Land Information Memorandum

MARLBOROUGH DISTRICT COUNCIL



marlborough.govt.nz

DISCLOSURE STATEMENT

1. The vendor and Bayleys have obtained for their benefit of understanding the property a LIM report.
2. The vendor and Bayleys have provided this report to the agent for distribution on the vendors behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchasers discretion.
3. The vendor, Bayleys and agent are not responsible or liable for the content of the reports as they are obtained from independent professional parties, the purchaser may elect and is entitled to undertake their own due diligence, obtain their own reports and seek independent advice prior to committing to purchase.

Disclaimer

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

LIM Reference: LIM260655

Date: 20 October 2026

Prepared by: Nikki Lyall

Site Details

Property Number	Property Location / Street Address	Property Owners	Legal Description	Area
107502	130 Lochmara Bay Queen Charlotte Sound / Totaranui	A J L Sanders & S P Sanders	LOT 11 DEEDS PLAN 95 BLK VIII LINKWATER SD	1.0916 Hectares
531435	150 Lochmara Bay Queen Charlotte Sound / Totaranui	S P Sanders & A J L Sanders	LOT 1 DP 376590	0.7481 Hectares



Applicant Details

Name	Bayleys Marlborough - Be Property Group Limited
Client Name	A & S Sanders
For Attention of	Jeremy Ryan

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Statutory Information

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

Section A: Special features or characteristics of the land

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

For more information on natural hazards in Marlborough:
https://www.marlborough.govt.nz/environment/natural-hazards

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

Not Reticulated – PN107502 (130 Lochmara Bay) and PN531435 (150 Lochmara Bay)

Council does not provide reticulated stormwater or sewer services to this property.

Wastewater System Maintenance – PN107502 (130 Lochmara Bay)

This property relies on an onsite septic tank or wastewater system requiring continuous maintenance. Any persons taking an interest in this property should confirm that the system meets all local regional standards, resource consent requirements (if applicable) and system regulations.

Any discharges to land, should be within the property disposal areas and surface ponding is prohibited at all times.

For further information contact can be made with the manufacturer of the system or a suitably qualified person. More information for on-site Wastewater Management Systems is available from Council's website.
https://www.marlborough.govt.nz/services/my-property/wastewater-management

Wastewater Report – PN107502 (130 Lochmara Bay)

Engineers Report, prepared by Davidson Group, reference 27447, dated February 2023, as supplied in support of Building Consent BC230173 can be viewed on Council's website if required.
https://www.marlborough.govt.nz/services/property-files-online

Drainage Plans – PN107502 (130 Lochmara Bay)

Drainage Plans for this property as supplied to Council attached (**refer Appendix C**).

Section C: Drinking Water

General Rules – Water
PN107502 (130 Lochmara Bay) and PN531435 (150 Lochmara Bay)

Refer to the Proposed Marlborough Environment Plan (PMEP) for rules on taking water for stock and domestic use. Small takes for reasonable domestic needs and stock drinking water are generally permitted, provided they comply with PMEP conditions and do not cause adverse environmental effects.

PMEP information: **Marlborough District Council – PMEP**

No Information - Possible Network Supply
PN107502 (130 Lochmara Bay and PN531435 (150 Lochmara Bay)

No Council records confirm a drinking water supply for this property. There may be a private network supply. Contact the current owner to confirm.

Regardless of supply type, water quality must meet the **Drinking Water Standards for New Zealand** (2022). Check the **Taumata Arowai Public Register** for any registered supply.

Plain-language summary:

- If connected to a Council supply, the Council must meet national drinking water standards.
- If connected to a private or community scheme, the operator must comply with the Water Services Act 2021 and register with Taumata Arowai.
- If the supply is on-site (e.g., bore or rainwater), the property owner is responsible for ensuring water is safe and may need treatment (e.g., filtration, UV, Chlorination).

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

Property Number	Current Annual Rates	Rates to clear to 30 June 2027
107502	$2,641.87	$1,981.37
531435	$1,693.50	$1,270.10

This information is correct at the time of printing and does not include any transactions or dishonours currently in process. The charging of rates is based on information currently held by Council. Any change to this information can affect rates charged.

Section E: Consents, certificates, notices, orders, or requisitions affecting the land or any buildings on the land

Summary of Building Permits Issued Prior to 1993 - PN107502 (130 Lochmara Bay)

Building Permit Number	Description	Date Issued
BP304	Dwelling	3 January 1973
BP36	Plumbing / Drainage	30 January 1973
BP30	Amenities Building	6 June 1979
BP1428	Plumbing / Drainage	19 June 1979

Building Permits can be viewed on Council's website:
https://www.marlborough.govt.nz/services/property-files-online

Summary of Building Applications – PN107502 (130 Lochmara Bay)

Application Number	Description	Application Received	Application Issued	Status
BC050137	Alterations and Additions to Existing Dwelling	3 February 2005	9 May 2005	Code Compliance Certificate Issued 18 June 2008
BC051016	Foundations	8 June 2005	15 June 2005	Code Compliance Certificate Issued 30 June 2006
BC230173	Replacement Wastewater System	24 February 2023	19 April 2023	Code Compliance Certificate Issued 9 May 2024
BC230235	Plumbing and Drainage	14 March 2023	4 May 2023	Code Compliance Certificate Issued 25 April 2024
BC231151	Boatshed	12 December 2023	22 October 2025	Code Compliance Certificate Not Issued

No Code Compliance Certificate

Building Consent BC231151 listed in RED in the table above has not been issued with Code Compliance Certificate (CCC) as –

- Council's records indicate that the building work in this building consent has not yet commenced. On the 17 September 2026, a request was made to extend the date by which work must commence, this request has been approved and the new date by which work must commence is now 22 October 2027. If work does not commence by this date, the building consent will lapse as per section 52 of the Building Act 2004, and another building consent will be required.

Queries regarding Building Consent BC231151 can be directed to Council's Duty Builder Service
https://www.marlborough.govt.nz/services/building-services/duty-building-service

Building Applications can be viewed on Council's Website:
https://www.marlborough.govt.nz/services/property-files-online

Summary of Planning Consents – PN107502 (130 Lochmara Bay)

Application Number	Type of Consent	Status	Date of Decision
U980684	Coastal Permit - Structure	Granted	14 October 1998
U041632	Land Use - Building	Granted	29 September 2004
U151089	Coastal Permit - Mooring	Granted	3 February 2016
U220950	Land Use - Activity	Granted	11 January 2023
U230112	Discharge Permit - to Land	Granted	7 March 2023

The consent applications listed above have been included as they relate to the property subject of this LIM. Unless specifically stated, no assessments have been made as to the current status of the consents, including the consent's compliance status and if the consents have been given effect to or have lapsed. Anyone intending to take an interest in this property should undertake their own enquires as to the status of the consents.

Planning Consents can be viewed on Council's website:
https://www.marlborough.govt.nz/services/property-files-online

Summary of Planning Consents – PN531435 (150 Lochmara Bay)

Application Number	Type of Consent	Status	Date of Decision
U051264	Land Use - Land Disturbance Subdivision - Allotment Creation	Granted Granted	3 March 2006
U060167	Coastal Permit - Mooring	Granted	18 May 2007
U130763	Coastal Permit - Structure	Granted	13 January 2014

The consent applications listed above have been included as they relate to the property subject of this LIM. Unless specifically stated, no assessments have been made as to the current status of the consents, including the consent's compliance status and if the consents have been given effect to or have lapsed. Anyone intending to take an interest in this property should undertake their own enquires as to the status of the consents.

Planning Consents can be viewed on Council's website:
https://www.marlborough.govt.nz/services/property-files-online

Resource Consent Transfers

The interests in certain types of resource consents may need to be transferred if the ownership of the property changes. Land use and subdivision consents usually transfer automatically to the new owner. Other consents, including water permits, discharge consents and coastal permits, do not automatically transfer. If a new property owner wishes to receive the benefit of these resource consents, then they will need to be transferred at settlement with the agreement of the current consent holder.

Transfer forms are available from the MDC web site **https://www.marlborough.govt.nz/services/resource-consents/applying-for-a-resource-consent** and should be returned to Council with the appropriate fee.

Enquiries relating to transfers may be directed to the Duty Planner, Marlborough District Council.
https://www.marlborough.govt.nz/services/resource-consents/duty-planner-service-information

Resource Consents (Statutory Extension) - Statutory extension of resource consent expiry dates

Recent amendments to the Resource Management Act 1991 provide for the automatic extension of the duration and/or lapse of certain resource consents by operation of law.

Some resource consents recorded on this Land Information Memorandum may therefore have an effective expiry date later than that stated in the original consent documentation or Council records.

No application to Council and no formal amendment to the consent is required for the statutory extension to apply.

The statutory extension applies only where the legislative criteria are met and does not amend or waive any conditions of consent.

Council has not independently assessed or determined the applicability of the statutory extension to individual consents listed on this LIM.

Where the expiry or lapse date of a resource consent is material, independent confirmation of the current legal position is recommended.

It is recommended that you seek your own planning or legal advice in relation to any queries concerning the applicability of the legislative change to your property.

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

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

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

Proposed Marlborough Environment Plan (PMEP) – Operative in Part

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

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

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

Zoning – PN107502 (130 Lochmara Bay) and PN531435 (150 Lochmara Bay)

The property is zoned Coastal Living in the Proposed Marlborough Environment Plan.

Zoning Maps

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

Mapping Overlays

PN107502 (130 Lochmara Bay) and PN531435 (150 Lochmara Bay)

There are layers in the Proposed Marlborough Environment Plan (PMEP) that apply to this property. These are listed below:

- Coastal Natural Character - Foreshore Structures
- Landscapes

You can view the overlays through the following smart map link:
https://smartmaps.marlborough.govt.nz/smapviewer/?map=4f01102c6f934418a54a0b23ceddcb1f#

Any queries regarding any of the overlays can be directed to **MEP@Marlborough.govt.nz**

Development

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

Planning Map Information

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

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

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

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

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

Electrical Code of Practice - Notified to Council from Transpower

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

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

Natural Hazard and Climate Change Information

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

Liquefaction and Lateral Spread Hazard Risk

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

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

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

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

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

Tsunami Inundation Area

PN107502 (130 Lochmara Bay) – Yellow Zone
PN531435 (150 Lochmara Bay) – Yellow and Orange Zone

The **properties have been identified** in the Tsunami evacuation zones in the Council's District. The Tsunami Inundation Map can be found on Council's website at:
https://smartmaps.marlborough.govt.nz/smapviewer/?map=61a36a29276b4d4888306321f4448b83

Tsunami evacuation zones:

Orange Zone

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

Yellow Zone

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

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

The full report is available
https://www.marlborough.govt.nz/repository/libraries/id:2ifzri1o01cxbymxkvwz/hierarchy/documents/cdem/173785_PUBLIC_Tsunami_Evacuation_Zone_Boundary_Mapping_CR_2015-073.pdf

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

Discretionary Information

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

Additional Rates Information

Property Number	Assessment Number	Land Value	Improvement Value	Year of Valuation
107502	20110 07800	$950,000.00	$1,300,000.00	2023
531435	20110 07900	$760,000.00	$0.00	2023

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

Further information on the new rating values can be found on Council's website.
https://experience.arcgis.com/experience/3e782a9b45c54dd3bfe57d87b1785c6c

The provision of Council services in Marlborough is subject to ongoing review through processes such as the 2021-2031 Long Term Plan and Annual Plans. Copies of these are available on Council's website:
https://www.marlborough.govt.nz/your-council/long-term-and-annual-plans-policies-and-reports

Further information on rates and revaluations can be found here:
https://www.marlborough.govt.nz/services/rates

Tsunami Inundation Area – Foreshore Structures

The **foreshore structures for PN107502 (130 Lochmara Bay) and PN531435 (150 Lochmara Bay)** have been identified in the Orange Tsunami evacuation zone in the Council's District. The Tsunami Inundation Map can be found on Council's website at:
https://smartmaps.marlborough.govt.nz/smapviewer/?map=61a36a29276b4d4888306321f4448b83

Tsunami evacuation zones:

Orange Zone

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

Yellow Zone

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

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

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

Sea Level Rise – Foreshore Structures

Council is required by national legislation to identify areas potentially affected by coastal hazards and climate change and to manage existing and future coastal land use and development in these areas. This work is informed by:

- Ministry for the Environment Coastal hazards and climate change guidance (2024).
- The New Zealand Coastal Policy Statement (2010, 2025).
- Actions for local government within the National Adaptation Plan (August 2022).
- Marlborough Environment Plan (Operative in Part).

The Marlborough District Council Sea Level Rise Assessment (July 2023) originally considered sea level rise scenarios for 2050, 2090, and 2130, this has since been superseded by an updated regional assessment (2026) that better represents sea level using increments of height from 0.10m - 2.0m.

The updated 2026 Wairau Plains coastal flooding and sea-level rise hydro-dynamic assessment uses a more dynamic approach, but maintains connectivity to the regional assessment by also providing the same increments of height, the technical report for this update assessment provided by NIWA (the National Institute of Water and Atmospheric Research) can be found below:

https://www.marlborough.govt.nz/environment/climate-change/marlborough-district-sea-level-rise-assessment

A copy of the maps can be found below:
https://experience.arcgis.com/experience/9e4dba9074734e818ecb7baa34bf50d5

Council acknowledge that these modelled projections may change over time, and future updates may be required as future conditions dictate. The assessment aims to identify land potentially susceptible to sea level rise, the exact timing of this future change remains uncertain, MfE provides context of when future impacts may be felt within their updated 2024 national guidance.

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

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

Access to Property

PN107502 (130 Lochmara Bay) and PN531435 (150 Lochmara Bay)

Access to the property appears to be by sea. Land access to the actual property requires crossing over a reserve which either Department of Conservation or Council manage. Any works proposed on the reserve would require prior approval by the appropriate agency.

Anyone intending to take an interest in this property may wish to contact DOC 0800 275 362 (**info@doc.govt.nz**) or APL Property Blenheim at **blenheim@aplproperty.co.nz** for further information on any controls or licences which may be required for use of the foreshore reserve as it applies to this property.

Additional Information (Refer Appendix D):

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

NIKKI LYALL
CORPORATE INFORMATION OFFICER

Appendix A – Section 44A

Local Government Official Information and Meetings Act 1987

Section 44A Land Information Memorandum

1. A person may apply to a territorial authority for the issue, within 10 working days, of a Land Information Memorandum in relation to matters affecting any land in the district of the authority.

2. The matters which shall be included in that memorandum are:

   (a) Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants, being a feature or characteristic that:

   (i) Is known to the territorial authority; but

   (ii) Is not apparent from the district scheme under the Town and Country Planning Act or a District Plan under the Resource Management Act 1991.

   (b) Information on private and public stormwater and sewerage drains as shown in the territorial authority's records:

   (ba) *[Repealed]*

   (bb) information on-

   (i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a drinking water supplier:

   (ii) if the land is supplied with drinking water by a drinking water supplier, any conditions that are applicable to that supply:

   (iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply:

   (iv) any exemption that has been notified by Taumata Arowai to the territorial authority under section 57 of the Water Services Act 2021:

   (c) Information relating to any rates owing in relation to the land.

   (ca) if the land concerned is located in a levy area that is subject to a levy order under the Infrastructure Funding and Financing Act 2020, information about—

   (i) the levy period:

   (ii) how liability for a levy on the land is assessed:

   (iii) amounts of any unpaid levy:

   (cb) if the land concerned is located in a project area that is subject to a targeted rates order under the Urban Development Act 2020, information about—

   (i) the financial years to which the order applies; and

   (ii) how liability for targeted rates under that Act on the land is calculated; and

   (iii) amounts of any unpaid targeted rates under that Act:

   (d) information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 2004 or any other Act).

   (da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:

   (e) Information concerning any certificate issued by a building certifier pursuant to the Building Act 2004.

   (ea) Information notified to the territorial authority under section 124 of the Weathertight Homes Resolution Services Act 2006.

   (f) Information relating to the use to which that land may be put and conditions attaching to that use.

   (g) Information, which in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose.

   (h) Any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 2004.

3. In addition to the information provided for under subsection (2) of this section, a territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.

4. An application for a Land Information Memorandum shall be in writing and shall be accompanied by any charge fixed by the territorial authority in relation thereto.

5. In the absence of proof to the contrary, a Land Information Memorandum shall be sufficient evidence of the correctness as at the date of its issue, of any information included in it pursuant to subsection (2) of this section.

6. Notwithstanding anything to the contrary in this Act, there shall be no grounds for the territorial authority to withhold information specified in terms of subsection (2) of this section or to refuse to provide a Land Information Memorandum where this has been requested.

Appendix B – Maps



Proposed Marlborough Environment Plan Zoning Map

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

20/10/2026

1:1,842

- Airport Zone
- Business 1 Zone
- Business 2 Zone
- Business 3 Zone
- Coastal Environment Zone
- Coastal Living Zone
- Coastal Marine Zone
- Floodway Zone
- Industrial 1 Zone
- Industrial 2 Zone
- Lake Grassmere Salt Works Zone
- Marina Zone
- Open Space 1
- Open Space 2
- Open Space 3
- Open Space 4
- Port Zone
- Port Landing Area
- Rural Living Zone
- Rural Environment Zone
- Urban Residential 1 Zone
- Urban Residential 2 - Greenfields
- Urban Residential 2 - Indicative Road
- Urban Residential 2 Zone
- Urban Residential 3 Zone
- Urban Residential 4 Zone
- Urban Residential 4 - Indicative Road
- Road or Rail Corridor
- 5 Schedule 1 Heritage Resource
- 5 Schedule 2 Heritage Resources
- 5 Schedule 3 Heritage Resources
- 5 Notable Trees
- National HVDC Transmission Lines
- Extent of Coastal Environment
- Urban Growth Areas
- Mooring Management Area
- Waka Mooring Management Area
- Lake Grassmere Salt Works Administration, Workshop, Salt Refining and Processing Area
- Indicative River Bed (white)
- Indicative River Bed
- Indicative River Bed within Floodway Zone
- W5 Significant Wetlands
- 5 Designations
- 5 Scheduled Sites
- Extent of MHWS
- River Mouth
- District Boundary
- Runway Protection Area
- Land Parcel

MARLBOROUGH DISTRICT COUNCIL

Appendix C – Drainage Plans

DRN

MARLBOROUGH DISTRICT COUNCIL

DRAINAGE PLAN

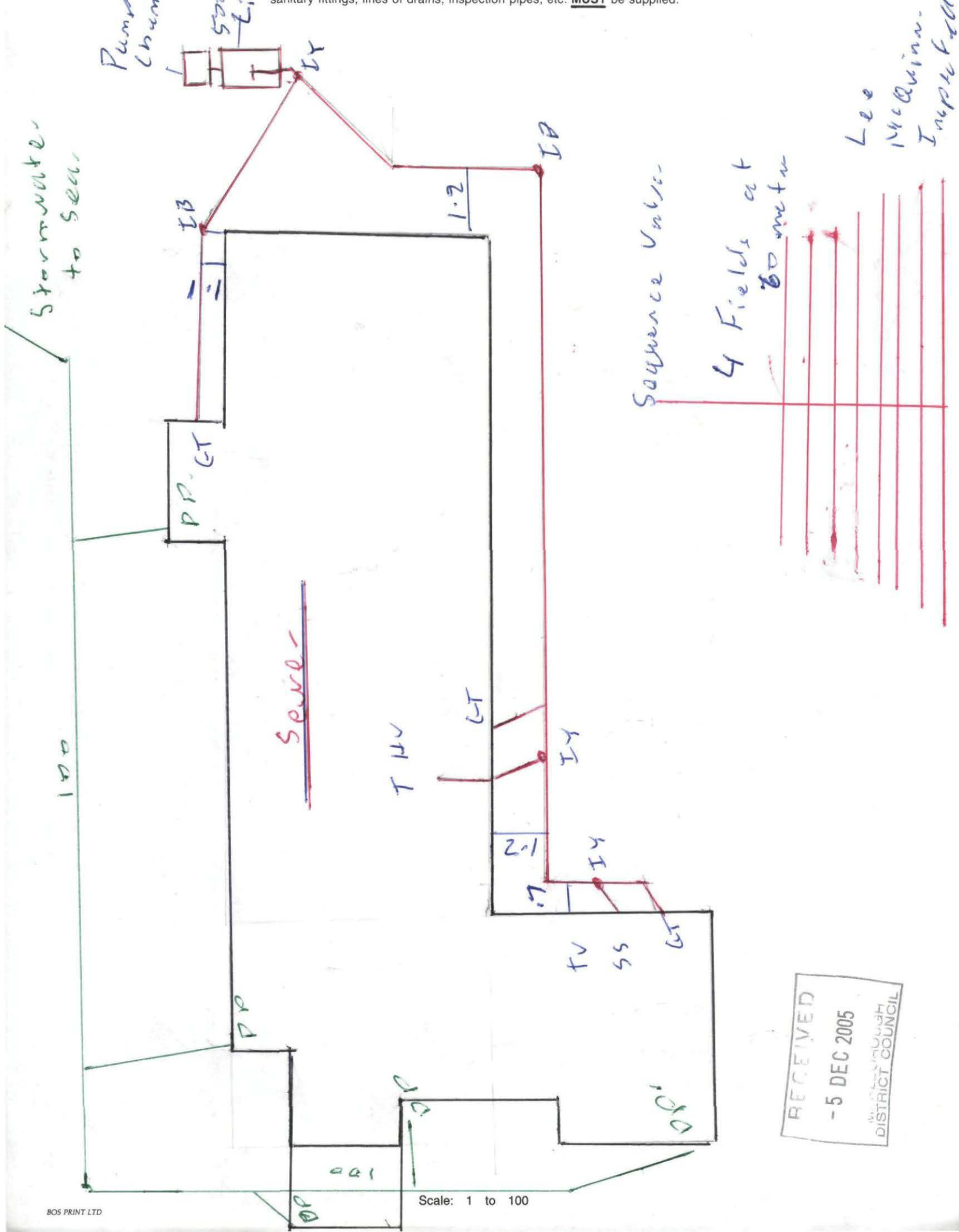
BC 050137
PN 107502
wme.

Drainlayer K Morgan Plumber K Morgan Date of Inspection Inspected by Lewis McQuinn

Name Barnetts Job Street Lockmara Bay

Lot 11 D.P. 95 Section

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



Scale: 1 to 100

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MARLBOROUGH DISTRICT COUNCIL

BC230173

As Laid Plan for Building Consent Number BC

Owner Name: Scott Sanders

Project Location:

Street Number / Rural ID: _____ **Address:** _____

Locality: Lochmara

Plumber and Drainlayer Details:

Plumber: Morgan Plumbing **Registration Number:** 9979

Drainlayer: Morgan Plumbing **Registration Number:** 9979

Draw plan in ballpoint on graph section.

1. If drawing in colour use these:

   Sewer - red

   Stormwater - green

   Water - blue

Use these abbreviations:	
SS - Sanitary Sewer	IY - Inspection Y Junction
SW - Stormwater	IP - Inspection Pipe
GT - Gully Trap	AAV - Air Admittance Valve
TV - Terminal Vent	DP - Downpipe
BV - Back Vent	MH - Manhole
PV - Pan Vent	IC - Inspection Chamber
IB - Inspection Bend	BUS - Bubble Up Sump
	C - Cover

Plan is to show:

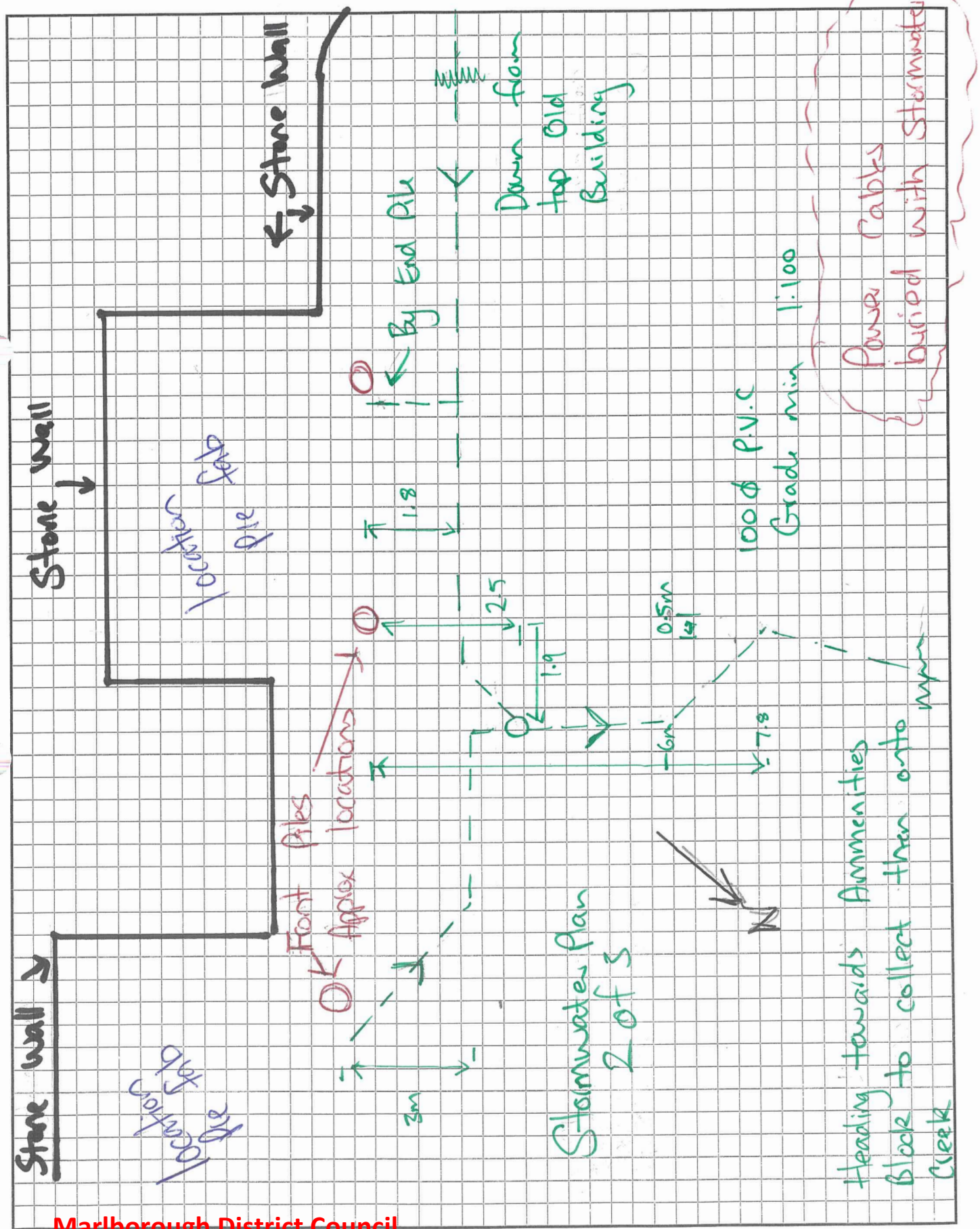
2. All drains in correct position relative to building and boundaries. Grade to be indicated.
3. All vents, gully traps and downpipes.
4. The road frontage
5. Depth of drains at connection points and key points such as top end, bottom end and inspections.
6. All foul water and stormwater drains.
7. All inspections opening points accurately dimensioned with at least two measurements.
8. All buildings and boundaries.
9. External main water lines and the source of supply.
10. North pointer or arrow.

Please refer to example on previous page as a guide to requirements.

Marlborough District Council
Date Received: 26/4/2024

BC230173

Office Use Only		Plan Verification	
Date of Inspection:	21/11/2023	Inspector's Name:	Phil Eves
		Inspector's Signature:	



Marlborough District Council
Date Received: 26/4/2024

BC230173

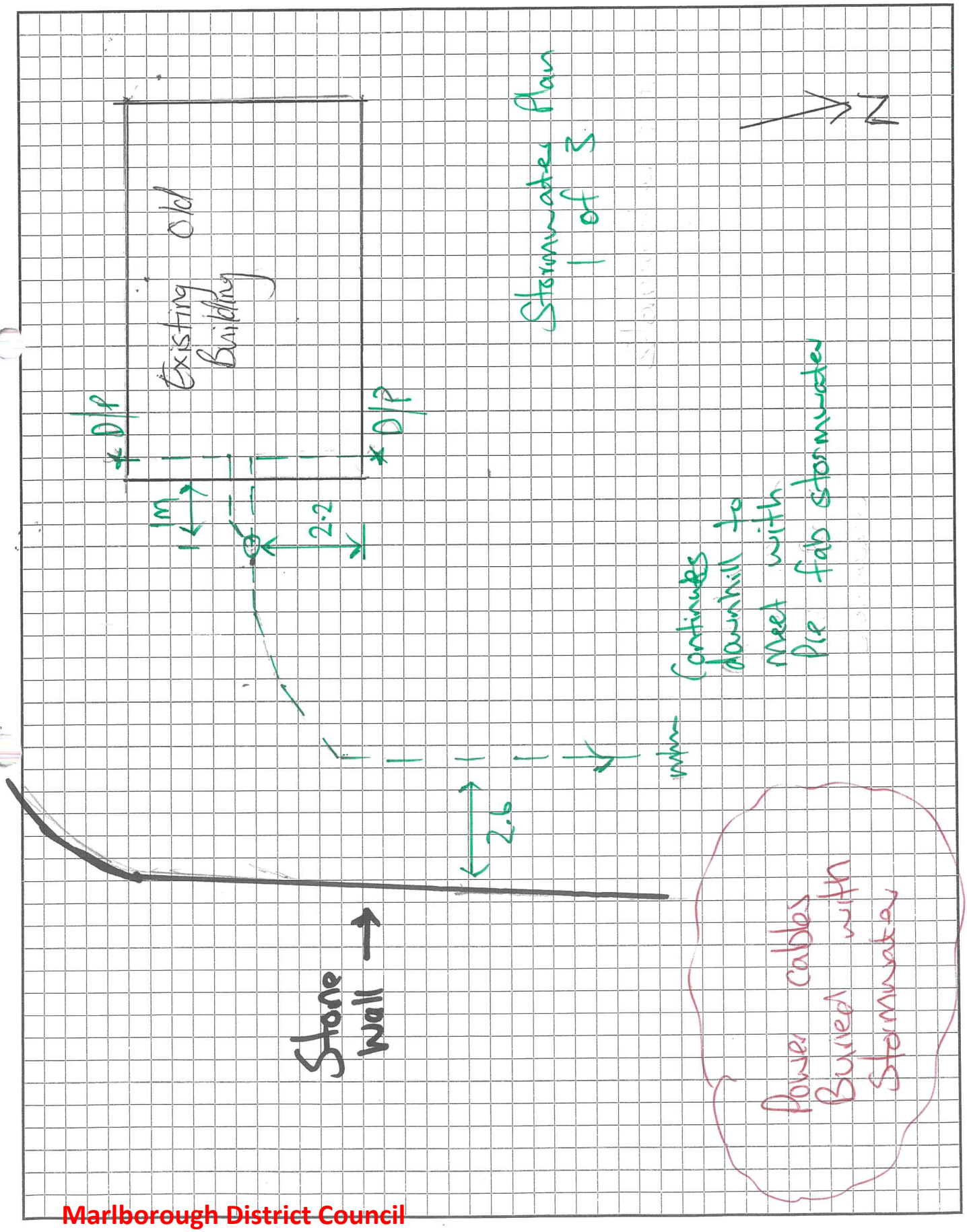
Office Use Only

Date of Inspection: _____

Plan Verification

Inspector's Name: _____

Inspector's Signature: _____

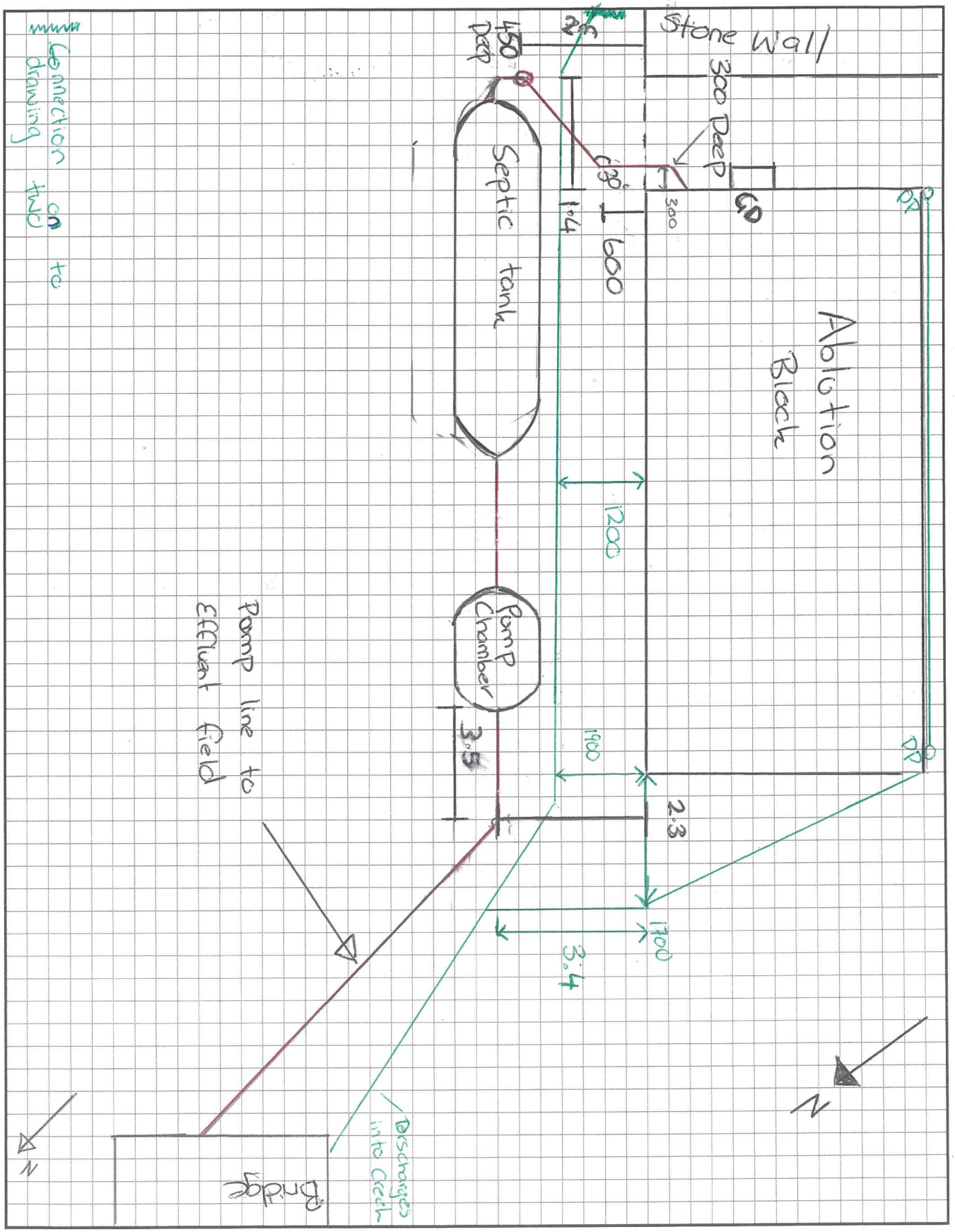


Marlborough District Council

Date Received: 26/4/2024

BC230173

Office Use Only	Plan Verification
Date of Inspection: _____	Inspector's Name: _____
	Inspector's Signature: _____



Marlborough District Council
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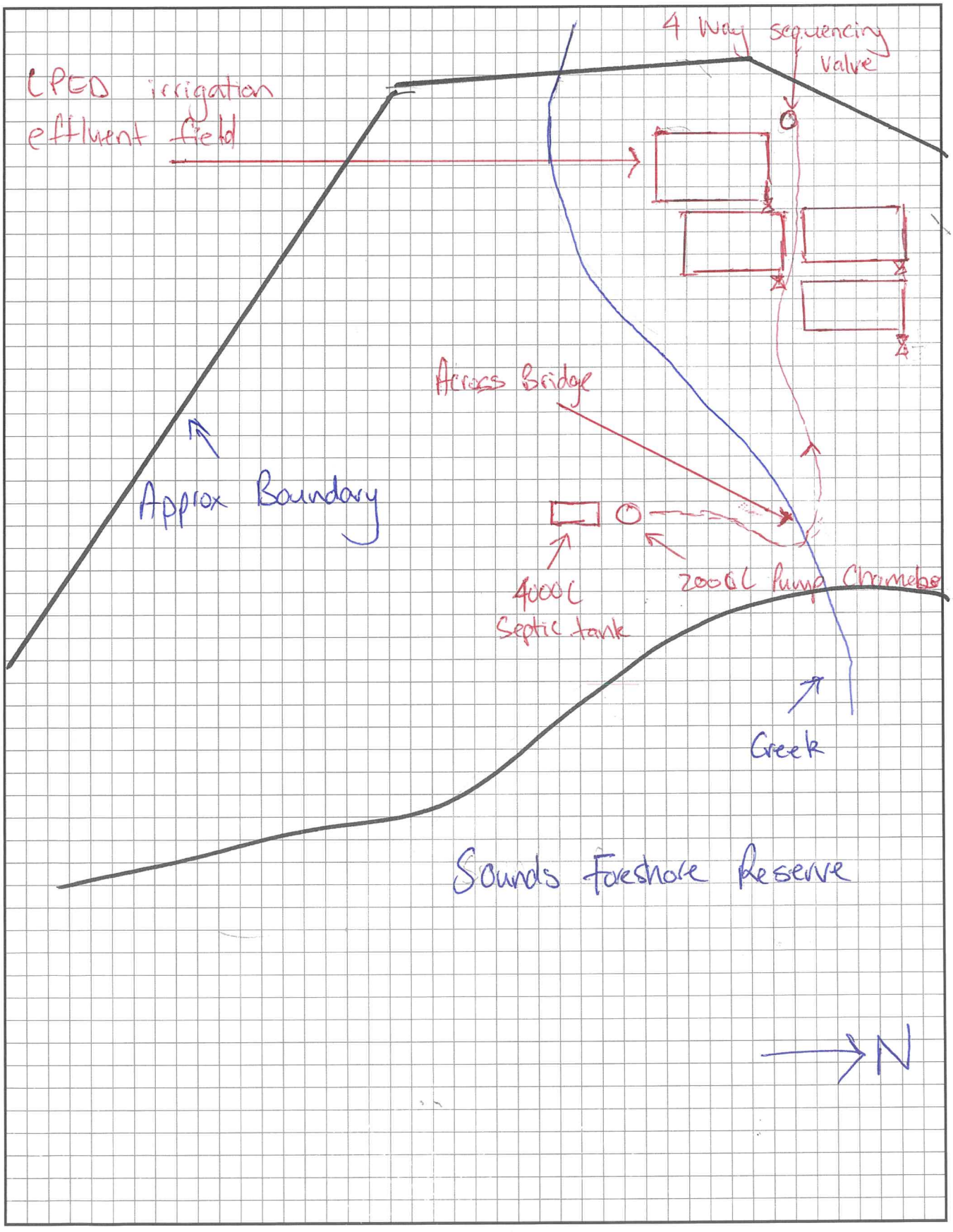

Marlborough District Council
Date Received: 26/4/2024

Appendix D – Additional Information



20/10/2026

1:1,484

Please Note: Boundary Lines are Indicative Only

N
W E
S