

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
R Fryer	mark@hopechurch.org.nz

LIM Details

LIM number	Valuation Number	Certificate of Title	Requested on	Issued on
L230474	1959000100	7A/815	07/08/2023	15/08/2023

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)
1959000100	LOT 17 DP 11792	72 Wensley Road	Richmond	0.0630

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
\$3,759.35	\$939.84	\$650.24	\$0.00

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2366c/\$CV	620,000	\$1,466.92
Uniform Annual General Charge	\$290.00/property	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	620,000	\$44.02
Refuse/Recycling Rate	\$159.30/property	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/property	1	\$133.08
Urban Wat.Supply- Serv Chge	\$402.94/meter	1	\$402.94
Regional River Works - Area Z	0.0128c/\$LV	380,000	\$48.64
Stormwater UDA	0.0506c/\$CV	620,000	\$313.72

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
\$620,000	\$380,000	\$240,000	01/10/2020

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
\$620,000	\$380,000	\$240,000	01/10/2020

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
W43108	4m frm LH Bdy	17MC232477	02/04/2023	0	296

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	2405853	08/06/2015	72 Wensley Road, 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.

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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
16/10/2020	201271	Internal alterations to kitchen and bathroom	Code Compliance Certificate Issued	
11/10/2007	071398	Construct garage	Code Compliance Certificate Issued	11/07/2008

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
13/12/1990	H059161	Erect dwelling

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
19/10/2007	070983	Construct a double garage in the front yard 1.5m from the road boundary	Consent Effective	Granted under Delegated Authority	19/11/2007

Planning Permits

Prior to the Resource Consent system, these Planning Permits and notes were registered against the property.

Date	Planning Number	Subject	Notes
05/12/1990	T2/8/90-194	Yard dispensation	

Planning Notes

Consents

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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, Land Disturbance Area 1, and the Richmond Intensive Development Area. Further information on this Zone 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 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 in the past, we suggest you make further enquiries.

Wetlands

Council is in the process of mapping wetlands across the Tasman District to meet current legislative requirements. Legislation relating to wetlands applies regardless of whether they have been mapped 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. If you intend purchasing a property within Tasman District, Council recommends you seek advice from the vendor about Pest Management Notices that may have been served. This property has a record of the following pest inspections. For further information, please contact Council's Biosecurity team.

X Location	Y Location	Pest	Date	Status at time of inspection
1615013.0313	5422619.176	Argentine Ants	12/01/2017	New

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.

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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

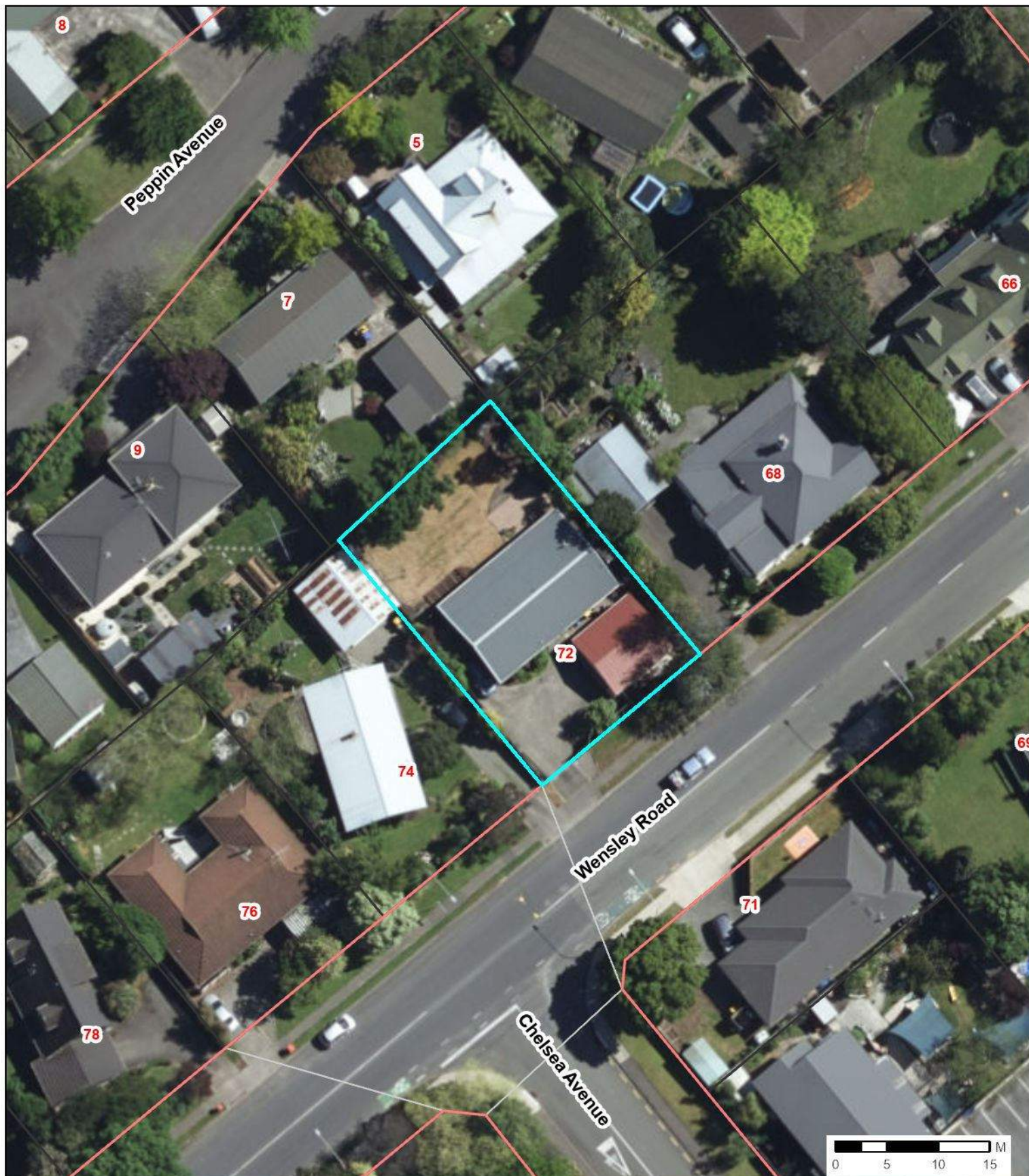
Council has no records of this property being affected by flooding, land instability or specific earthquake hazards.

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

Valuation Boundaries
 Parcel

Aerial Photo Map

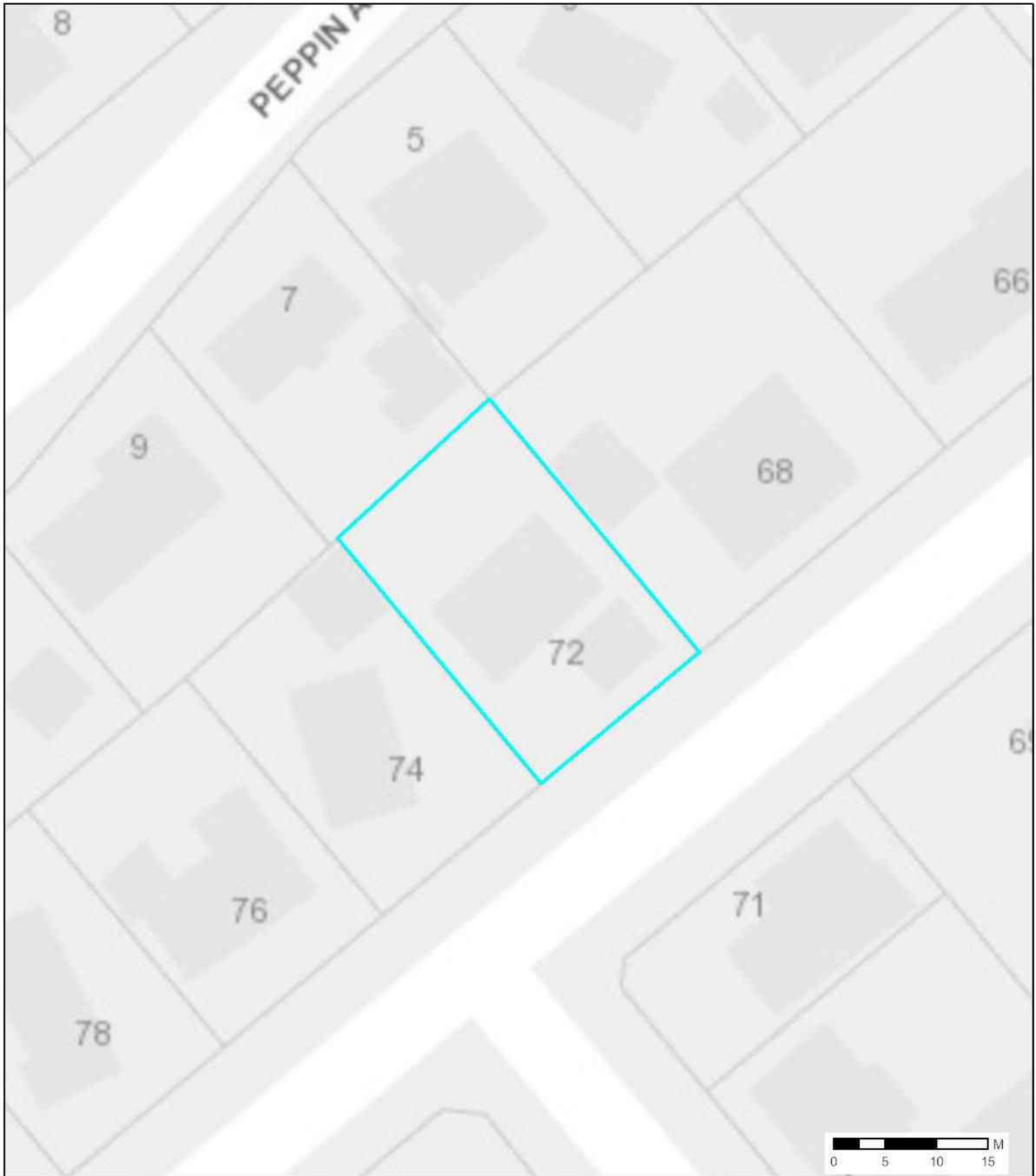
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Scale: 1:500
 Tuesday, 15 August 2023

Original Sheet Size 210x297mm



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





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

Pipe Network Map

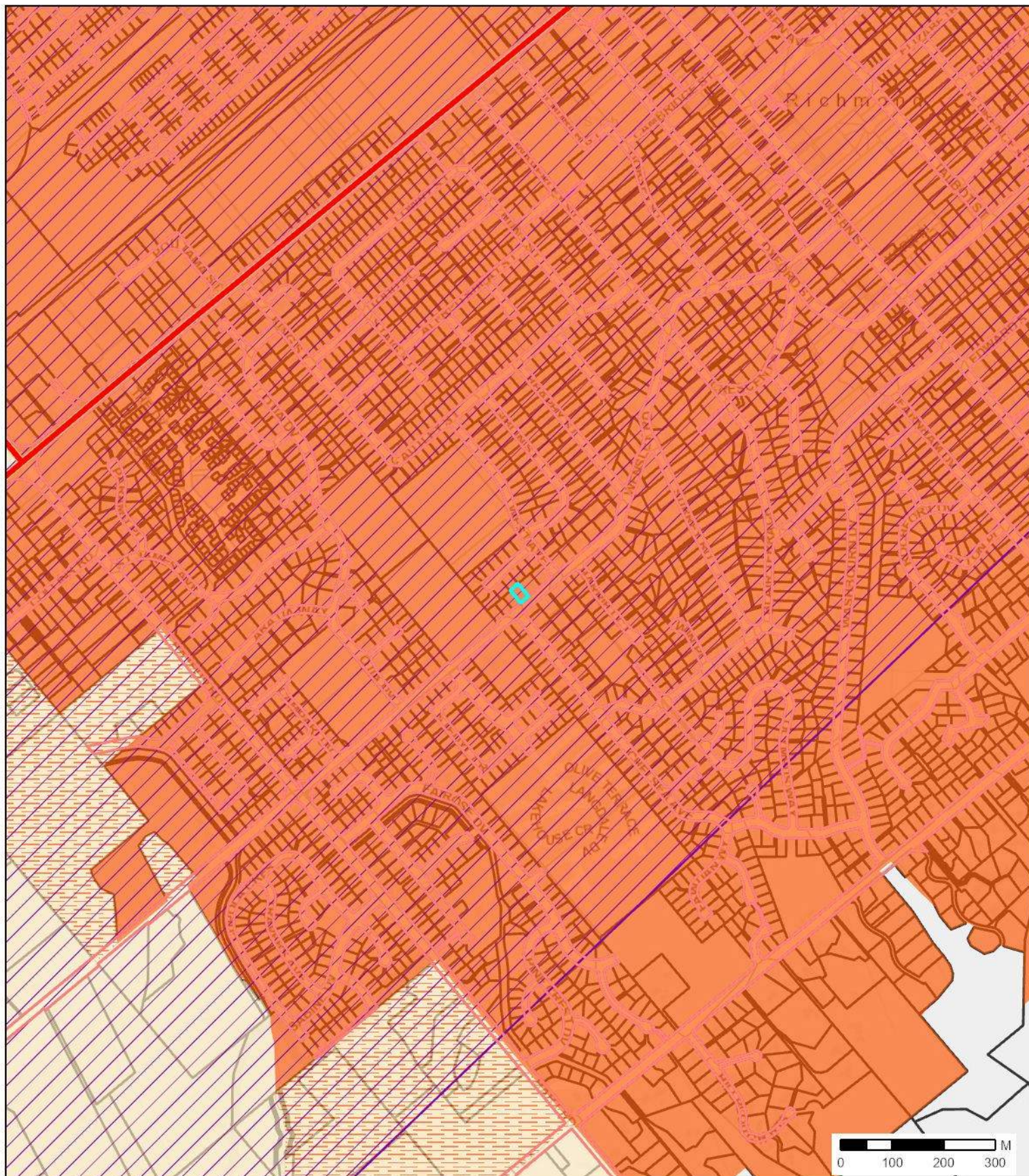
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|--|--|--|--|
|  Obstacle Limitation Surface |  Deferred Fire Sensitive Area |  Fire Sensitive Areas |  Parcel |
|  Deferred Fire Ban Area |  Fire Ban Areas |  Valuation Boundaries | |

Fire Ban Areas Map

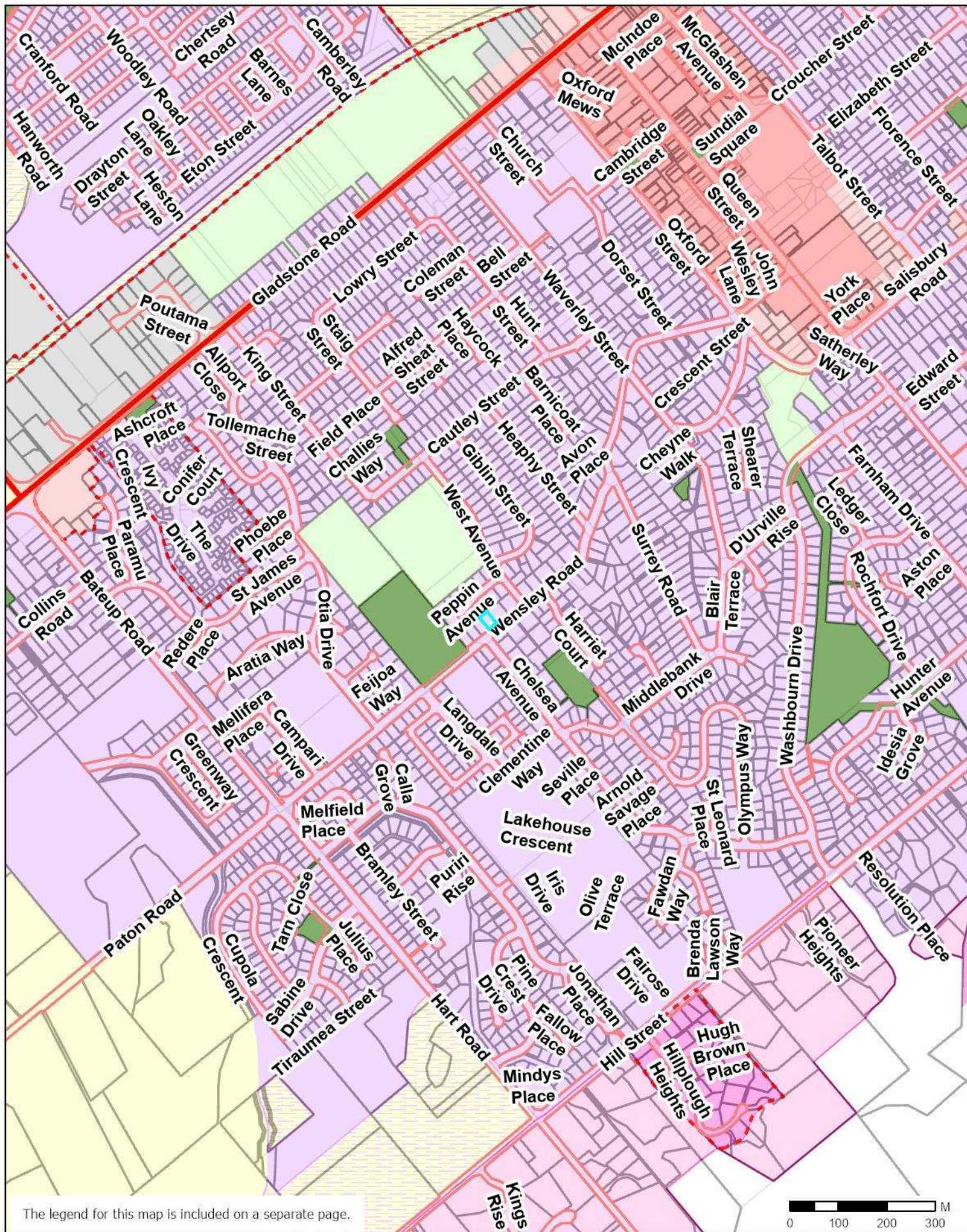
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The legend for this map is included on a separate page.

TRMP Zones Map

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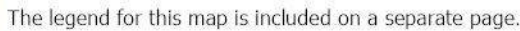
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ZONE MAPS

	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

	T1 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
	D1 Designation Site		Working Quarry Site		Mooring Area
	D1 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	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 efflux 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 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).

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.

19 November 2007

A K Brydon
72 Wensley Road
RICHMOND 7020

Dear Madam

**DECISION ON NON-NOTIFIED RESOURCE CONSENT APPLICATION NO. RM070983 –
A BRYDON**

Pursuant to Section 114 of the Resource Management Act 1991 ("the Act"), please find enclosed a copy of the Council's decision on your application for resource consent referred to above.

Section 357A of the Act provides you with the right to lodge an objection with the Council in respect of this decision and/or any associated conditions. Any such objection must be made in writing setting out the reasons for the objection and must be lodged with the Council, together with a fixed fee of \$125.00 (GST inclusive), within 15 working days of receiving this letter.

At this stage the Council has not calculated the final costs of processing your application. Should the final costs exceed the deposit already paid, then as previously advised, you will be invoiced separately for these costs. Should the final costs be less than the deposit already paid, then you will receive a refund. Where the costs are equal to the deposit already paid, no further action is required. You will receive a letter shortly regarding the final costs of processing your application.

You may commence your activity immediately unless you lodge an objection to this decision. However, it is important that you check the conditions of your consent carefully as some of them may require you to provide information and/or plans to the Council before you may commence your activity. In addition, in some cases you may also require other permits or building consents for your activity and these must be obtained before you can commence your activity.

Please note that under Section 125 of the Act, your consent will lapse in five years unless you have given effect to it before then.

Please feel free to contact me if you have any questions regarding any aspect of your consent or its conditions. My contact details are listed at the top of this letter.

Yours faithfully

Jack Andrew
Co-ordinator Land Use Consents

RESOURCE CONSENT DECISION

Resource consent number: RM070983

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

Antonia Kathleen Brydon

(hereinafter referred to as “the Consent Holder”)

Activity authorised by this consent: To construct a 7.2 metre by 6.6 metre double garage in the front yard 1.5 metres from the road boundary in the Residential Zone.

Location details:

Address of property: 72 Wensley Road, Richmond
Legal description: Lot 17 DP 11792
Certificate of title: 7A/815
Valuation number: 1959000100

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

CONDITIONS

- 1 The double garage shall be constructed and finished in colours in accordance with the documentation submitted with the application and with the plan attached to this consent marked Plan A dated 17 November 2007 except that the proposed driveway and vehicle manoeuvre area shall be sealed or concreted.

Setbacks

- 2 The garage shall be sited at least 1.5 metres from the property’s Wensley Road boundary.

Exit Forwards

- 3 The on-site vehicle manoeuvring area shall be sealed or concreted and designed to facilitate vehicles exiting frontwards from the property to Wensley Road. There shall be no reverse manoeuvring onto Wensley Road.

Property Frontage

- 4 The existing fence and landscaping along Wensley Road shall be maintained with landscaping of the full 1.5 metres between Wensley Road and the new garage except within 2 metres of the property access where vegetation and fencing shall be no higher than the bottom of a car window so a clear view can be obtained of pedestrians on the footpath and vehicles and cyclists on the road. In the event of the present landscaping and fence being removed then the 1.5 metre wide strip from the property boundary to the garage and along the property frontage to within 2 metres of the existing access shall be landscaped, planted and maintained in accordance with a landscape plan prepared by a landscape professional. The aim of the plan is to enhance the visual appearance of the garage as viewed from Wensley Road and to protect the safety of road users and pedestrians.

ADVICE NOTES

Council Regulations

- 1 This is not a building consent and the Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts.

Other Proposed Tasman Resource Management Plan Provisions

- 2 This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent, or covered by the conditions must either: 1) comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.

Consent Holder

- 3 This consent is granted to the abovementioned Consent Holder but Section 134 of the Act states that such land use consents “attach to the land” and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to “Consent Holder” in the conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent, as there may be conditions that are required to be complied with on an ongoing basis.

Power Lines

- 5 Compliance will be required with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34:2001. Please see www.ess.govt.nz/rules/pdf/nzecp34_2001.pdf.

REASONS FOR THE DECISION

Background to Proposed Activity

The applicant wishes to build a double garage in the front yard of a residential property 1.5 metres from the road boundary.

Proposed Tasman Resource Management Plan (“PTRMP”) Zoning, Area, and Rules Affected

According to the PTRMP the following apply to the subject property:

Zoning: Residential

The activity authorised by this resource consent does not comply with Permitted Activity Rule 17.1.4(r) of the PTRMP and is deemed to be a restricted discretionary activity in accordance with Rule 17.1.5 of the PTRMP.

Principal Issues (Actual and Potential Effects on the Environment)

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

- (a) the adverse environmental effects, and particularly those relating to the safe and efficient operation of roads, of a building with reduced setbacks;
- (b) the effects on the visual amenity of the streetscape.

The Council considers that the adverse effects of the activity on the environment will be no more than minor for the following reasons:

- (a) the site is a well established residential property where there is little room between the dwelling and the boundary to locate a double garage at, or access to, the rear of the property. Council's engineers consider the safe and efficient operation of Wensley Road is not jeopardised by the proposal at this particular site provided good visibility is obtained at the site access and the access and vehicle manoeuvre area is sealed. The conditions of consent seek to mitigate the potential pedestrian traffic safety effects, and need to seal the vehicle manoeuvre areas;
- (b) building close to the road boundary can also impact adversely on the streetscape and create icing effects on footpaths in winter. At the subject site icing of the footpath is not expected to occur as the building will not create morning or midday shade in winter months. Landscaping of the property frontage so that it is visually attractive and maintained to not create problems for the footpath or overhead powerlines is an important consideration.

Relevant Statutory Provisions

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

- (a) the Tasman Regional Policy Statement (TRPS);
- (b) the Transitional District Plan;
- (c) the proposed Tasman Resource Management Plan (PTRMP).

Most of the objectives and policies contained within the TRPS are mirrored in the PTRMP. The activity is considered to be consistent with the relevant objectives and policies contained in Chapters 5, 6 and 11 of the PTRMP.

Part II Matters

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

Notification and Affected Parties

The adverse environmental effects of the activity are considered to be no more than minor. The Council's Resource Consents Manager has, under the authority delegated to him, decided that the provisions of Section 94(2) of the Act have been met and therefore the application has been processed without notification.

This consent is granted on **19 November 2007** under delegated authority from the Tasman District Council by:

Jack Andrew
Co-ordinator Land Use Consents

Form 7

Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 72 Wensley Road, Richmond, 7020
 Legal description of land where building is located: LOT 17 DP 11792
 Building name: N/A
 Location of building within site/block number: 72 Wensley Road, Richmond
 7020
 Level/unit number: 0
 Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling
 Year first constructed: 1994

The owner

Name of owner: John & Ruth Fryer
 Contact person: John Fryer
 Mailing address: 72 Wensley Road, Richmond
 Street address/registered office: N/A
 Phone number: Landline: 035410515 Mobile: N/A
 Daytime: Landline: 035410515 Mobile: N/A
 After hours: Landline: 035410515 Mobile: N/A
 Facsimile number: No information provided
 Email address: fryerhome@outlook.co.nz
 Website: No information provided
 First point of contact for communications with the council/building consent authority:
 Allan Walters (Gowans Walters and Associates Limited); Mailing Address: PO Box 3608
 Richmond 7050; Phone: 035449499; Email: allan@gowanswalters.co.nz

Building work

Building consent number: BC201271
 Description: Internal alterations to kitchen and bathroom
 Issued by: Tasman District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
 the building work complies with the building consent.

Shannon Aram

Position: Building Technical Officer

On behalf of: Tasman District Council

Date: 25 November 2022

Legal Description

Lot 17 DP 11792

Site Area: 630²

Planning

Zone - RESIDENTIAL

Area for Coverage: 153m²

Coverage: 24%

Notes:

Wind Zone: H

Earthquake Zone: 2

Snow Zone: N3<400

Corrosion Zone: C

FOUL WATER/SANITARY PLUMBING

SANITARY DRAINAGE SYSTEM TO NEW ZEALAND
BUILDING CODE CLAUSE G13/AS1 (FOUL WATER)

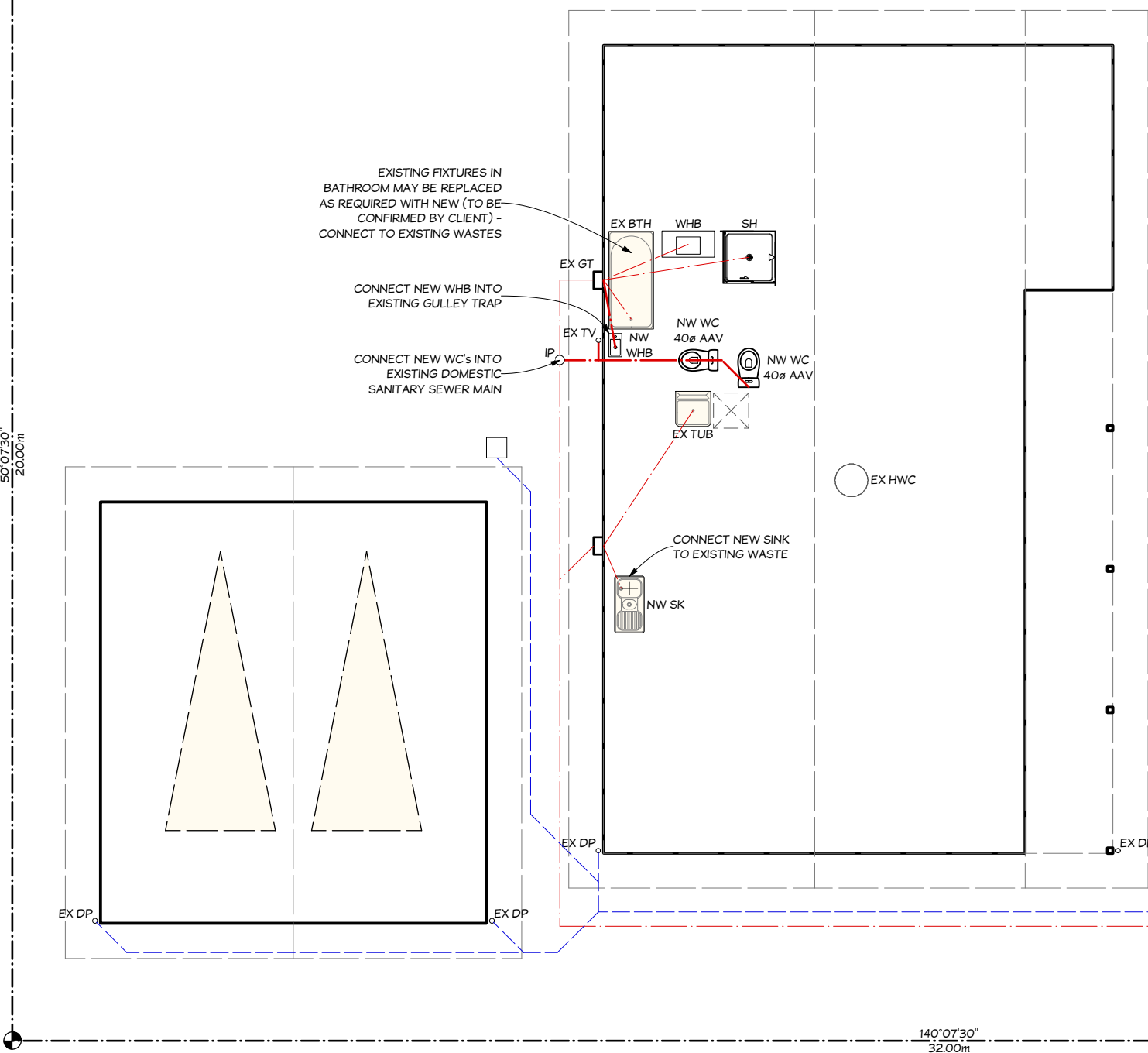
FIXTURE DISCHARGE PIPE SIZES AND GRADIENT		
SANITARY FIXTURE OR APPLIANCE	DISCHARGE PIPE (mm)	MINIMUM GRADIENT
Basin/Vanity	40ø	1:40
Bathtub	40ø	1:40
Shower	40ø	1:40
Water Closet Pan	100ø	1:60
Kitchen Sink	50ø	1:40
Laundry Tub	50ø	1:40

EXISTING HOT WATER CYLINDER

EXISTING ELECTRIC HOT WATER
CYLINDER TO BE CHECKED FOR
PRESSURE REDUCING, RELIEF &
TEMPERING VALVES ALONG WITH
SEISMIC RESTRAINTS AS PER
ACCEPTABLE SOLUTION G12/AS1
(WATER SUPPLIES) FIGURE 14. FIT OR
REPLACE ANY VALUES & RESTRAINTS
THAT ARE MISSING OR DEFECTIVE

SERVICES LEGEND

—S—	SEWER LINE
—SW—	STORMWATER LINE
DP	DOWNPIPE
GL	GROUND LEVEL
GT	GULLEY TRAP
INV	INVERT LEVEL
IP	INSPECTION POINT
LID	LID LEVEL
HT	HOSE TAP



SITE PLAN 1:100

**Gowans Walters
& Associates Ltd**

building designers

tel: 03-544-9499
fax: 03-544-9488
enquiries@gowanswalters.co.nz

project

**ALTERATIONS TO EXISTING RESIDENCE
at: 72 WENSLEY ROAD, RICHMOND
for: JOHN & RUTH FRYER**

rev | date | details

by

scale(s) at A3

1:100

sheet title

SITE PLAN

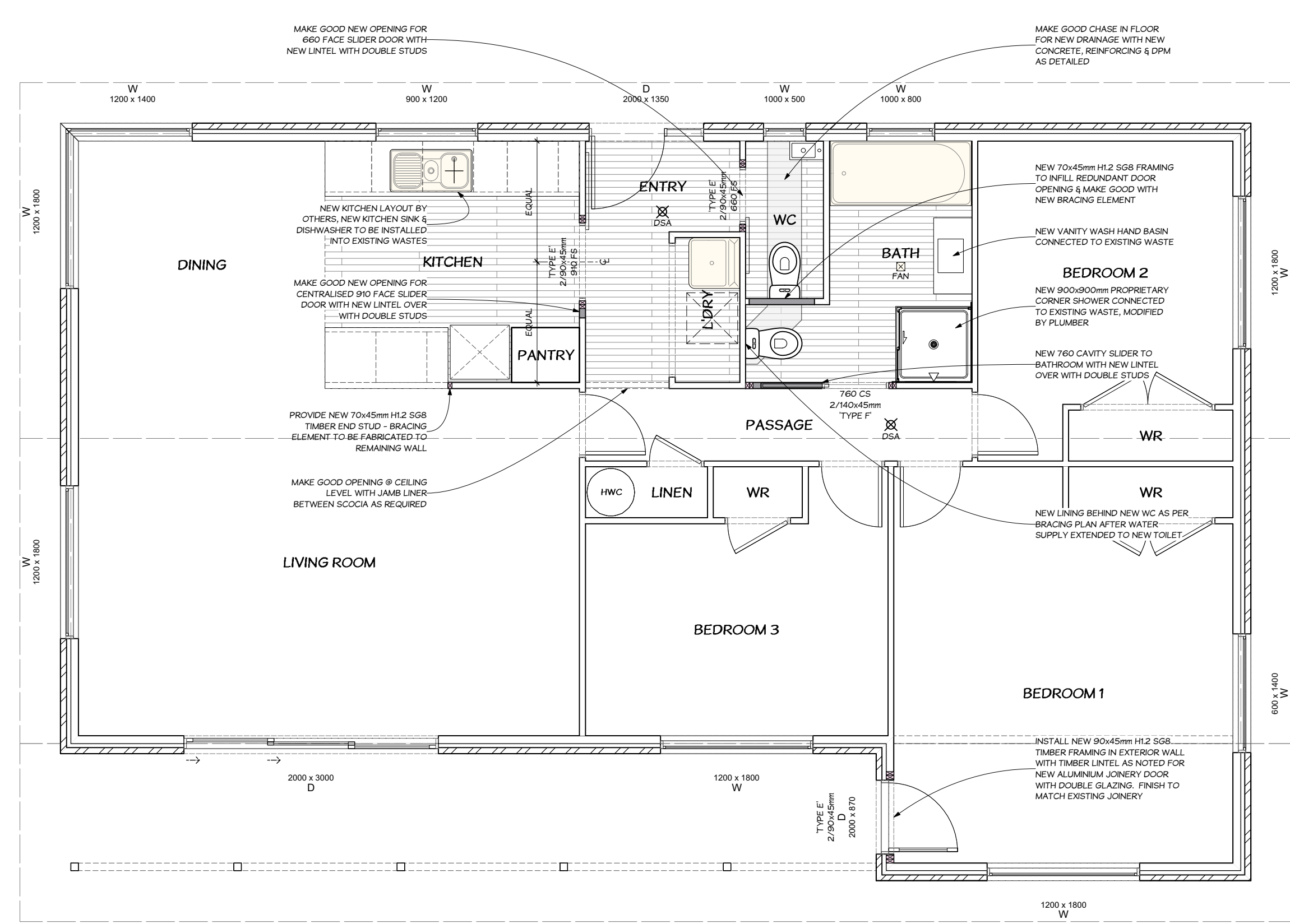
sheet

01 of 08

drawn JN

date 13.10.2020

job no. 20270



NOTES

DIMENSIONS

ALL DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE STATED.

VERIFICATION

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND DETAILS PRIOR TO COMMENCEMENT OF WORK. THE DESIGNER SHALL BE IMMEDIATELY NOTIFIED OF ANY AMBIGUITY, OMISSION OR DISCREPANCY DETAILED OR IMPLIED BY THE CONTRACT DOCUMENTS

TIMBERFRAMING

ALL EXTERNAL WALL FRAMING SHALL BE 90x45mm SG8 H1.2 KD @ 600mm CRS, DWANGS @ 800mm CRS, UNLESS OTHERWISE STATED. ALL INTERNAL WALL FRAMING SHALL BE 70x45mm SG8 H1.2 KD @ 600mm CRS, DWANGS @ 800mm CRS.

LINTELS

ALL LINTELS AND BEAMS TO BE SG8 H1.2 UNLESS OTHERWISE SHOWN

FOR PREVENTION OF UPLIFT REFER TO "MITEK LUMBERLOK" LINTEL FIXING SCHEDULE FOR LINTEL FIXING "TYPE" DEFINITIONS

ALL LINTELS AND BEAMS TO BE DESIGNED IN ACCORDANCE WITH ROOF TRUSS DESIGN MANUFACTURER

LINTEL DESIGN CERTIFICATE AND TRUSS DESIGN CERTIFICATED TO BE PROVIDED PRIOR TO MANUFACTURE

WET AREASWALL LININGS

WET AREAS WALL LININGS FINISHED WITH SEMI-GLOSS, OR GLOSS PAINT. AS PER ACCEPTABLE SOLUTION E3/AS1 3.1.2 WALLS (f).

BATH TO HAVE 150mm HIGH CERAMIC OR STONE TILE SURROUND HAVING 6% MAXIMUM WATER ABSORPTION, WATERPROOF GROUTED JOINTS, AND BEDDED WITH AN ADHESIVE SPECIFIED BY THE TILE MANUFACTURER AS BEING SUITABLE FOR THE TILES, SUBSTRATE MATERIAL AND THE ENVIRONMENT OF USE.

LEGEND

DSA DOMESTIC SMOKE ALARM COMPLYING WITH ANY OF THE FOLLOWING STANDARDS, UL217, ULC-S531, AS3786 OR BS5446 - PART 1

FAN EXTRACTOR FAN CONNECTED TO LIGHT SWITCH. DUCT THROUGH ROOF SPACE TO EXTERIOR. MIN FLOW RATE 25L / SEC

TYPE F = LINTELFIXINGTYPE
2/140x45 = LINTELSIZE
2150x1800 = OPENINGSIZE (H x W)

Gowans Walters & Associates Ltd

building designers

tel: 03-544-9499
fax: 03-544-9488
enquiries@gowanswalters.co.nz

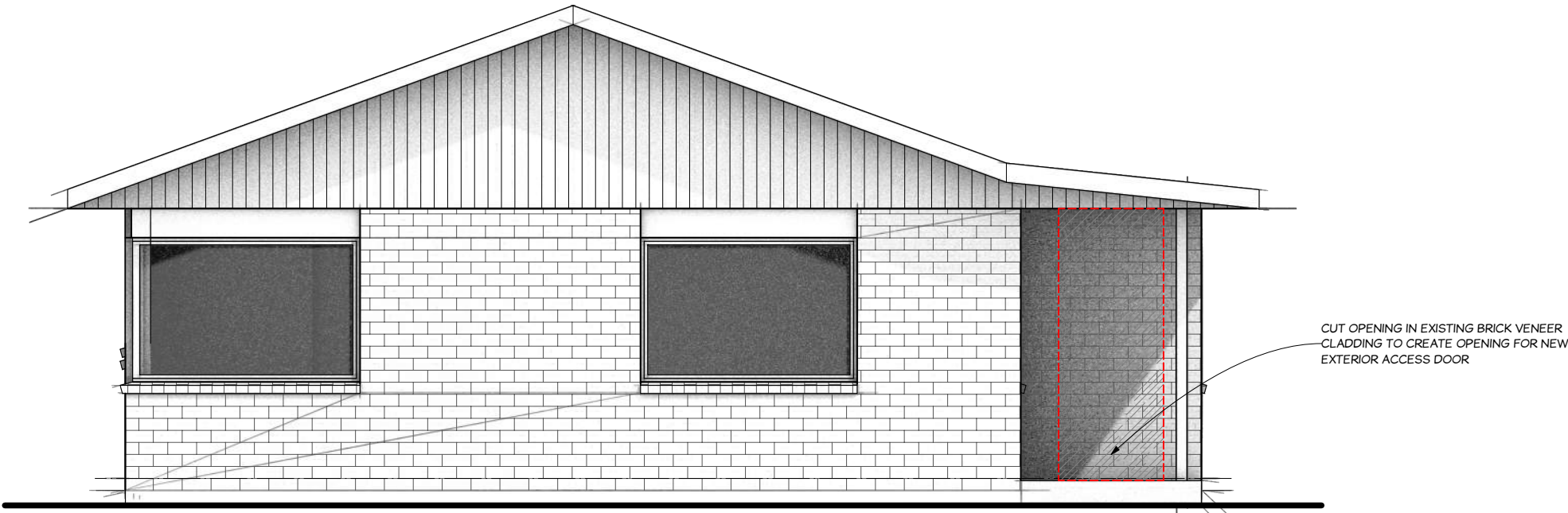
project

ALTERATIONS TO EXISTING RESIDENCE
at: 72 WENSLEY ROAD, RICHMOND
for: JOHN & RUTH FRYER

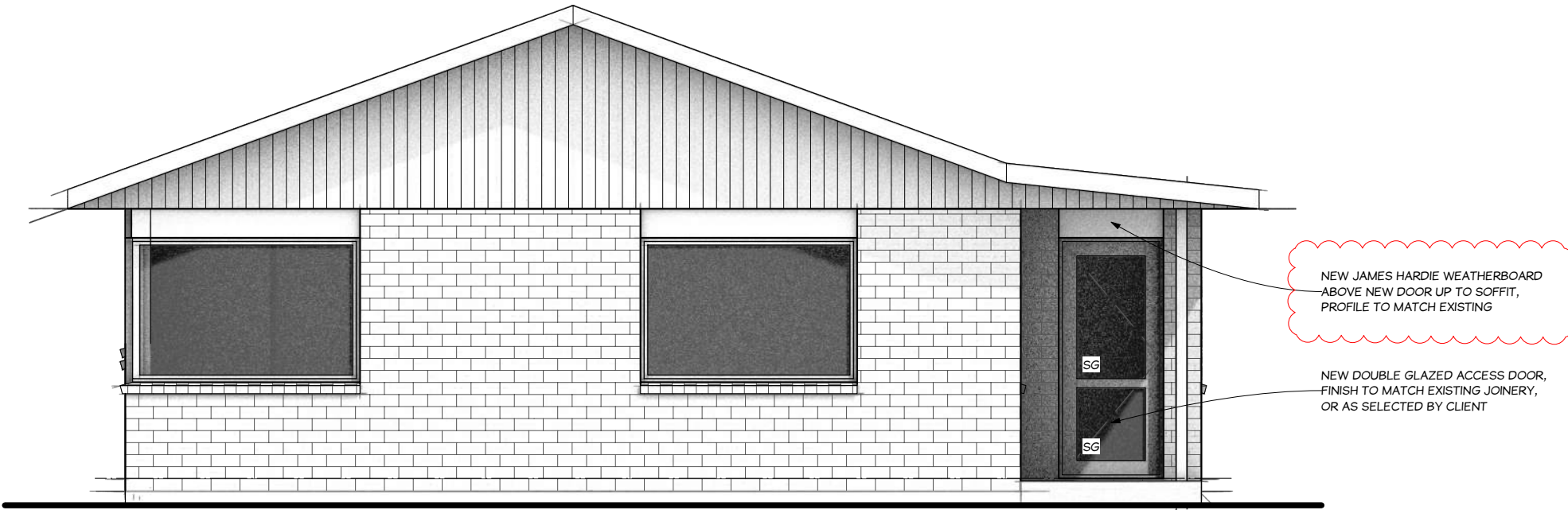


rev | date | details

scale(s) at A3	1:100	sheet	03 of 08
sheet title	NEW FLOOR PLAN		
drawn	JN	date	13.10.2020
job no.	20270		



EXISTING NORTH EAST ELEVATION
1:50



ALTERED NORTH EAST ELEVATION
1:50

TIMBERFRAMING

ALL EXTERNAL WALL FRAMING SHALL BE 90x45mm SG8 H1.2 KD @ 600mm CRS, DWANGS @ 800mm CRS, UNLESS OTHERWISE STATED. ALL INTERNAL WALL FRAMING SHALL BE 70x45mm SG8 H1.2 KD @ 600mm CRS, DWANGS @ 800mm CRS.

POWDERCOATED ALUMINIUM JOINERY

ALL GLAZING SHALL COMPLY WITH NZS4223 2016

NEW DOOR TO INSULATED ENVELOPE TO BE DOUBLE GLAZED

O - DENOTES OBSCURE GLAZED JOINERY

SG - DENOTES GRADE "A" SAFETY GLAZING (ALL HINGED DOOR PANELS > 0.5m² SHALL BE SAFETY GLAZED)

T - DENOTES INDIVIDUAL TINT GLAZED JOINERY UNITS

RS - DENOTES INDIVIDUAL JOINERY UNITS WITH SASHES FITTED WITH RESTRICTOR STAYS

VERIFICATION

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND DETAILS PRIOR TO COMMENCEMENT OF WORK. THE DESIGNER SHALL BE IMMEDIATELY NOTIFIED OF ANY AMBIGUITY, OMMISION OR DISCREPANCY DETAILED OR IMPLIED BY THE CONTRACT DOCUMENTS

Tasman District Council
BUILDING CONSENT AUTHORITY

RECEIVED

Date: 04/11/2020

RISK MATRIX- ALL FACES					
RISK FACTOR	LOW	MED	HIGH	VH/EH	S T
Wind (NZS 3604)	0	0	1	2	1
Storeys	0	1	2	4	0
R/W Intersection	0	1	3	5	0
Eaves Width	0	1	2	5	1
Complexity	0	1	3	6	0
Deck Design	0	2	4	6	0
TOTAL RISK SCORE					2

Gowans Walters
& Associates Ltd
building designers
tel: 03-544-9499
fax: 03-544-9488
enquiries@gowanswalters.co.nz

project
ALTERATIONS TO EXISTING RESIDENCE
at: 72 WENSLEY ROAD, RICHMOND
for: JOHN & RUTH FRYER



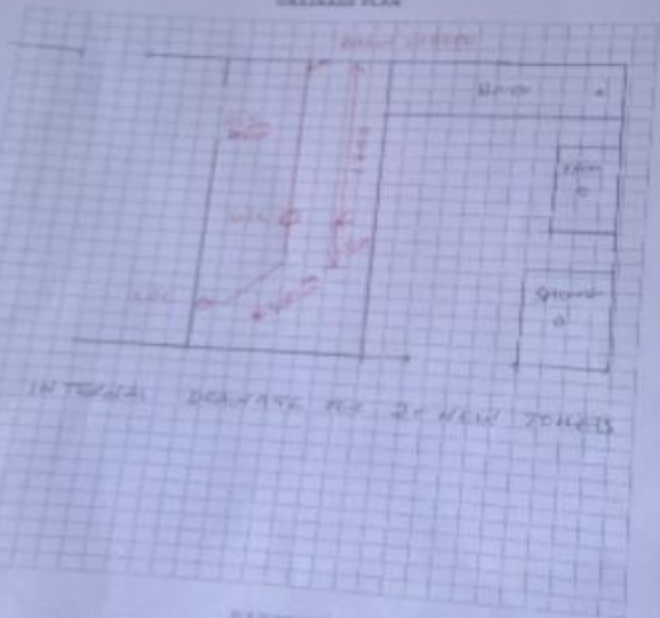
A 04.11.20 BC RFI 01 - E2: Wall Cladding
rev date details

scale(s) at A3
1:50
sheet title
ELEVATIONS

sheet
05 A of 08
drawn JN
date 13.10.2020
job no. 20270

Address: 22 LINDSAY RD
 Owner: MR & MRS
 Project: NEW DRIVEWAY
 Date: 12-1-21
 Registered Professional No: 24302

DEGRADE PLAN



Code compliance certificate

Form 7: Section 95, Building Act 2004

The building

Street address of building: 72 Wensley Road, Richmond
Legal description of land where building is located: Lot 17 DP 11792
Valuation number: 1959000100
Building name:
Location of building within site/block number: Level/unit number:
Current, lawfully established, use:
Year first constructed:

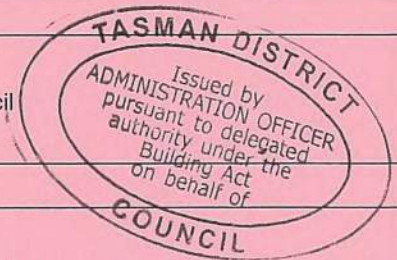
FILE

The owner

Name of owner: Brydon Antonia Kathleen & Brydon Christopher Peter
Contact person:
Mailing address: 72 Wensley Road, Richmond, Nelson 7020
Street address/registered office:
Phone number: Landline: Mobile: C/- 0274431498
Daytime: 5444444 After hours: 5443214
Facsimile number: Email address: Website:
First point of contact for communications with the council/building consent authority:
As above

Building work

Building consent number: 071398 Issued by: Tasman District Council
construct garage: Intended Use: Garaging



Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —
(a) the building work complies with the building consent.

FILE

John A.O. 11.07.08
Signature Position Date: 11/07/08
On behalf of: Tasman District Council

RICHMOND

189 Queen Street
Private Bag 4, Richmond 7050
Tel +64 3 543 8400
Fax +64 3 543 9524

MOTUEKA

7 Hickmott Place
PO Box 123, Motueka 7143
Tel +64 3 528 2022
Fax +64 3 528 9751

TAKAKA

78 Commercial Street
PO Box 74, Takaka 7142
Tel +64 3 525 0020
Fax +64 3 525 9972

MURCHISON

92 Fairfax Street
Murchison 7007
Tel +64 3 523 1013
Fax +64 3 523 1012



AMENDED PLAN

26/10/07

BC 071398

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED

1. Turning circle shown.
2. Driveway material

Site levels

A = 0
B = 0
C = 0
D = 0

Wensley Road

20.0

Existing Crossing

First 5m of driveway to be permanently sealed

A B

1.5

Proposed garage
= 47.52m²

F.F.L. = 100mm above gl.

1.7

DP C

DP D

2.0

D

Existing House
= 105m²

3.220

32.0

Existing Stormwater

Site Coverage

Existing House = 105m²
Proposed garage = 47.52m²
152.52m²
= 24%

DRAINAGE NOTES

1. D.P.s = 65mm PVC
2. Stormwater = 100mm dia PVC
3. Gradient: 1:100 min.
4. Stormwater to connect into existing slw system

Revised plans and/or details
received 31/10/07 date
approved 11/11/07 date

SITE DETAILS

LOT: 17
DP: 11792
CT: NK 7A/815



Proposed Building for:
Antonia Brydon
72 Wensley Street, Richmond.

DRAWING TITLE

SITE PLAN

SCALE:
1:100
DRAWN:

DATE:
Oct '07
FILE:

SHEET:
10

Construction to comply with
NZS3604:1999 and the New
Zealand Building Code 2004.

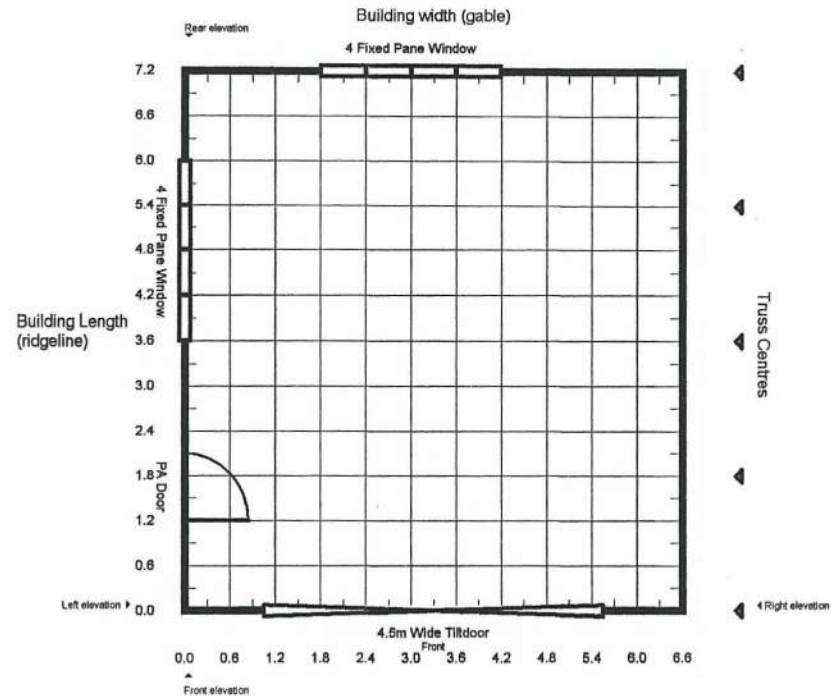
Versatile Buildings 600 Series Floor Plan

Customer: ANTONIA BRYDON

Site Address: 72 Wensley Road, RICHMOND,

Reference: GH-527

Contact: G HAMMAR BUILDERS LTD, NELSON, 035445142



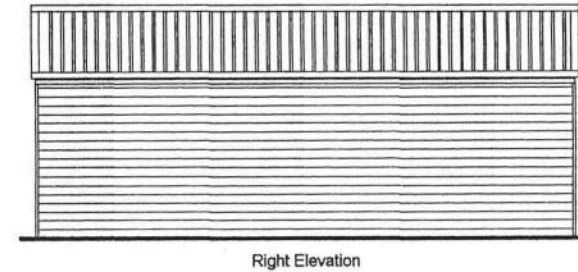
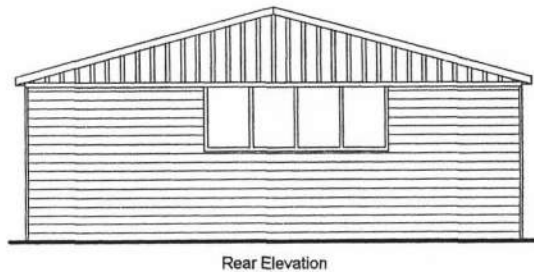
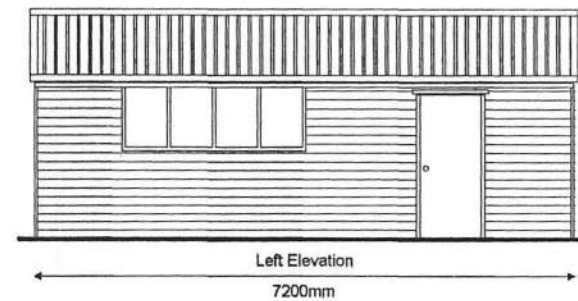
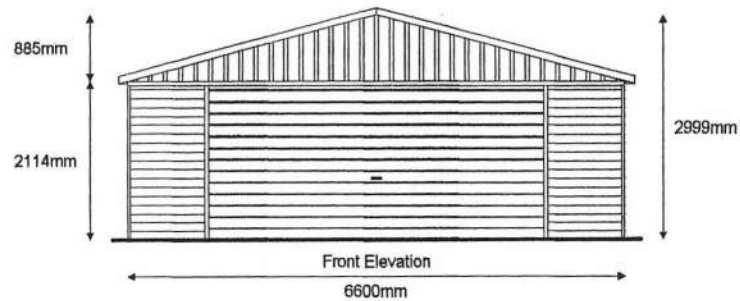
Versatile Buildings 600 Series Elevations

Customer: ANTONIA BRYDON

Site Address: 72 Wensley Road, RICHMOND,

Reference: GH-527

Contact: G HAMMAR BUILDERS LTD, NELSON, 035445142



DRAINLAYING FIRM Greg Williams Plumbing

BUILDING CONSENT No. 071398

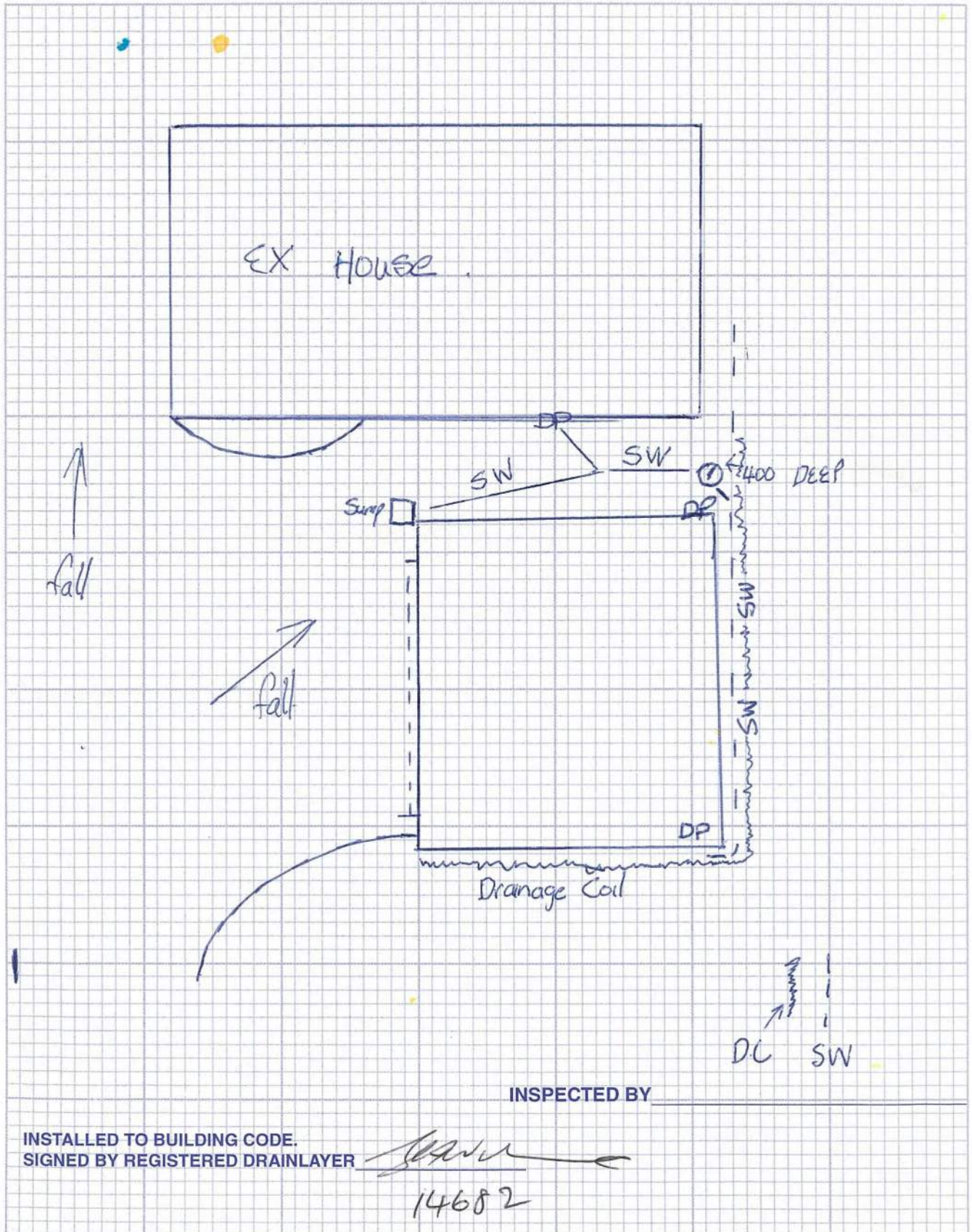
PROPERTY OWNER Antonia Brydon

LOCATION/STREET 72 Wesley Road

DATE 16-6-2008

TOWNSHIP Richmond, Nelson

DRAINAGE PLAN



Inspector: M

File No.

Receipt No. 0120

Date Permit Issued 13/12/90

OWNER

Name T. Widdon and D. Barton

Mailing Address 29 Chamberlain St
Nelson.

BUILDER

Name Home built

Mailing Address 24 A Gladstone Rd
Richmond

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 72

Street Name Wensly

Town/District Richmond

Riding

LEGAL DESCRIPTION

Valuation Roll No. 1959 0001-00

Lot 17 D.P. 11792

Section Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect Dwelling

FLOOR AREA DWELLING UNITS

Whole Sq. Metres 105.62 Number Erected 1

ESTIMATED VALUES \$	Building	51 000	=
	Plumbing	3 800	=
	Drainage	2 800	=
	G.S.T.		
	TOTAL	57 600	=

NATURE OF PERMIT (TICK BOX)

☒ 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	\$ 380	Water Connection	\$	Receipt No. 0120	
Street Damage Deposit	\$ 58		\$		Date of Payment 10/12/90
Building Research Levy	\$ 700		\$		
Plumbing	\$		\$		Authorised Officer J. Paterson
Drainage	\$		\$		
Sewer Connection	\$		\$		
Vehicle Crossing Levy	\$	G.S.T.	\$		pp.
M.S. Plumbing	\$	TOTAL:	\$ 538		

Special Conditions:

Laundry area to be ventilated
work to comply with NZ 3604
notification prior to concrete pour and lining
internally.

Dave Stebbings

Date Inspected	REMARKS (e.g. stage reached with work)
	Foundation
	Floor
	1-2 Lining

Permit No. 059161

Val. Ref. 195950001-00

APPLICATION FOR PERMIT: BUILDING, PLUMBING, DRAINAGE. Date: 13/12/90

OWNER

Name Tudy Widdon & Dave Barton
Mailing Address 29 Chamberlain St.
Nelson.
Phone No. 85066 81034wrk

BUILDER

Name Homebuild
Mailing Address 24A Gladstone Rd
Richmond
Phone No. 469914

PROPERTY FOR WHICH PERMIT APPLICATION IS MADE

SITE

Street No. 72
Street Name Wensley
Town/District Richmond
Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 19590-001-00
Lot 17 D P. 11792
Section _____ Block _____
Survey District _____
Area in ha. _____ m² 630

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Erect Dwelling

FLOOR AREA

Whole
Sq. Metres

105.62

DWELLING UNITS

Number
Erected

1

ESTIMATED
VALUES
\$

Building	51000	00
Plumbing	3800	00
Drainage	2800	00
TOTAL	57600	00

NATURE OF PERMIT (TICK BOX)



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

- Two copies of documents must accompany this application.
- Building Permit documents shall include site 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/PLUMBER/DRAINLAYER (Delete where not applicable)

NAME Pat Tilley Grant Hayton REG NO. _____

SIGNATURE [Signature] DATE 11-9-90

APPLICANT SIGNATURE [Signature] DATE 11-9-90

GARAGE DISPENSATION APPROVED
by Rose 6/12/90

LETTER SENT FOR FEES _____

FEES PAID: BUILDING \$ 380

PLUMBING DRAINAGE \$ 100

BRANZ LEVY \$ 58 = 538

PAID BY _____ RECEIPT No. 0120

DATED 10-12-90

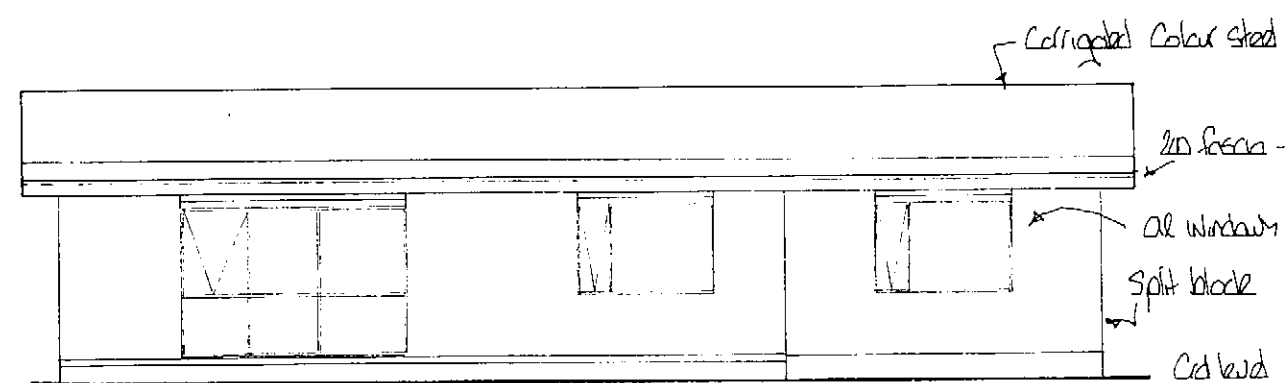
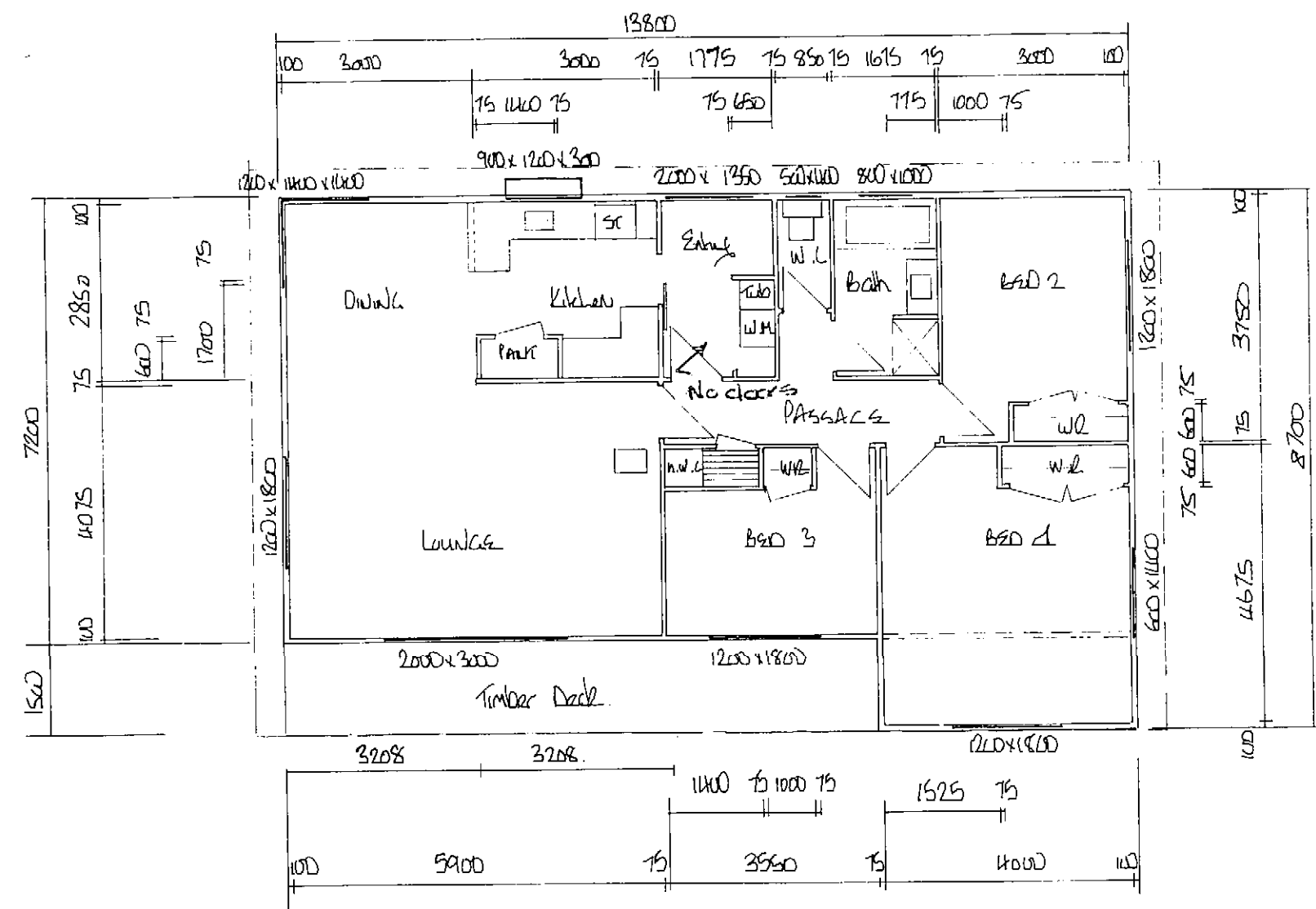
CONDITIONS OF PERMIT Laundry area to be ventilated
Perk to Comply with res 2600
power and lighting automatically
Notification prior to concrete

ISSUE OF PERMIT APPROVED [Signature] BUILDING INSPECTOR

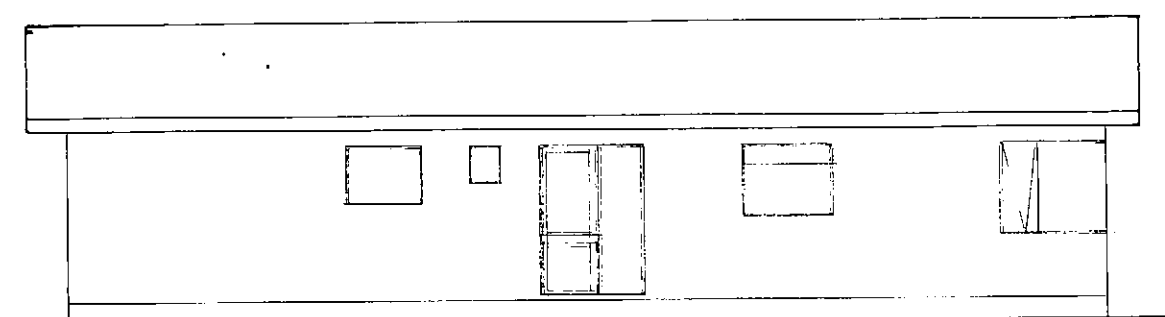
DATE 13-12-90

P & D APPROVED [Signature] P & D INSPECTOR

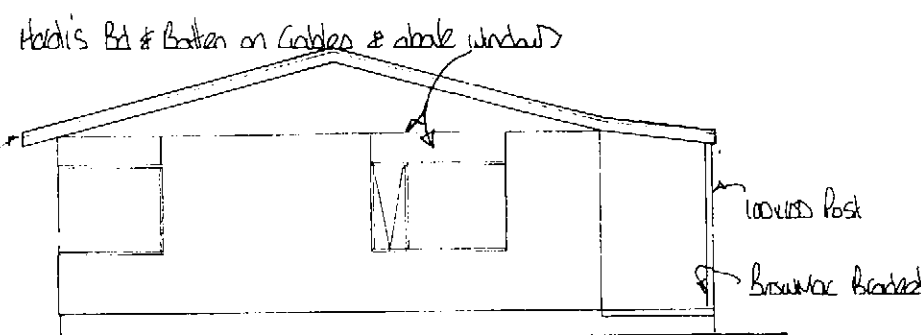
DATE 25/10/90



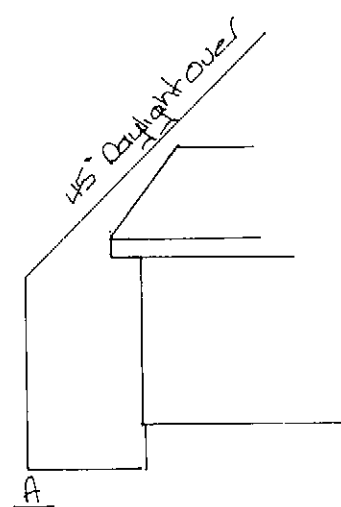
elevation A



elevation C



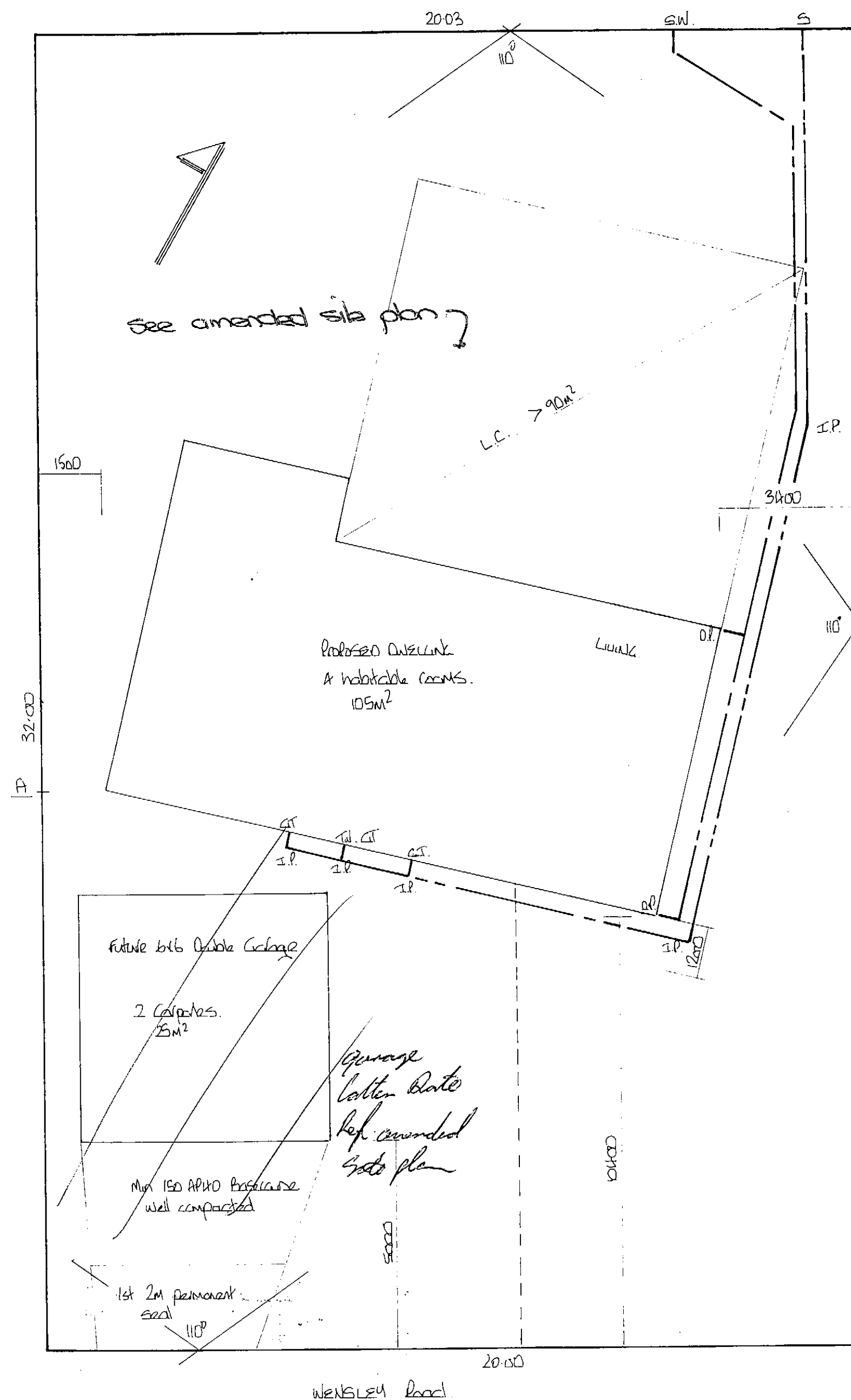
elevation B

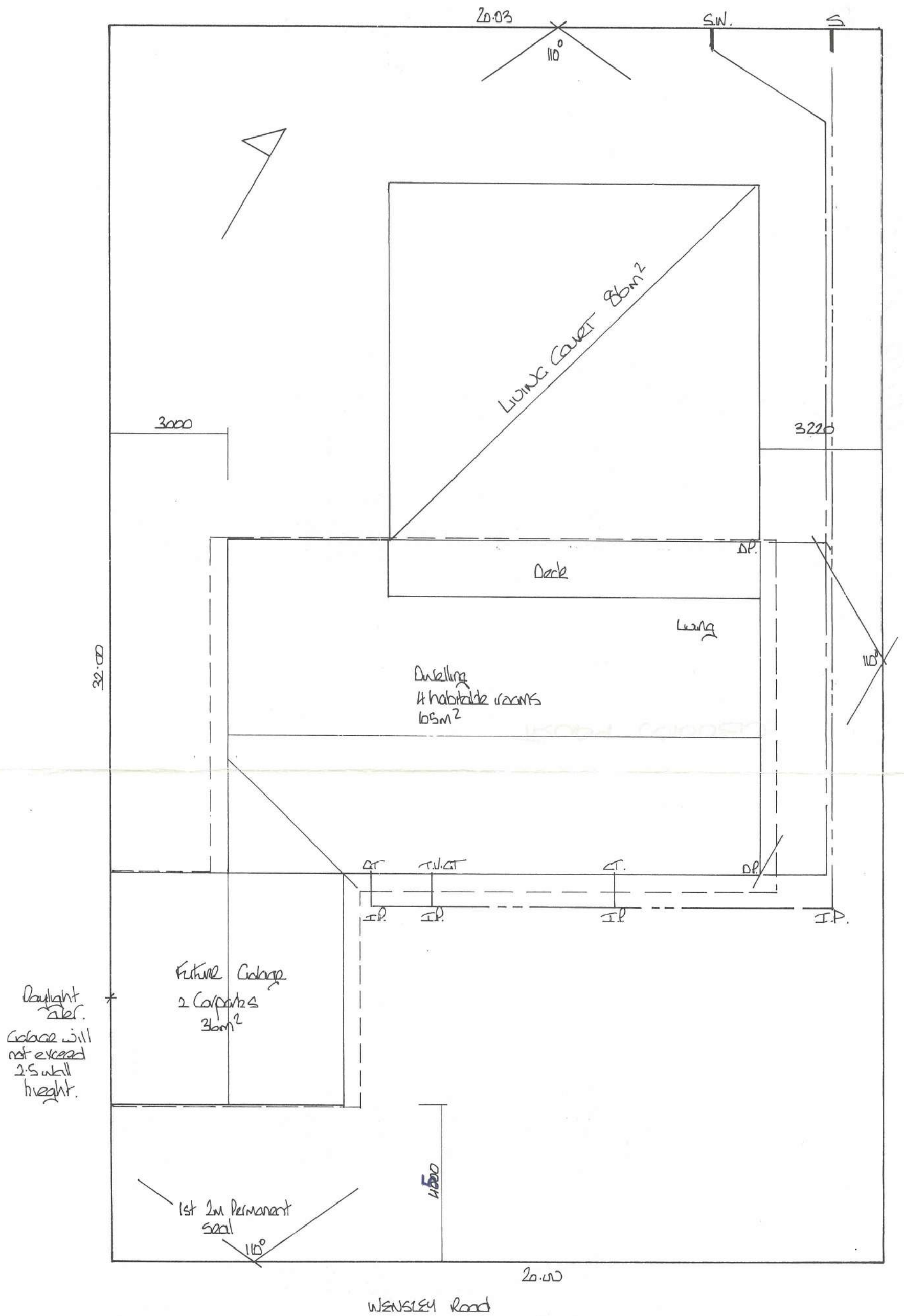


TALAM DISTRICT COUNCIL
APPROVED PERMIT DOCUMENT

- THIS DOCUMENT MUST STAY ON JOB UNTIL COMPLETION.
- GIVE 24 HOURS NOTICE before any work is covered up.
- Council Inspections are required BEFORE any
 - concrete, masonry infill, grouting, placement
 - lining, cladding, roof fixing
 - structural frame enclosure
 - trim fixing, lining stopping
 - plumbing, drainlaying, covering.
- Deviations from this Document requires further approval.
- The holder is responsible and liable for any result of this work being carried out.

13/11/90 Building Permit No. 059161





Yard Resurfacing granted 6-12-90

Amended Site Plan for D BARTON & T WOODS at WENSLEY Road.

M H Fryer
68 Wensley Road
Richmond 7020

Tax Invoice/ Credit Note

GST Reg No: 51076806
Invoice Date: 15/08/23
ACCOUNT NUMBER: 33331
Tax Invoice Number: 171553
Order Number:

QTY	Description	Rate	Amount
	L230474 15/08/23 : R Fryer 1959000100 : 72 Wensley Road, Richmond		
	Land Information Memorandum		347.00 *
		(* Incl GST \$45.26) Cash Received	347.00CR

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
Murchison
Motueka
Takaka

189 Queen Street, Private Bag 4, Richmond, Nelson 7050 New Zealand
92 Fairfax Street, Murchison 7007, New Zealand
7 Hickmott Place, PO Box 123, Motueka 7143, New Zealand
78 Commercial Street, PO Box 74, Takaka 7142, New Zealand

Phone 03 543 8400 **Fax** 03 543 9524
Phone 03 523 1013 **Fax** 03 523 1012
Phone 03 528 2022 **Fax** 03 528 9751
Phone 03 525 0020 **Fax** 03 525 9972

Account Name:	M H Fryer	Account Number:	33331
Tax Invoice:	171553	Total Due (Inc GST):	\$0.00
Invoice Date:	15/08/23	Amount Paid:	\$ _____

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

Please quote 33331 as reference.