

Land Information Memorandum



Disclaimer

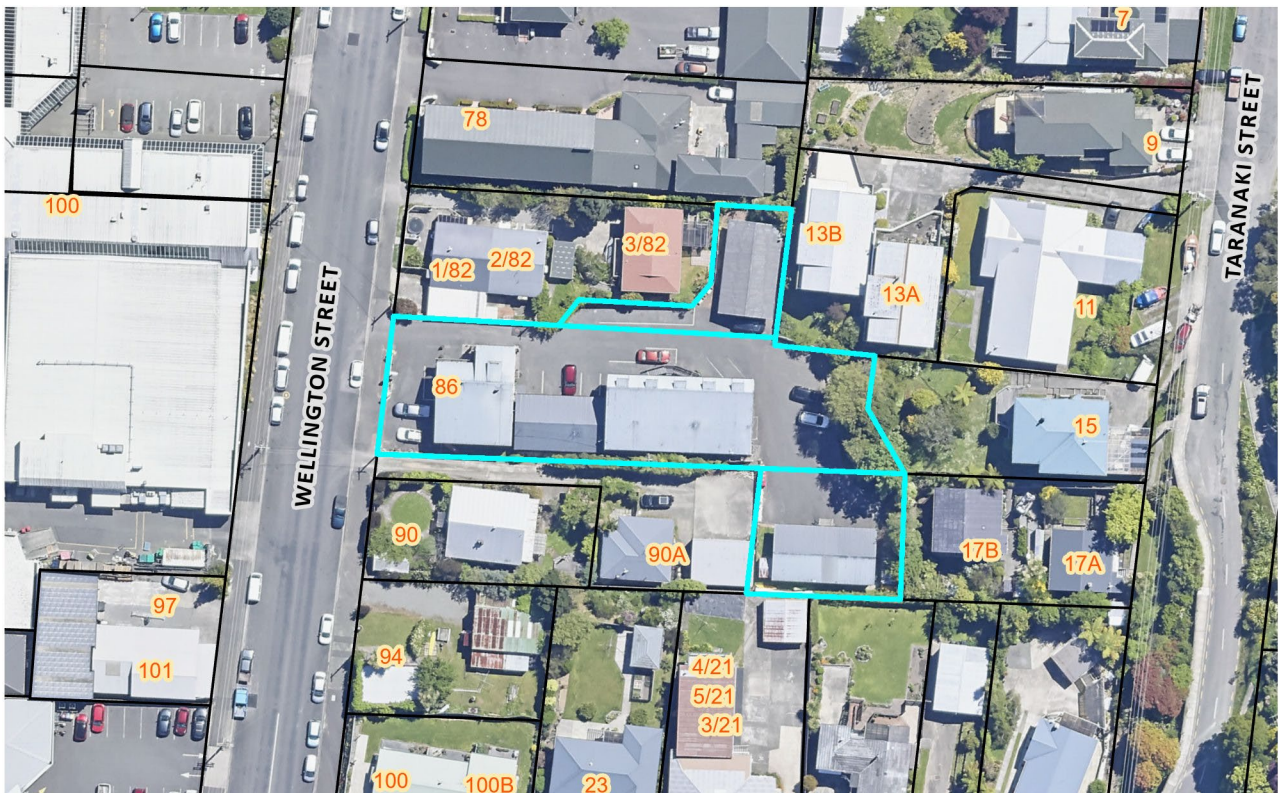
- This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA).
- It is a summary of the information that Council hold on the property. Each heading or “clause” in this LIM corresponds to a part of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

Date: 17 March 2026

Prepared by: Chris Paterson

Site Details

Property Number	Property Location / Street Address	Property Owners	Legal Description	Area
527735	86 Wellington Street Picton	N K Ross	LOT 2 DP 4295 LOT 2 DP 4450 LOT 2 DP 5199	0.2136 Hectares



Applicant Details

Name	Whalan and Partners Ltd (Bayleys)
Client Name	Murray Madgwick
For Attention of	Mary-Ella

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Appendix A – Section 44A

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Statutory Information

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

Section A: Special features or characteristics of the land

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

For more information on natural hazards in Marlborough:

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

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

Marlborough District Council Sewer

The property has an existing:

- 100mm diameter shared sewer connection to the Council sewer main located within the property, parallel and adjacent to the south boundary of Lot 2 DP 4450, see attached plan (**refer Appendix C**). The connection is 2.5m from the west boundary, 1.0m from the south boundary. Depths should be confirmed prior to pipes being laid within the property.
- 100mm diameter sewer connection to the Council sewer main located within the property, parallel and adjacent to the north boundary of Lot 2 DP 4295, see plan (**refer Appendix C**). Depths should be confirmed prior to pipes being laid within the property.

The sewer main pipelines through this property are not covered by an easement, however the Local Government Act has provisions which allow Council access to private property to maintain, repair or replace public pipelines. Any person taking an interest in this property must make their own assessment. Council will not allow this pipeline to be built over.

Tradewaste consent (TW00131) for tradewaste disposal. This is valid to February 2029.

This property is subject to Tradewaste Bylaws and must comply with the Bylaw 2011 and may be subject to Tradewaste Charges. Should the ownership/occupancy or activity change, a Tradewaste Consent Application must be completed and returned to Council.

For further information please contact Council's Tradewaste Officer, Mr Mike Davies, or refer to Council's website: <https://www.marlborough.govt.nz/services/utilities/sewerage/tradewaste>

Marlborough District Council Stormwater

The property has an existing:

- Council stormwater main located within the property, see plan (**refer Appendix C**). This main is protected by an easement and cannot be built over.

Drainage Plans

Drainage Plans for this property as supplied by Drainlayer are attached (**refer Appendix D**).

Section C: Drinking Water

Marlborough District Council Water Supply

The property has an existing:

- Metered water connection located at the Wellington Street frontage, 10.6m from the north boundary. Meter number is 19M1567810.

Should the ownership of this property change a final water reading will be required. Please contact Council for this to be actioned providing 48 hours notice.

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

Property Number	Current Annual Rates	Rates to clear to 30 June 2026
527735	\$9,213.81	\$3,066.80

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.

Tourism Rate

This property is subject to a targeted tourism rate. Tourism rates apply where the ratepayer is advertising short term rental accommodation (residential or commercial) and/or is operating a tourism activity.

Further queries regarding rates may be addressed to Council's Customer Service Officers or the Rates Office, phone (03) 520 7400.

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
BPH41761	Illuminated Sign	15 December 1971
BPF48052	Motel Complex - Stage One	4 October 1973
BPF48052	Plumbing/Drainage	30 November 1973
BPG68091	Dwelling and Motels	10 August 1974
BPF48164	Illuminated Sign	20 December 1974
BPH153706	Swimming Pool and Spa Building	1 November 1978
BP061975	Carport	30 November 1979
BP22	Dwelling	7 October 1980
BPG68091	Plumbing/Drainage	14 January 1981
BP021079	Illuminated Sign	5 August 1981
BP275	Plumbing/Drainage	9 January 1984
BPB022186	Convert Games Room into Motel Unit	14 August 1985
BP1192	Plumbing/Drainage	14 August 1985

Summary of Building Applications

Application Number	Description	Application Received	Application Issued	Status
BC931160	Bedsit	1 September 1993	17 September 1993	Code Compliance Certificate Issued 25 March 1994
BC991461	Three Motel Units	20 September 1999	8 October 1999	Code Compliance Certificate Issued 23 May 2000
BC011291	Two Motel Units	13 August 2001	2 October 2001	Code Compliance Certificate Issued 22 February 2002
BC021575	Alterations to Motel Unit	9 September 2002	31 October 2002	Code Compliance Certificate Issued 8 November 2016

Summary of Planning Consents

Application Number	Type of Consent	Status	Date of Decision
U010645	Land Use - Activity	Granted	26 June 2001

The consent application listed above has been included as it relates to the property subject of this LIM. Unless specifically stated, no assessment has been made as to the current status of the consent, including the consent's compliance status and if the consent has been given effect to or has lapsed. Anyone intending to take an interest in this property should undertake their own enquiries as to the status of the consent. The decision has been attached (**refer Appendix E**) for your reference.

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

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

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

Proposed Marlborough Environment Plan (PMEP) – Operative in Part

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

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

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

Zoning

The property is zoned Business One in the Proposed Marlborough Environment Plan.

Zoning Maps

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

Development

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

Planning Map Information

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

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

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

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

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

Electrical Code of Practice - Notified to Council from Transpower

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

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

Natural Hazard and Climate Change Information

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

Liquefaction and Lateral Spread Hazard Risk

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

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

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

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

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

Tsunami Inundation Area

The property has been identified in the Yellow Tsunami evacuation zone in the Council's District. The Tsunami Inundation Map can be found on Council's website at:

<https://smartmaps.marlborough.govt.nz/smapviewer/?map=61a36a29276b4d4888306321f4448b83>

Tsunami Evacuation Zones:

Orange Zone

- Shore Exclusion Zone (0.2-5m threat level), defined by the Ministry of Civil Defence and Emergency Management (MDCDEM) as the area evacuated in most if not all distant and regional-source official warnings.
- Includes the Red Zone (0.2-1m), defined by the MDCDEM as a shore-exclusion zone.

Yellow Zone

- Defined by the MDCDEM as covering the maximum credible tsunami, including the highest impact events. Primarily a self-evacuation zone.

The Tsunami Evacuation Map is based upon a GNS Science report (Report 2015/73 June 2015). GNS Science collaborates with Councils, MDCDEM and NIWA to improve tsunami hazard information and warning systems.

The full report is available here.

<https://www.marlborough.govt.nz/repository/libraries/id:2ifzri1o01cxbymxkvwz/hierarchy/documents/cdem/173785 PUBLIC Tsunami Evacuation Zone Boundary Mapping CR 2015-073.pdf>

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

Discretionary Information

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

Additional Rates Information

Property Number	Assessment Number	Land Value	Improvement Value	Year of Valuation
527735	20210 59100	\$900,000.00	\$800,000.00	2023

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

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

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

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

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

Further information on rates and revaluations can be found here:

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

Waste Management – Kerbside Collection

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

This property has been allocated:

- 1 x 140ltr - Medium Waste

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

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

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.

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 form 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.

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 1973 and is therefore considered to have likely been painted with paint containing lead. Please note, there is no Council record on file of a lead contamination assessment/inspection made on the property.

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

Building Materials

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

Restrictions and Responsibilities

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

Buildings in Relation to Boundaries

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

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.

Removed Swimming Pool

Records indicate that a swimming pool has been removed from this property. It is unclear if the pool was an inground pool and if any fill was placed on the site. Anyone intending on taking an interest in this property should make their own assessment of the site.

Additional Information (Refer Appendix F):

- Design Certificate from property file - Dated: 1976
- Aerial photograph (Please note: Boundary lines are indicative only) - Dated: 2024

CHRIS PATERSON
CORPORATE INFORMATION OFFICER

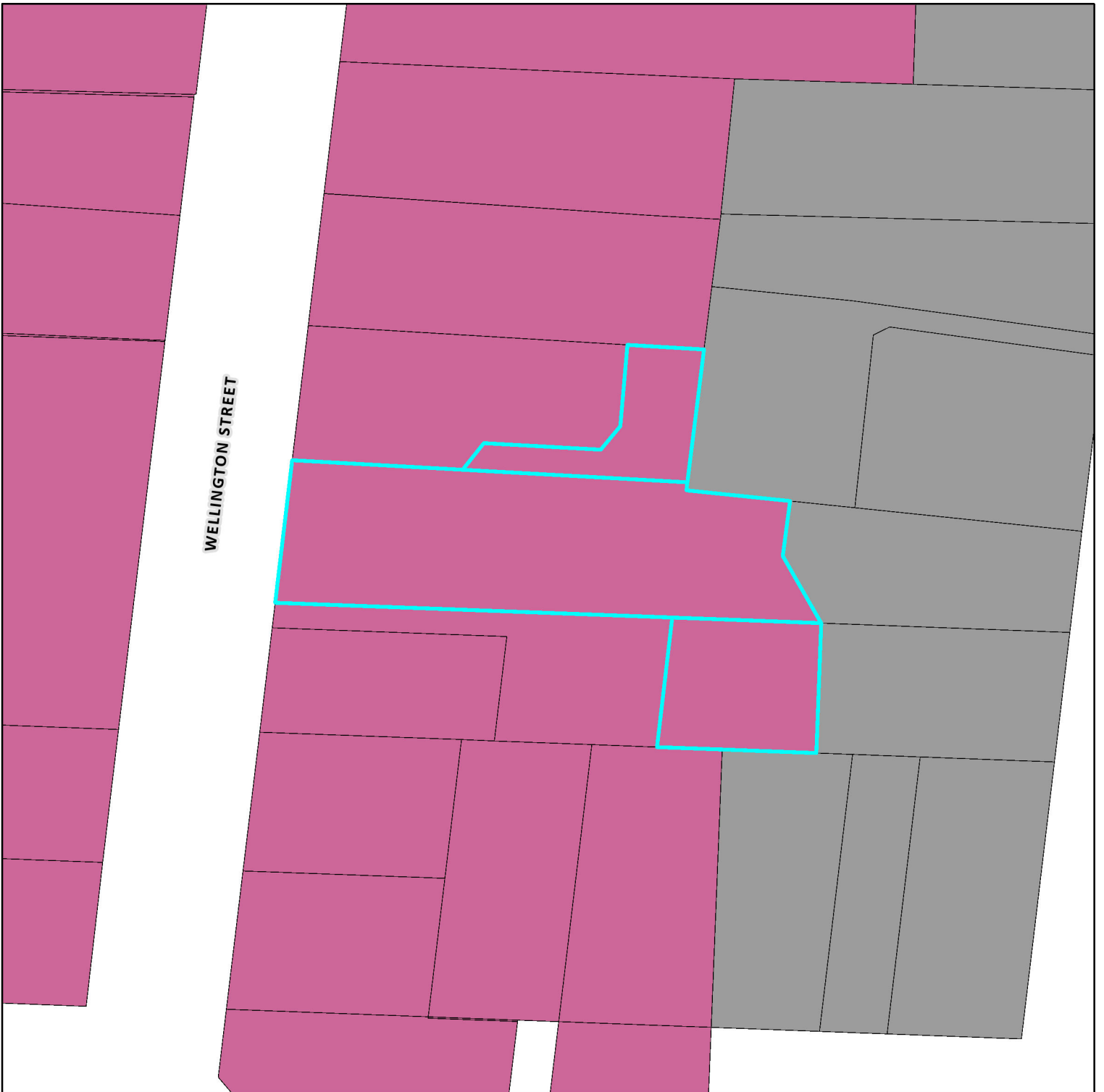
Appendix A – Section 44A

Local Government Official Information and Meetings Act 1987

Section 44A Land Information Memorandum

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

Appendix B – Maps



Proposed Marlborough Environment Plan Zoning Map



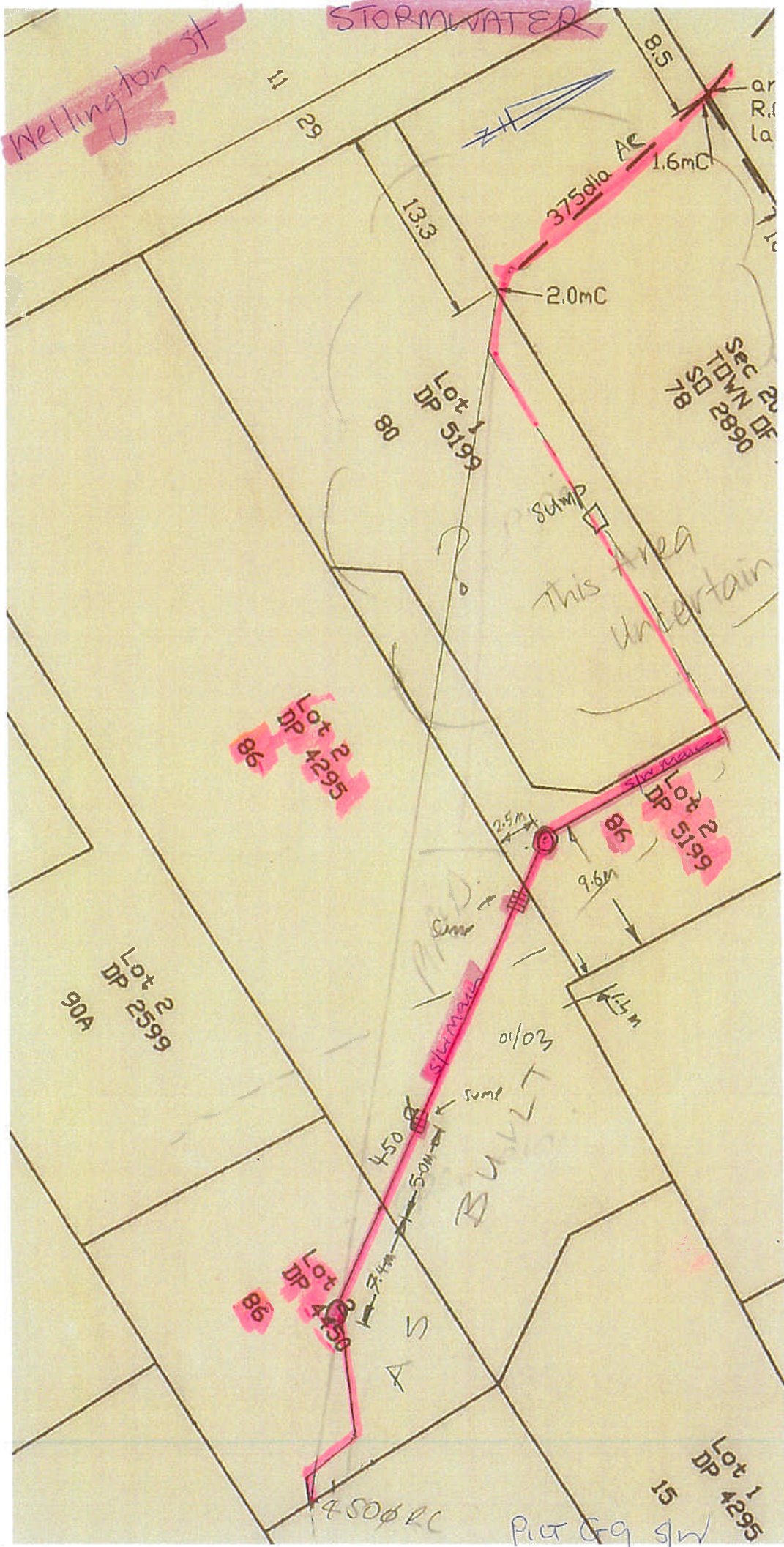
17/03/2026

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

1:786

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

Appendix C – Sewer & Stormwater Plans



Wellington St

STORMWATER

375olla Ave

Lot 1 DP 5199

Sec 20 TOWN DP 78 SD 2890

Lot 2 DP 4295

this area uncertain

Lot 2 DP 5199

Lot 2 DP 2599

Sump

BUILT

Lot 2 DP 4295

Sump

Lot 1 DP 4295

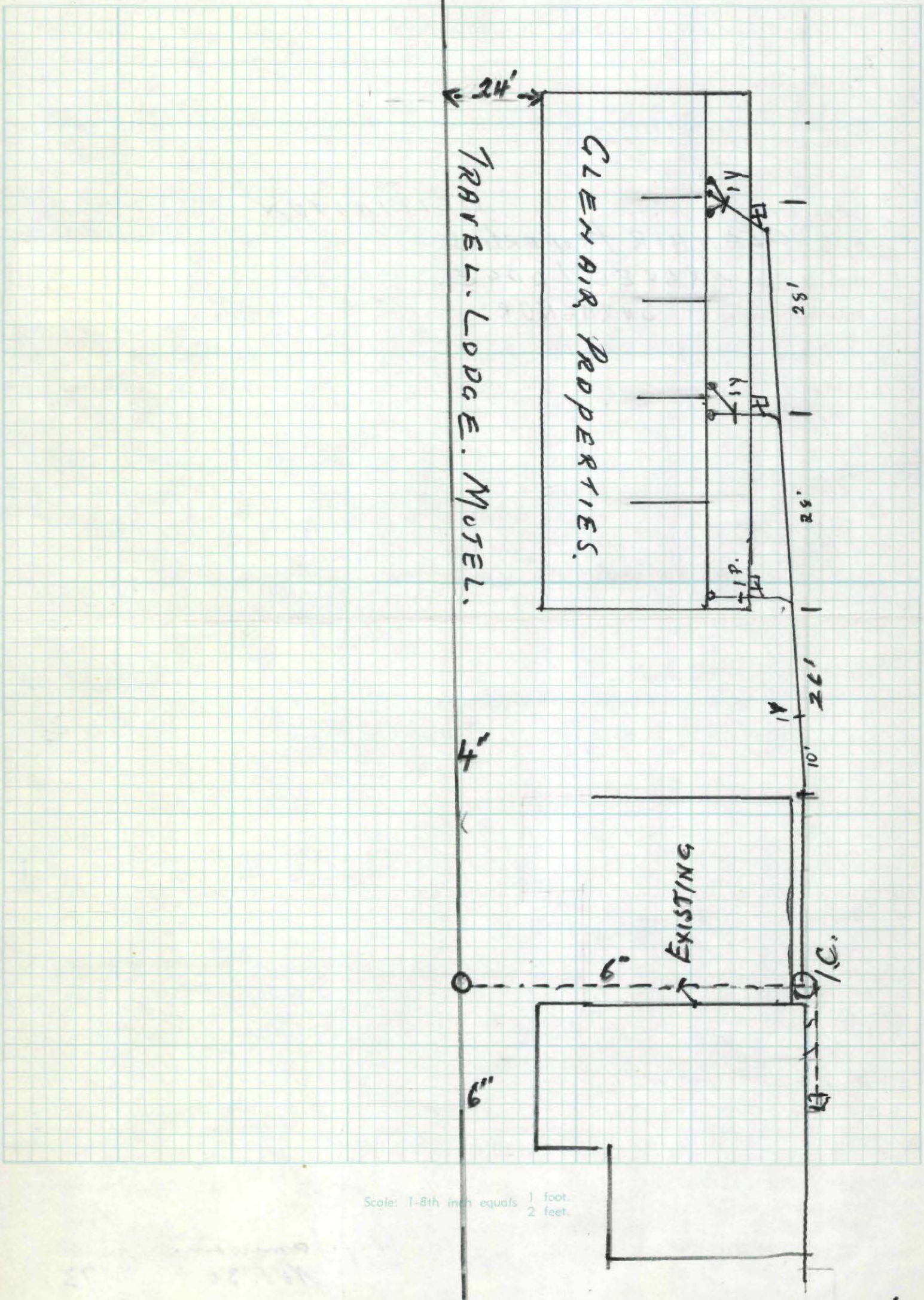
4.50φ RC

Plot G9 SW

Appendix D – Drainage Plans

WARD

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



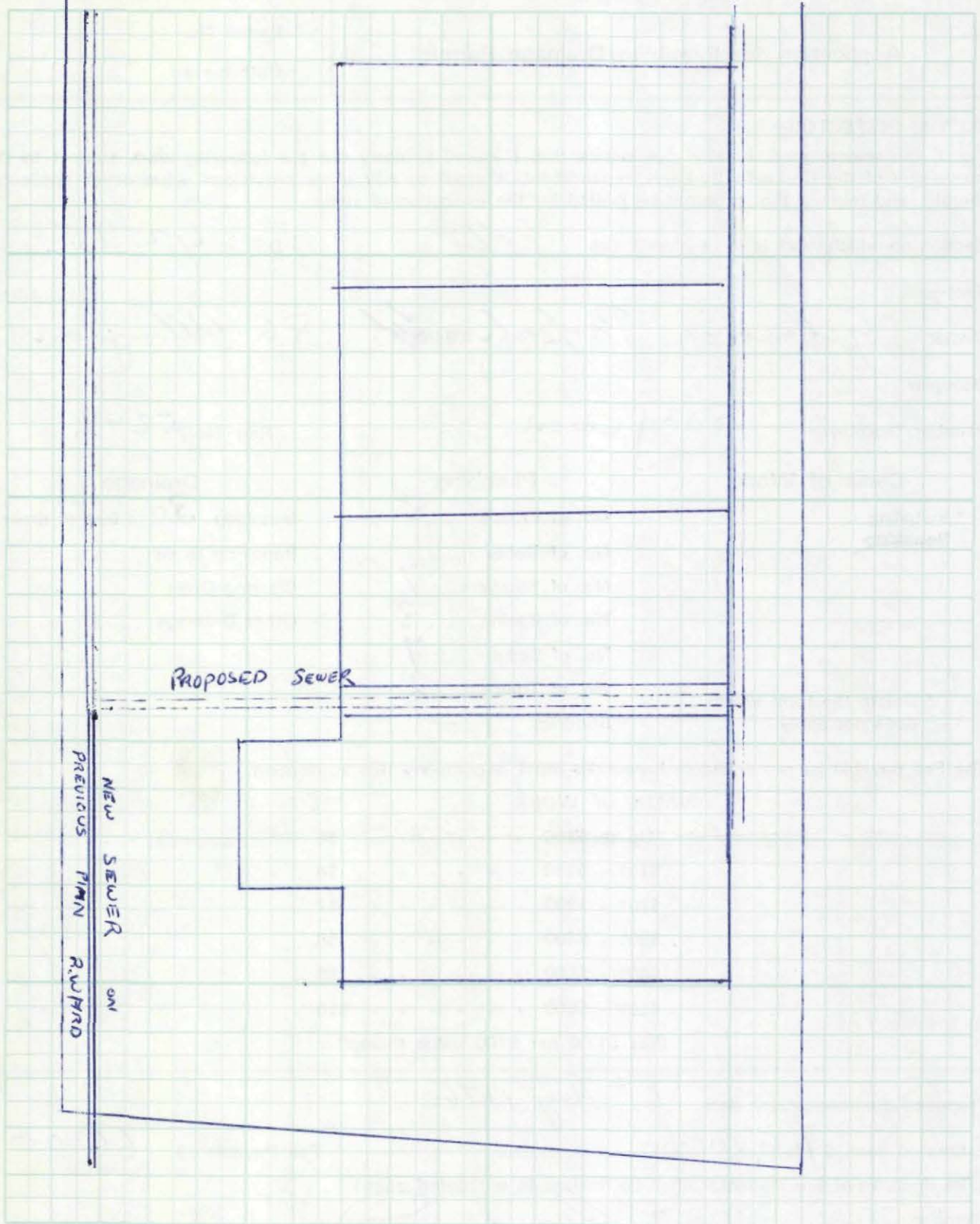
Scale: 1/8th inch equals 1 foot.
1/4 inch equals 2 feet.

21-9-76.

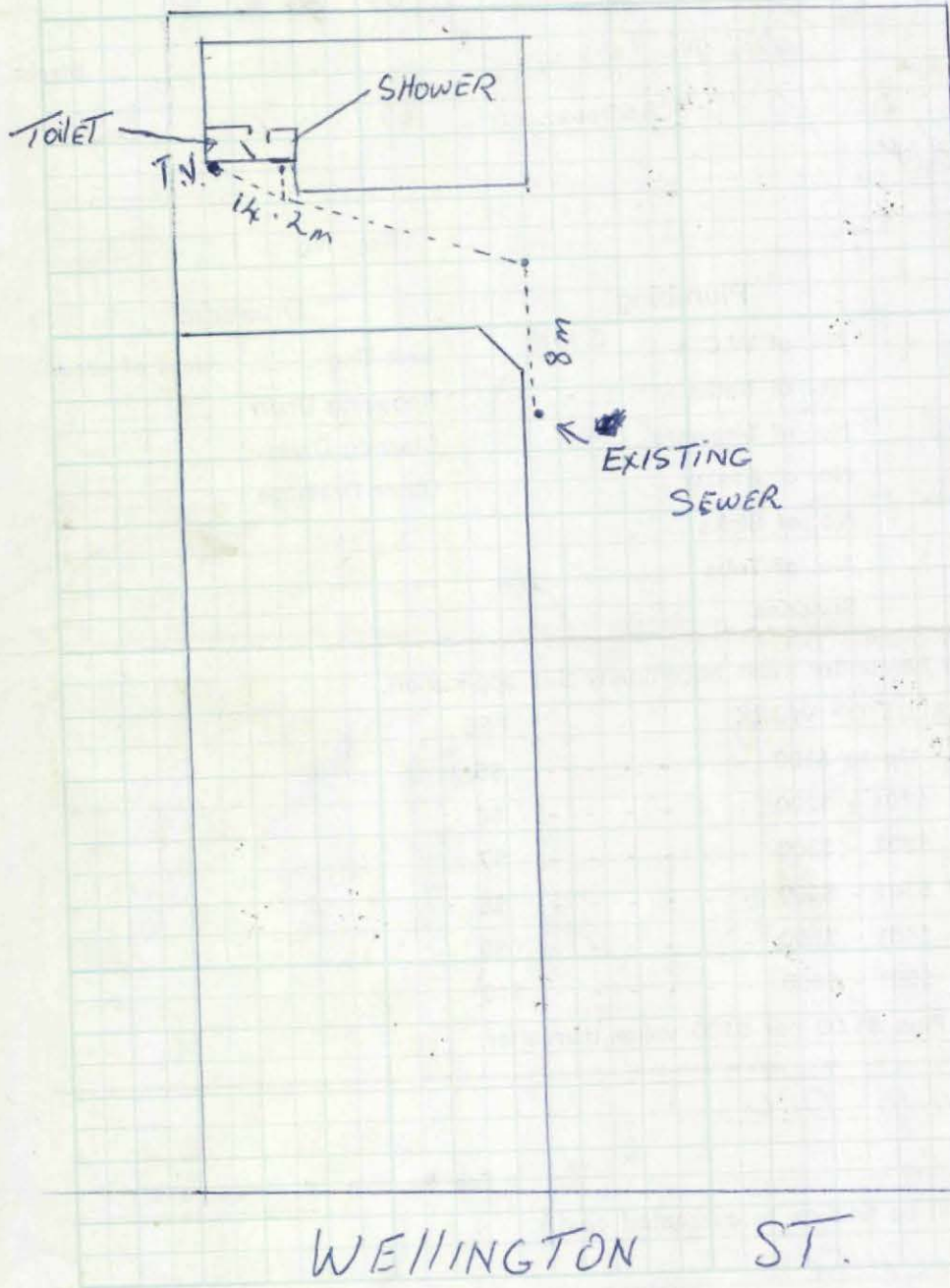
WELLINGTON STREETS

BOROUGH OF PICTON

NOTE: For drainage work a scale plan is not showing street loc. section boundaries, building or outline, lines of drains, inspection pipes, etc. MUST be supplied.

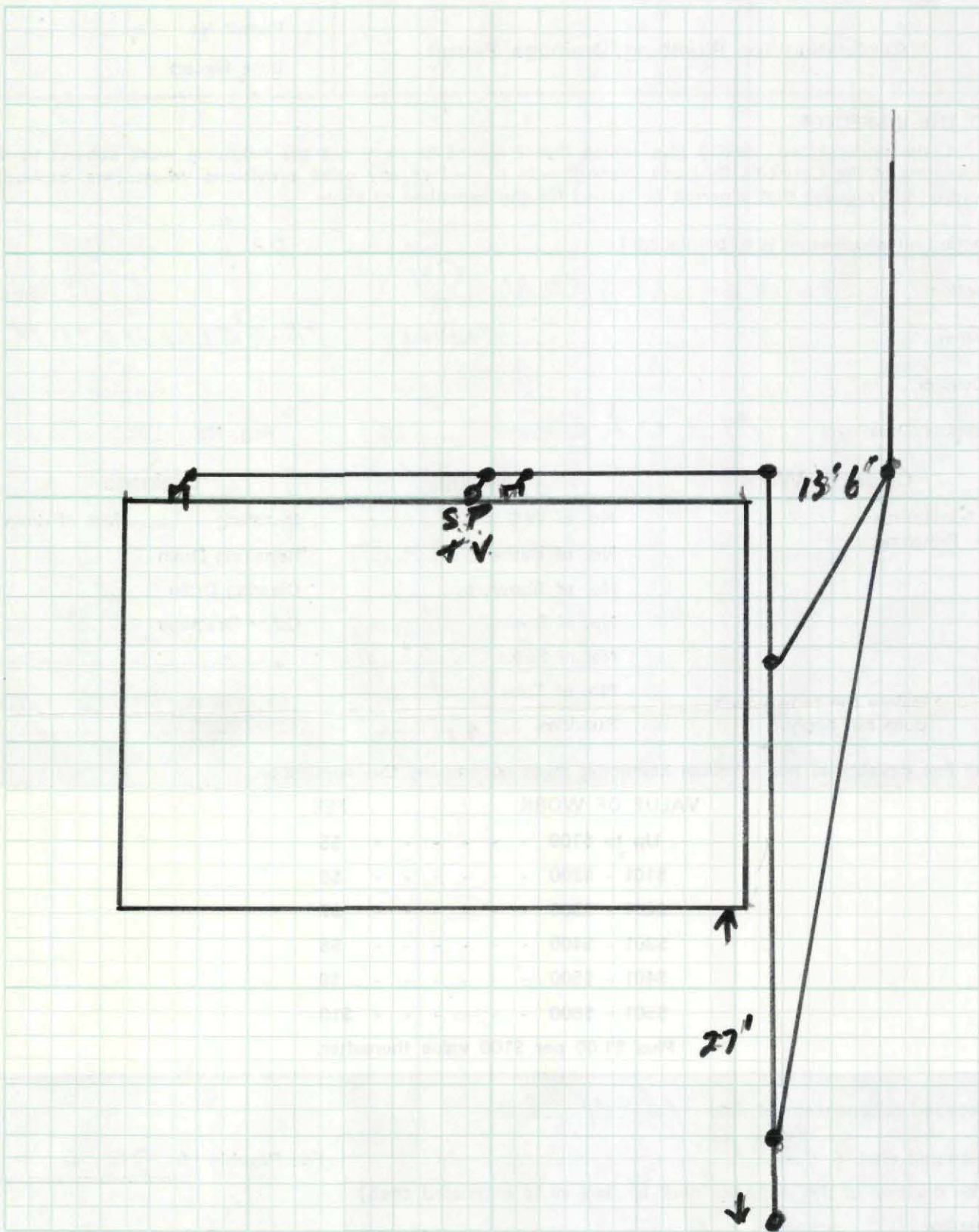


Scale 1" = 200'
1" = 100'



BOROUGH OF PICTON

NOTE: For drainage work a scale plan in ink showing street line, section boundaries, buildings in outline, lots of drains, inspection pipes, etc. MUST be supplied.

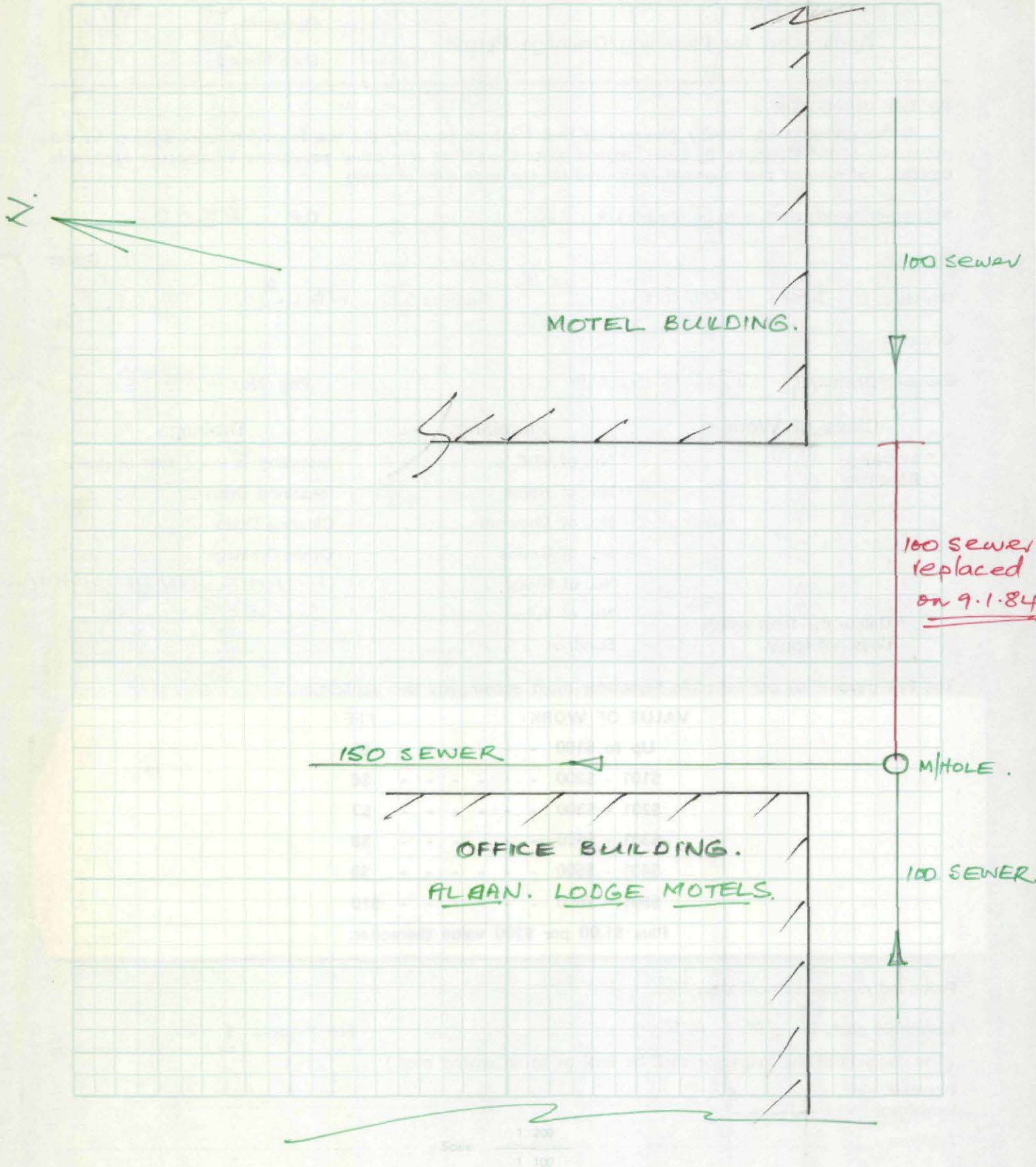


Scale 1" = 200'
1" = 100'

14.1.80.

BOROUGH OF PICTON

NOTE: For drainage work a scale plan in ink must be provided for building in future. Foot of drains inspection etc. MUST be supplied



86. WELLINGTON. ST.

513156

20210-591-60-00

MARLBOROUGH DISTRICT COUNCIL

[Handwritten signature]

DRAINAGE PLAN

Drainlayer C. FORD Plumber C. FORD Date of Inspection 13/10/93

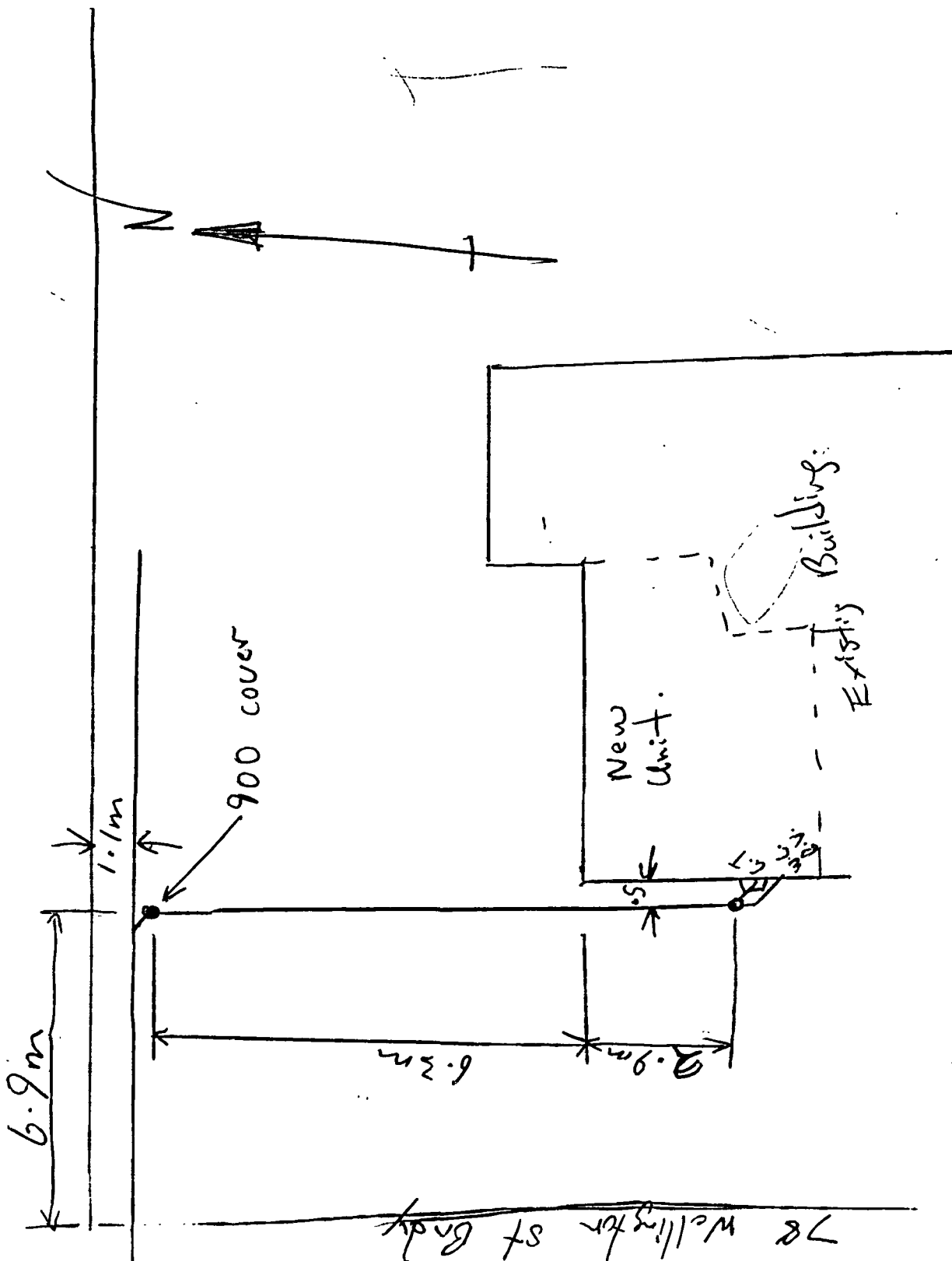
Name D. Mc Donald. Alder Lodge Street Wellington St

Lot 2 D.P. 4295 Section 78

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.



DRN



BC 01291
PW 513156

VA No 20210 59100

Endeavour Homes
- Bldg

MARLBOROUGH DISTRICT COUNCIL

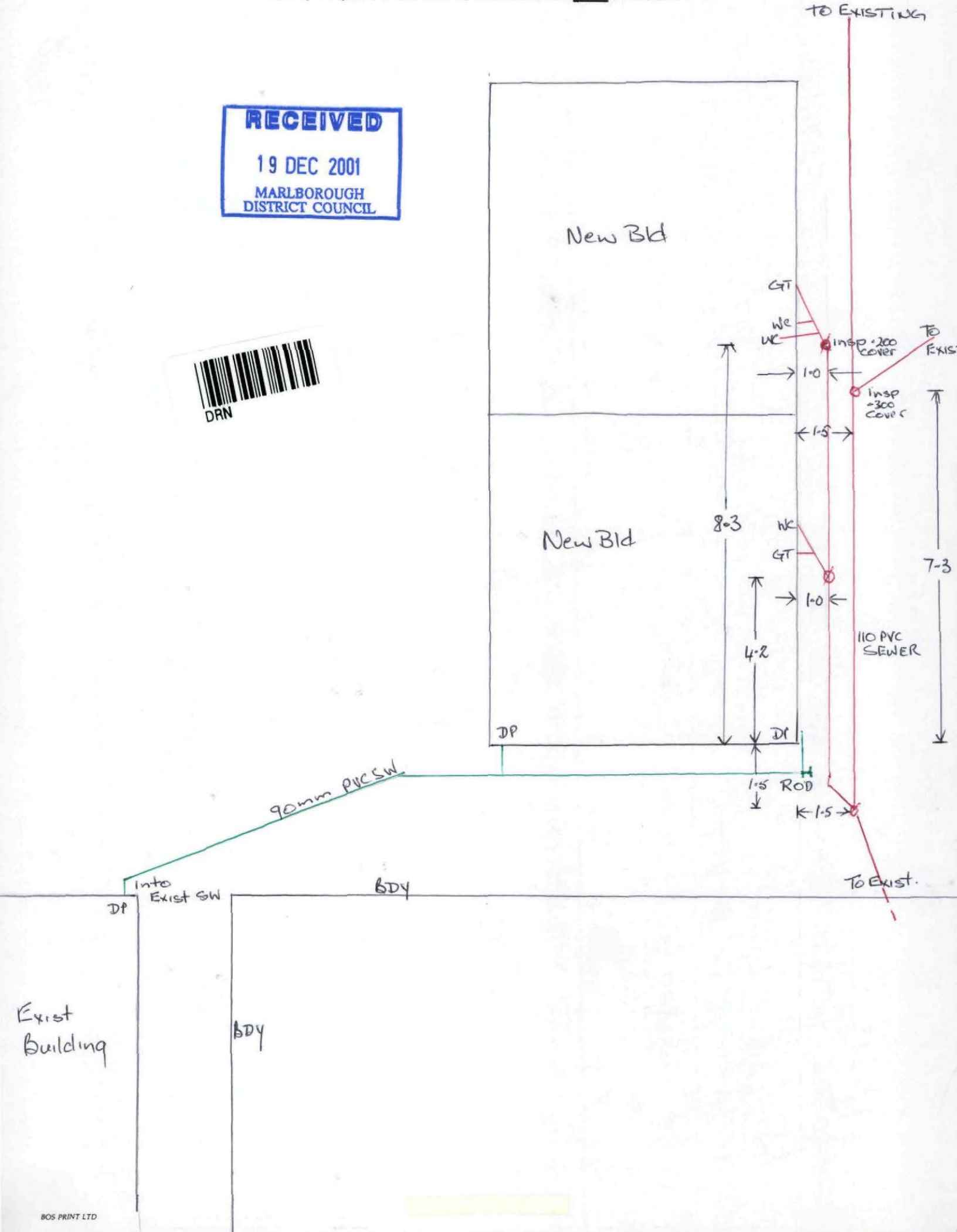
Bcn

DRAINAGE PLAN

Drainlayer Simcox Const Ltd Plumber _____ Date of Inspection 18/12/01
 Name Aldan Lodge Street 86 Wellington St, Picton
 Lot 2 D.P. 4295 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.

RECEIVED
 19 DEC 2001
 MARLBOROUGH
 DISTRICT COUNCIL



Appendix E – Planning Consent Decision

MARLBOROUGH

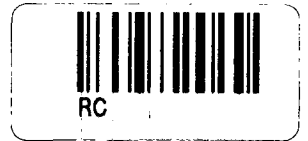
Resource Management Act



DISTRICT COUNCIL

Resource Consent

No: U 010645



Applicant

McDonald, John Douglas and Heather Lou

Proposal:

To erect 2, 2 bedroom motel units on a residential section which adjoins an existing motel complex.

Date of Site Visit

RC No:U 010645

DECISION

Pursuant to the Resource Management Act 1991 consent is hereby granted to the application for a resource consent.

Land Use - Activity

Location: 86 Wellington Street, Picton.

Grid Reference E 2594465 N 5989993

Subject to the following condition(s)

- 01 That the development be in general accordance with the plans submitted with the application, held on Council's file, reference U010645.
- 02 That prior to commencement of operation of the motel units authorised by this consent the consent holder provide two additional sealed carparks on the site for the use of occupants of the subject units.

Grounds

- 1 The application is not inconsistent with the purposes and principles of the Resource Management Act 1991.
- 2 The application is not contrary to the objectives and policies and rules of the Proposed Marlborough Sounds Resource Management Plan.
- 3 Possible adversely affected parties have signified their consent to the proposal.

DELEGATION SCHEDULE ITEM NUMBER(S): 12 21(3)

DELEGATED COUNCIL COMMISSIONER/OFFICER(S)

APPROVED DEFERRED FOR COMMITTEE DECISION

Date: 26-06-01

Vicky Rollo

Resource Management Officer

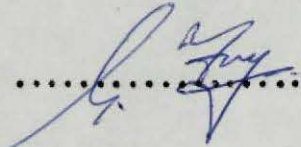
Tuesday, 26 June 2001

Appendix F – Additional Information

DESIGN CERTIFICATE

I George Francis Fry being registered under the provisions of the Engineers Registration Act 1924 and currently holding an Annual Practising Certificate hereby certify that I have personally supervised the computations for the structure shown on the accompanying plan(s) and specification (s) ~~prepared and numbered~~ dated 18th July 1976 for a Residence at Wellington Street, Picton designed for Glenair Properties Limited

I certify that the structure has been designed in accordance with sound and widely accepted engineering principles. I also certify that the structure has been designed to meet relevant requirements of Chapter 8 NZS 1900 Further all working stresses for the various materials of construction and permissible combinations thereof do not exceed the maxima to ensure the safety and stability of the structure if erected in accordance with the plans and specifications.

Signature 

Prof. Qualifications MI STRUCT E:
M.N.Z.I.E.
Date 20/7/76

