tasman district council | Te Kaunihera o te tai o Aorere

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
E R Thomas	eddieshonat@xtra.co.nz

LIM Details

LIM number	Valuation Number	Certificate of Title	Requested on	Issued on
L240263	1961079008	10A/999	12/04/2024	22/04/2024

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.

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.

Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1961079008	LOT 1 DP 15512	21 Eversley Terrace	Richmond	0.0653

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
$4,257.74	$1,064.43	$1,064.43	$0.00

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2366c/$CV	790,000	$1,869.14
Uniform Annual General Charge	$290.00/propert	1	$290.00
Wastewater - 1st Pan	$699.30/pan	1	$699.30
WaimeaComDam-Env&ComBen-Distri	$65.45/property	1	$65.45
WaimeaComDam-Enviro&ComBen-ZOB	0.0071c/$CV	790,000	$56.09
Refuse/Recycling Rate	$159.30/propert	1	$159.30
Shared Facilities Rate	$60.21/property	1	$60.21
Mapua Rehabilitation Rate	$5.09/property	1	$5.09
Museums Facilities Rate	$70.68/property	1	$70.68
District Facilities Rate	$133.08/propert	1	$133.08
Urban Wat.Supply- Serv Chge	$402.94/meter	1	$402.94
Regional River Works - Area Z	0.0128c/$LV	365,000	$46.72
Stormwater UDA	0.0506c/$CV	790,000	$399.74

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
$790,000	$365,000	$425,000	01/10/2020

New Rating Valuation

Property Information

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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
$870,000	$410,000	$460,000	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
W43797	LH Bdy Eversley LHS P/Box	17MC232367	25/03/2024	126	132

Services

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

Scheme or Supply	Service Provided
Tasman Waste Water	Wastewater
Urban Water Supply	Water Supply
Stormwater UDA	Stormwater

Wheelie Bins

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

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2412834	08/06/2015	21 Eversley Terrace, Richmond

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 and water. Council have no other reticulated services available and no public drains cross the property. Additional stormwater discharge to TDC reticulation where available 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.

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
28/05/2010	100615	Build new timber retaining walls.	Code Compliance Certificate Issued	29/07/2010
27/08/2002	021177	To install new decking	Code Compliance Certificate Issued	22/08/2003

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

The NZ Building Act came in to force on 1 July 1992. From that date, the issue of building permits ceased and they were replaced with building consents. Under the old permit system there was no requirement for Council to keep or provide records of building work. Not all records under the old permit system have survived and where records have survived they may be incomplete. Council does not accept responsibility for any omission in the records. You may wish to engage an independent qualified person to evaluate the building.

Date	Permit Number	Notes
23/09/1992	18469	House internal garage and log burner

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

Application Date	RC Number	Proposal	Status	Decision	Decision Date
01/08/2002	020453	erect a deck attached to the existing house which encroaches into the front yard setback	Consent Effective	Granted under Delegated Authority	27/08/2002

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
Tasman Resource Management Plan planning maps identify the property is within the Residential Zone and Land Disturbance Area 1. 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.

Environmental Records

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.

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 sits within a controlled Air Shed.

Air Shed	Air Shed Regulations
Richmond Air Shed	After a house in Richmond changes ownership, an existing non-compliant wood burner cannot be used. It may be replaced with either a clean heat system or an approved clean air wood burner. New houses, or existing houses without an existing wood burner or open fire, can only install clean heat systems - no wood burners at all.

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

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 has no records 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
ValuationBoundaries
Parcel

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Aerial Photo Map

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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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Scale: 1:500
Monday, 22 April 2024

Original Sheet Size 210x297mm



Bores
State Highway Roads
Road Boundaries
ValuationBoundaries
Parcel

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Bores Map

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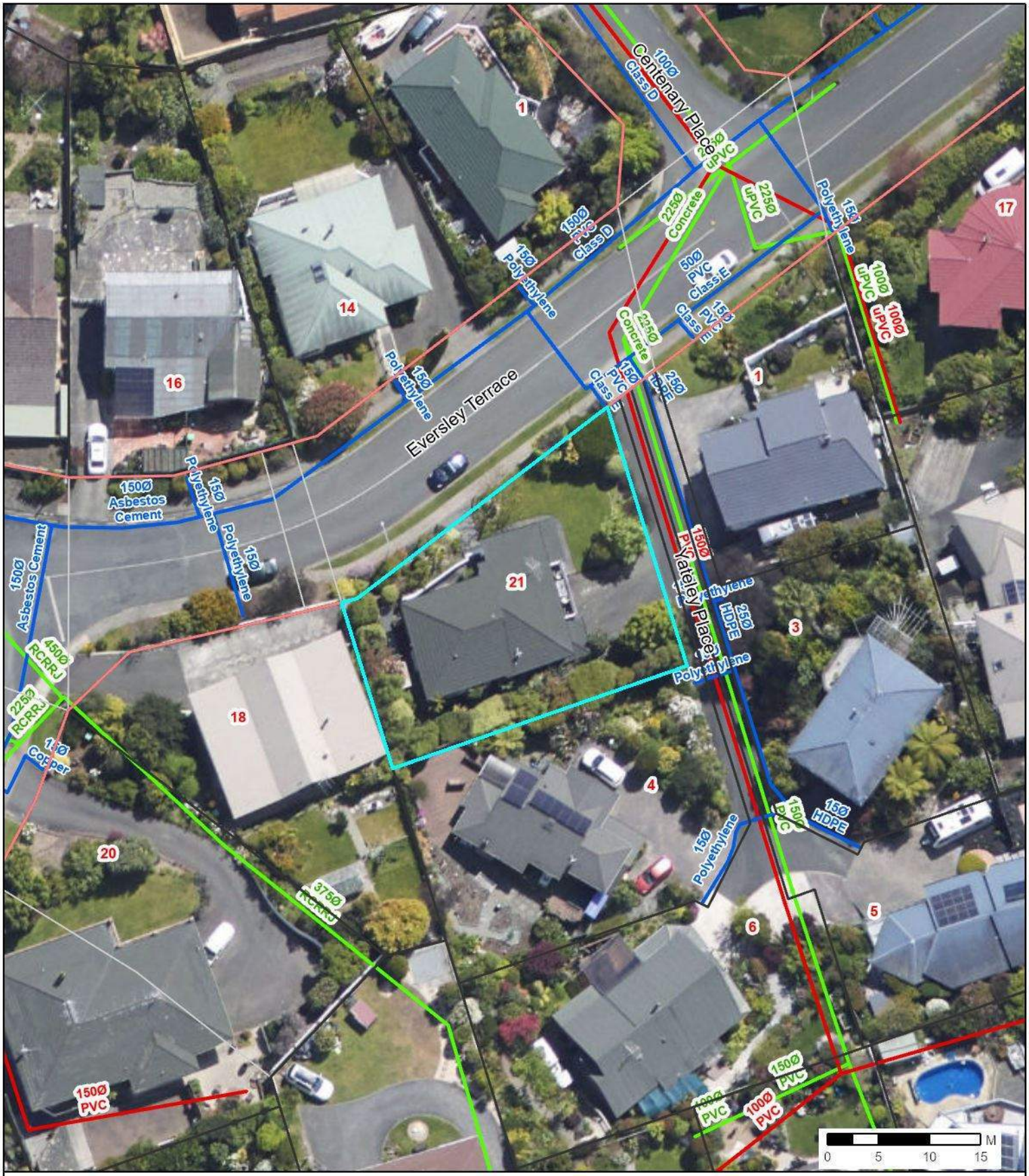

Water Pipes
Wastewater Pipes
Stormwater Pipes
Stormwater Drains
State Highway Roads
Road Boundaries
ValuationBoundaries
Parcel

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Pipe Network Map

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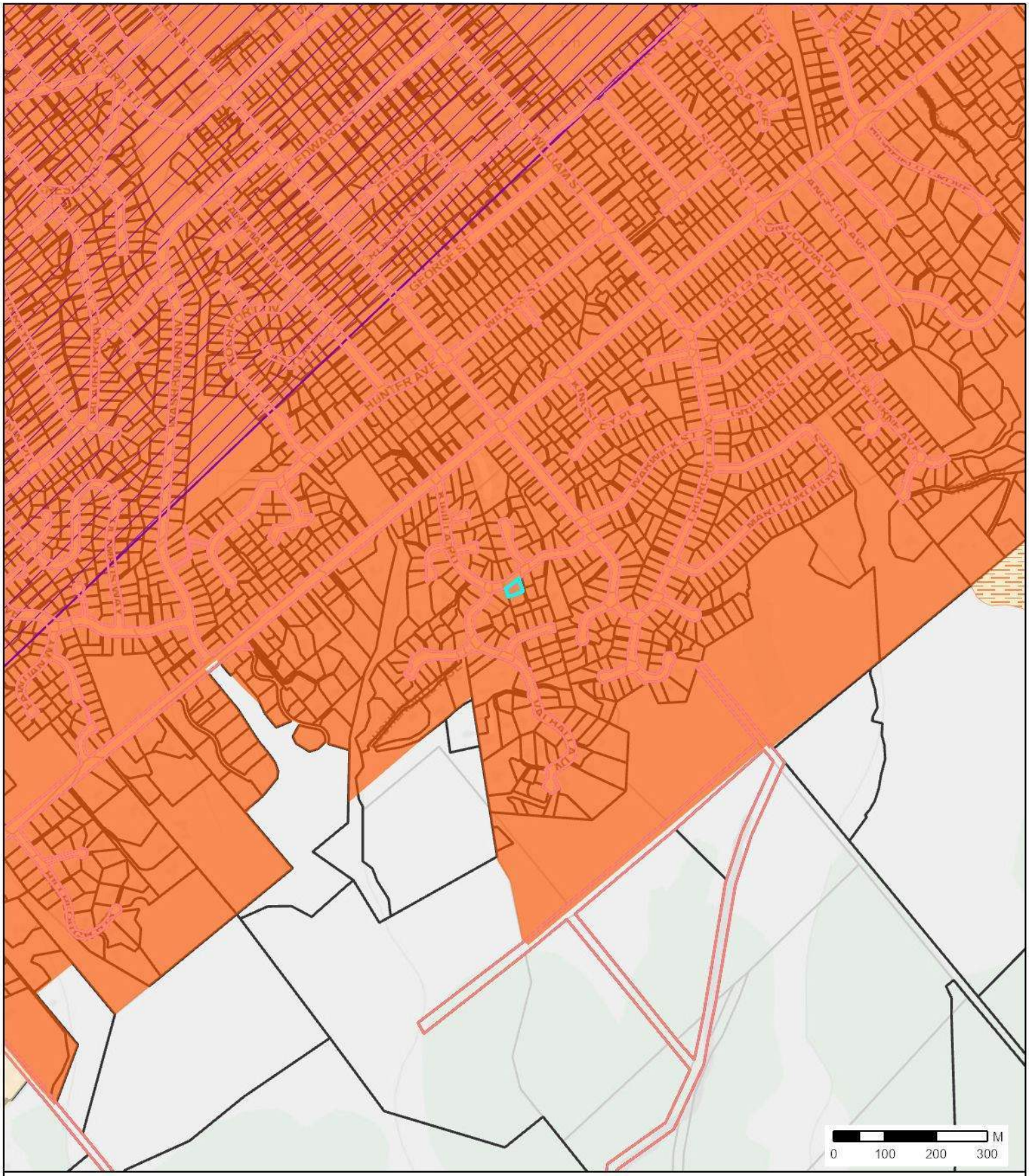

Obstacle Limitation Surface

Deferred Fire Ban Area

Deferred Fire Sensitive Area

Fire Ban Areas

Fire Sensitive Areas

ValuationBoundaries

Parcel

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Fire Ban Areas Map

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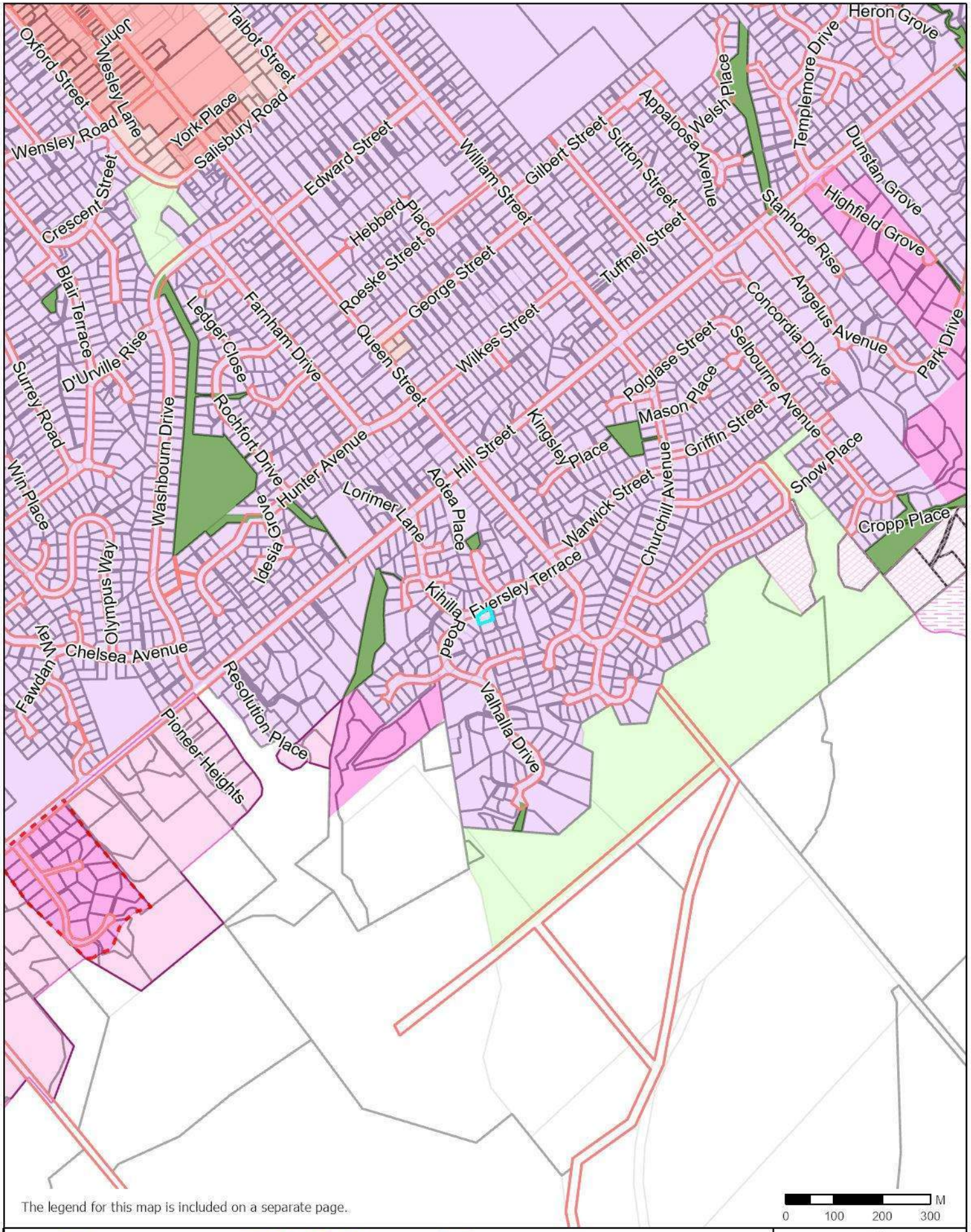

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TRMP Zones Map

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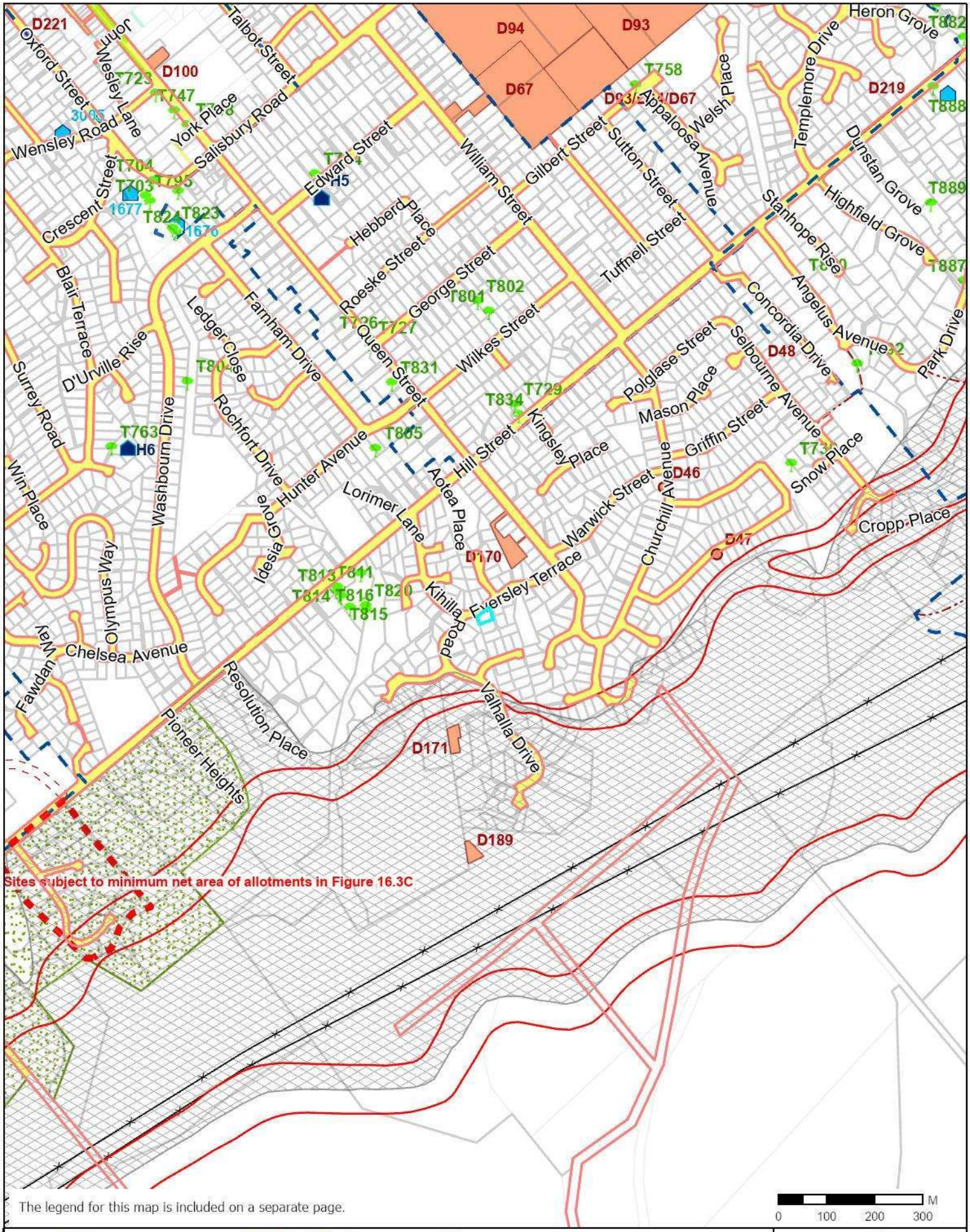

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TRMP Areas Map

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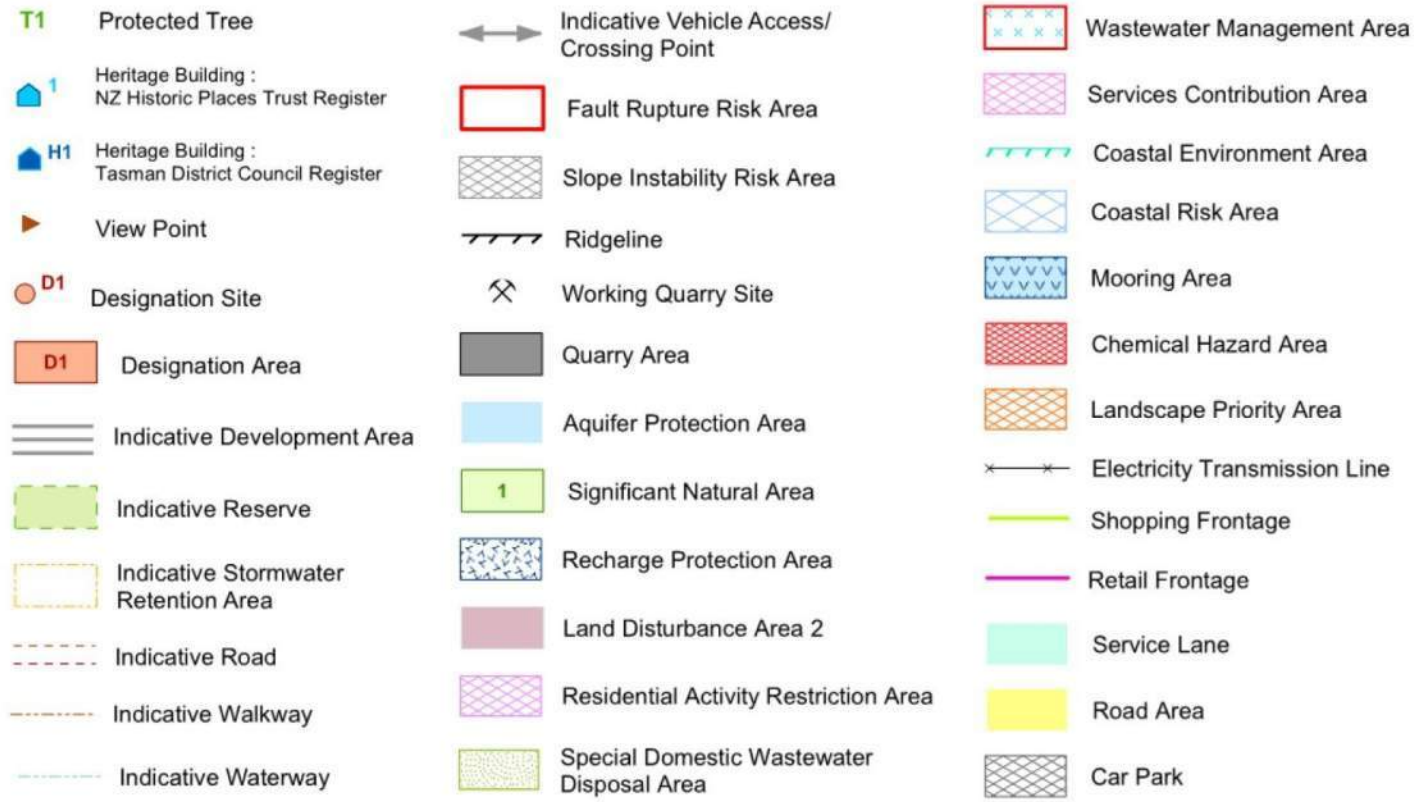
Monday, 22 April 2024

Original Sheet Size 210x297mm

ZONE MAPS



AREA MAPS



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	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.
Land Disturbance Area 1	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. The full set of regulatory requirements are found in Section 18.5 "Land Disturbance Areas" of the Tasman Resource Management Plan (TRMP).
Land Disturbance Area 2	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. The full set of regulatory requirements are found in Section 18.5 "Land Disturbance Areas" of the Tasman Resource Management Plan (TRMP).
Landscape Priority Area	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.
Obstacle Limitation Surface	The Rule 36.3.3.1(g) relates to the safety of aircraft approaching Nelson Airport. Within the limitation surface area the efflex velocity of any discharge to air does not exceed 4.3 metres per second at a height greater than 60 metres.
Recharge Protection Area	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.

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	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). 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.
Wastewater Management Area	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). Any developments that increase the potential number of inhabitants such as additional bedrooms, additional rooms that could be used as bedrooms, second dwellings or sleep-outs will require resource consent and will require and upgrade of the wastewater treatment and disposal system so that it meets the conditions of Rule 36.1.3.2 or Rule 36.1.4.2 of the Tasman Resource Management plan (including the installation of a treatment system that will treat the wastewater to the standards specified in the Rule).

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.

Tasman District Council

FILE → 19610 79008

Reference: RM020453

Janne Shaw
Writer's Direct Dial No. (03) 544-3461
E-mail: janne.shaw@tdc.govt.nz

27 August 2002

C F McCallum
21 Eversley Terrace
RICHMOND 7002

Dear Madam

RE: RESOURCE CONSENT APPLICATION NO. RM020453

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

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

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

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

(a) the person to whom it was granted has within that period given effect to the consent; or

(b) the Council has, on an application made within three months after the expiry of that period, satisfied itself that the circumstances in Section 125(b) apply.

Yours faithfully

J.M. Shaw

Janne Shaw
Consent Planner, Land

Main Office
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Private Bag 4,
Richmond 7031 N.Z.
Tel (03) 544-8176
Fax (03) 543-9524

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

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- 9972

In the matter of the Resource Management Act 1991

and

In the matter of the application lodged by Carol McCallum

For a resource consent and a decision under the provisions of Section 105 of the aforesaid Act

PROPOSAL

To erect a deck at first floor level attached to the dwelling extending to within 3.0 metres of the front boundary of the site at 21 Eversley Terrace, Richmond on land described as Lot 1 DP 15512 and zoned Residential.

DECISION

Acting under authority delegated from the Council, the Consent Planner considered the resource consent application under the provisions of Sections 104 and 105 of the Resource Management Act 1991 and resolved that the application be consented to on 27 August 2002 subject to the following conditions:

1. The erection of the deck shall be undertaken in general accordance with the documentation submitted with the application and with the plans attached to this consent marked Plan A and dated 27 August 2002.

NOTATION 1

The applicant shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts.

REASONS FOR THE DECISION

1. The proposal is to erect a deck attached to the dwelling at first floor level encroaching into the front yard setback at Eversley Terrace, Richmond. A triangular portion of the deck will encroach up to 1.5 metres into the front yard at one point. The sloping site is attractively developed and because of the topography, the deck at this level will allow much of the landscaping to remain while maximising the living area.

Land Information Memorandum Issued on 22/04/2024

The proposal is a discretionary activity pursuant to Rule 17.1.5 of the Proposed Tasman Resource Management Plan.

2. Council's Engineering Services Co-ordinator has assessed the application and does not consider there will be any adverse effect upon traffic safety from having the deck sited in the position proposed.

3. When considered individually and cumulatively, the front yard encroachment of the deck is no more than minor on this site.

4. The applicant's proposal is a sustainable residential development of the site and enhances the usable living area, which faces north. The development is not contrary to the objectives and policies of the Proposed Tasman Resource Management Plan or to Part II of the Resource Management Act 1991.

5. Overall, although the deck breaches the front yard setback, it enables development of the site in a manner that will have adverse effects that are no more than minor on the residential amenity of the neighbourhood and the traffic environment of Eversley Terrace.

6. The application has not been notified in accordance with Section 94 of the Resource Management Act 1991 as the Council is satisfied that the adverse effects on the environment will be no more than minor. The applicant has obtained written approval of all the landowners whom Council considers are directly affected by the development.

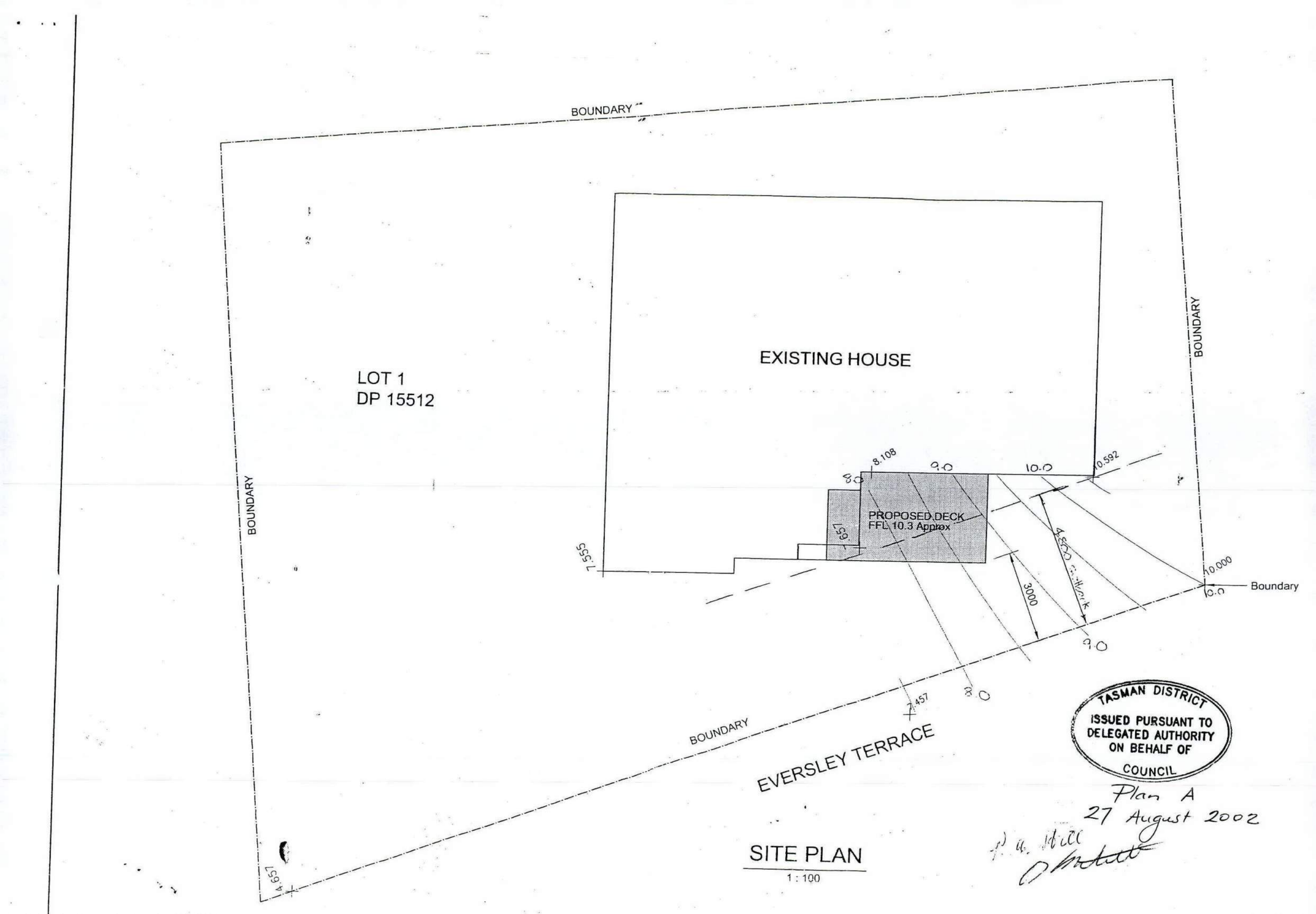
Dated at Richmond this 27th day of August 2002

J M. Shaw

Janne Shaw
Consent Planner, Land

TASMAN DISTRICT
ISSUED PURSUANT TO
DELEGATED AUTHORITY
ON BEHALF OF
COUNCIL

Land Information Memorandum Issued on 22/04/2024



SITE PLAN

1 : 100

TASMAN DISTRICT
ISSUED PURSUANT TO
DELEGATED AUTHORITY
ON BEHALF OF
COUNCIL

Plan A
27 August 2002

Code compliance certificate

Form 7: Section 95, Building Act 2004

FILE

The building

Street address of building:	21 Eversley Terrace, Richmond
Legal description of land where building is located:	LOT 1 DP 15512
Valuation number:	1961079008
Current, lawfully established, use:	Residential
Year first constructed:	1992

The owner

Name of owner:	Thomas Edwin Richard & Thomas Shona Margaret
Contact person:	Eddie Thomas
Mailing address:	21 Eversley Terrace, Richmond, Nelson 7020
Phone number: Mobile: 02184609	After hours: 035445911
Email address: eddieshona@nettel.net.nz	

First point of contact for communications with the council/building consent authority:
As above

Building work

Building consent number: 100615 Issued by: Tasman District Council

Build new timber retaining walls.: Intended Use: Ancillary

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

(a) the building work complies with the building consent.

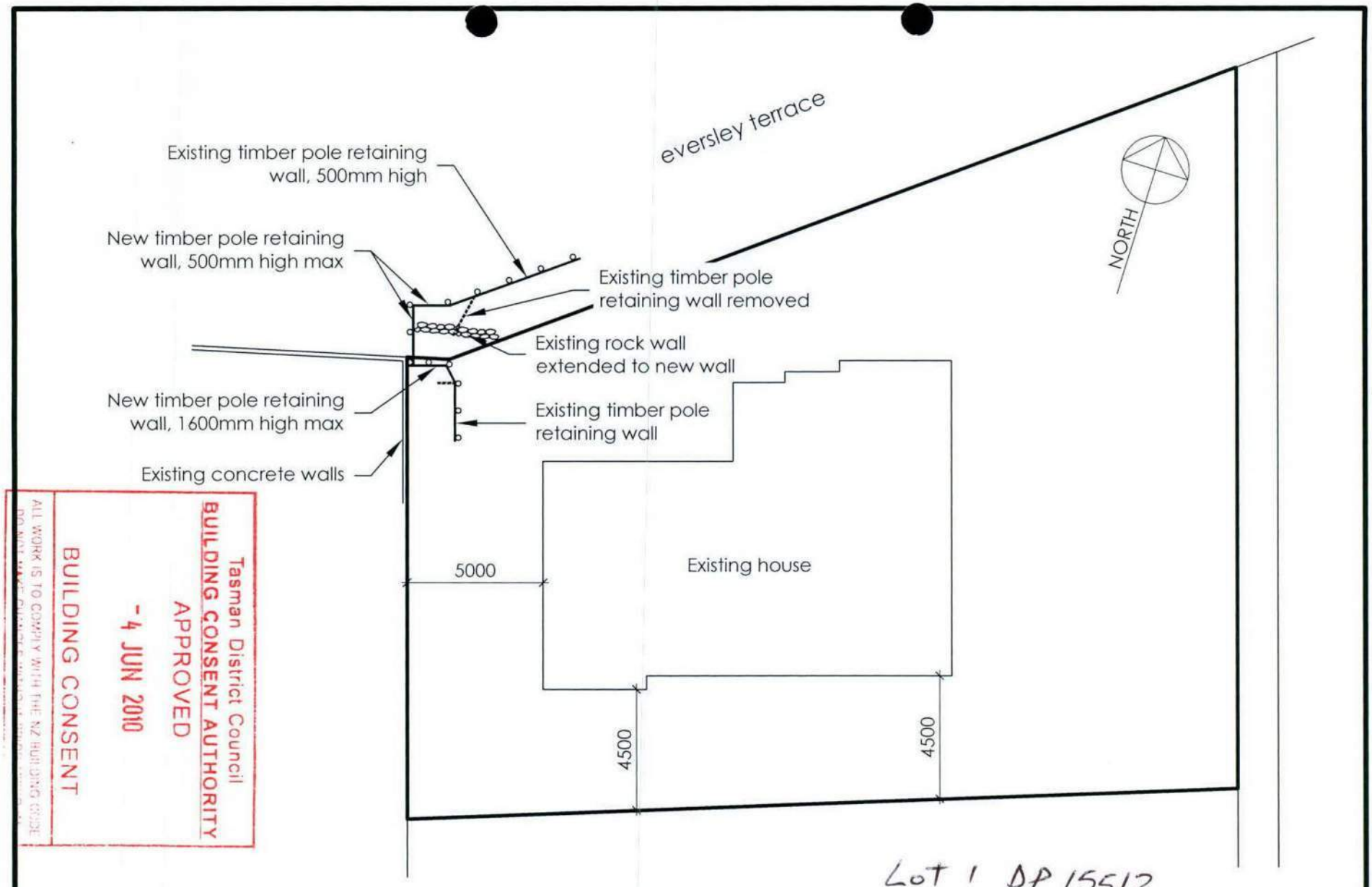
Signature Position Date: 29/07/10

On behalf of: Tasman District Council

TASMAN DISTRICT COUNCIL Issued by ADMINISTRATION OFFICER pursuant to delegated authority under the Building Act on behalf of

Tasman District Council Email info@tasman.govt.nz Website www.tasman.govt.nz 24 hour assistance

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
Golden Bay 78 Commercial Street, PO Box 74, Takaka 7142, New Zealand Phone 03 525 0020 Fax 03 525 9972



Tasman District Council
BUILDING CONSENT AUTHORITY
APPROVED
- 4 JUN 2010
BUILDING CONSENT

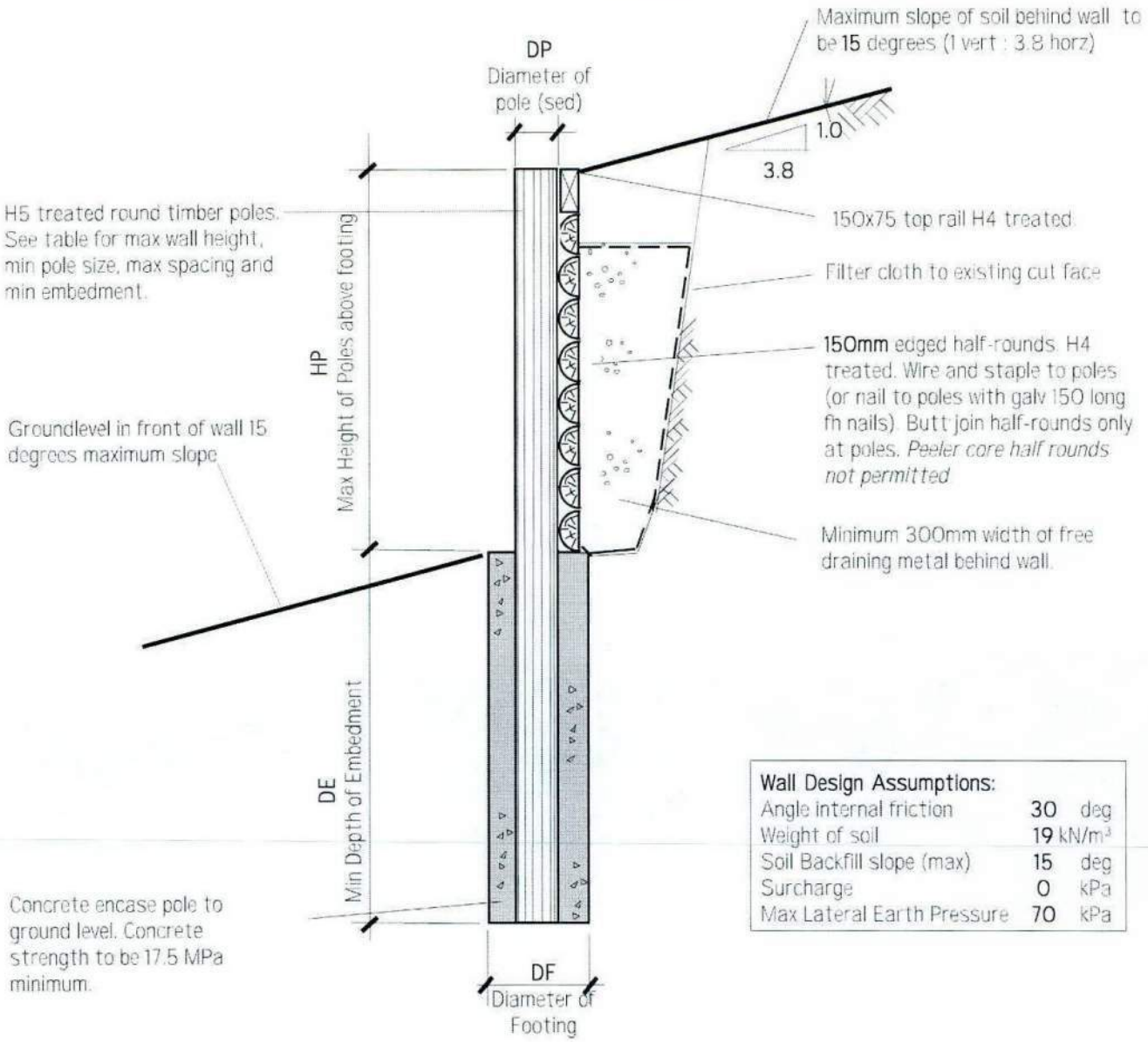
ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE

NEW SITE RETAINING WALLS FOR E & S THOMAS AT 21 EVERSLEY TERRACE, RICHMOND

W. R. ANDREW LTD
CONSULTING ENGINEERS
12 PARU PARU ROAD NELSON
PH 03 546 4565

SCALES	DRAWN
1:200	CM
DATE	SIZE
19.05.10	A4
DRAWING NO.	AMENDMENT
XXXX/01	

TIMBER POLE RETAINING WALL FOR 21 EVERSLEY TERRACE, RICHMOND



Wall Design Assumptions:		
Angle internal friction	30	deg
Weight of soil	19	kN/m³
Soil Backfill slope (max)	15	deg
Surcharge	0	kPa
Max Lateral Earth Pressure	70	kPa

SECTION - RETAINING WALL

nts

HP Height of Poles (mm)	SP Spacing of Poles (mm)	DP Diameter of Pole (mm)	DE Depth of Embedment (mm)	DF Diameter of Footing (mm)
1600	1200	175 SED	1800	450
1200	1200	175 SED	1200	450
900	1200	150 SED	1000	450
600 or less	1200	150 SED	600	450

Tasman District Council
BUILDING CONSENT AUTHORITY
APPROVED
- 4 JUN 2010
BUILDING CONSENT
ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

Detail
A

Wall Design & Drawn by: W R Andrew Ltd, Consulting Engineer
PO Box 7036, Nelson Ph (03) 546 4565 Fax (03) 546 8575
17-05-10 File: *POLRTB47.PMD - p 15*

Tasman District Council

File Ref:

Code Compliance Certificate

Section 43(3), Building Act 1991

Application

C F McCallum 21 Eversley Terrace Richmond	No. Issue date	021177 22/08/03

Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGES To install new decking
Intended Life	INDEFINITE, BUT NOT LESS THAN 50 YEARS
Intended Use	Decking
Estimated Value	$10,000
Location	21 EVERSLEY TCE, RICHMOND
Legal Description	LOT 1 DP15512
Valuation No.	1961079008

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

FILE

TASMAN DISTRICT COUNCIL
Issued by CUSTOMER SERVICE OFFICER pursuant to delegated authority under the Building Act on behalf of

Signed for and on behalf of the Council:

Name: **Date:** 22/8/03.

Main Office
189 Queen Street
Private Bag 4
Richmond 7031
New Zealand
Tel (03) 544-8176
Fax (03) 543-9524

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

Motueka Service Centre
7 Hickmott Place
P.O. Box 123
Motueka 7161
Tel (03) 528-7700
Fax (03) 528-9751

Golden Bay Service Centre
78 Commercial Street
P.O. Box 74
Takaka 7172
Tel (03) 525-9516
Fax (03) 525-9972

PROPOSED DECK FOR F McCALLUM 21 EVERSLEY TERRACE RICHMOND.

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.
• PLUMBER: CASTLETERS & DRAINLAYERS ACT 1976
permits only Certificate plumbers and Registered Drainlayers
and Gasfitters to carry out those trades.
• The Consent holder is responsible and liable for any damage as
a result of this work being carried out.
BUILDING CONSENT NO: 021177 DATE: 6/11/02
SIGNED:
DEVIATIONS FROM THIS DOCUMENT REQUIRE FURTHER APPROVAL

LOT 1
DP 15512

EXISTING HOUSE

PROPOSED DECK.

Boundary

8.107

0.592

7.555

4.500

3.400

10.000

10.0

Boundary

4.500

457

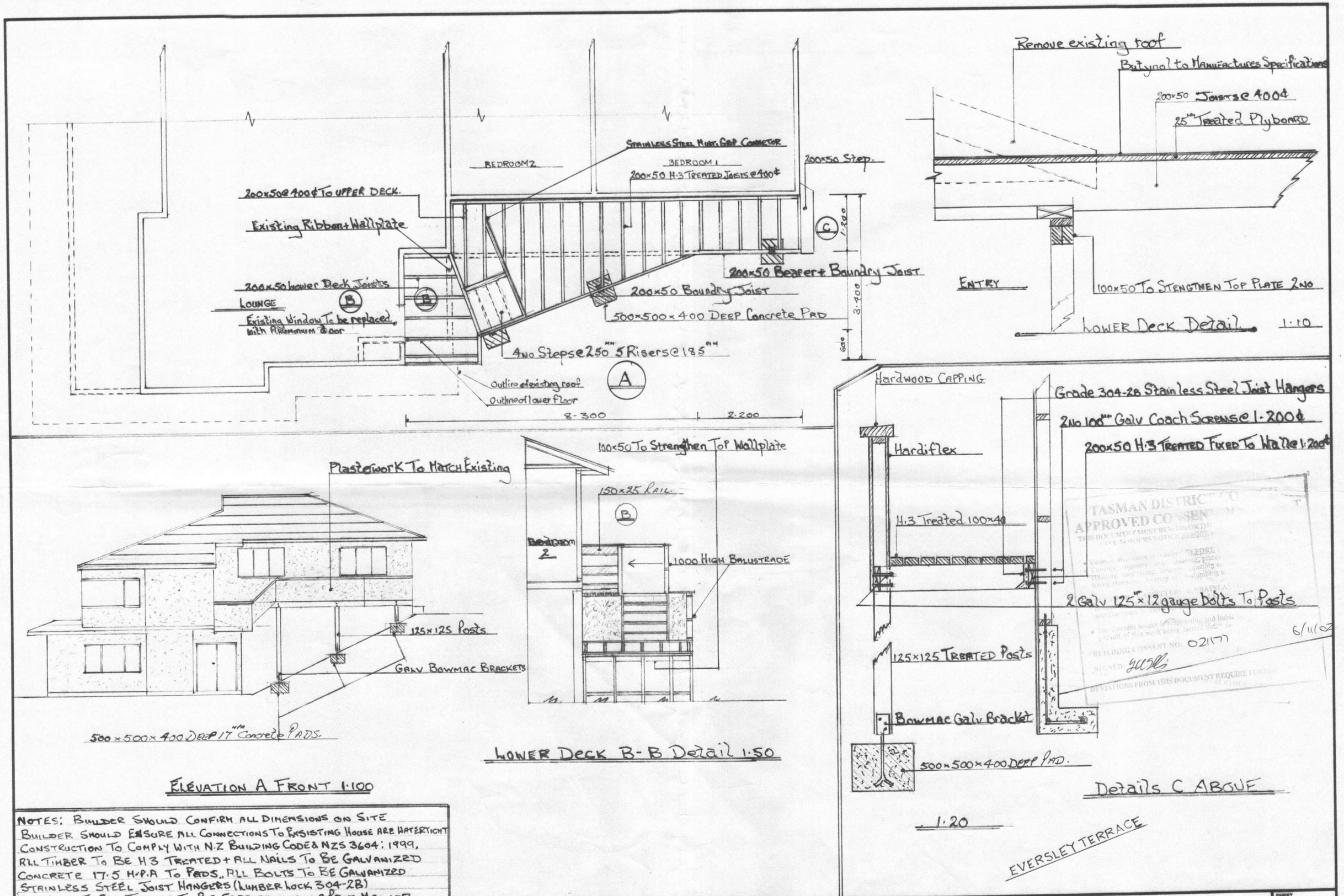
BOUNDARY

EVERSLEY TERRACE

4657

SITE PLAN
1:100

P a Hill
Q Architect



NOTES: BUILDER SHOULD CONFIRM ALL DIMENSIONS ON SITE
BUILDER SHOULD ENSURE ALL CONNECTIONS TO EXSISTING HOUSE ARE WATERTIGHT
CONSTRUCTION TO COMPLY WITH N.Z BUILDING CODE & NZS 3604: 1999,
ALL TIMBER TO BE H3 TREATED + ALL NAILS TO BE GALVANIZED
CONCRETE 17.5 M.P.A TO PADS. ALL BOLTS TO BE GALVANIZED
STAINLESS STEEL JOIST HANGERS (LUMBER LOCK 304-2B)
ALL WORK TO ALL TRADES TO BE CARRIED OUT IN A PROF MANNER

HOUSE & PROPERTY CONSULTANTS LTD
5 KEA STREET. STOKE NELSON.

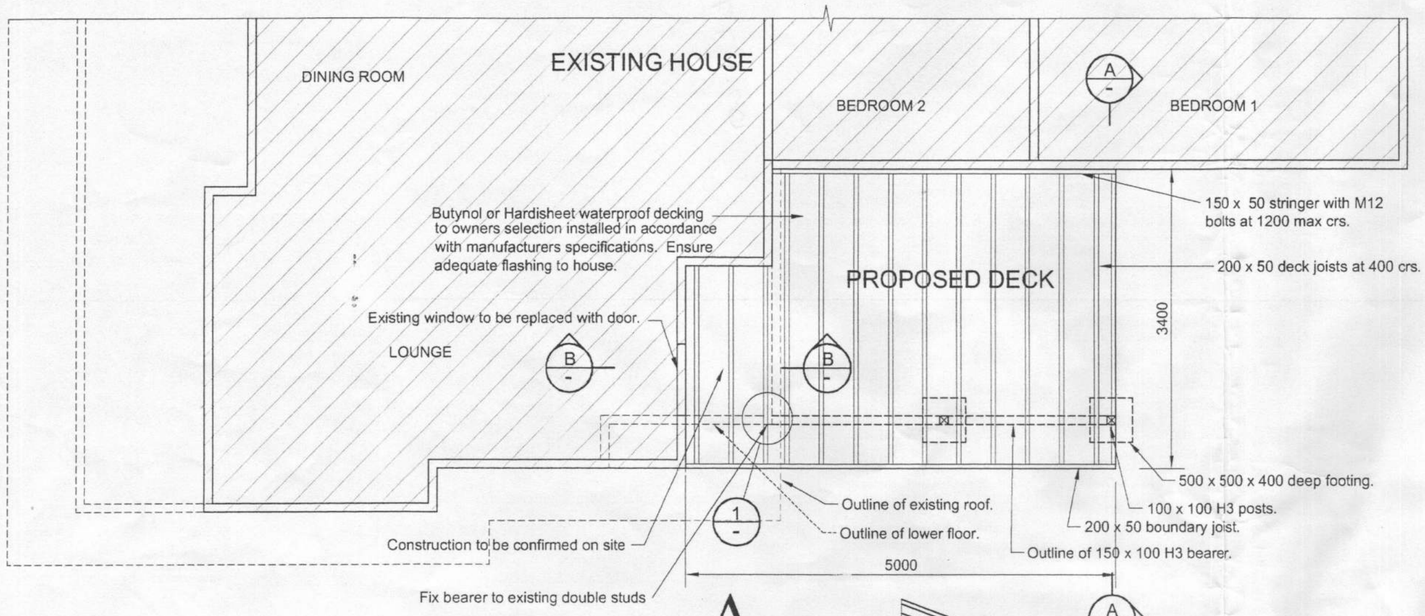
PROPOSED DECK FOR F McCALLUM 21 EVERSLEY TERRACE RICHMOND.

Design R.R. SAUNDERS
DRAWN R.R SAUNDERS

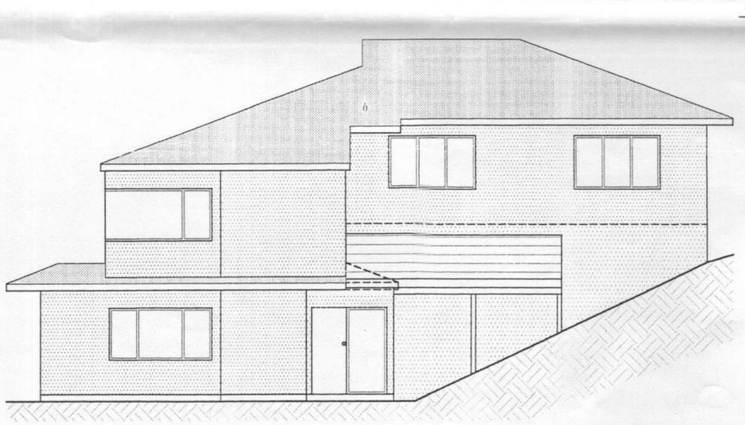
SHEET 1

DRAWN RRS. | CHECKED | SCALES 1:10-1:20-1:50 | SERIES OF 2.
TRACED | DATE 3/10/2002. | REF 23721

TASMAN DISTRICT CO
APPROVED CONSENT
THIS DOCUMENT MUST REMAIN ON THE
FIVE WORKING DAYS NOTICE BEFORE
BUILDING CONSENT NO: 021177
SIGNED:
DEVIATIONS FROM THIS DOCUMENT REQUIRE FURTHER
6/11/02

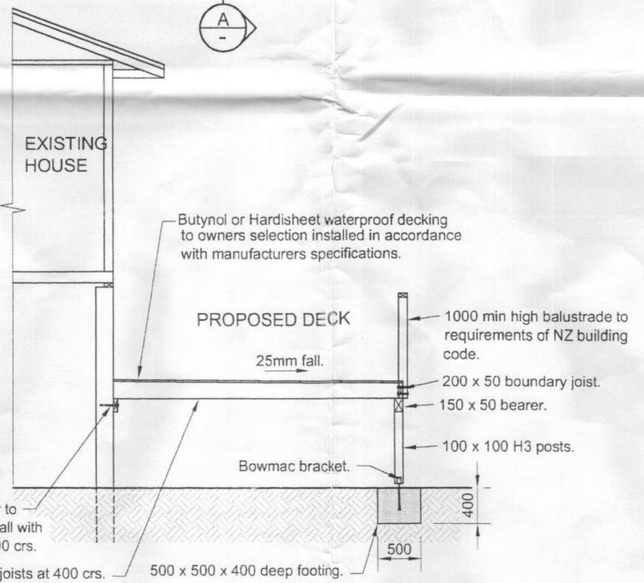


A PLAN
1 : 50

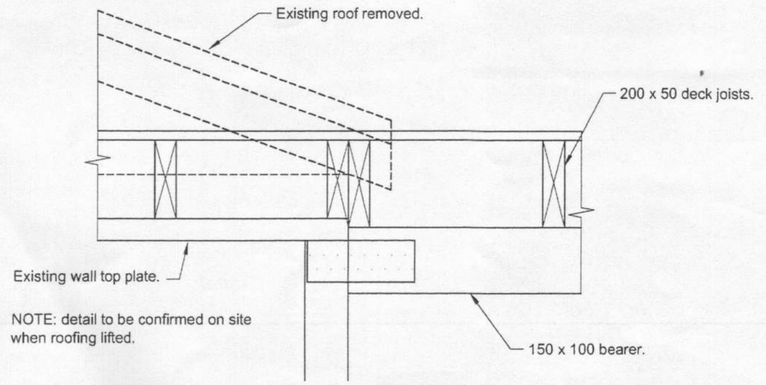


ELEVATION A
1 : 100

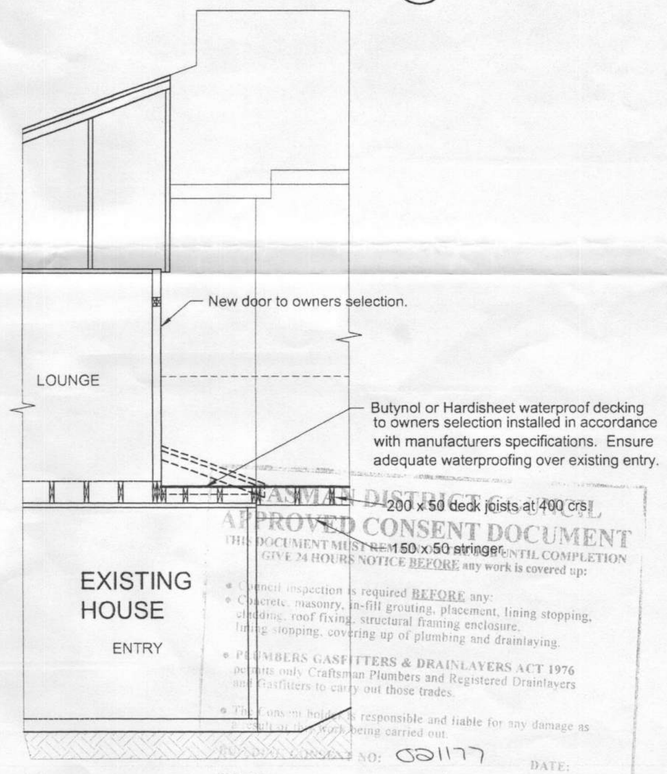
NOTES:
1 Builder to confirm all dimensions on site
2 Builder to ensure all connections to existing house adequately waterproofed.
3 Construction to comply with NZ Building Code and NZS 3604 : 1999



SECTION A - A
1 : 50



BEARER TO WALL CONNECTION
1 : 10



SECTION B - B
1 : 50

APPROVED CONSENT DOCUMENT
THIS DOCUMENT MUST BE KEPT ON SITE 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.
CONSENT NO: 021177
DATE:

DAVID LANGDON
CONSULTING ENGINEER LTD
S/3 237 Queen St
Richmond
NELSON
Ph : (03) 544 6404
Fax : (03) 544 6404

Title:
PROPOSED DECK
FOR F MCCALLUM
21 EVERSLEY TERRACE, RICHMOND

Design: R O'Hara		Original Size: A2		
Drawn: K Guard		Scale: As Shown		
Checked:		Job No: D02/32		
Approved:		Plan No	Sheet	Rev
Date: May 2002	File: D0232McCal	D02/32	1 of 1	A

TDC **Tasman District Council**

PRIVATE BAG RICHMOND

Building Permit No 18469

Val Roll No 1910.699.00P1

Date 23.9.92

APPLICATION FOR BUILDING PERMIT

OWNER

Name FRANK DAVID BEST & ROSMARY JOY MONK

Mailing Address 11 B HUNTER AVE

Richmond

Phone No 5440527 WK 5481069

BUILDER

Name DON PHILLIPS

Mailing Address 32 Selbourne Ave

RICHMOND

Phone No

PROPERTY FOR WHICH PERMIT APPLICATION IS MADE

SITE

Street No. 21

Street Name EVERSLEY TERRACE

Town/District Richmond

Riding

LEGAL DESCRIPTION

Valuation Roll No. 1910 699 00P

Lot 1 D.P. 15512

Section Block

Survey District

Area in ha. m²

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

TO Build A B PRIVATE ~~DW~~ Dwelling

FLOOR AREA

Whole Sq. Metres 225

DWELLING UNITS

Number Erected ONE

ESTIMATED VALUES $

Building	122500
Plumbing	7500 — INC FITTINGS
Drainage	Included Above
TOTAL	130 000

NATURE OF PERMIT (TICK BOX)

- [x] NEW BUILDING — exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED — include conversions and resited buildings
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

NOTES TO APPLICANT

1 Two copies of documents must accompany this application.

2 Building Permit documents shall include: site plan services plan, detailed plan, elevations, cross sections and building specifications

NB: The site plan must show position of building on section and distance from boundaries.

SIGNATURES

BUILDER/OWNER (delete where not applicable)

NAME FRANK BEST

SIGNATURE _____ DATE 1/9/92.

FOR OFFICE USE ONLY

Fees - Dennis Allan P & D

LETTER SENT FOR FEES _____

FEES PAID: BUILDING $ 690-75 PLUMBING DRAINAGE $ 160 BRANZ LEVY $ 130 = 980-75

PAID BY _____ RECEIPT No. _____ DATED _____

CONDITIONS OF PERMIT Notification for foundation & Pre Lining Insp

ISSUE OF PERMIT APPROVED _____ BUILDING INSPECTOR DATE 22-9-92

P & D APPROVED _____ P & D INSPECTOR DATE 1/9/92

BUILDING INSPECTOR'S FIELD SHEET

AUTHORITY

Tasman District Council

Stats. No. K 18469
No. 92

Inspector: M _____ File No. _____

Receipt No. 32441

Date Permit Issued 23/9/92

OWNER

Name F Best / R Nabb

Mailing Address 118 Hunter Avenue
Richmond
7020 324 5210

BUILDER

Name D Phillips

Mailing Address 22 Talbans Ave
Richmond

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 21

Street Name Eucklay Tce

Town/District Richmond

Ward _____

LEGAL DESCRIPTION

Valuation Roll No. 1961079008

Lot 1 D.P. 15512

Section _____ Block _____

Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect Dwelling

FLOOR AREA

Whole Sq. Metres 225

DWELLING UNITS

Number Erected 1

ESTIMATED VALUES $

Building	122,500
Plumbing	7,500
Drainage	
G.S.T.	
TOTAL	130,000

NATURE OF PERMIT (TICK BOX)

- [x] NEW BUILDING — exclude domestic garages and domestic outbuildings
- [ ] FOUNDATIONS ONLY
- [ ] ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED — include installation of heating appliances
- [ ] NEW CONSTRUCTION OTHER THAN BUILDINGS — include demolitions
- [ ] DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	$ 690.75	Water Connection	$
Street Damage Deposit	$		$
Building Research Levy	$ 130		$
Plumbing	$ 160		$
Drainage	$		$
Sewer Connection	$		$
Vehicle Crossing Levy	$	G.S.T.	$
M.S. Plumbing	$	TOTAL:	$ 1007.75

Receipt No. 32441 BC

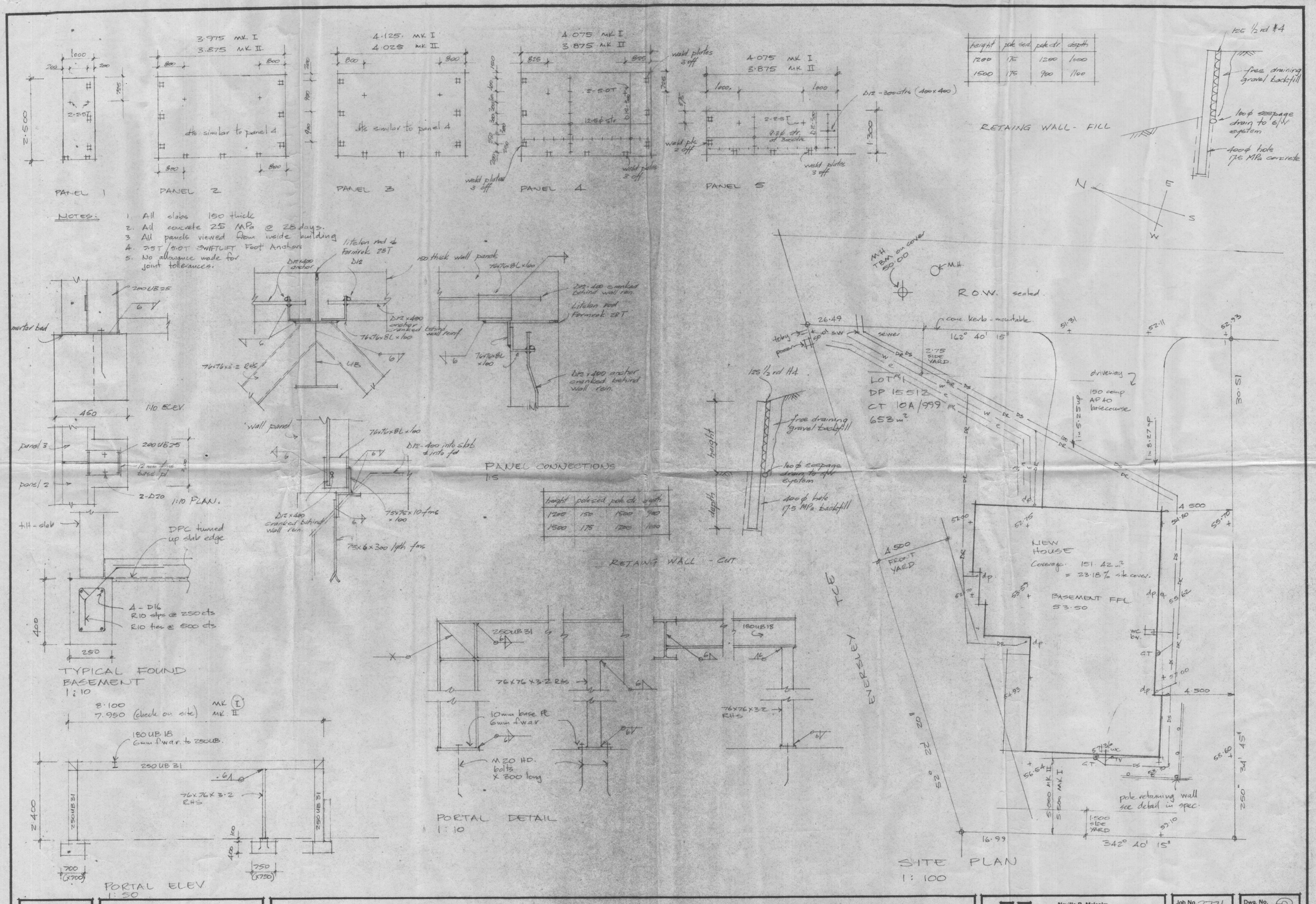
Date of Payment 22/9/92

Authorised Officer _____

Special Conditions: _____

Notification for foundation and prelining inspection

Date Inspected	REMARKS (e.g. stage reached with work)



height	pole sed.	pole ctr.	depth
1200	175	1200	1000
1500	175	900	1100

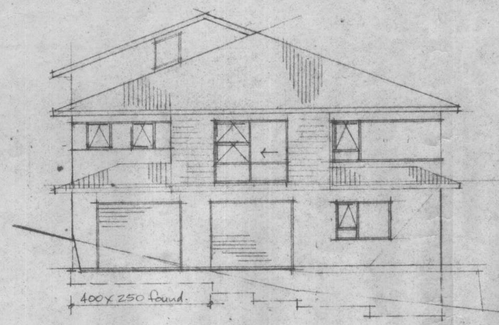
height	pole sed.	pole ctr.	depth
1200	150	1500	900
1500	175	1200	1000

Do not scale from drawing
Builder to verify all dimensions on site and to check location of all drains and services before commencement of any work.

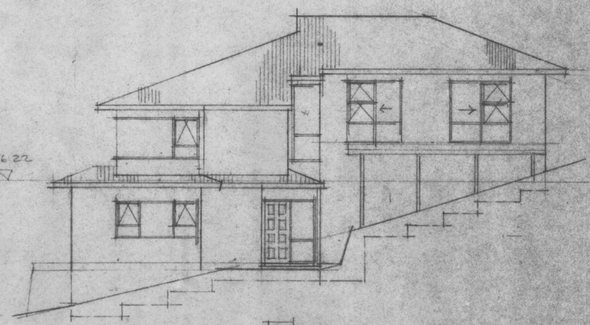
NEW HOUSE EVERSLEY TCE RICHMOND
FOR Mr. F. BEST.

Neville R. Malcolm, Building Design Ltd.
134 Bridge Street, Nelson.
Drawn by:

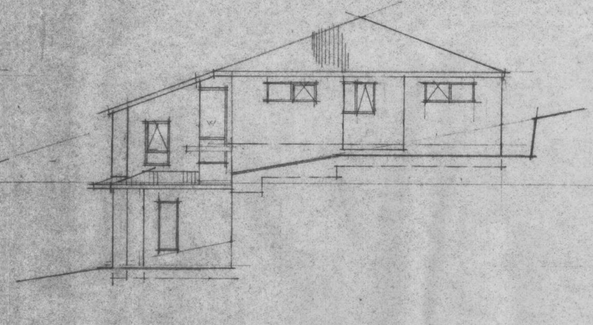
Job No. 2771
JULY 1992
Dwg. No. 3
In set of



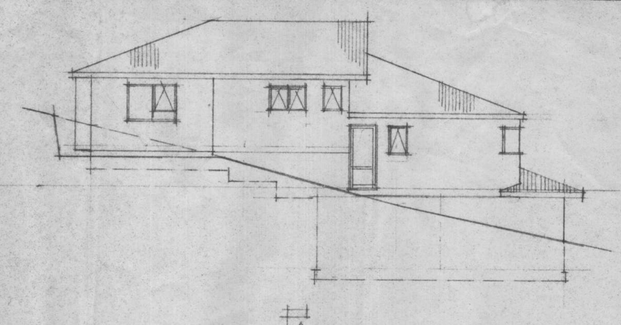
EAST



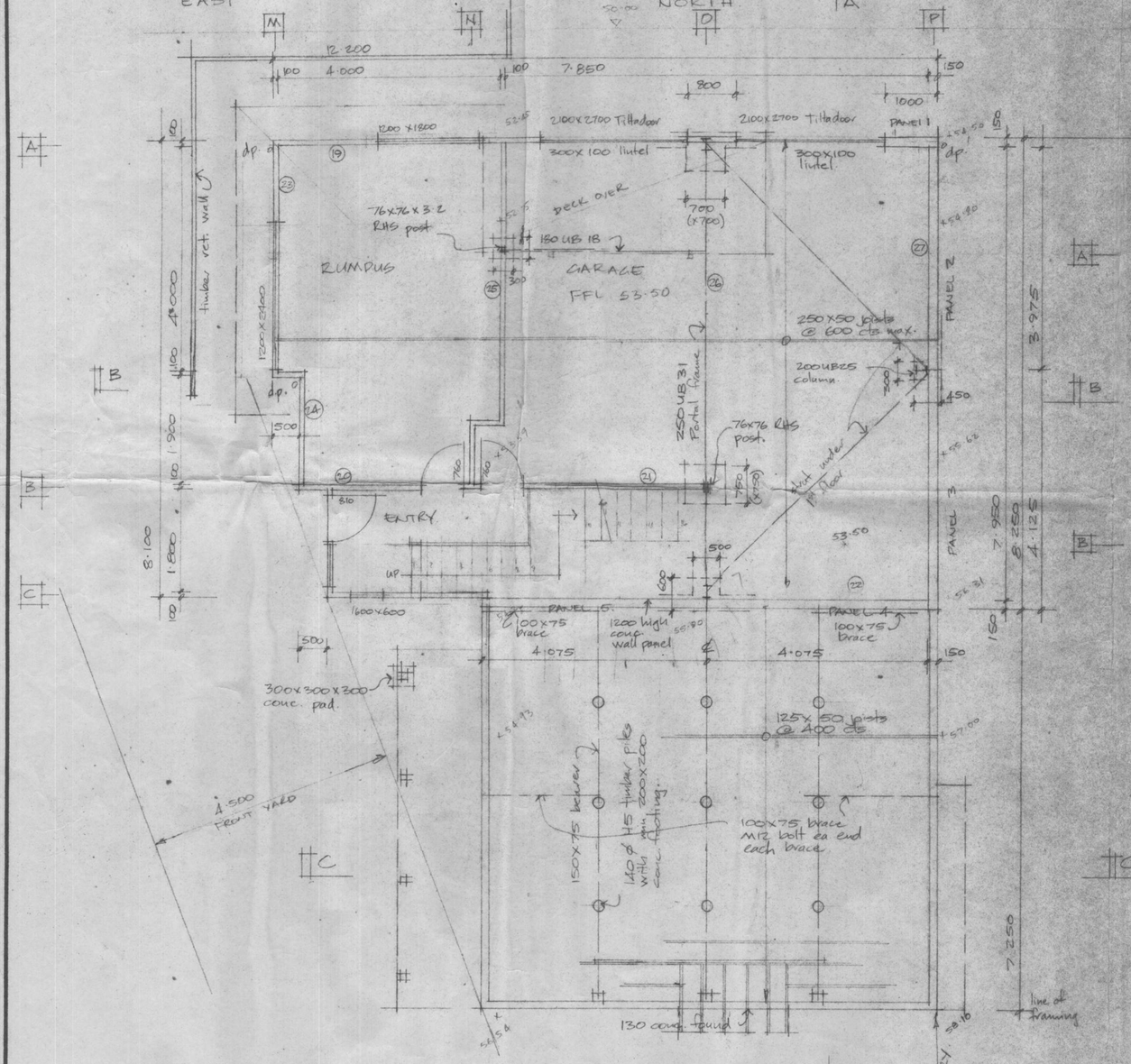
NORTH



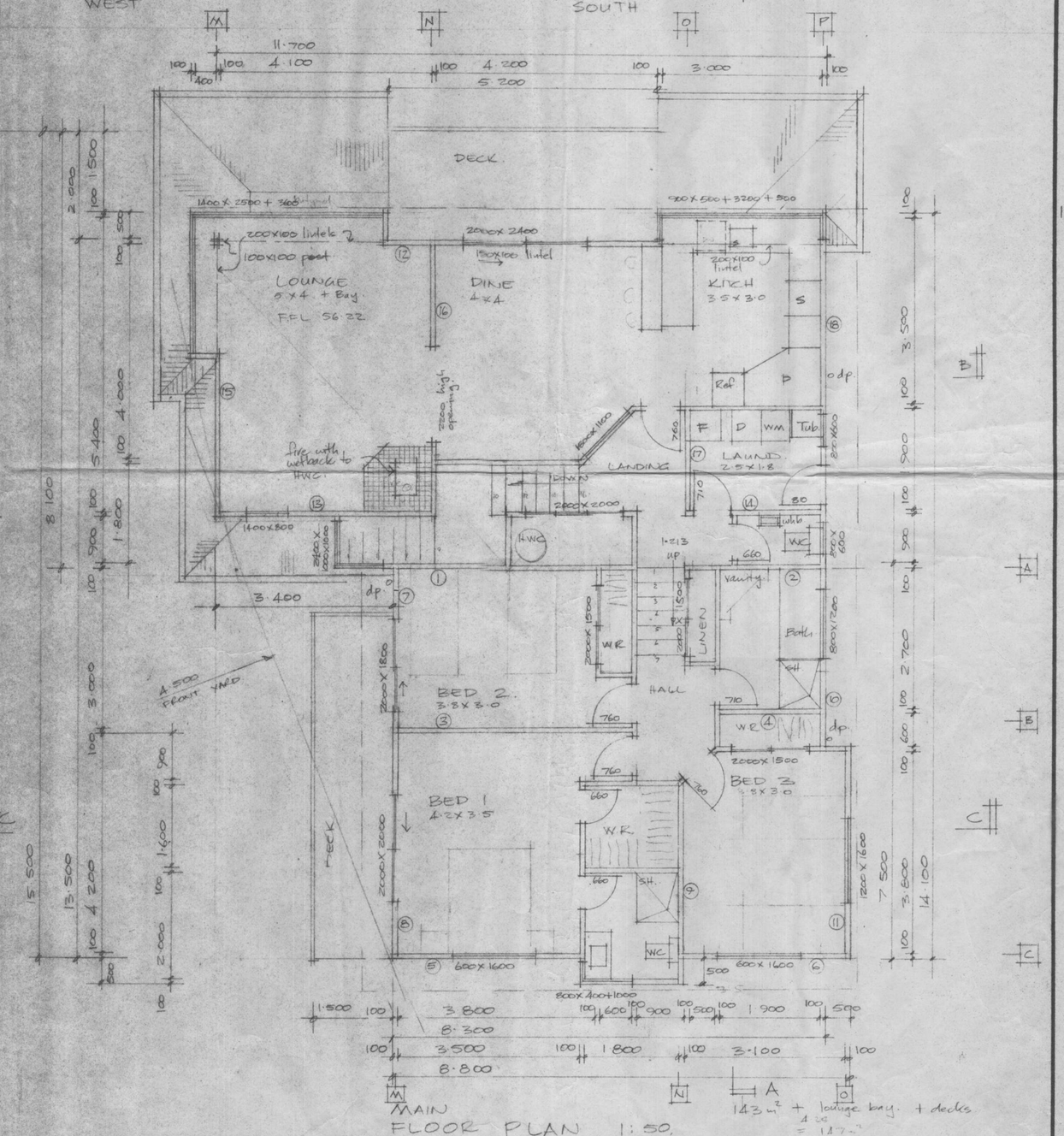
WEST



SOUTH



BASEMENT PLAN 1:50 75m²



MAIN FLOOR PLAN 1:50.

143m² + lounge bay + decks 4.28 = 147m²

Do not scale from drawing
Builder to verify all dimensions on site
and to check location of all drains and services before commencement of any work.

NEW HOUSE – EVERSLEY TCE RICHMOND
FOR Mr F. BEST.

LARGER VERSION MK I

Neville R. Malcolm,
Building Design Ltd.
134 Bridge Street, Nelson.
Drawn by:

Job No. 2771
JULY 1992

Dwg. No. 1
In set of 3

DRAINAGE PLAN

DRAINLAYER D. Allen

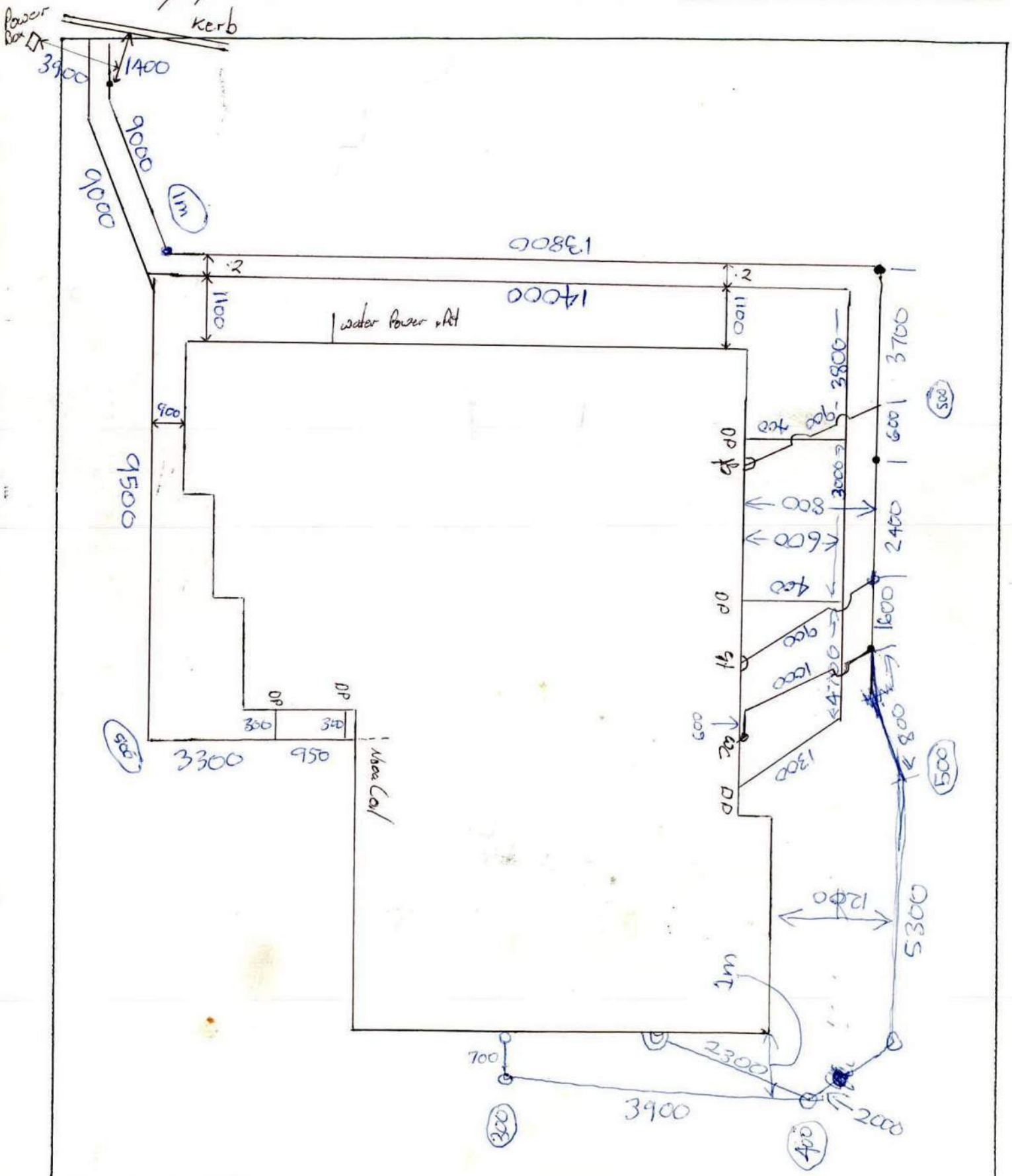
VAL.ROLL.NO

PROPERTY OWNER F. Best

LOCATION/STREET Eversley Tce

DATE 18/12/92

TOWNSHIP Richmond



tasman district council | Te Kaunihera o te tai o Aorere

Tax Invoice/ Credit Note

E R Thomas
21 Eversley Terrace
Richmond 7020

GST Reg No: 51076806
Invoice Date: 22/04/24
ACCOUNT NUMBER: 36289
Tax Invoice Number: 187858
Order Number:

QTY	Description	Rate	Amount
	L240263 22/04/24 : E R Thomas 1961079008 : 21 Eversley Terrace, Richmond		
	Land Information Memorandum		347.00 *

(* Incl GST $45.26)
Cash Received **347.00CR**

PAID

Invoices are due 20th of month following invoice date.

Please help the environment.
Send your email address to debtors@tasman.govt.nz to receive your invoices by email.

INVOICE TOTAL DUE	**$0.00**

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

tasman district council | Te Kaunihera o te tai o Aorere

Account Name: E R Thomas
Tax Invoice: 187858
Invoice Date: 22/04/24

Account Number: 36289
Total Due (Inc GST): **$0.00**
Amount Paid: $ _____

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

Please quote 36289 as reference.