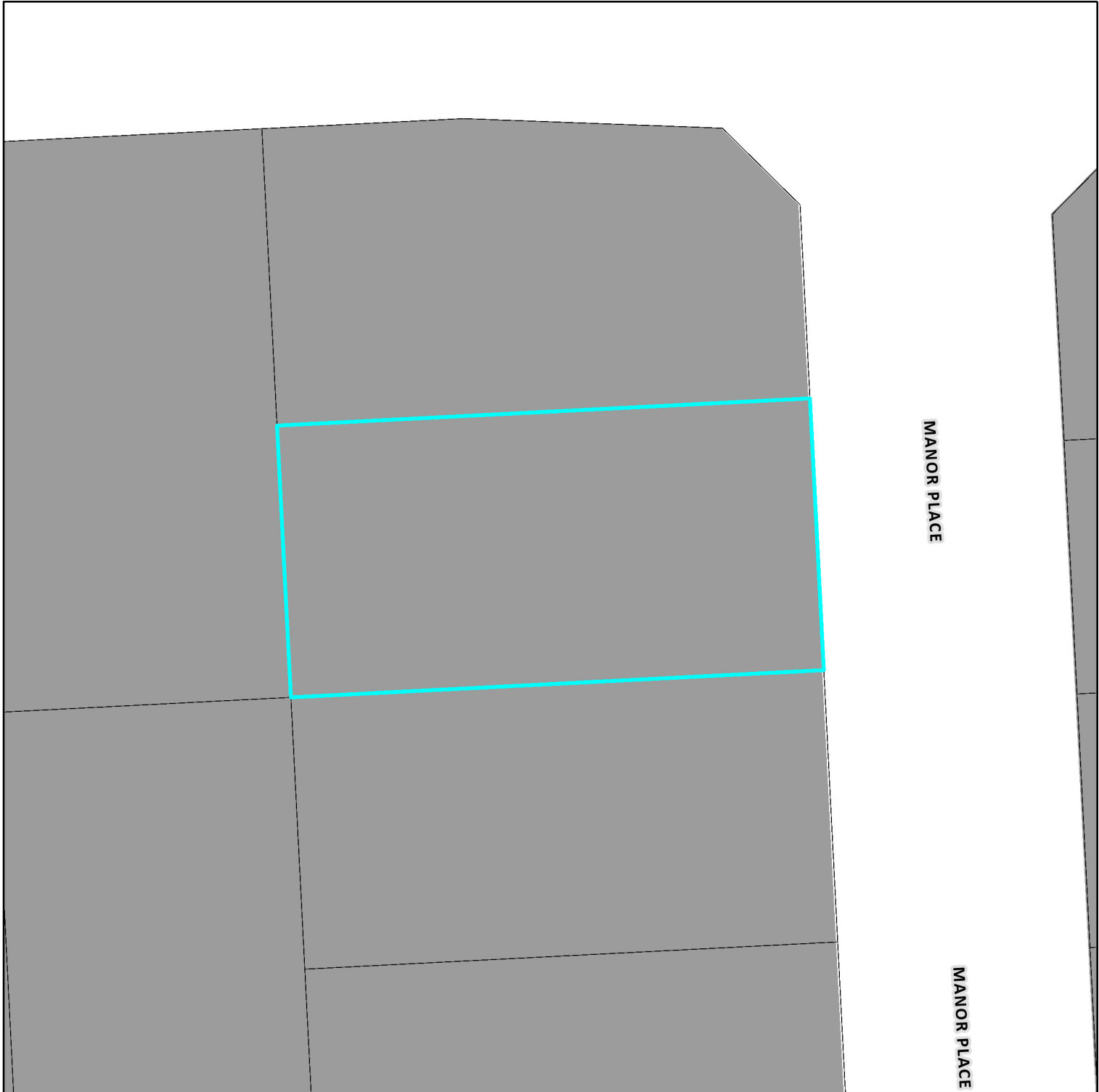
Appendix A – Section 44A

Local Government Official Information and Meetings Act 1987

Section 44A Land Information Memorandum

1. A person may apply to a territorial authority for the issue, within 10 working days, of a Land Information Memorandum in relation to matters affecting any land in the district of the authority.
2. The matters which shall be included in that memorandum are:
 - (a) Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that:
 - (i) Is known to the territorial authority; but
 - (ii) Is not apparent from the district scheme under the Town and Country Planning Act or a District Plan under the Resource Management Act 1991.
 - (b) Information on private and public stormwater and sewerage drains as shown in the territorial authority's records:
 - (ba) *[Repealed]*
 - (bb) information on-
 - (i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a drinking water supplier:
 - (ii) if the land is supplied with drinking water by a drinking water supplier, any conditions that are applicable to that supply:
 - (iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply:
 - (iv) any exemption that has been notified by Taumata Arowai to the territorial authority under section 57 of the Water Services Act 2021:
 - (c) Information relating to any rates owing in relation to the land.
 - (ca) if the land concerned is located in a levy area that is subject to a levy order under the Infrastructure Funding and Financing Act 2020, information about—
 - (i) the levy period:
 - (ii) how liability for a levy on the land is assessed:
 - (iii) amounts of any unpaid levy:
 - (cb) if the land concerned is located in a project area that is subject to a targeted rates order under the Urban Development Act 2020, information about—
 - (i) the financial years to which the order applies; and
 - (ii) how liability for targeted rates under that Act on the land is calculated; and
 - (iii) amounts of any unpaid targeted rates under that Act:
 - (d) information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 2004 or any other Act).
 - (da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:
 - (e) Information concerning any certificate issued by a building certifier pursuant to the Building Act 2004.
 - (ea) Information notified to the territorial authority under section 124 of the Weathertight Homes Resolution Services Act 2006.
 - (f) Information relating to the use to which that land may be put and conditions attaching to that use.
 - (g) Information, which in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose.
 - (h) Any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 2004.
3. In addition to the information provided for under subsection (2) of this section, a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.
4. An application for a Land Information Memorandum shall be in writing and shall be accompanied by any charge fixed by the territorial authority in relation thereto.
5. In the absence of proof to the contrary, a Land Information Memorandum shall be sufficient evidence of the correctness as at the date of its issue, of any information included in it pursuant to subsection (2) of this section.
6. Notwithstanding anything to the contrary in this Act, there shall be no grounds for the territorial authority to withhold information specified in terms of subsection (2) of this section or to refuse to provide a Land Information Memorandum where this has been requested.

Appendix B – Maps



Proposed Marlborough Environment Plan Zoning Map



12/05/2026

Note: Cadastral boundaries are indicative only. Marlborough District Council provides no warranties in terms of property boundaries.

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Airport Zone	Open Space 3	Schedule 1 Heritage Resource	Significant Wetlands
Business 1 Zone	Open Space 4	Schedule 2 Heritage Resources	Designations
Business 2 Zone	Port Zone	Schedule 3 Heritage Resources	Scheduled Sites
Business 3 Zone	Port Landing Area	Notable Trees	Extent of MHWS
Coastal Environment Zone	Rural Living Zone	National HVDC Transmission Lines	River Mouth
Coastal Living Zone	Rural Environment Zone	Extent of Coastal Environment	District Boundary
Coastal Marine Zone	Urban Residential 1 Zone	Urban Growth Areas	Runway Protection Area
Floodway Zone	Urban Residential 2 - Greenfields	Mooring Management Area	Land Parcel
Industrial 1 Zone	Urban Residential 2 - Indicative Road	Waka Mooring Management Area	
Industrial 2 Zone	Urban Residential 2 Zone	Lake Grassmere Salt Works Administration, Workshop, Salt Refining and Processing Area	
Lake Grassmere Salt Works Zone	Urban Residential 3 Zone	Indicative River Bed (white)	
Marina Zone	Urban Residential 4 Zone	Indicative River Bed	
Open Space 1	Urban Residential 4 - Indicative Road	Indicative River Bed within Floodway Zone	
Open Space 2	Road or Rail Corridor		

Appendix C – Drainage Plan

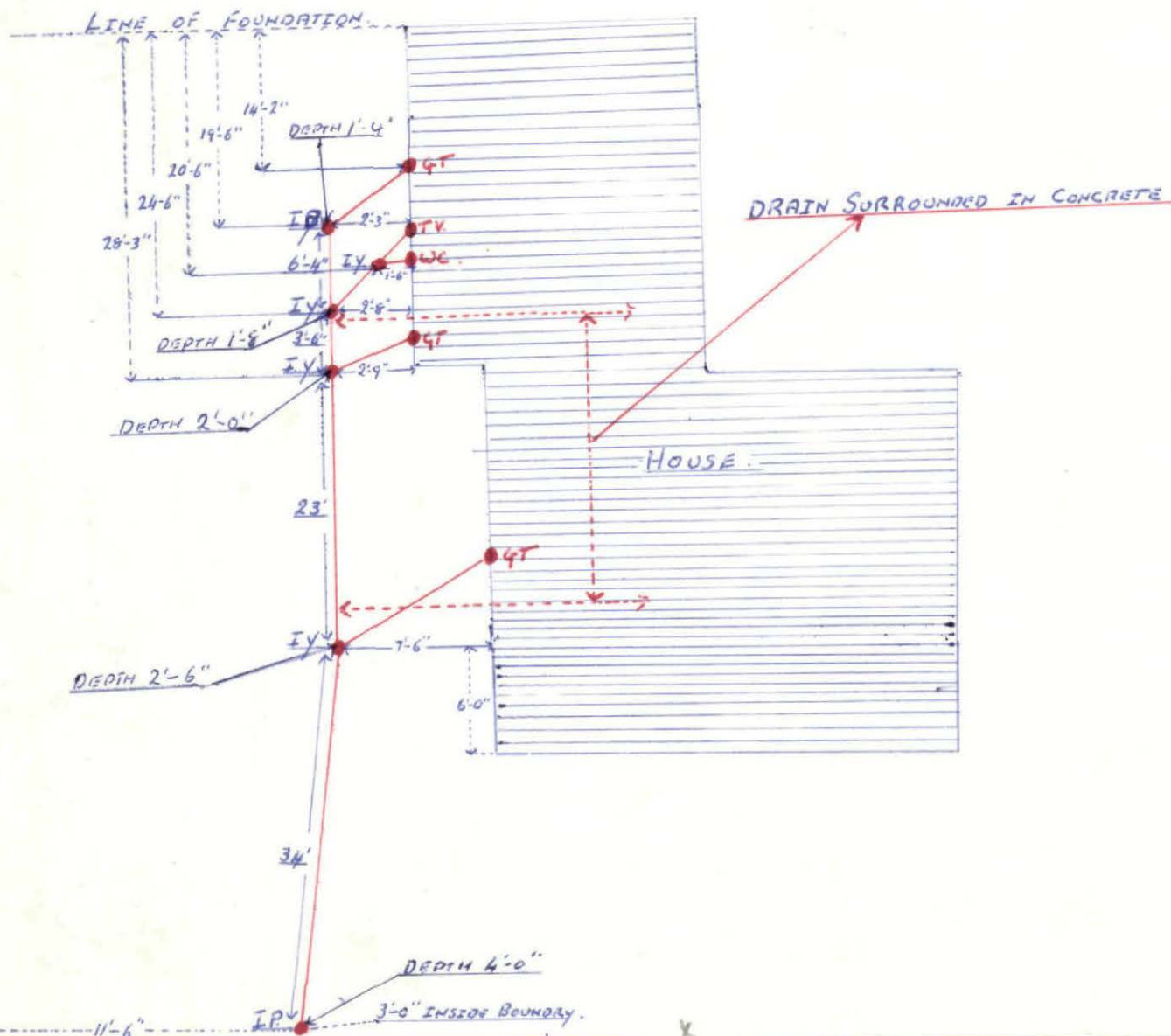
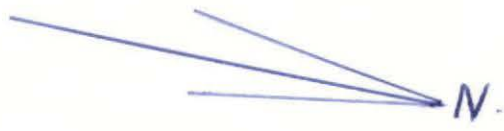


R. Simpson

DRAINAGE PLAN

Drainlayer B. REED Plumber R. MORGAN Date of Inspection 1st OCT. 1974.
 Name W. WADSWORTH Street 4 Manor PARK
 Lot 12. D.P. A142 Section _____

NOTE—For drainage work, a scale plan in ink showing street line, section, boundaries, building in outline, sanitary fittings, lines of drains, inspection pipes, etc. MUST be supplied.



Road Boundary
 Scale: $\frac{1}{8}$ th inch equals—

2 feet
 1 foot

Appendix D – Dispensations

BLENHEIM BOROUGH COUNCIL

IN YOUR REPLY
PLEASE QUOTE

TP 3/

BOROUGH ENGINEER'S OFFICE
PARK TERRACE

BLENHEIM, N.Z.

27 August 1974

P.O. BOX 27
PHONE 5249

WJDO:NLJ



Mr W Wadsworth,
5 Carvell Street,
BLENHEIM.

Dear Sir,

Application for Dispensation From the
Provisions of Council's Operative District Scheme:

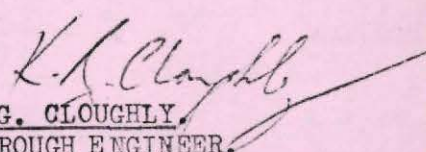
I have to advise that your application dated 29 July 1974
to permit ~~the length of an accessory building to be exceeded~~

has now been considered by the Operative District Scheme Committee.

In accordance with the Committee's decision I hereby advise
that your application has been ~~granted unconditionally.~~

The property to which this dispensation applies is scheduled
below and if you have not already done so I suggest that you contact
the Borough Building Inspector and arrange for a building permit to
be uplifted.

Yours faithfully,


K.G. CLOUGHLY,
BOROUGH ENGINEER.

SCHEDULE:

Address: 4 Manor Place
Legal Description: Lot 12 DP 4142
Valuation Roll Number: Not Available

20 September 1983

Mr D.M. Cromarty,
Consulting Engineer,
165A Budge Street,
BLenheim.

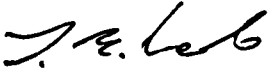
Dear Sir,

APPLICATION FOR DISPENSATION FROM THE PROVISIONS OF
COUNCIL'S DISTRICT SCHEME FIRST REVIEW ON BEHALF OF
A.R. WEBBY, 4 MANOR PLACE, BLENHEIM.

I am pleased to advise that your application for dispensation to extend an existing garage having a reduced separation distance of 1.11 metres from the dwelling on the property described as Lot 12 D.P. 4142 has been granted in accordance with the plans submitted.

This dispensation does not give you approval to start construction on the site as you are required to uplift a building permit before commencement of any building work.

Yours faithfully,



T.E. LE COMTE,
SENIOR TOWN PLANNER.

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Appendix E – Additional Information



12/05/2026

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Please Note: Boundary Lines are Indicative Only

