

# Land Information Memorandum





Date: 13 February 2024

Prepared by: Chris Paterson

## Site Details

Property Number	Property Location / Street Address	Property Owners	Legal Description	Area
352380	122 Scott Street Blenheim	G J Cannon & A C Cannon & A C Cannon (Estate)	LOT 7 DP 1273	0.1024 Hectares



## Applicant Details

Name	G J Cannon
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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

### Liquefaction and Lateral Spread Hazard Risk

The Marlborough District is subject to seismic events, and this can have an impact on land stability through liquefaction/lateral spread. As a general guide, unconsolidated, non-cohesive sediments in combination with a high ground water table are prerequisites for liquefaction/lateral spread.

The Marlborough District Council has produced two reports called the Liquefaction Vulnerability Study: Lower Wairau Plains and the Marlborough District Council Liquefaction Assessment Guidelines. The reports are available on Council's website and should be reviewed by anyone intending to take an interest in property in Marlborough <https://www.marlborough.govt.nz/services/building-services/liquefaction>

If ground conditions indicate that a particular site may be subject to liquefaction and lateral spread in a seismic event, it is recommended that these ground conditions be investigated and reported upon by a suitably qualified person to address the potential for liquefaction/lateral spread to occur.

If land is potentially likely to be subject to liquefaction a specific Foundation Design to mitigate the effects of liquefaction may be required to support an application for a building consent. The obtaining of professional advice, especially involving a person or organisation qualified in geotechnical investigation where liquefaction/lateral spread may be indicated, is recommended.

Where this Land Information Memorandum (LIM) contains information about hazards on the property, 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.

## 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 Scott Street frontage, 0.9m from the south boundary. Depths should be confirmed prior to pipes being laid within the property.

### Marlborough District Council Stormwater

The property has an existing:

- 100mm diameter kerb and channel stormwater connection located at the Scott Street frontage, approximately 1.9m from the south boundary. Depths should be confirmed prior to pipes being laid within the property.

### Drainage Plans

Drainage Plans for this property as supplied by Drainlayer are 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 Scott Street frontage, 2.4m 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 2023
352380		\$3,282.60	\$820.50

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
BP242	Dwelling	12 January 1939
BP270	Dwelling Alteration - Kitchen	22 February 1949
BP472	Dwelling Addition and Alterations	26 September 1949
BP939	Garage Alteration	26 April 1951
BP4253	Dwelling Addition - Lounge	29 August 1961
BP415	Dwelling Addition - Dining Room	5 August 1985

### Summary of Building Applications

Application Number	Description	Application Received	Application Issued	Status
BC961013	Stormwater Connection	28 June 1996	3 July 1996	Code Compliance Certificate Issued 2 October 1998
BC941158	Domestic Fire	18 August 1994	18 August 1994	Code Compliance Certificate Issued 5 September 1994
BC031756	Conservatory	24 September 2003	2 October 2003	Code Compliance Certificate Issued 19 December 2003

### Summary of Planning Consents

No Resource Consents or Planning Consents were located for this property.

## Solid Fuel Heaters

Solid fuel heaters and flues require regular cleaning, maintenance and safety checks. Council does not warrant the condition of the units. Anyone intending to take an interest should arrange for the units to be independently checked.

## 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

### Zoning – Proposed Marlborough Environment Plan

On 9 June 2016 Council notified the then Proposed Marlborough Environment Plan (PMEP) and on 20 February 2020 decisions were notified.

The PMEP will replace the operative planning documents and combines the documents into one. The documents being replaced being the Marlborough Regional Policy Statement, the Marlborough Sounds Resource Management Plan and the Wairau Awatere Resource Management Plan. Now that a decision on the PMEP has been notified, all rules in the PMEP have legal effect.

Parties who were involved in the PMEP process had the opportunity to lodge an appeal in respect of the decision. The period to do so has now closed. There have been 51 appeals lodged which will now be mediated or considered by the Environment Court. These appeals affect some, but not all parts of the PMEP. Those rules that are affected by an appeal will keep the same legal status they had following notification of the decision on 21 February 2020. Those rules that are unaffected by an appeal will have increased legal status becoming Treated As Operative with the corresponding existing rule in the Marlborough Sounds Resource Management Plan and the Wairau Awatere Resource Management Plan becoming inoperative.

Council recommends referring to the online Appeals version of the PMEP. This version is amended periodically to reflect the resolution of appeals.

<https://www.marlborough.govt.nz/your-council/resource-management-policy-and-plans/proposed-marlborough-environment-plan/decisions-on-the-pmep/appeal-process/appeals-version-of-the-pmep>

### Zoning - PMEP

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

### Zoning Maps

Planning Maps attached ([refer Appendix B](#)). These Maps may not give all of the information from the Plans that are relevant to the property.

Maps included:

- Zoning Map – PMEP

### Zoning - Operative Plan

The property is zoned Urban Residential Two in the Wairau Awatere Resource Management Plan.

## 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 Resource Management Plans. Reference should always be made to the planning maps of the Resource Management Plans 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. Duty planner requests must be booked via Council's Website. Copies of the District Plans are available to view on Council's website <https://www.marlborough.govt.nz> or at Council's offices.**

## 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.



# 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
352380	20530 22300	\$245,000.00	\$185,000.00	2020

The 2020 revaluation was released in December 2020 and is used for rating purposes from 1 July 2021 to 30 June 2024 (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>

## 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.

## 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.



## 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.

## Methamphetamine

Potential purchasers should be aware that Council is not obliged to and does not maintain information about whether a property may be subject to contamination from methamphetamine. This LIM does not address this issue and anyone seeking information about contamination from methamphetamine in relation to this property needs to make enquiries elsewhere.

## 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 structure on the property was built circa 1939 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 affects and remedial options should contact the Marlborough District Council at [hail.enquiry@marlborough.govt.nz](mailto:hail.enquiry@marlborough.govt.nz)

## 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.

## Additional Information (Refer Appendix D):

- Aerial photograph (Please note: Boundary lines are indicative only) - Dated: 2024

CHRIS PATERSON  
CORPORATE INFORMATION OFFICER

## Disclaimer

- The information in this LIM is provided to meet Council's obligations under the Local Government Official Information and Meetings Act 1987.
- The information which Council is required to provide is deemed to be correct on the date of issue of the LIM only and not beyond that date. Council has no obligation to advise of any changes to this information which may occur after the LIM is issued.
- The Discretionary Information is provided on the basis that Council disclaims liability for the provision of this information and that the requestor of the LIM accepts that Council has disclaimed such liability.
- This LIM may only be relied upon by the requestor of the LIM.
- The matters addressed in this LIM are addressed using information from Council's records. This information may not be sufficient or sufficiently recent in a particular case to adequately deal with any issue in relation to the property. Some information in Council's records is supplied by third parties and it may not be accurate. No inspection of the property has been made for the purpose of issuing this LIM.
- Persons intending to make decisions in relation to the property are encouraged to take appropriate professional advice including legal and engineering advice.

# Appendix A – Section 44A

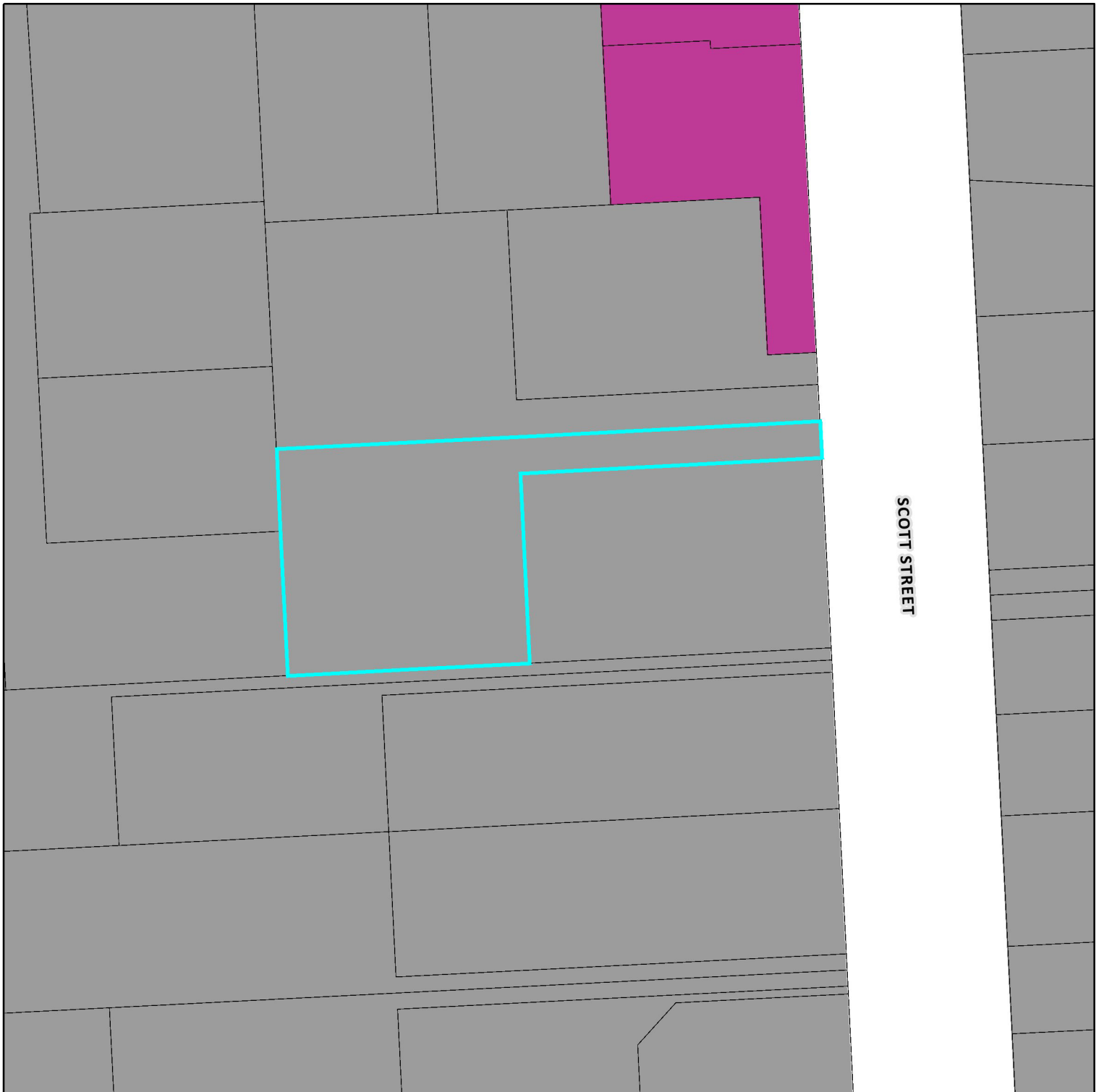
# Local Government Official Information and Meetings Act 1987

## 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



13/02/2024

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	Road or Rail Corridor	Indicative River Bed	
Open Space 1		Indicative River Bed within Floodway Zone	
Open Space 2			

# Appendix C – Drainage Plans

Prop No 352380

MARLBOROUGH DISTRICT COUNCIL



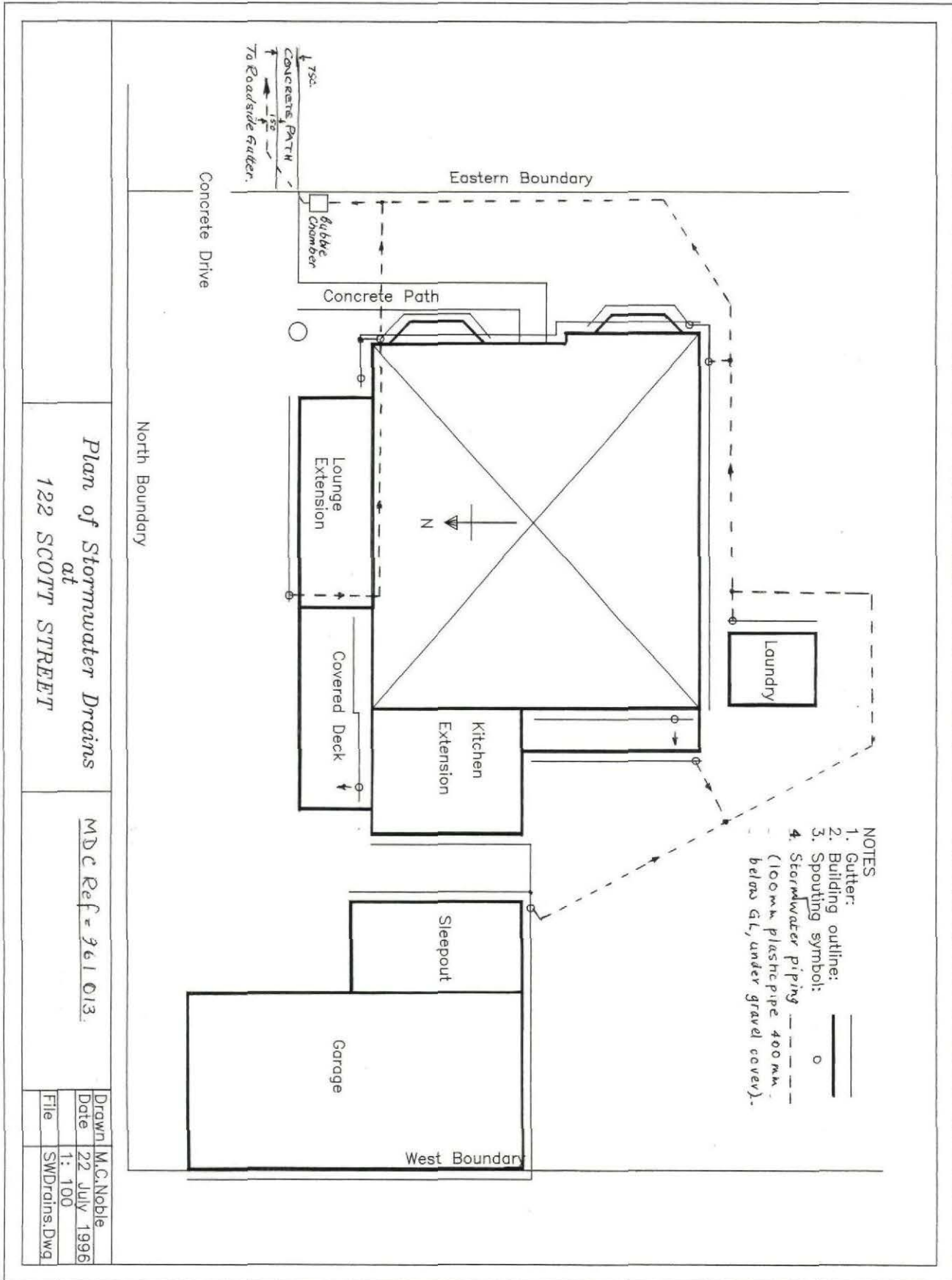
*Handwritten initials*

Consent No 961013

# DRAINAGE PLAN

Drainlayer K.J. Morgan Plumber N/A Date of Inspection 27-8-96  
 Name M.C. & R.G. Noble Street 122 Scott Street  
 Lot 7 D.P. 1273 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.



Scale: 1 to 100



I, THE UNDERSIGNED (Name in full) *Reginald Vincent Oliver* hereby make application for permission to have the work described hereon and set out in the plans attached hereto, carried out

in the premises situated in *Scott St. 122* Street, Val.No. Lot No. *2 of Sec. 4 Inaka D.P. 1578*

I authorise Mr. *F. J. GRIGG LTD* to carry out this work.  
(licensed Plumber or Licensed Drainlayer)

Description of work *Lay drain from sewer to WC & 2 Gully traps fit in Basin Bath Sink & tubs* Signature *R. V. Oliver*  
Residence *Scott St. 122*  
Date *1/2/39*

HOUSE CONNECTION PLAN:

SCALE:  $\frac{1}{4}$  in. to a Foot.

New Sewage Drains. Red  
Old Drains ..... Full Black  
Stormwater drains. Dotted Black.

Application No. *1415*

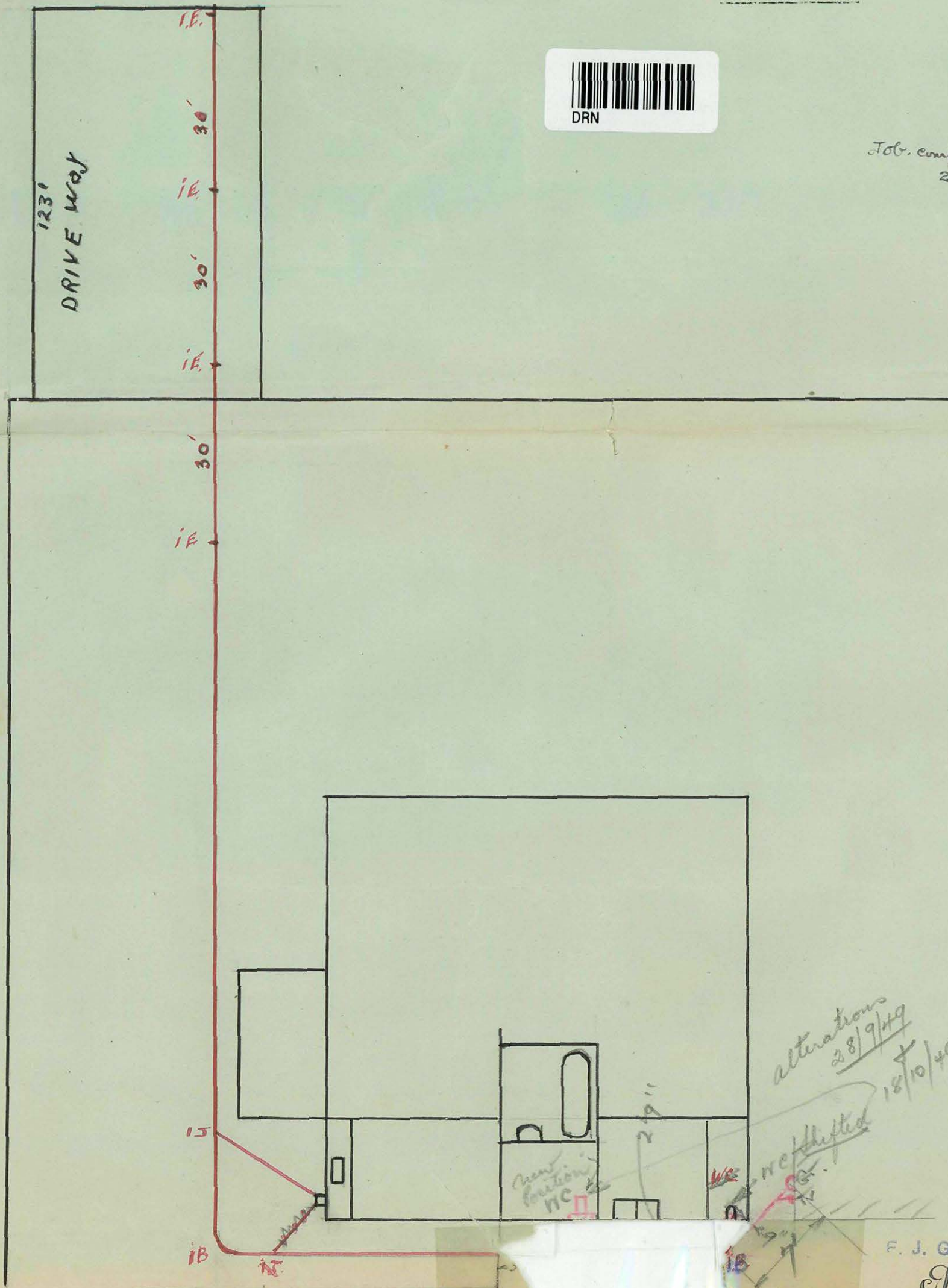
Date

*6-2-38*

Drains tested:



*Job complete 28-3-38 J.E.*



*alterations 28/9/49*  
*re-erected 18/10/49*

F. J. GRIGG LTD.

*E. J. Stretch*

OF PLUMBER:



# Appendix D – Additional Information





SCOTT STREET

SCOTT STREET

13/02/2024

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Please Note: Boundary Lines are Indicative Only

