

**TASMAN DISTRICT COUNCIL
CONSENT NOTICE UNDER SECTION 221
RESOURCE MANAGEMENT ACT 1991**



TASMAN DISTRICT COUNCIL CONSENT NO. RM030144

The **TASMAN DISTRICT COUNCIL** hereby gives notice pursuant to Section 221 of the Resource Management Act 1991 that the subdivision consent in respect of Land Transfer Plan 340875 a subdivision of all Certificate of Title NL6B/571 was granted subject to the following conditions being complied with on a continuing basis pursuant to Section 108(2) of the Resource Management Act 1991:

1. For Lots 1 to 11 (inclusive):-
 - a. Disposal of sewage at building consent stage shall have specific design by an appropriately experienced professional. The design and construction of the effluent disposal system and disposal field shall be in accordance with the effluent disposal report by Tasman Consulting Engineers dated 3 June 2003 and submitted with the subdivision application RM030144.
 - b. The design and operation of the effluent disposal system shall comply with the standards for on-site wastewater disposal set down in Section 36.1.4 of the Proposed Tasman Resource Management Plan.
2. Any building on Lots 4 and 5 shall be no higher than 4 metres above natural ground level.
3. For Lots 6 to 10 (inclusive):-
 - a. Careful monitoring of foundation excavation is required for by probing foundation excavations to a depth of 500mm below bottom of foundation to locate soft spots. Excavations need to be deepened as necessary to remove material with <100Kpa allowable bearing that is within the probed zone and replacing this with either compacted hardfill, 10Mpa mass concrete or more practicably with extra foundation concrete.
 - b. Foundations should be taken 500mm below adjacent ground level to minimize the effects of deep summer drying and associated clayey soil shrinkage. Building foundations are also to meet the requirements of NZS 3604 unless specifically engineered.
 - c. On fill platforms, foundations are to be set back 2m from top of fill batters unless specifically engineered deeper foundations are used.
 - d. Stormwater from roofs and paved areas shall to be piped to natural drainage paths a minimum of 10m away from any fill associated with the house platform.
 - e. Septic tank effluent disposal facilities are to be located in natural ground away from structural fills and designed to meet the requirements of AS/NZS 1547:2000.
 - f. Further site earthworks for building platforms are to be limited by:
 - i. Cut batters are to be sloped at a maximum 1.5:1 unless supported by engineered retaining walls. Unretained cut batters are to be set clear of buildings by the height of the batter.
 - ii. On site disposal of fill from further site earthworks is to be placed on stripped natural ground or existing fill batter, fill bases are to be benched if steeper than 3:1 and fill is to be compacted in layers. Any of this fill that is required

to support building foundations is to be tested and certified by the owners engineer. Fill batters are to be no steeper than 2:1 and shall be track rolled and re-topsoiled immediately after fill completion.

Dated at Richmond this *1st* day of *February* *2005* ~~2004~~ *nd*

SIGNED by an Authorised Officer of the
TASMAN DISTRICT COUNCIL under
Delegated authority given pursuant to
Section 716 of the Local Government Act 1974



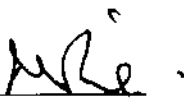
DATED 1 - 2 - 2005

BETWEEN **TASMAN DISTRICT
COUNCIL**

AND **BEN NEVIS HOLDINGS
LIMITED**

**CONSENT NOTICE UNDER
SECTION 221
RESOURCE MANAGEMENT ACT 1991**

Covenant correct for the purposed of the Land
Transfer Act



Solicitor for the Owner/s

**PITT & MOORE
LAWYERS
RICHMOND
NELSON**