

# 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**

C E Robinson

---

**Email**

clairezzz@gmail.com

### LIM Details

---

LIM number	Valuation Number	Certificate of Title	Requested on	Issued on
L250924	1938078301	460716	01/12/2025	11/12/2025

# 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.
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)
1938078301	LOT 1 DP 415754	364 The Coastal Highway	Appleby-Motueka	0.7295

### 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
\$7325.16	\$1831.29	\$0.00	\$0.00

### Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	2,030,000	\$4,346.23
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$81.80/Pty	1	\$81.80
WaimeaComDam-Enviro&ComBen-ZOB	0.0074c/\$CV	2,030,000	\$150.22
Redwood Valley Water Supply	\$826.00/1m3/day	2	\$1,652.00
Refuse/Recycling Rate	\$133.69/Pty	1	\$133.69
Shared Facilities Rate	\$73.55/Pty	1	\$73.55
Mapua Rehabilitation Rate	\$4.35/Pty	1	\$4.35
Museums Facilities Rate	\$70.02/Pty	1	\$70.02
District Facilities Rate	\$138.68/Pty	1	\$138.68
Regional River Works - Area Z	0.0152c/\$LV	1,000,000	\$152.00
Stormwater: General Drainage	0.0054c/\$CV	2,030,000	\$109.62

### 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
\$2,030,000.00	\$1,000,000.00	\$1,030,000.00	01/09/2023

### New Rating Valuation

## 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.

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
\$2,030,000.00	\$1,000,000.00	\$1,030,000.00	01/09/2023

### Water Meter Information

Reticulated water: Water usage is charged in addition to rates payable. Before any new owner takes possession of a property, a special meter reading can be requested to confirm the water charges payable.

Water ID	Meter Reader Note	Meter Id	Read Date	Year to date	Last year units
WRRDV315	LHS Driveway 0.6m frm Bdy	RESTRICTOR		0	0

### Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Redwood Valley Water Supply	Water Supply

### Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2402127	08/06/2015	364 The Coastal Highway, Appleby-Motueka

### 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 connected to water only. The water supply is through a restrictor and the property receives two cubic metres per day. There is a permanent Boil Water Notice in place for residents connected to the Redwood Valley Rural Water Supply.

### Protected Trees

No protected trees have been found for this property.

### Heritage Buildings

There are no heritage buildings on this property.

## 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.

### 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 Residential	The Rural Residential Zone provides for rural lifestyle living opportunities. Rules for development and subdivision generally seek to ensure that lifestyle living is enabled and that adequate servicing is provided, while maintaining rural character and amenity.

## Consents

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.

### 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
23/11/2004	042072	New dwelling internal garage electric heating and biocycle waste water system	Code Compliance Certificate Issued	07/12/2005

### 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
19/02/2014	140116	Discharge treated wastewater to land	Consent Effective	Granted under Delegated Authority	04/03/2014
10/07/2008	080625	Undertake a boundary relocation	Sec 224 Issued	Granted under Delegated Authority	30/09/2008
22/10/2004	041215	Discharge secondary treated domestic wastewater to land by subsurface irrigation	Withdrawn	Granted under Delegated Authority	18/01/2005
24/09/2004	041105	Erect dwelling in the coastal environment area and excavate for house site - minimum cut 2.5m	Consent Effective	Granted under Delegated Authority	10/01/2005

## Consents

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.

### 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](http://www.tasman.govt.nz/link/trmp).

---

#### Notes

Tasman Resource Management Plan planning maps identify the property is within the Rural Residential Zone (Waimea Inlet) and Land Disturbance Area 1. Coastal Environment Area, Services Contribution Area, Wastewater Management Area and the Coastal Tasman Design Guide Area (Unit 9D). Overhead Lines 33kV pass over the property. The Maisey Road Esplanade Reserve adjoins the property to part of the north east boundary, with an Esplanade Access Strip running through 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](http://www.tasman.govt.nz/link/trmp).

There is a discharge consent that affects this property RM140116 'Discharge of treated wastewater to land'. This consent will need to be transferred into the name of any new property owner/s. A copy is enclosed for your information. Information on the transfer process and an application form can be found on Tasman District Council's website.

### Compliance Notes

These notes include information relevant to compliance with the consents and permits noted above.

---

#### Notes

There is a resource consent attached to this property allowing the discharge of wastewater. This consent imposes conditions requiring servicing, sampling and the furnishing of specified reports or sample results to Council and it is recommended that the enquirer familiarise themselves fully with these conditions. Compliance is being achieved.

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.

## 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)

Tasman District Council monitors contaminated sites. This property has a record of the following contamination risks. If the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

---

### LIM Statement

This site has been identified as being subject to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

This property is in the mapped area of historic orchard land and has had horticultural use.

Any future change of use, substantial earthworks or subdivision might require a site investigation report pursuant to the regulations. Please note this report may result in the need for resource consent under these regulations.

## 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

One or more natural wetlands have been determined to exist on this property. Tasman Resource Management Plan rules 17.5.5, 17.6.5, 17.7.5, 17.8.5, 28.2.2, and 31.1.6 apply, and are available on the Council website. For further information on these wetlands please contact the Council Ecologist.

Wetland Id	Wetland Name	Type	Notes
6	Waimea estuary	Saltmarsh	

## 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

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.

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](mailto:biodiversity@tasman.govt.nz).

### Hazard Notes

These notes include hazard information relevant to this LIM.

Hazards Type	Notes
Coastal Hazards	To the northeast the property extends to the Waimea Estuary margin. This coastal margin is sheltered from open water and presents a relatively stable foreshore and low erosion hazard. Majority of the property is elevated well above sea levels, though the northeastern boundary extends down to current sea level. Sea levels can become elevated above their normal levels when high tides coincide with strong onshore winds, waves, and/or storm surges and may result in inundation of low lying land connected to the estuary margin. Coastal inundation and erosion hazards will increase over time due to projected climate change and associated sea level rise. Information on coastal hazards and sea level rise, along with links to Council's coastal hazards map viewer, can be found on Council's website ( <a href="https://www.tasman.govt.nz/coastal-hazards">https://www.tasman.govt.nz/coastal-hazards</a> ). Additional information on climate change can be found on the Council's website ( <a href="https://www.tasman.govt.nz/my-region/climate-change">https://www.tasman.govt.nz/my-region/climate-change</a> ).
Rivers and Rainfall Flooding	Council has no records of this property being affected by flood hazards.
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](http://www.tasman.govt.nz).



— State Highway Roads  
— Road Boundaries

Valuation Boundaries  
 Parcel



## Aerial Photo Map

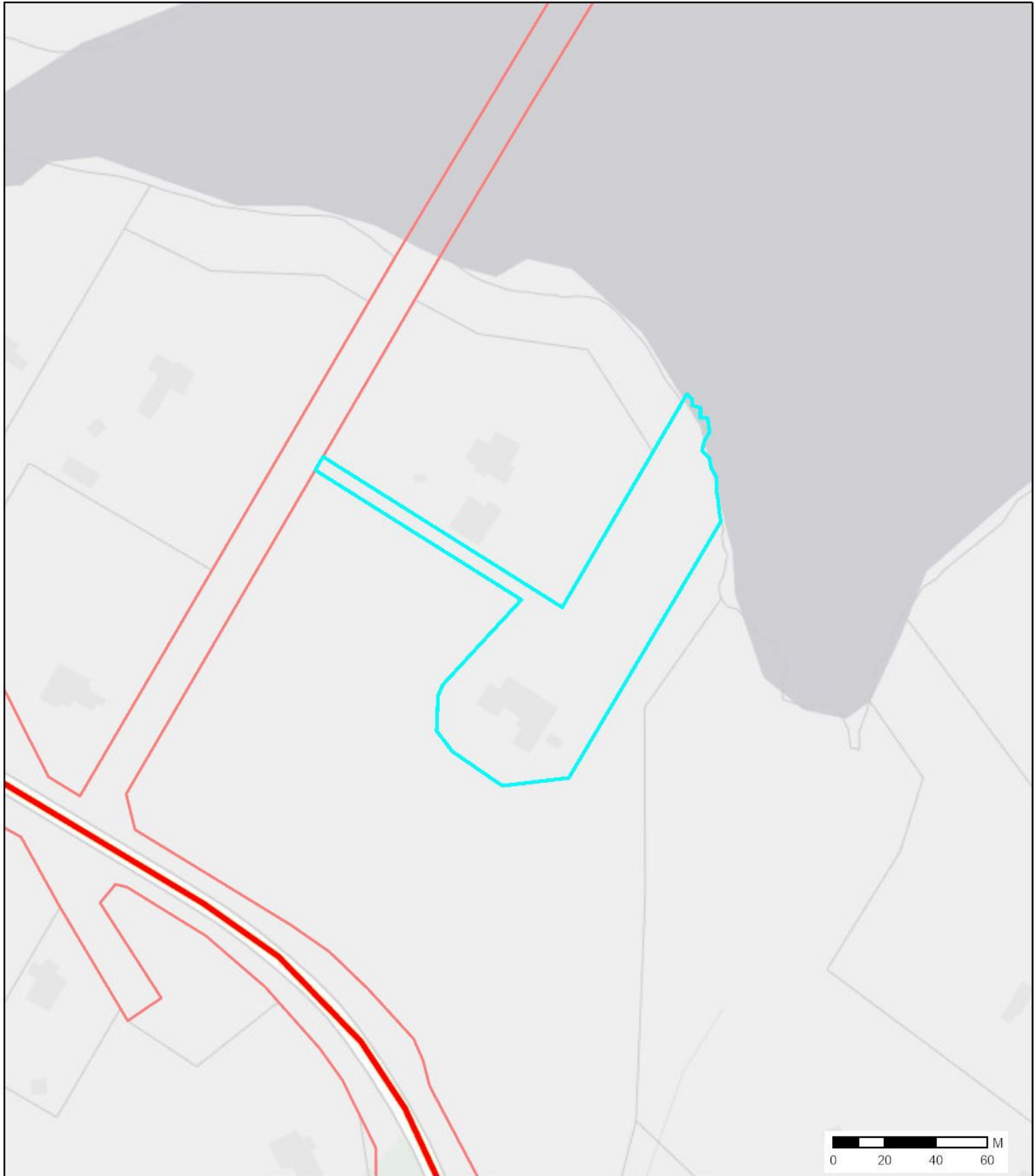
The information displayed is a schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed

CROWN COPYRIGHT RESERVED. © Copyright Tasman District Council.



Scale: 1:2,000  
Tuesday, 9 December 2025

Original Sheet Size 210x297mm



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



## 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

CROWN COPYRIGHT RESERVED. © Copyright Tasman District Council.



Scale: 1:2,000  
Tuesday, 9 December 2025

Original Sheet Size 210x297mm



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



## Pipe Network 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.

CROWN COPYRIGHT RESERVED. © Copyright Tasman District Council.





Scale: 1:2,000  
Tuesday, 9 December 2025

Original Sheet Size 210x297mm

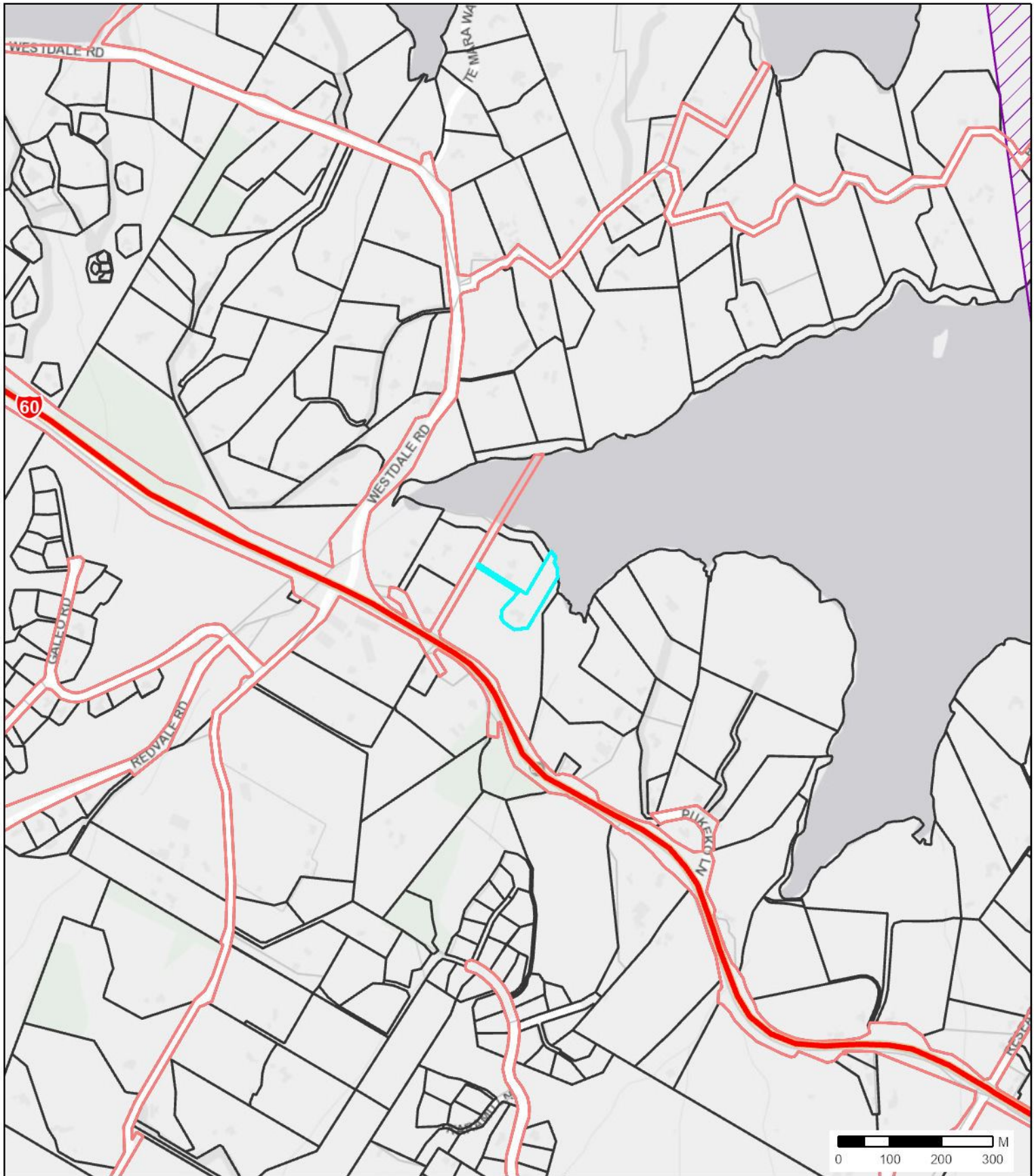
**Property Address:** 364 The Coastal Highway, Appleby-Motueka

**Property Valuation:** 1938078301

-  Wetland Extent
-  Valuation Boundaries

Cadastre sourced from Land Information New Zealand data. Crown Copyright reserved. Contact Tasman DC regarding Copyright on Aerial Photography. The information on this map is prepared for indicative use only and is not intended for definitive legal, location or formal reference purposes. Coordinate System: New Zealand Transverse Mercator NZGD2000.





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



## Fire Ban Areas Map

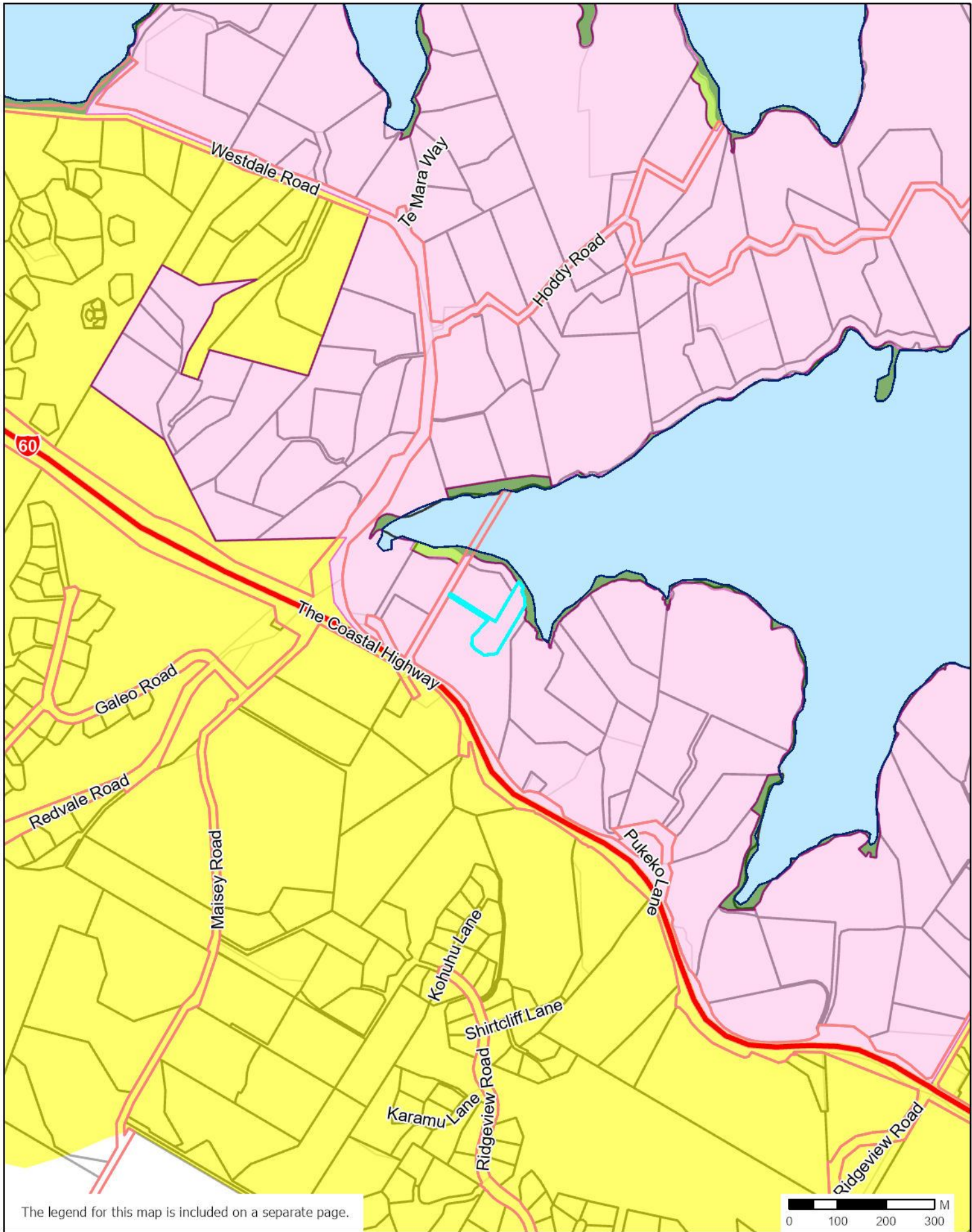
The information displayed is a schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed

CROWN COPYRIGHT RESERVED. © Copyright Tasman District Council.



Scale: 1:10,000  
Tuesday, 9 December 2025

Original Sheet Size 210x297mm



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



## TRMP Zones Map

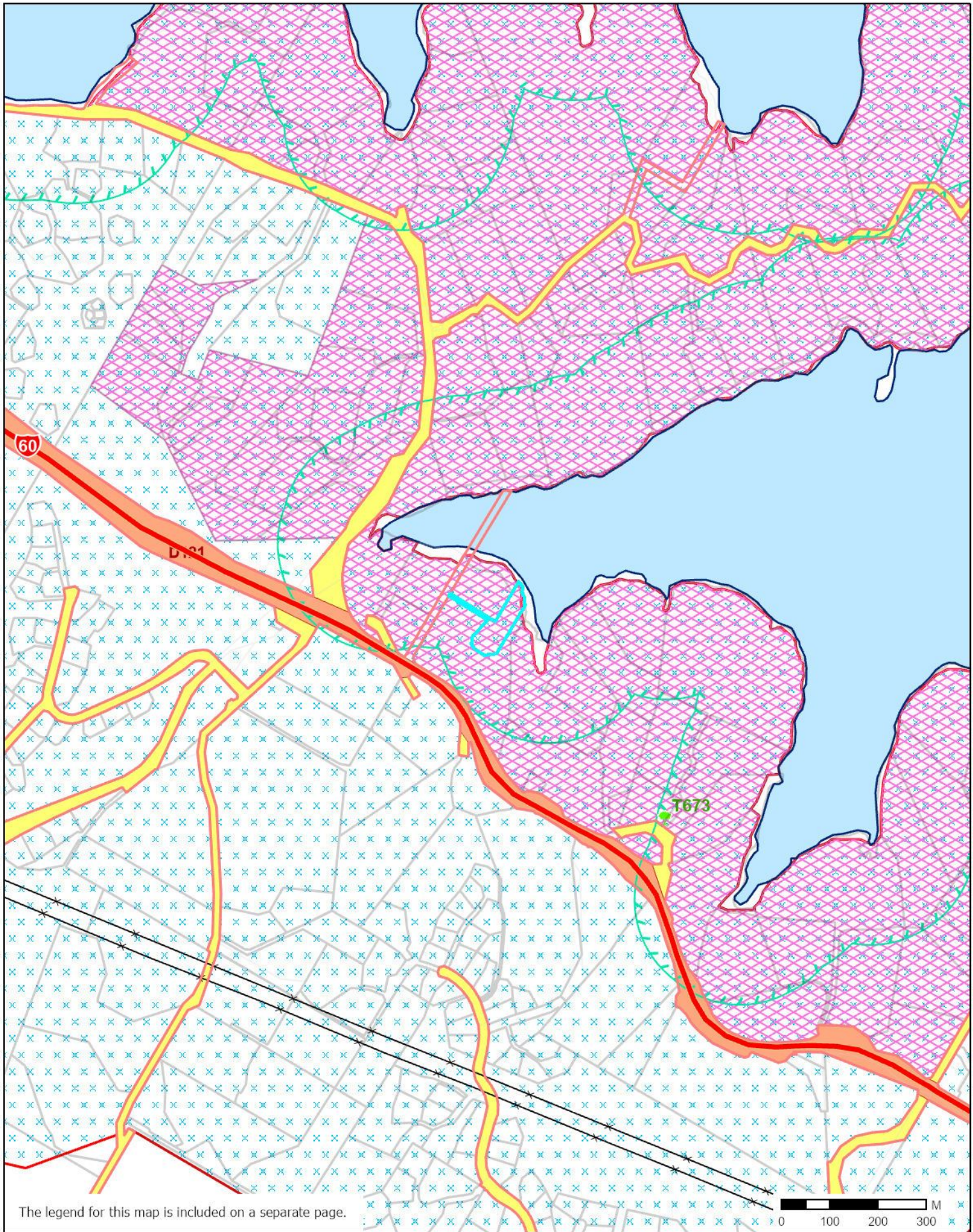
The information displayed is a schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed

CROWN COPYRIGHT RESERVED. © Copyright Tasman District Council.



Scale: 1:10,000  
Tuesday, 9 December 2025

Original Sheet Size 210x297mm



## TRMP Areas 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













































CROWN COPYRIGHT RESERVED. © Copyright Tasman District Council.











Scale: 1:10,000  
Tuesday, 9 December 2025

Original Sheet Size 210x297mm

## 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 Rural Residential Serviced
	Rural 3		Open Space		Rural 2 deferred Mixed Business
	Central Business		Recreation		Rural 2 deferred Light Industrial
	Commercial		Conservation		Rural Residential deferred Residential
	Mixed Business		Tourist Services		Rural Residential Serviced deferred Residential
	Light Industrial		Papakainga		Recreation deferred Mixed Business
	Heavy Industrial		Rural 1 deferred Residential		Recreation deferred Residential
	Rural Industrial		Rural 1 deferred Tourist Services		Tourist Services deferred Residential
	Residential		Rural 1 deferred Mixed Business		Rural 1 deferred Papakainga
	Residential Closed		Rural 1 deferred Light Industrial		Residential deferred Light Industrial
	Residential Coastal		Rural 1 deferred Heavy Industrial		Development Area
			Rural 1 deferred Rural Residential Serviced		Notation
					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](http://www.nelsontasmancivildefence.co.nz).

## 4. Glossary

Term	Explanation/Note
<b>Coastal Environment Area</b>	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.
<b>Coastal Risk Area</b>	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.
<b>Consent Notice</b>	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.
<b>Deferred Fire Ban Area</b>	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.
<b>Electricity Transmission Lines and Towers</b>	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).
<b>Fault Rupture Risk Area</b>	This area encompasses active fault systems in the Tasman District. Rules in Section 18.13 apply to activities in this area.
<b>Fire Ban Area</b>	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 <sup>2</sup> . Where properties are larger than 5,000m <sup>2</sup> , resource consent is required to have an outdoor fire (the rules do not apply to barbecues or braziers).

Term	Explanation/Note
<b>Fire Sensitive Area</b>	<p>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.</p>
<b>Land Disturbance Area 1</b>	<p>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.</p> <p>The full set of regulatory requirements are found in Section 18.5 “Land Disturbance Areas” of the Tasman Resource Management Plan (TRMP).</p>
<b>Land Disturbance Area 2</b>	<p>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.</p> <p>The full set of regulatory requirements are found in Section 18.5 “Land Disturbance Areas” of the Tasman Resource Management Plan (TRMP).</p>
<b>Landscape Priority Area</b>	<p>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.</p>
<b>Obstacle Limitation Surface</b>	<p>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.</p>
<b>Recharge Protection Area</b>	<p>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.</p>

Term	Explanation/Note
<b>Services Contribution Area</b>	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.
<b>Slope Instability Risk Area</b>	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.
<b>Special Domestic Wastewater Disposal Area</b>	<p>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).</p> <p>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.</p>
<b>Wastewater Management Area</b>	<p>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).</p> <p>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 and 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).</p>

# 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](http://www.tasman.govt.nz). Note that this can be quite extensive in some cases, and a fee applies.

## RESOURCE CONSENT DECISION

**Resource consent number:** RM140116

Pursuant to Section 104B&D of the Resource Management Act 1991 (“the Act”), the Tasman District Council (“the Council”) hereby grants resource consent to:

***Claire Emma Robinson and Christophe Bryant***

(hereinafter referred to as “the Consent Holder”)

Transferred from Edward William Unwin & Judith Amelia Unwin on 8 February 2024

**Activity authorised by this consent:** Discharge of treated wastewater to land.

### Location details:

Address of property: 364 The Coastal Highway, Appleby-Motueka  
Legal description: Lot 1 DP 415754  
Certificate of title: 460716  
Valuation number: 1938078301  
Location co-ordinates: 1607342 E 5429319 N (NZTM)

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

### CONDITIONS

- 1 The design, construction and operation of the domestic wastewater treatment and land application system shall be in general accordance with Resource Consent Number RM041215 and RM140116, unless inconsistent with the conditions of this consent, in which case the conditions shall prevail.
- 2 The maximum rate of additional discharge shall not exceed 700 litres per day.
- 3 The treated wastewater entering the land application area, as measured at the sampling point required to be installed in accordance with Condition 7, shall comply at all times with the following limits:
  - (a) the 5 day biochemical oxygen demand (BOD<sub>5</sub>) in any single sample shall not exceed 30 grams per cubic metre;
  - (b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 grams per cubic metre.
- 4 There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.

- 5 The maintenance of the wastewater treatment plant and land application system shall be carried out under the supervision of a person who is suitably qualified and experienced.

### **Maintenance and Monitoring**

- 6 The Consent Holder shall enter into, and maintain in force at all times, a written maintenance and monitoring contract with an experienced wastewater treatment plant operator, or a person trained in the wastewater treatment operation by the system designer, for the ongoing maintenance of the treatment and land application systems.

The contract shall specify the frequency of treatment plant inspections and maintenance during the term of this resource consent and shall include an inspection and maintenance schedule that is in accordance with the conditions of this consent.

A signed copy of this contract shall be forwarded to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this consent.

- 7 The wastewater treatment and land application system shall be inspected and serviced at least every 12 months and a copy of the service provider's maintenance report shall be forwarded to the Council's Co-ordinator Compliance Monitoring within 2 weeks of each inspection. The inspection report shall include, but not be limited to, the following information:
- (a) the date the inspection was undertaken and the name of the service provider;
  - (b) a list of all components of the treatment and land application systems that were inspected and the state of those components;
  - (c) any maintenance undertaken during the visit or still required, and a timetable for the expected completion of this work;
  - (d) a description of the appearance of the filter/s and tanks;
  - (e) the location and source of any odour detected from the system; and
  - (f) a description of the appearance of the land application area (ponding, vegetation growth, no exposed dripper line, etc).

### **Review of Consent Conditions**

- 8 The Council may, during the month of June each year, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
- (a) to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or
  - (b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or
  - (c) to review the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
  - (d) to review the frequency of sampling and/or number of determinands analysed if the results indicate that this is required and/or appropriate;

- (e) to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

## Expiry

9 This resource consent shall expire on 4 March 2029.

## ADVICE NOTES

- 1 Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
- 2 It is strongly recommended that household water reduction fixtures be included in the house design in order to ensure that the discharge volume limit is met. The measures and fixtures should be in accordance with AS/NZS 1547:2012 and Auckland Regional Council's Technical Publication 58.
- 3 The Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
- 4 Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
- 5 All reporting required by this consent shall be made in the first instance to the Tasman District Council's Co-ordinator Compliance Monitoring.
- 6 This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either: 1) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.
- 7 Monitoring of this resource consent will be undertaken by the Council as provided for by Section 35 of the Act and a one-off fee has already been charged for this monitoring. Should the monitoring costs exceed this fee, the Council reserves the right to recover these additional costs from the Consent Holder. Costs can be minimised by consistently complying with conditions, thereby reducing the necessity and/or frequency of Council staff visits.
- 8 Pursuant to Section 127 of the Resource Management Act 1991, the Consent Holder may apply to the Consent Authority for the change or cancellation of any condition of this consent.

## REASONS FOR THE DECISION

### Background to Proposed Activity

The wastewater system was installed in 2005. The previous owner had some issues getting their compliance sorted. The applicant recently purchased the property and is sorting out their consents.

The applicant has applied to renew their consent to discharge treated wastewater to land. They have chosen to renew their consent rather than vary the monitoring condition to bring it into line with current monitoring requirements as the consent only had a few years before it expired.

## **Tasman Resource Management Plan (“TRMP”) Area and Rules Affected**

According to the TRMP the following apply to the application site:

Area(s): Wastewater Management Area, Coastal Environment Area  
Zone: Rural Residential

The activity authorised by this resource consent does not comply with Permitted Activity Rule 36.1.2.5 of the TRMP and is deemed to be a non-complying activity in accordance with Rule 36.1.6.1 of the TRMP.

### **Principal Issues (Actual and Potential Effects on the Environment)**

The principal issue(s) associated with the proposed activity involve the actual and potential effects on the environment. For this application these were:

- (a) effective treatment of the wastewater;
- (b) off-site contamination.

I consider that the adverse effects of the activity on the environment will be no more than minor for the following reasons:

- (a) the system has been shown to treat the wastewater to the secondary standard. Wastewater of this standard can be discharged via dripper lines to land. The system and the field are regularly serviced to ensure that it is running correctly;
- (b) the land application area is appropriately sized for the soil type. Additional planting has been undertaken downhill of the field. While the bottom corner of the field does not meet the current consent setbacks to make the application controlled any discharge to land should not result in an adverse effect over the boundary.

### **Relevant Statutory Provisions**

In considering this application, I had regard to the matters outlined in Section 104 of the Act. In particular, I had regard to the relevant provisions of the following planning documents:

- (a) the Tasman Regional Policy Statement (TRPS);
- (b) the Transitional Regional Plan (TRP);
- (c) the Tasman Resource Management Plan (TRMP); and
- (d) the New Zealand Coastal Policy Statement.

Most of the objectives and policies contained within the TRPS are mirrored in the TRMP. The activity is considered to be consistent with the relevant objectives and policies contained in Chapter 33 of the TRMP.

### **Part II Matters**

I have taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act and it is considered that granting this resource consent achieves the purpose of the Act as presented in Section 5.

## Non Complying Activity

The activity is a non-complying activity according to Section 104D of the RMA. This consent can only be granted if the adverse effects of the activity on the environment will be minor or the application is for an activity that will not be contrary to the objectives and policies of the TRMP. It is considered that this activity will have effects on the environment that are no more than minor and it is not contrary the relevant objectives and policies of the TRMP, so consent can be granted for this activity.

## Notification and Affected Parties

The adverse environmental effects of the activity are considered to be no more than minor. The Council's Resource Consents Manager has, under the authority delegated to him, decided pursuant to Section 95 of the Act that the application did not require public or limited notification.

This consent is granted on 4 March 2014 under delegated authority from the Tasman District Council by:



Leif Pigott  
**Co-ordinator Natural Resources Consents**

10 January 2005

E M Whitcombe  
C/o Min Hall  
Arthouse Architecture Ltd  
PO Box 1325  
**NELSON 7015**

Dear Madam

**RESOURCE CONSENT APPLICATION NO. RM041105**

In accordance with Section 114 of the Resource Management Act 1991, I enclose a copy of the Council's decision made under delegated authority on the above application.

The applicant or any person who has made a submission has the right of review to the Council against the decision as provided for in Section 357 of the Resource Management Act 1991.

Any such review request must be made to the Council within 15 working days from the date of receipt of this notice.

In terms of Section 125 of the Resource Management Act 1991, this consent shall lapse five years after the date of consent (by this Council or, if relevant, the Environment Court) unless:

- (a) the person to whom it was granted has within that period given effect to the consent;  
or
- (b) the Council has, on an application made within three months after the expiry of that period, satisfied itself that the circumstances in Section 125(b) apply.

Yours faithfully

J R Andrew  
**Consent Planner, Land**

**IN THE MATTER**of the Resource Management Act  
1991**AND****IN THE MATTER**of the application lodged by  
**E M WHITCOMBE**for a resource consent for a  
discretionary activity under the  
provisions of Section 104 of the  
aforesaid Act**PROPOSAL**

To erect a dwelling in the Rural Residential Zone and Coastal Environment Area, with the dwelling set back 96 metres from mean high water springs at the Coastal Highway (State Highway 60) at Lot 1 DP 337802.

**TASMAN RESOURCE MANAGEMENT PLAN AFFECTED RULES**

Rules 18.14.3(b)(i), 18.6.9(ia)(iii).

**DECISION**

Acting under authority delegated from the Council, the Consent Planner, Land considered the resource consent application under the provisions of Section 104B of the Resource Management Act 1991 and resolved that the application be consented to, subject to the following conditions:

**Land Use Conditions**

1. The building shall be undertaken in general accordance with the documentation submitted with the application and with the plans attached to this consent marked Plan A and B dated 10 January 2005.
2. The building shall be finished in the recessive colours submitted with the application and attached as Attachment C (dated 10 January 2005), which are compatible with the natural coastal environment.
3. The property is in a coastal area and therefore may have historical significance to Maori. If during any site disturbance works, any material is found that may have any archaeological significance, the applicant shall contact the local iwi representative (Barney Thomas) at (03) 547-4934 so that the find can be recorded and any artefact recovered.

4. Landscaping of the property's frontage to the Waimea Inlet shall be undertaken to a minimum depth of 10 metres with coastal trees and shrubs that are native to New Zealand. The plants shall be spaced at no more than 1 metre apart and maintained and replaced in the event of plants dying. The landscaping shall be undertaken by the second year from the issue of the building consent date for the dwellinghouse.
5. The resource consent holder shall advise Council when the landscape planting has been undertaken so that monitoring of conditions can be programmed.

### **Land Disturbance Conditions**

6. The proposed earthworks shall be carried out in accordance with the information submitted with the application.
7. The consent holder shall take all practical measures to avoid the discharge of sediment with stormwater run-off to water or to land where it may enter water. The measures to be adopted include, but are not limited to, the use of perimeter drains, bunds, settling ponds, silt fences, straw bales and/or other retention devices as required. All stormwater and sediment control structures that may be required to comply with this condition shall be regularly monitored and maintained in effective operational order at all times.
8. All exposed ground shall be reinstated so that erosion is avoided as much as practical. If a vegetated cover (such as a standard rye grass/clover mix) is to be used to achieve this, compliance with this condition is considered to be when a 100% vegetative cover has been established.
9. Council may, for the duration of this consent and within the three month period following 31 May each year, review the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for the purposes of dealing with any adverse effect on the environment which may arise from the exercise of the consent and which is appropriate to deal with at a later stage or complying with the requirements of a relevant operative rule in the Tasman Resource Management Plan or its successor.

### **NOTATIONS**

1. The applicant shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts.
2. Nothing in this consent permits any land disturbance other than that which is permitted in the Tasman Resource Management Plan. If any land disturbance works are contemplated please discuss the matter with this office first.
3. Council has evidence from aerial photographs that this land was orchard prior to the 1970s and therefore probably exposed to persistent pesticides which may have remained as residues in the soil, and possibly at levels that exceed the Interim Residential Soil Criteria.

You may wish to carry out some soil testing to assess the risk from persistent pesticides. If this is carried out by an accredited environmental consultant, in accordance with the "Soil sampling and assessment guidelines for horticultural sites in TDC and NCC", June 2003, the information in the report can be used for the LIM on this property.

4. Access by the Council's officers or its agents to the property is reserved pursuant to Section 332 of the Resource Management Act 1991.
5. Monitoring of the consent is required under Section 35 of the Resource Management Act 1991 and a deposit fee is payable at this time. Should monitoring costs exceed this initial fee, Council will recover this additional amount from the resource consent holder. Costs are able to be minimised by consistently complying with conditions and thereby reducing the frequency of Council visits.
6. Council draws your attention to the provisions of the Historic Places Act 1993 that require you in the event of discovering an archaeological find (e.g. shell, midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga) to cease works immediately, and tangata whenua, the Tasman District Council and the New Zealand Historic Places Trust shall be notified within 24 hours. Works may recommence with the written approval of the Council's Environment and Planning Manager, and the New Zealand Historic Places Trust.

#### 7. **Development Contribution**

Council will require the payment of a development contribution in accordance with Council's Development Contributions Policy under the Local Government Act 2002 for the development the subject of this resource consent.

The Development Contributions Policy is found in the Long Term Council Community Plan (LTCCP) and the amount to be paid will be in accordance with the requirements which are current at the time the relevant development contribution is paid in full. A 5% discount is available if the payment is made prior to the uplifting of the building consent. This consent will attract a development contribution in respect of:

Water	\$3,006.30
Wastewater	\$2,488.20
Roading	\$6,835.00
<b>Total</b>	<b><u>\$12,329.50</u></b>
Discount of 5%	<u>\$616.48</u>
<b>Discounted Total</b>	<b><u>\$11,713.03</u></b>

#### **REASONS FOR THE DECISION**

1. The proposed new dwelling is located adjacent to the Waimea Inlet in the Rural Residential Zone part Coastal Environment Area. Discretionary activity building resource consent is required pursuant to Rule 18.14.4 of the Tasman Resource Management Plan because the building is sited within 100 metres of the Waimea Inlet and the proposed new dwelling is sited 96 metres from mean high water springs and apart from this setback consistent with all of the bulk and location requirements for permitted activities in the Rural Residential Zone and it is also consistent with the notice on the title.

2. The effects of the dwelling and earthworks, in terms of the requirement for consent, are considered to be not more than minor for the following reasons:
  - (a) while the dwelling is situated within the Coastal Environment Area it meets all of the standards and terms for a dwelling that were recently established when the property was created by subdivision consent RM020710. In addition the low profile dwelling will not have an effect on any natural landscape and/or seascape features of significance. Therefore, the dwelling is in keeping with the character and amenity values of the surrounding environment and the effects on the coastal environment are no more than minor;
  - (b) the proposed dwelling is to be finished in recessive colours that blend with the colours of the actual environment;
  - (c) the effects of the reduced setback to 78 metres instead of 100 metres from the mean high water springs on the amenity of the Coastal Environmental Area are considered to be minor;
  - (d) Coastal landscaping between adjoining mean high water springs is to be carried out with time this will help the visual integration of the property and the Waimea Inlet. A landscape condition has been included in this consent.
4. The proposed dwelling is consistent with the matters set out in Part II of the Resource Management Act 1991.
5. The dwelling is in keeping with the Plan objectives and policies for the following reasons:
  - (a) the dwelling will have a very minor effect on the character of the coastal environment and will not affect any of the significant land and seascape resources associated with the environment or the Waimea Inlet.
6. A roading development contribution of \$1,115.00 has been paid prior to the issue of this resource consent so the roading for development contribution of \$7,950.00 has been discounted to \$6,835.00 in recognition of this.
7. The property was an orchard for many years and prior to the 1970s when persistent pesticides were commonly used on orchards. Because major earthworks have been undertaken about the building site it is unlikely any contamination will exist there but the consent holder is advised to have the property tested for historic pesticide contamination and to forward the results to Council for the property file record. The Council's contact person for potentially contaminated land is Jenny Easton, telephone 543-8413.

8. The application has not been notified in accordance with Section 94 of the Resource Management Act 1991 as the Council is satisfied that, provided the recommended conditions are adhered to, the adverse effects on the environment will be no more than minor. Council considers that no parties are affected by the development.

Dated at Richmond this 10<sup>th</sup> day of January 2005

J R Andrew  
**Consent Planner, Land**

File Ref: **FILE**

**COPY**

**Code Compliance Certificate**  
**Section 95, Building Act 2004**

**Application**

Elizabeth Marion Whitcombe	No.	042072
C/- Brian Riley	Issue date	7/12/05
Arthouse Architecture ltd	Overseer	Grant Bashford
P O Box 1325		
Nelson		

**Project**

Description	New (& prebuilt) House, Unit, Bach, Crib, Town House etc. Being Stage 1 of an intended 1 Stages New dwelling internal garage electric heating and biocycle waste water system
Intended Life	Indefinite, but not less than 50 years
Intended Use	Housing
Estimated Value	\$500,000
Location	The Coastal Highway, Appleby-Motueka
Legal Description	Pt Lot 1 DP 14285 Secs 5-8 SO 15045 Sec 2 SO 15044 Pt Lots 13 14 15 DP 924 Blk I
Valuation No.	1938078301

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

**COPY**

**Signed for and on behalf of the Council:**

**Name:** *J Mitchell*

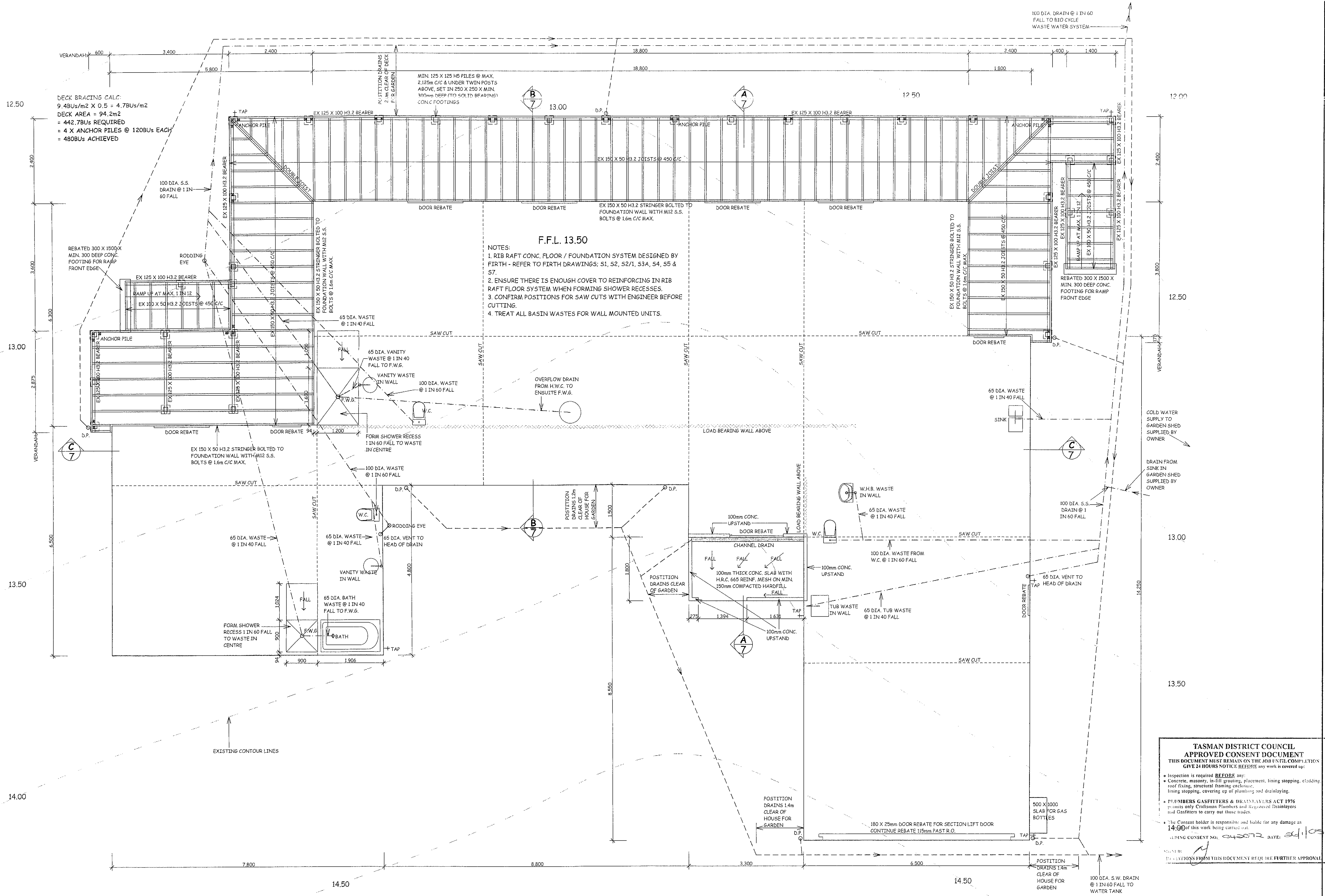
**Date:** 8/12/05

**Main Office**  
 189 Queen Street  
 Private Bag 4  
 Richmond 7031  
 New Zealand  
 Tel (03) 543-8400  
 Fax (03) 543-9524

**Murchison Service Centre**  
 92 Fairfax Street  
 Murchison 7191  
 Tel (03) 523-1013  
 Fax (03) 523-1012

**Motueka Service Centre**  
 7 Hickmott Place  
 P.O. Box 123  
 Motueka 7161  
 Tel (03) 528-2022  
 Fax (03) 528-9751

**Golden Bay Service Centre**  
 78 Commercial Street  
 P.O. Box 74  
 Takaka 7172  
 Tel (03) 525-0020  
 Fax (03) 525-9972



DECK BRACING CALC:  
 9.48Us/m<sup>2</sup> X 0.5 = 4.74Us/m<sup>2</sup>  
 DECK AREA = 94.2m<sup>2</sup>  
 = 442.78Us REQUIRED  
 = 4 X ANCHOR PILES @ 120BU'S EACH  
 = 480BU'S ACHIEVED

**F.F.L. 13.50**

NOTES:  
 1. RIB RAFT CONC. FLOOR / FOUNDATION SYSTEM DESIGNED BY FIRTH - REFER TO FIRTH DRAWINGS; S1, S2, S2/1, S3A, S4, S5 & S7.  
 2. ENSURE THERE IS ENOUGH COVER TO REINFORCING IN RIB RAFT FLOOR SYSTEM WHEN FORMING SHOWER RECESSES.  
 3. CONFIRM POSITIONS FOR SAW CUTS WITH ENGINEER BEFORE CUTTING.  
 4. TREAT ALL BASIN WASTES FOR WALL MOUNTED UNITS.

**TASMAN DISTRICT COUNCIL**  
**APPROVED CONSENT DOCUMENT**  
 THIS DOCUMENT MUST REMAIN ON THE JOB UNTIL COMPLETION  
 GIVE 24 HOURS NOTICE BEFORE any work is covered up:

- Inspection is required **BEFORE** any:
  - Concrete, masonry, in-fill grouting, placement, lining stopping, cladding, roof fixing, structural framing enclosure, lining stopping, covering up of plumbing and drainlaying.
- **PLUMBERS GASFITTERS & DRAINLAYERS ACT 1976**
  - permits only Craftsmen Plumbers and Registered Drainlayers and Gasfitters to carry out those trades.

The Consent holder is responsible and liable for any damage up to **14.000** of this work being carried out.

PLUMBING CONSENT NO: 042072 DATE: 24/11/05

CONSENT BY: [Signature]

ALL VARIATIONS FROM THIS DOCUMENT REQUIRE FURTHER APPROVAL

SLAB / FOUNDATION / DRAINAGE PLAN 1 : 50

**PROPOSED HOUSE FOR ELIZABETH WHITCOMBE**  
**COASTAL HIGHWAY, MAPUA.**

NOTES:  
 - CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.  
 - READ IN CONJUNCTION WITH ALL OTHER DRAWINGS & SPECIFICATION.

DRAWN: N. REEVE DATE: NOV. '04  
 SCALE: AS SHOWN  
 ISSUE: CONSENT / PRICING  
 CHECKED: [Signature]

PH: (03) 546664  
 FAX: (03) 546662  
 PO Box 1325  
 Nelson

art house  
 architecture

JOB No: 675.1  
 SHEET: 3

DRAINLAYING FIRM Days Plumbing and Contracting 2005

BUILDING CONSENT No. BC 042072

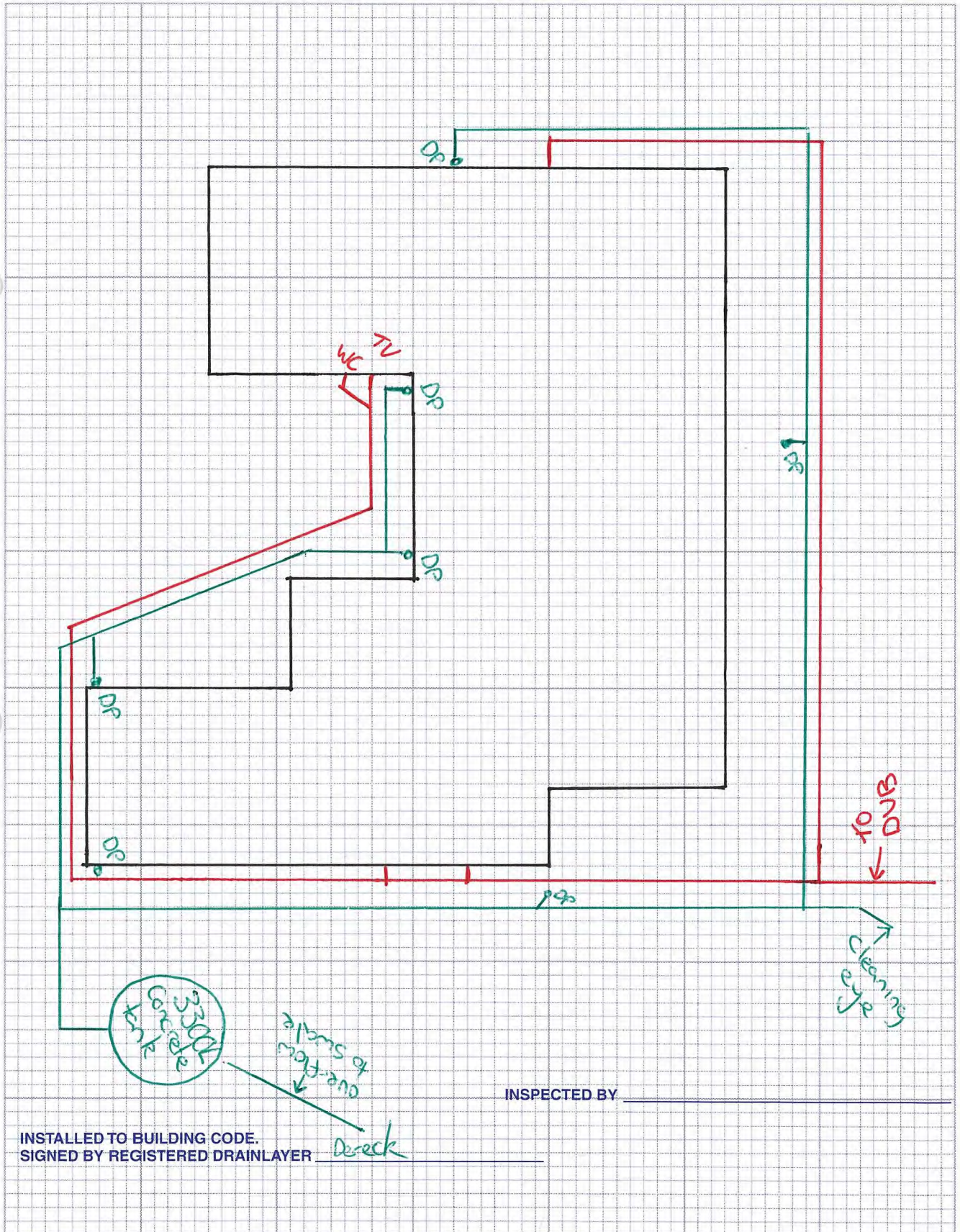
PROPERTY OWNER  
Elizabeth Whitcombe

LOCATION/STREET Coastal highway

DATE 14 November 2005

TOWNSHIP Mapua

**DRAINAGE PLAN**



INSTALLED TO BUILDING CODE.  
SIGNED BY REGISTERED DRAINLAYER Derek

INSPECTED BY \_\_\_\_\_

C E Robinson  
364 The Coastal Highway  
RD 1  
Richmond 7081

### Tax Invoice/ Credit Note

GST Reg No: 51076806  
Invoice Date: 9/12/2025  
**ACCOUNT NUMBER:** 37885  
Tax Invoice Number: 229726

Qty	Description	Rate	GST	Amount
	L250924 10/12/25 : C E Robinson : Richmond 1938078301 : 364 The Coastal Highway, Appleby-Motueka Land Information Memorandum Residential		54.91	421.00

Subtotal		366.09
GST		54.91
<b>Total Amount</b>	<b>PAID</b>	<b>\$421.00</b>
Less Credit		421.00CR
<b>Net Due</b>		<b>\$0.00</b>

Invoices are due 20th of month following invoice date

Please help the environment.

Send your email address to [debtors@tasman.govt.nz](mailto:debtors@tasman.govt.nz) to receive your invoices by email.

Tasman District Council

Email [debtors@tasman.govt.nz](mailto:debtors@tasman.govt.nz)

Website [www.tasman.govt.nz](http://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:	C E Robinson	Account Number:	37885
Tax Invoice:	229726	Total Due (Inc GST):	<b>\$0.00</b>
Invoice Date:	9/12/2025	Amount Paid:	\$ _____

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

Please quote 37885 as reference.