

# View Instrument Details



**Instrument No** 12399419.3  
**Status** Registered  
**Date & Time Lodged** 10 March 2022 11:25  
**Lodged By** Cleary, Holly Jacinta  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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Affected Records of Title	Land District
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1023579	Nelson
1023580	Nelson
1023581	Nelson
1023582	Nelson
1023583	Nelson
1023584	Nelson
1023585	Nelson
1023586	Nelson
1023587	Nelson
1023588	Nelson
1023589	Nelson
1023590	Nelson
1023591	Nelson

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**Annexure Schedule** Contains 2 Pages.

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## Signature

Signed by Christopher John Royds as Territorial Authority Representative on 17/02/2022 04:45 PM

\*\*\* End of Report \*\*\*

**Consent Notice****IN THE MATTER OF**Section 221 Resource  
Management Act 1991**AND****IN THE MATTER OF**Resource Consent  
RM035322v11

Pursuant to section 221 of the Resource Management Act 1991, a consent notice shall be registered on Records of Title 1023579 1023591 (inclusive) for Lots 49, 50, 51, 60, 61, 62, 63, 68, 112, 113, 114, 115 and 133 DP 568800, requiring that certain conditions of resource consent RM035322v11, as set out herein, shall be complied with on an ongoing basis:

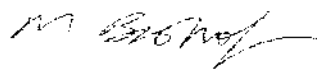
**Building Site Development**

1. The construction of buildings (including dwellings, water tanks, pools, garages and outbuildings) and earthworks on Lots 49, 50, 51, 60, 61, 62, 63, 68, 112, 113, 114, 115 and 133 DP 568800 shall be in accordance with the following recommendations of the Terra Firma Engineering Ltd report titled *Subdivision Earthworks Completion Report Bishopdale Subdivision – Stages 1 and 2* dated 6 December 2021 as held on Council's file RM035322v11, general building development recommendations are:
  - (i) Buildings shall be located within either the NZS 3604 or SID Zones as shown on Figure 16014-101.
  - (ii) Building and/or earthworks are specifically restricted in the No Build Zone.
  - (iii) Foundations for all buildings shall extend through topsoil to bear in competent natural, cut or Type I engineered fill materials.
  - (iv) The NZS 3604 Zones comprise generally flat-lying engineered fill and natural ground which is generally suitable for shallow foundations constructed in accordance with NZS 3604:2011 – *Timber Framed Buildings*. Foundations for all buildings not meeting NZS 3604:2011 and requiring an ultimate bearing capacity greater than 300 kPa shall be specifically investigated and designed by a Chartered Professional Engineer experienced in foundation design. All foundations require a visual check to ensure all topsoil has been adequately removed and Scala penetrometer proof testing. Particular care shall be taken where buildings are planned to span the cut/fill boundary and allowance for this shall be made in foundation design.
  - (v) The SID Zones include land sloping at grades up to 1V:2H. Specific geotechnical investigation and design inputs are required for all foundations and earthworks to be completed in these areas to take into account the sloping nature of the land (i.e. foundations will likely need to be deepened and retaining walls likely required to support any filling). No unretained fill shall be placed on ground sloping greater than 1V:2.5H.
  - (vi) A small corner of Lot 51 has been restricted due to its proximity to the identified fault trace. The surveyed location of the fault trace is at its intersection with the cleared ground surface, i.e. approximately 5 metres below the finished ground surface. Current research is unclear on how fault ruptures might propagate through engineered fill, but the most likely scenario would be that a rupture would follow the cut/fill interface where this is sufficiently close to the fault location, and as such, would move further to the west, away from the Lot. As additional mitigation to reduce the likelihood of the excess damage in a future rupture event (which is considered rare and unlikely), it is recommended, but not required, that the foundation proposed on Lot 51 utilise pod raft foundations, e.g. rib raft, max raft etc.

- (vii) Within the NZS 3604 zones, all temporary or permanent cuts exceeding 1.5 m high shall be specifically investigated by a GeoProfessional.
  - (viii) Within the SID zones, all temporary or permanent cuts shall be specifically investigated by a GeoProfessional.
  - (ix) No earthworks are to be completed within the No Build Zones.
  - (x) Within the NZS 3604 Zones, fill greater than 0.8 m thick and all fill proposed to support structures (including hardstanding areas), shall meet the requirements of NZS 4431:1989 'Earthfill for Residential Development', and shall include adequate stripping, benching and underdrainage.
  - (xi) All retaining walls higher than 1.2 m shall be specifically investigated and designed by a Chartered Professional Engineer practising in geotechnical engineering. All walls shall be adequately drained.
  - (xii) All stormwater from roofs, hardstanding or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds, shall be collected and directed to the reticulation provided. Uncontrolled stormwater discharge to sloping ground shall not be permitted.
  - (xiii) On lots which include larger areas of steeply sloping ground (i.e. Lots 112, 113, 114, 115) the slopes shall be maintained in a vegetation cover that enhances slope stability with emphasis on deep-rooted trees and shrubs.
  - (xiv) This subdivision certification relates to the general suitability of the new lots; it does not remove the need for specific site investigation, design and inspection as required by the Building Code, NZS 3604:2011 and NZS 4431:1989
2. Dwellings on lots 62, 63 and 133 with floor levels less than 30m below the reservoir floor level (RL 153m NZVD2016), may require an individual pressure pump to ensure a minimum water pressure of 300kPa is provided. This requirement will be confirmed at the time building consent is applied for a dwelling on each lot.

Dated this 17<sup>th</sup> day of February 2022

Signed for and on behalf of  
**NELSON CITY COUNCIL**



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Signature of Authorised Signatory

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Mandy Bishop

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Full Name of Authorised Signatory