

Land Information Memorandum



LIM Summary

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Applicant Details

Prepared for	Email
J Truslove	turakina@mail.com

LIM Details

LIM number	Valuation Number	Certificate of Title	Requested on	Issued on
L240903	1938030516	13B/116	17/12/2024	06/01/2025

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. **Site Plans**
 - Floor plan
 - Site plan
 - Drainage plan

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.

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938030516	LOT 6 DP 19846	5 Perry Way	Mapua	0.0709

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
\$4287.91	\$1071.98	\$0.00	\$0.00

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2043c/\$CV	780,000	\$1,593.54
Uniform Annual General Charge	\$394.00/propert	1	\$394.00
Wastewater - 1st Pan	\$766.93/pan	1	\$766.93
WaimeaComDam-Env&ComBen-Distri	\$107.09/propert	1	\$107.09
WaimeaComDam-Enviro&ComBen-ZOB	0.0097c/\$CV	780,000	\$75.66
Mapua StopBank Rate	\$44.70/property	1	\$44.70
Refuse/Recycling Rate	\$152.54/propert	1	\$152.54
Shared Facilities Rate	\$65.86/property	1	\$65.86
Mapua Rehabilitation Rate	\$4.53/property	1	\$4.53
Museums Facilities Rate	\$79.35/property	1	\$79.35
District Facilities Rate	\$139.34/propert	1	\$139.34
Urban Wat.Supply- Serv Chge	\$437.99/meter	1	\$437.99
Regional River Works - Area Z	0.0141c/\$LV	435,000	\$61.34
Stormwater UDA	0.0468c/\$CV	780,000	\$365.04

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
\$780,000.00	\$435,000.00	\$345,000.00	01/09/2023

New Rating Valuation

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

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
\$780,000.00	\$435,000.00	\$345,000.00	01/09/2023

Water Meter Information

Reticulated water: Water usage is charged in addition to rates payable. You should check that the vendor has the water meter read at possession time by requesting a special meter reading.

Water ID	Meter Reader Note	Meter Id	Read Date	Year to date	Last year units
W20781		21MC287370	07/08/2024	66	67

Services

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

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
Tasman Waste Water	Wastewater
Urban 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	2403358	08/06/2015	5 Perry Way, Mapua

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 sewer, stormwater and water. Council have no other reticulated services available and no public drains cross the property. Additional stormwater discharge to TDC reticulation will be required to be detained as per the Nelson Tasman Land Development Manual (LDM) 2020, Chapter 5.

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Property Information

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

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
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

Consents

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

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
08/05/2003	030827	Erect double garage & install wood burner	Code Compliance Certificate Issued	29/06/2005
16/08/2001	011240	To build dwelling	2nd Code Compliance Cert	23/01/2002

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

No Resource Consent records are on record for this property.

Planning Permits

No historical planning permits have been found for this property.

Planning Notes

TASMAN RESOURCE MANAGEMENT PLAN (TRMP) CHANGES: From time to time, changes are proposed to the planning provisions in the TRMP. Any such changes are publicly notified so that people can make submissions. Plan Changes may propose to alter zonings, policies or rules, and may affect this property or sites in the surrounding area.

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

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

Notes

Consents

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

Compliance Notes

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

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Environmental Health and Licences

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

Licencing Notes

No notes regarding licences have been recorded against this property.

Air Shed

This property does not sit within a controlled Air Shed.

Hazardous Activities and Industries List (HAIL)

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

Potential Lead Paint Contamination of Dwellings, Buildings & Land

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

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

Wetlands

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

Pest Inspection History

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

Significant Native Habitats

Council has been compiling biodiversity reports (also called Ecological Property Reports or reports on Significant Native Habitats) for the past eight years and where these exist they are available. However, no report has been lodged on this property.

Hazard Notes

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

These notes include hazard information relevant to this LIM.

SEA LEVEL RISE AND COASTAL HAZARDS MAPPING

We have developed a coastal hazards map viewer which maps the extent of low-lying coastal land in Tasman and Golden Bays that may be affected by sea level rise. The viewer shows a range of sea level rise scenarios, including the effects of higher tides caused by storms. Areas of historical coastal erosion (sediment loss) and accretion (sediment gain), as well as the presence of coastal structures such as stopbanks, walls and rock revetments, have also been mapped.

You can view the coastal hazards map viewer on our website at tasman.govt.nz/link/coastal-management. On our website you will also find more information about the project.

Notes

Council have no record of this property being affected by flooding, land instability or specific earthquake hazards.

2. Maps

Several maps are included in your LIM:

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

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



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



Aerial Photo Map

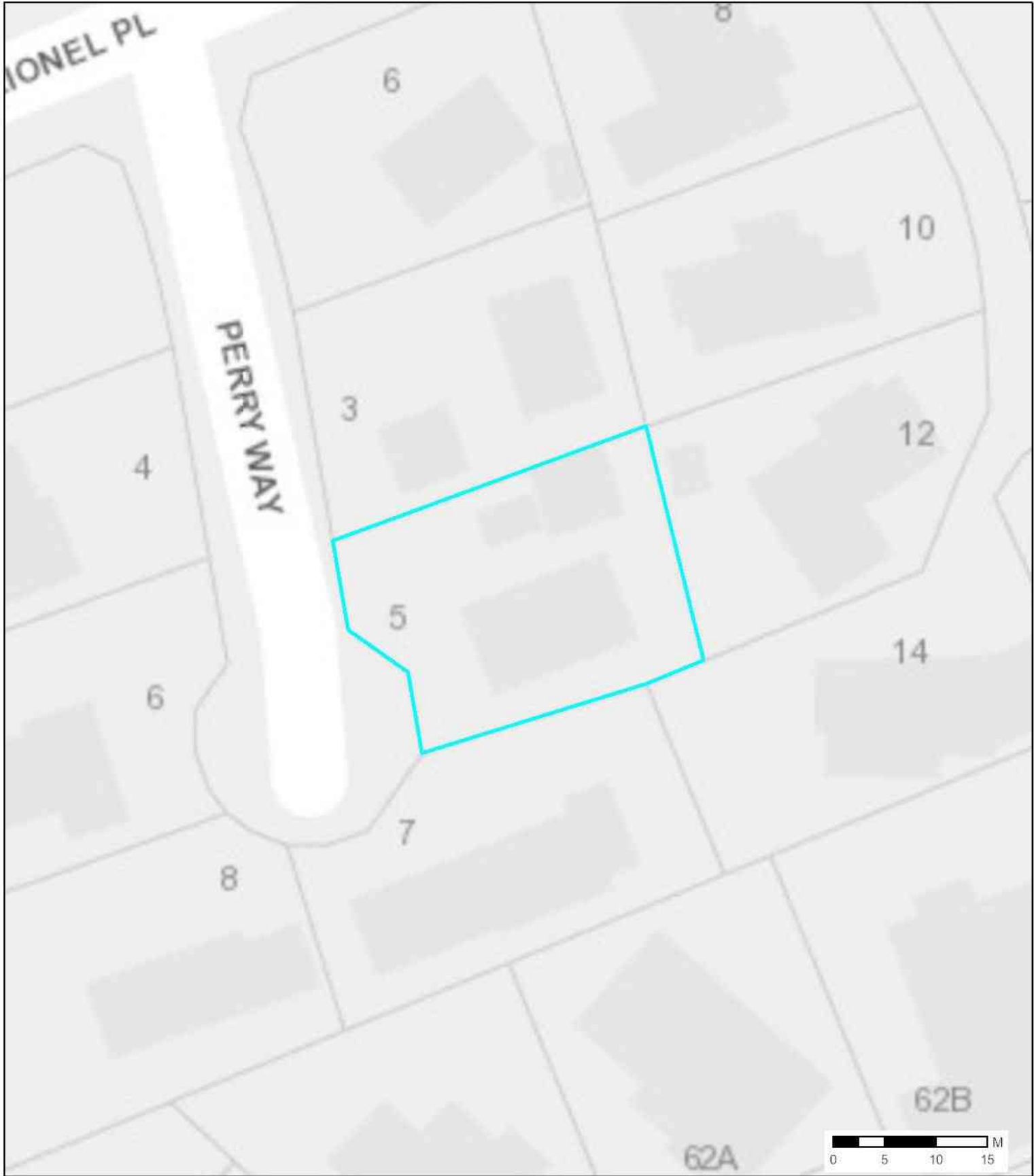
The information displayed is a schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed

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Monday, 6 January 2025

Original Sheet Size 210x297mm



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



Bores Map

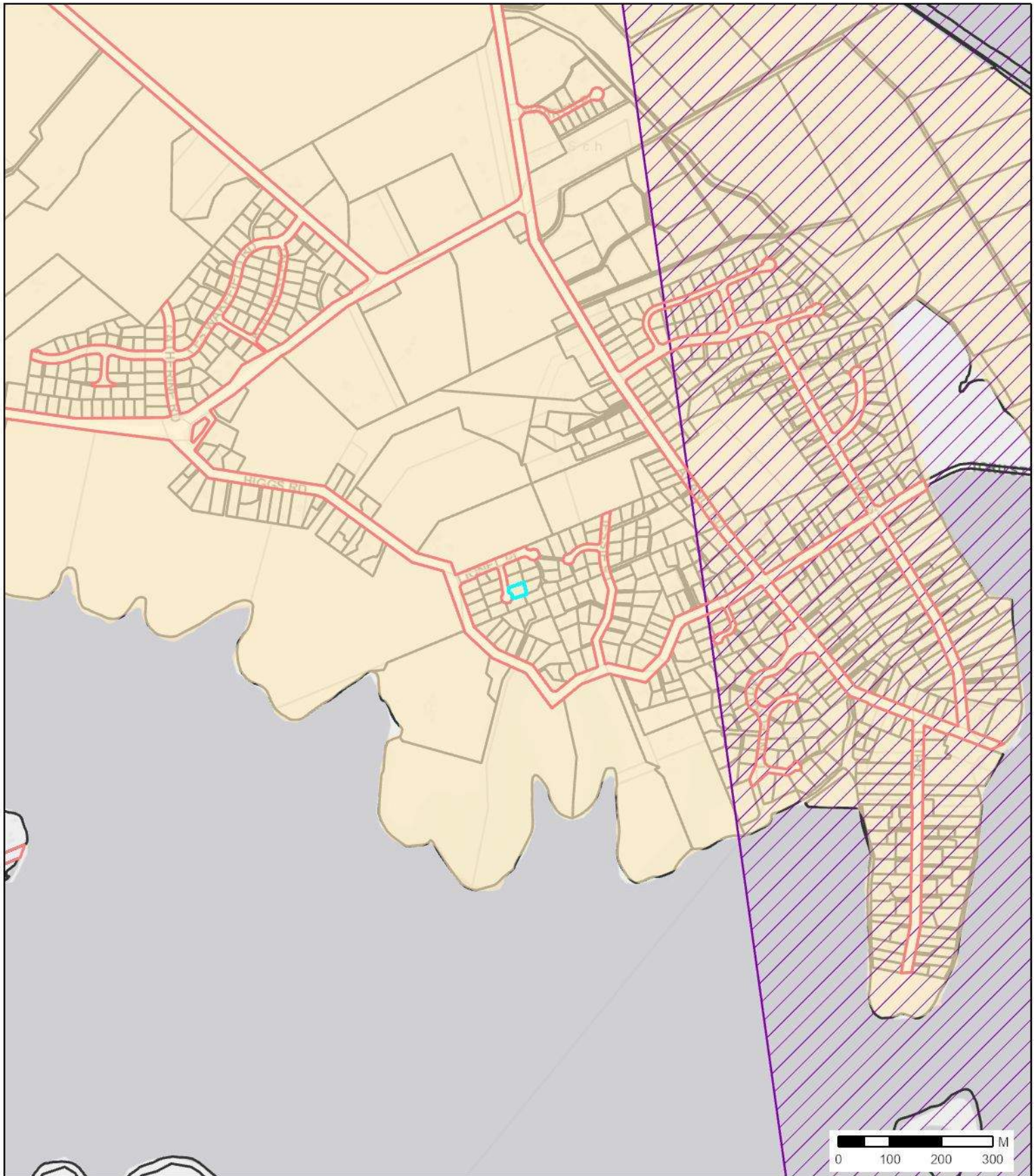
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-  Obstacle Limitation Surface
-  Deferred Fire Ban Area
-  Fire Sensitive Areas
-  Parcel
-  Deferred Fire Sensitive Area
-  Fire Ban Areas
-  Valuation Boundaries



Fire Ban Areas Map

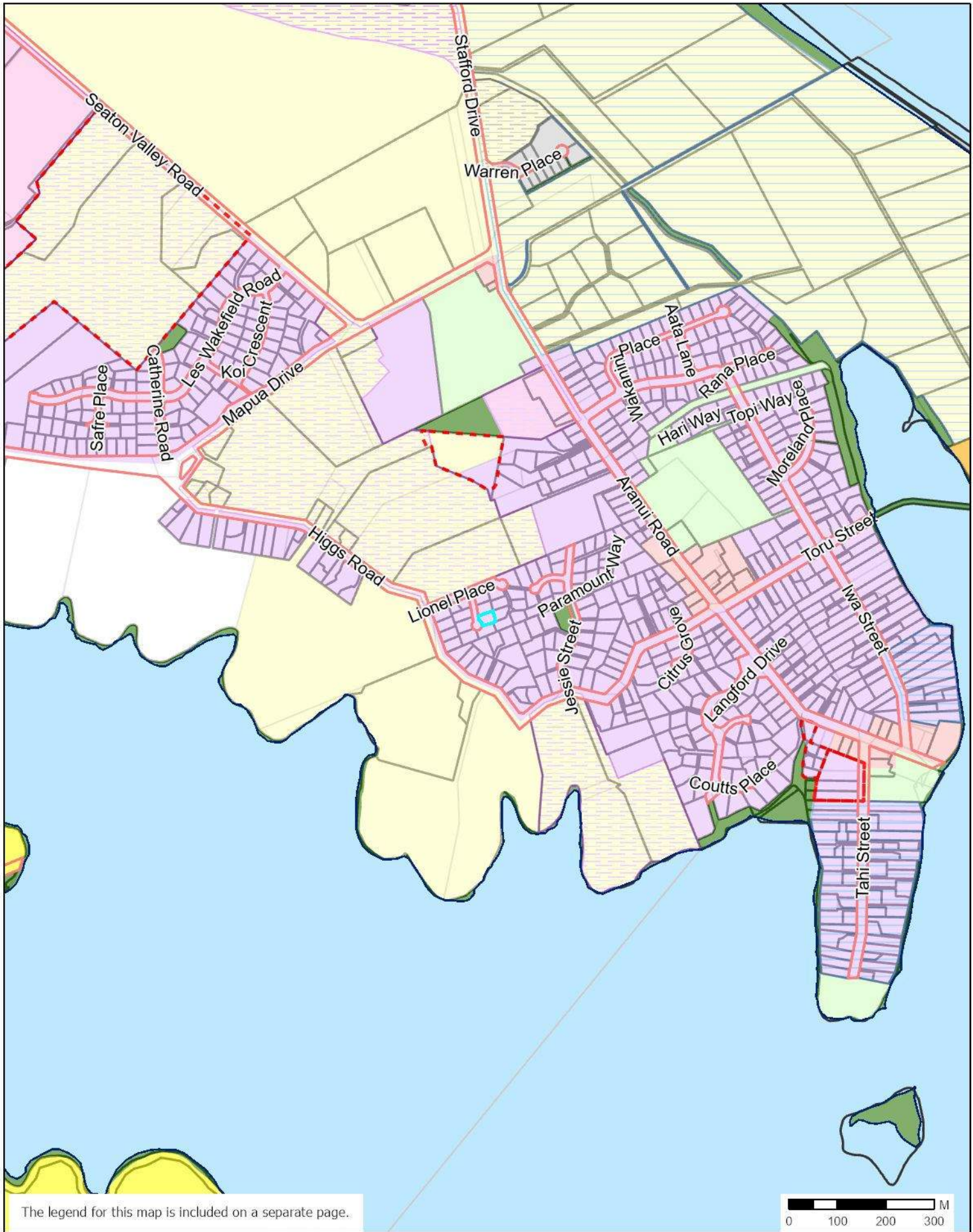
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The legend for this map is included on a separate page.



TRMP Zones Map

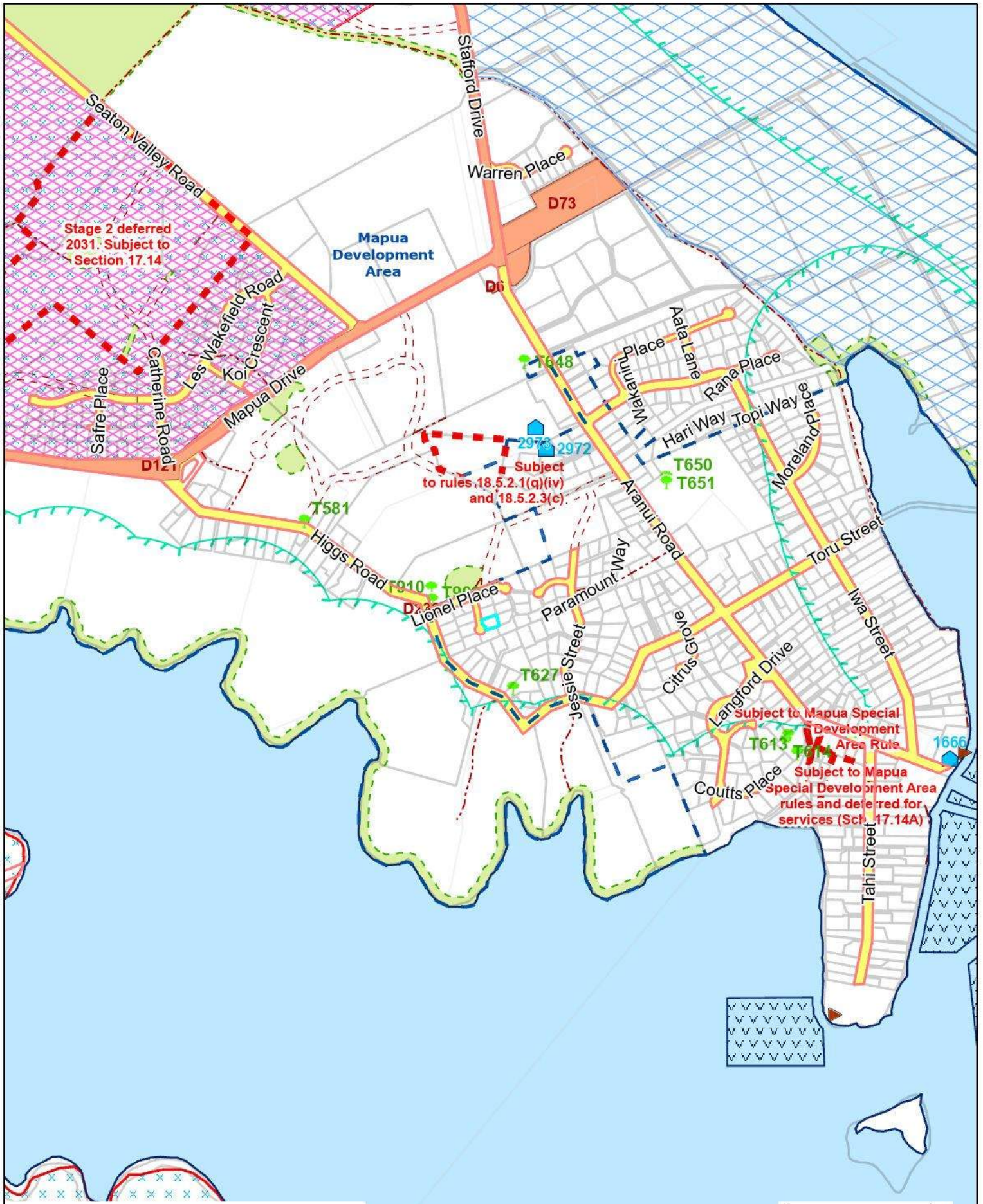
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Monday, 6 January 2025

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



TRMP Areas Map

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





















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Monday, 6 January 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 Mixed Business
	Rural 3		Open Space		Rural 2 deferred Light Industrial
	Central Business		Recreation		Rural Residential deferred Residential
	Commercial		Conservation		Rural Residential Serviced deferred Residential
	Mixed Business		Tourist Services		Recreation deferred Mixed Business
	Light Industrial		Papakainga		Recreation deferred Residential
	Heavy Industrial		Rural 1 deferred Residential		Tourist Services deferred Residential
	Rural Industrial		Rural 1 deferred Tourist Services		Rural 1 deferred Papakainga
	Residential		Rural 1 deferred Mixed Business		Residential deferred Light Industrial
	Residential Closed		Rural 1 deferred Light Industrial		Development Area
	Residential Coastal		Rural 1 deferred Heavy Industrial		Notation
			Rural 1 deferred Rural Residential Serviced		Direction of development

AREA MAPS

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

3. Additional Information

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

- **Civil Defence/Emergency Management**

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

www.nelsontasmancivildefence.co.nz.

4. Glossary

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

Term	Explanation/Note
Fire Sensitive Area	<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>
Land Disturbance Area 1	<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>
Land Disturbance Area 2	<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>
Landscape Priority Area	<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>
Obstacle Limitation Surface	<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>
Recharge Protection Area	<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
Services Contribution Area	Council has made an interim decision for properties in the Services Contribution Area that Council will not provide a reticulated wastewater system. All discharge of domestic wastewater will require a Resource Consent.
Slope Instability Risk Area	This area has particular rules relating to information requirements in relation to ground stability. Rules in Section 18.12 apply to activities in this Area.
Special Domestic Wastewater Disposal Area	<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>
Wastewater Management Area	<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 an upgrade of the wastewater treatment and disposal system so that it meets the conditions of Rule 36.1.3.2 or Rule 36.1.4.2 of the Tasman Resource Management plan (including the installation of a treatment system that will treat the wastewater to the standards specified in the Rule).</p>

5. Site Plans & Consent Information

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

- Resource Consent information
- Floor plans for any buildings on the site
- Drainage plans
- Overall site plans.

Council may hold additional plan information, such as technical specifications for items used in the construction of any buildings. If you would like a full copy of all the documents on file, please contact Customer Services. Note that this can be quite extensive in some cases, and a fee applies.

Code Compliance Certificate

Section 95, Building Act 2004

Application

Mr D J Richards 5 Perry Way Mapua 7155	No. Issue date Overseer	030827 29/06/05 Grant Bashford
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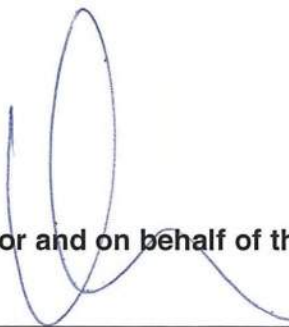
Project

Description	Domestic only - garages Being Stage 1 of an intended 1 Stages Erect double garage & install wood burner
Intended Life	Indefinite, but not less than 50 years
Intended Use	Garaging and heating
Estimated Value	\$12,000
Location	5 Perry Way, Mapua
Legal Description	Lot 6 DP 19846
Valuation No.	1938030516

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

Signed for and on behalf of the Council:

Name:




Date:

29/6/05

FILE

Main Office

189 Queen Street
Private Bag 4
Richmond 7031
New Zealand
Tel (03) 543-4000
Fax (03) 543-9524

Murchison Service Centre

92 Fairfax Street
Murchison 7191
Tel (03) 523-1013

Motueka Service Centre

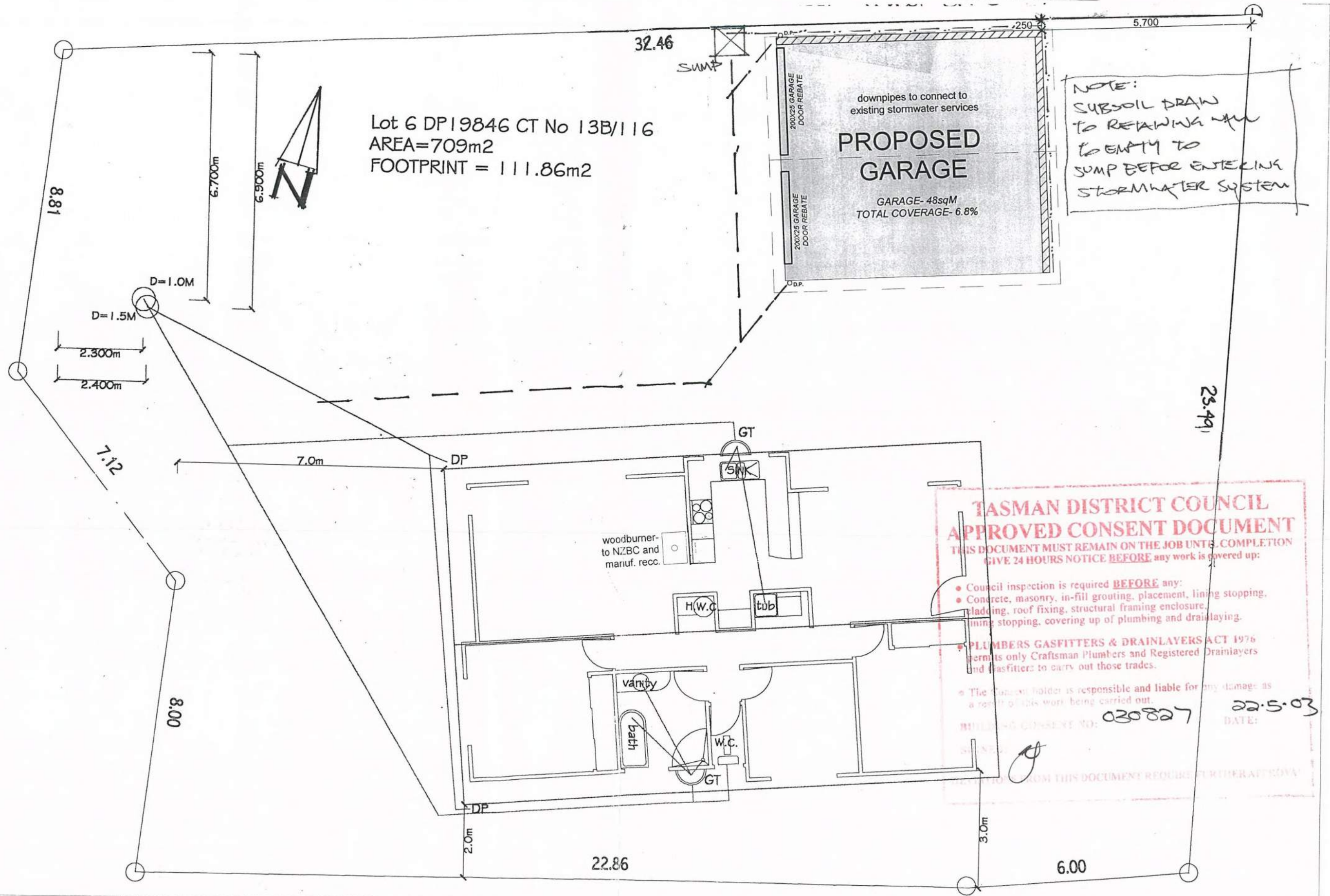
7 Hickmott Place
P.O. Box 123
Motueka 7161
Tel (03) 528-2022
Fax (03) 528-9751

Golden Bay Service Centre

78 Commercial Street
P.O. Box 74
Takaka 7172
Tel (03) 525-0020
Fax (03) 525-9972

site plan 1:100

PERRY WAY



G.J. Gardner.
HOMES

CLIENT
NEW GARAGE
PROJECT
LOT 6, PERRY WAY, MAPUA, DP19846

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DATE
18/03/03
SCALE
1:100

ALL CONSTRUCTION TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, NZBIA NZ BUILDING CODE/ APPROVED DOCUMENTS AND MEANS OF COMPLIANCE, INC NZS 3604
ALL DIMENSIONS & LEVELS TO BE CHECKED BY CONTRACTOR BEFORE COMMENCEMENT OF WORK. CONTRACTOR TO REPORT ANY DISCREPANCY.

SHEET
1
OF 3

**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:

- Council 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 Craftsman Plumbers and Registered Drainlayers and Gasfitters to carry out those trades.

The Council holder is responsible and liable for any damage as a result of this work being carried out.

APPROVED BY: *[Signature]* 030827 DATE: 22.5.03

SIGNATURE:

DEVIATION FROM THIS DOCUMENT MUST BE BY WRITTEN APPROVAL

File

Reference:

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

Applicant

Darren Richards
C/- Spectrum Homes
MIKE AND JUDY GILL
59 IWA STREET

Consent Details

Consent/PIM No.: 011240
Date issued: 23/01/02
Valn No: 1938030516

Project Descrn: ALTERATIONS, REPAIRS or EXTENSIONS
BEING STAGE 1 OF AN INTENDED 1 STAGES
To build Dwelling

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: Dwelling alterations

Project Location: 5 PERRY WAY, MAPUA

Legal Description: LOT 6 DP19846

Estimated Value: \$ 80,000

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

FILE

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

[Signature]

Position:

Date:

23-01-02

Main Office

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

Murchison Service Centre

92 Fairfax Street
Murchison
Tel (03) 523-1013

Motueka Service Centre

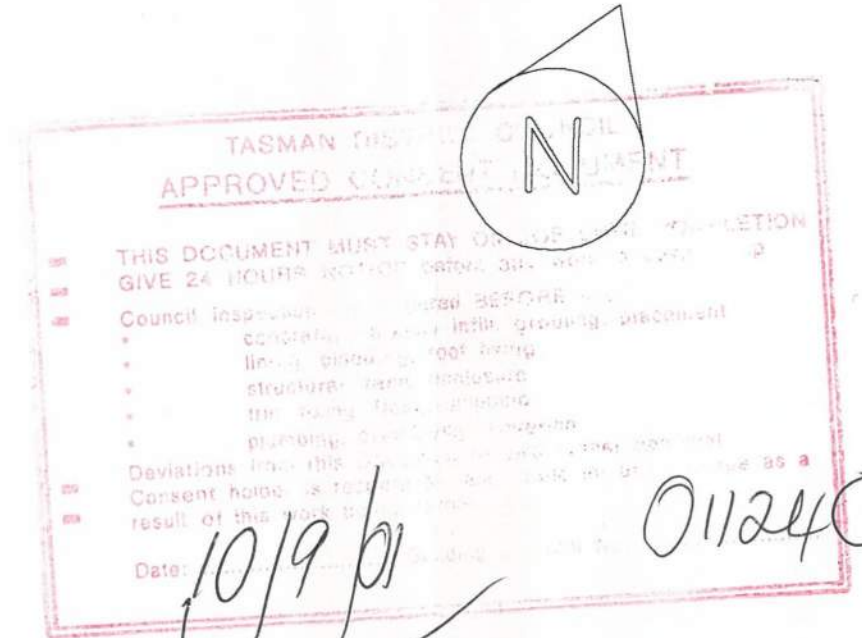
7 Hickmott Place
P.O. Box 123, Motueka
Tel (03) 528-7700
Fax (03) 528-9751

Golden Bay Service Centre

78 Commercial Street
P.O. Box 74, Takaka
Tel (03) 525-9516
Fax (03) 525-3003

32.46

Lot 6 DP19846 CT No 13B/116
AREA=709m²
FOOTPRINT = 111.86m²



PERRY WAY

8.81

D=1.5M
2.300m
2.400m

D=1.0M

6.700m
6.900m

7.12

7.0m 6.0
Bld 12/10/01

8.00

3.00 Bld 12/10/01
22.86

4.00 Bld 12/10/01
6.00

23.49

Property owners have a legal obligation under the Plumbers, Gasfitters and Drainlayers Act 1976 to have a craftsman plumber and registered drainlayer carry out their appropriate trade. Failure to do so could lead to legal action.

SUNPOWER DESIGN

Ph 03 5403626
021 682379

Land Information Memorandum Issued on 06/01/2025

New House for Spectrum Homes
Lot 6 DP 19846 MAPUA

SITE & DRAINAGE PLAN

Drawn/Design ROBERT J HULL

Date AUG. 2001 Sht No. 4

SCALE 1 : 100

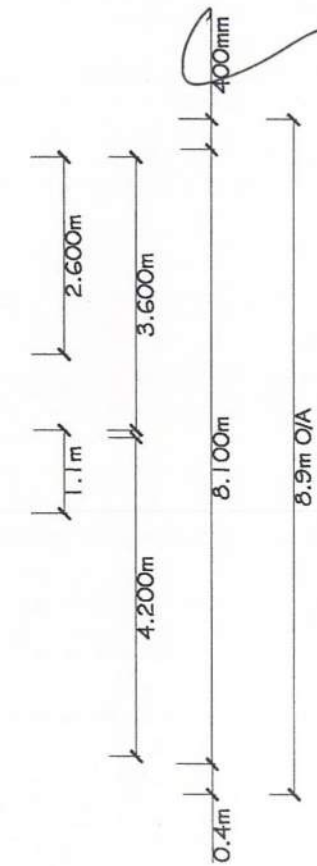
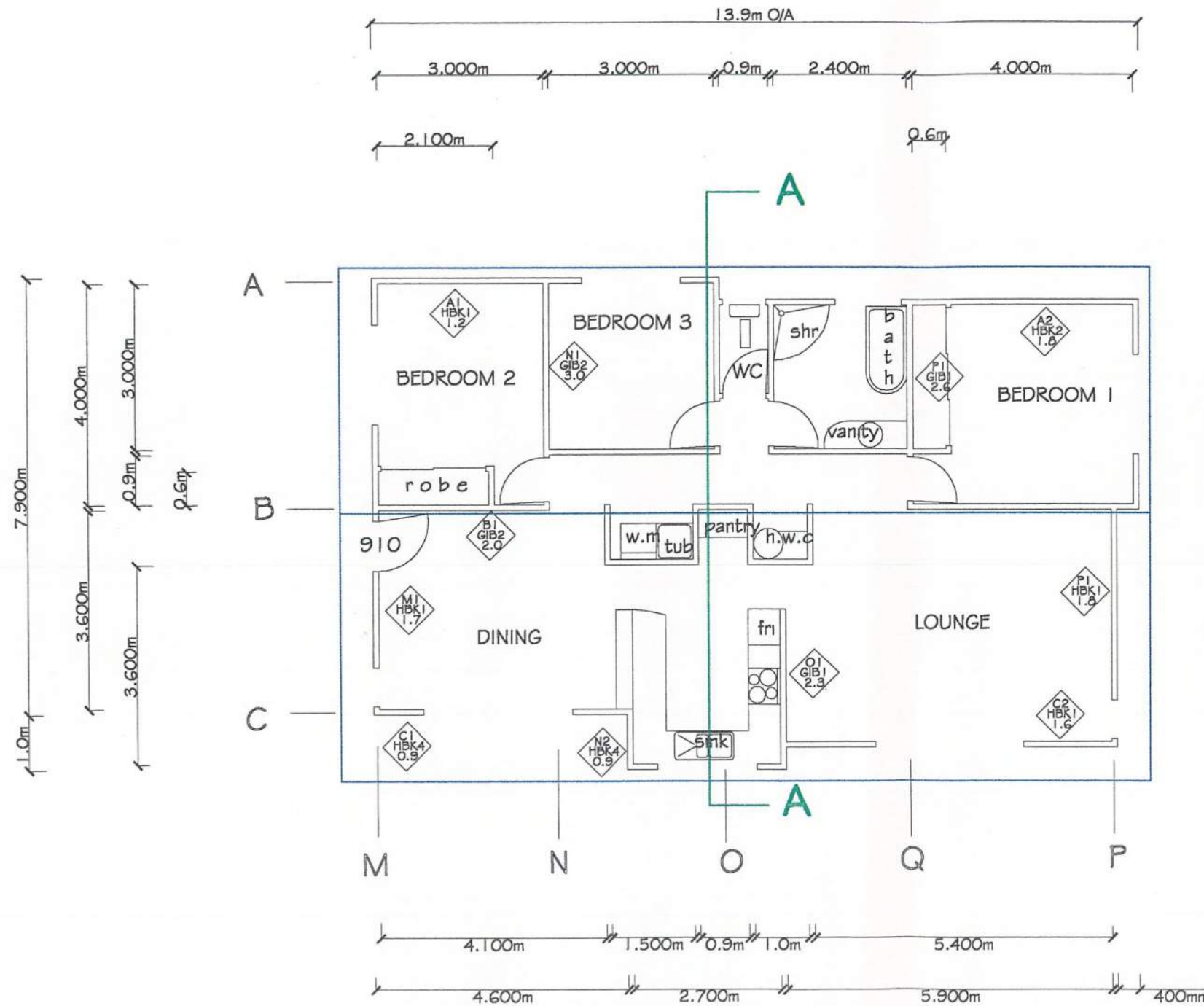
31 of 85

TASMAN DISTRICT COUNCIL
APPROVED CONSENT DOCUMENT

- THIS DOCUMENT MUST STAY ON JOB UNTIL COMPLETION
 - GIVE 24 HOURS NOTICE before any work is covered up
 - Council inspection will be required BEFORE any:
 - concrete, masonry infill, grouting, placement
 - lining, cladding, roof fixing
 - structural frame enclosure
 - tripe fixing, fixing stopping
 - plumbing, excavating, covering
- Deviations from this Document require further approval
 caused or this work being carried out as a result of this work being carried out
- Date: 10/9/01
 Council Consent No. 011240

Notes :

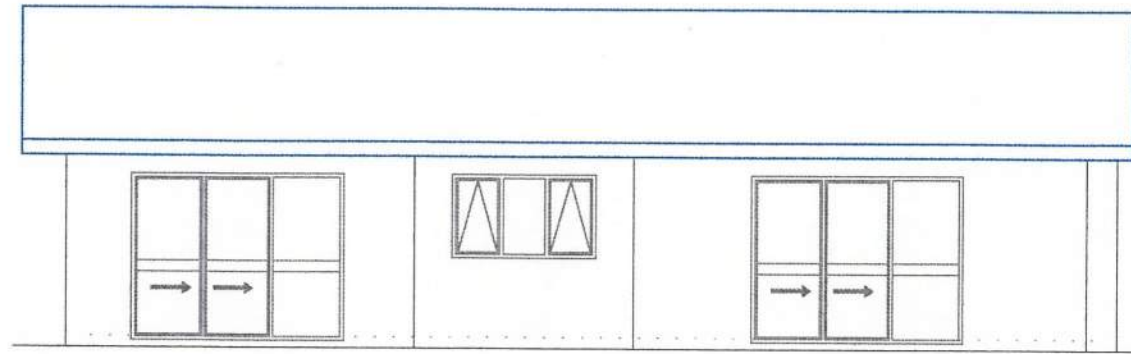
- 1/ all walls shown as 100mm thick
- 2/ all doors shown as 810 wide



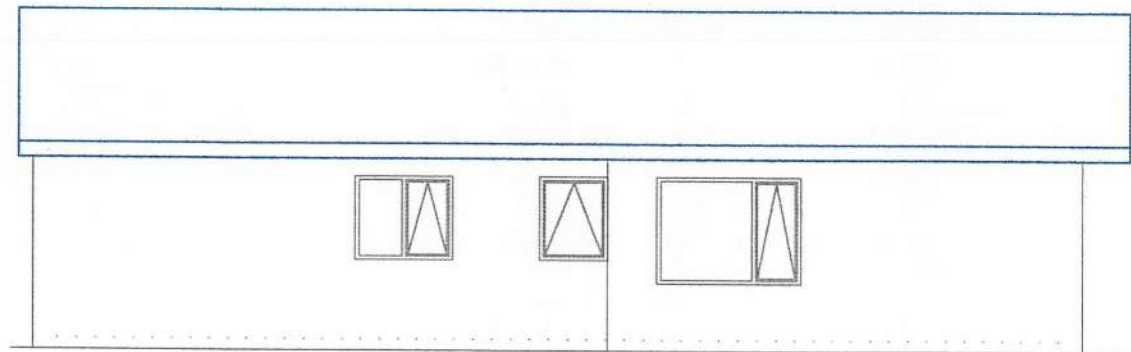
Lintels

span	lintel
1.0m	100x75
1.1m	100x100
1.5m	150x75
1.7m	150x100
2.0m	200x75
2.2m	200x100
2.5m	250x75
2.8m	250x100
3.1m	300x75
3.4m	300x100

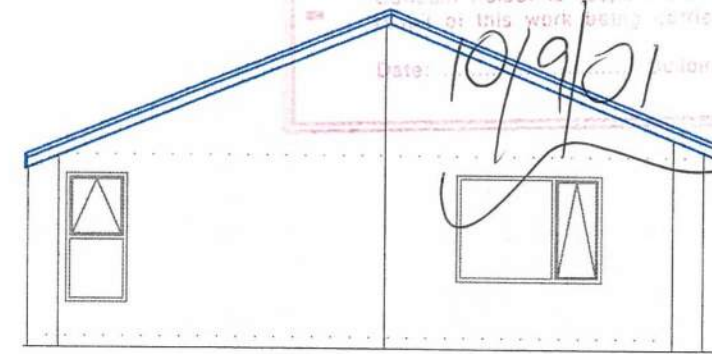
Property owners have a legal obligation under the Plumbers Gasfitters and Drainlayers Act 1976 to have a cration plumber and registered drainlayer carry out their appropriate trade. Failure to do so could lead to legal action.



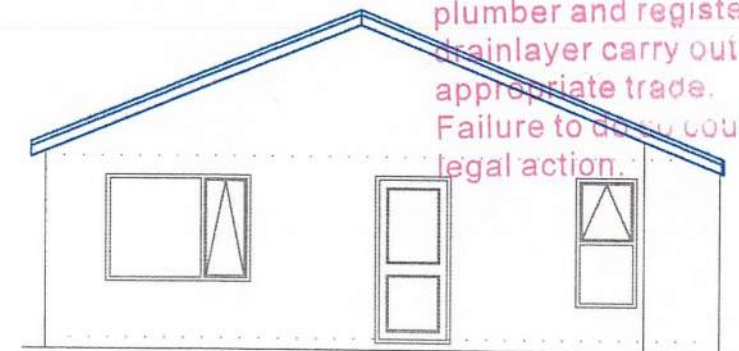
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

TASMAN BAY
APPROVED CONSENT DOCUMENT

THIS DOCUMENT MUST STAY ON JOB UNTIL COMPLETION
 GIVE 24 HOURS NOTICE before any work is covered up

Council inspectors are required BEFORE any:

- concrete, masonry, infill, grouting, placement
- lifting, slinging, roof tying
- structural frame, enclosure
- trim, doors, lining, cladding
- plumbing, landscaping, painting

Deviations from this Document require further approval
 Consent holder is responsible and liable for any damage as a result of this work being carried out.

Date: 10/9/01 Consent No. 01240



Property owners have a legal obligation under the Plumbers Gasfitters and Drainlayers Act 1976 to have a craftsman plumber and registered drainlayer carry out their appropriate trade. Failure to do so could lead to legal action.

SUNPOWER DESIGN

Ph 03 5403626
 021 682379

Land Information Memorandum Issued on 06/01/2025

New House for Spectrum Homes
 Lot 6 DP 19846 MAPUA

ELEVATIONS

Drawn/Design ROBERT J HULL

Date AUG. 2001 Sht No. 1

SCALE 1 : 100 33 of 85

an sent 7/11/01

DRAINLAYING FIRM Drainman

BUILDING CONSENT No. 11240

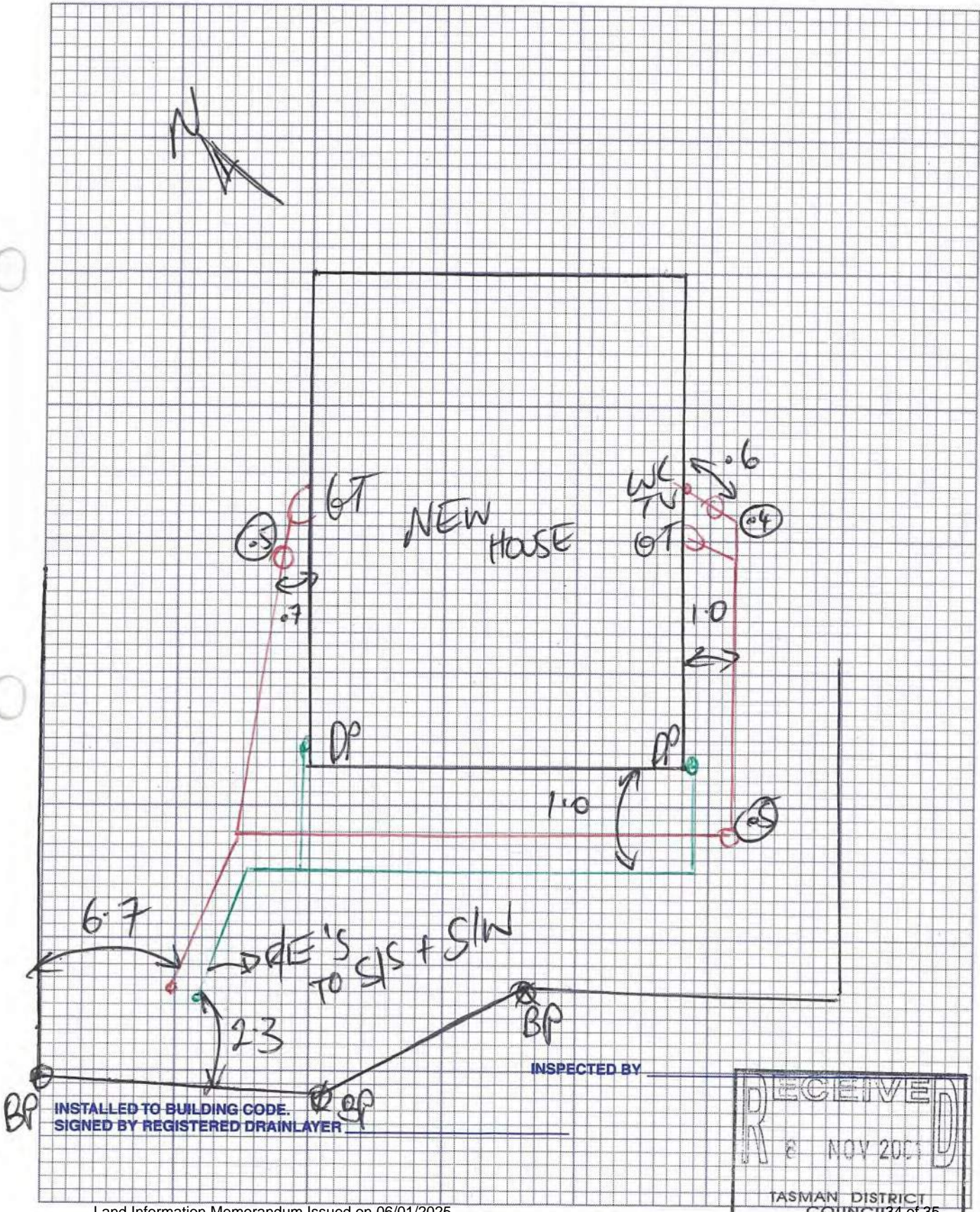
PROPERTY OWNER Spectrum Homes

LOCATION/STREET Mapua

DATE 15-10-01

TOWNSHIP Lot 6 Perry Way

DRAINAGE PLAN



J Truslove
PO Box 259
Nelson 7040

Tax Invoice/ Credit Note

GST Reg No: 51076806
Invoice Date: 6/01/2025
ACCOUNT NUMBER: 35371
Tax Invoice Number: 205896

Qty	Description	Rate	GST	Amount
	L240903 6/01/25 : J Truslove 1938030516 : 5 Perry Way, Mapua Land Information Memorandum Residential		45.65	350.00

Subtotal	304.35
GST	45.65
Total Amount	\$350.00
Less Credit	350.00CR
Net Due	\$0.00

Invoices are due 20th of month following invoice date

PAID

Please help the environment.

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

Tasman District Council Email debtors@tasman.govt.nz Website www.tasman.govt.nz

Richmond	189 Queen Street, Private Bag 4, Richmond, Nelson 7050 New Zealand	Phone 03 543 8400	Fax 03 543 9524
Murchison	92 Fairfax Street, Murchison 7007, New Zealand	Phone 03 523 1013	Fax 03 523 1012
Motueka	7 Hickmott Place, PO Box 123, Motueka 7143, New Zealand	Phone 03 528 2022	Fax 03 528 9751
Takaka	78 Commercial Street, PO Box 74, Takaka 7142, New Zealand	Phone 03 525 0020	Fax 03 525 9972

Account Name:	J Truslove	Account Number:	35371
Tax Invoice:	205896	Total Due (Inc GST):	\$0.00
Invoice Date:	6/01/2025	Amount Paid:	\$ _____

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

Please quote **35371** as reference.