

View Instrument Details



Instrument No 11716490.7
Status Registered
Date & Time Lodged 13 August 2020 09:53
Lodged By Fitchett, Robert David John
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
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938756	Nelson
938757	Nelson
938758	Nelson
938759	Nelson
938760	Nelson
938761	Nelson
938762	Nelson
938763	Nelson
938764	Nelson
938765	Nelson
938766	Nelson
938767	Nelson
938768	Nelson
938769	Nelson
938770	Nelson
938771	Nelson
938772	Nelson
938773	Nelson
938774	Nelson
938775	Nelson
938776	Nelson
938777	Nelson
938778	Nelson
938779	Nelson

Annexure Schedule Contains 4 Pages.

Signature

Signed by Gary Thomas Stocker as Territorial Authority Representative on 12/08/2020 05:21 PM

*** End of Report ***

TASMAN DISTRICT COUNCIL

**RM160510
DP 544291**

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

The Tasman District Council hereby gives notice pursuant to Section 221 of the Resource Management Act 1991 that the following conditions shall apply to the following Lots on DP 544291 (RT 938756-938778) on a continuing basis:

1. All Lots – Lots 8-27, 39-41 - Geotech Requirements

1.1 Buildings

All buildings are to be located within the NZS3604 or Specific Investigation and Design (SID) Areas as identified on the Swanney Geotechnical and Civil Engineering plan 'Katania Heights Subdivision, Brightwater – Building Site Certification Plan Stage 2' dated 22 May 2020 (copy attached).

Foundation Design

1.2 The 'NZS3604 Build Area' is suitable for foundation design in accordance with the New Zealand standard NZS3604:2011 Timber Framed Buildings.

1.3 The 'Specific Investigation and Design Area (SID)' will require specific investigation and design of foundations by a chartered professional engineer experienced in foundation design and slope stability.

Earthworks

1.4 Earthworks involving structural fills (fills supporting buildings) over 600mm depth should be monitored and certified by a chartered engineer.

1.5 All earthworks should be carried out in accordance with the Nelson Tasman Land Development Manual and the Tasman Resource Management Plan.

1.6 Stormwater

Stormwater from roofs and impermeable areas should be collected and discharged into the stormwater reticulation system. No concentrated flows of stormwater are to be directed onto the fill or natural slopes below the building platforms.

2. Compliance with Land Use Consent RM160511

Lot 31 – Landscape Buffer

2.1 A landscaped buffer with a minimum of 3 metres in width and with an additional 0.5 metre wide (grass) access strip shall be established in accordance with Plan A and Appendix 1 RM160511 dated 22 March 2017. This buffer shall be established within 2 years of the date of the consent and shall be maintained at all times. If any plants die,



these shall be replaced in the following planting season.

2.2 Lots 8, 17-20 and 31 – Dog-Proof Fence

Lots 8 and 17-20

A 1.8 metre-high dog-proof fence shall be erected along the Rural Zone boundary held in common with Lot 55 DP 544291. The fence shall be maintained at all times so that dogs cannot get through the fence.

Lot 31

A 1.8 metre-high dog-proof fence shall be erected along the length of the Rural Zone boundary that lies opposite to Lots 20-25 DP 544291. The fence shall be maintained at all times so that dogs cannot get through the fence.

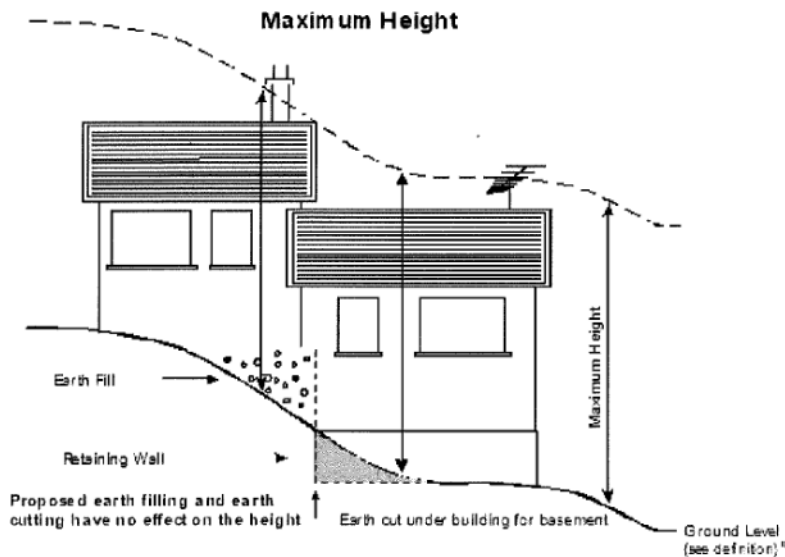
2.3 Lots 20-25 – Height

The height of any dwelling constructed on the Lot shall not exceed 5.5 metres.

Height shall be measured in accordance with the definition in Chapter 2 of the Tasman Resource Management Plan, quoted below:

Height, in relation to a building, means the vertical distance between ground level at any point and the highest part of the building immediately above that point. For the purpose of calculating height, account is taken of parapets, but not of:

- (a) *Radio and television aerials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5 metres;*
- (b) *Chimneys (not exceeding 1.1 metres in any direction); or finials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 1.5 metres.*




Advice Note

For the avoidance of doubt, Ground Level as defined in the Tasman Resource Management Plan means the natural ground level, or where that has been altered by subdivision, means the actual finished

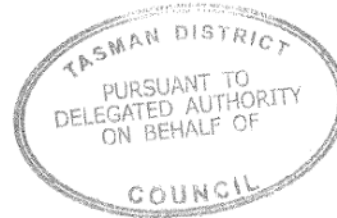
Wash

ground level when all works associated with the subdivision of the land are completed, and excludes any excavation or filling associated with the building activity.

Dated at Richmond this 14th day of July 2020



Authorised Officer



Swanney
Geotechnical and Civil Engineering
PO Box 4211 Nelson

KEY

SP+ Certification test location

NZS3604 Build Area

Area suitable for foundations designed in accordance with NZS3604

Specific Investigation and Design Area (SID)

Area requiring specific investigation and design by a chartered professional engineer experienced in foundations and slope stability

Restricted Building Area

No building within this area unless additional detailed slope stability analysis and certification provided by a chartered geotechnical engineer

Notes:
1. The extent of the earthworks and earth retaining structures on the Site Dimensions Lot plans Finished Site Contours as @ 100/200 and Finished Earthworks Depth Contour Plan dated 09-09-2019
2. The zone boundaries on Lots 26 & 27 approximately coincide with the drainage easement boundary detailed on the title plans.

Title: Katania Heights
Subdivision,
Brightwater

Building Site
Certification Plan
Stage 2

Design: JS

Drawn: JS

Approved: JS

Scale: 1:750

Original Size: A3

Date: 22 May 2020
Job No: 1740

Sheet 1 of 1
Rev: A

