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Document, Interest, Instrument: 11889389.4

Property: 187 Dublin Road, Wakefield, Tasman District

Legal Description: Lot 30 Deposited Plan 553558

CoreLogic Reference: 3261367/3

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View Instrument Details

Instrument No 11889389.4
Status Registered
Date & Time Lodged 11 January 2021 16:35
Lodged By Fitchett, Robert David John
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
960871	Nelson
960872	Nelson
960873	Nelson
960874	Nelson
960875	Nelson
960876	Nelson
960877	Nelson
960878	Nelson
960879	Nelson
960880	Nelson
960881	Nelson
960882	Nelson

Annexure Schedule Contains 3 Pages.

Signature

Signed by Robert David John Fitchett as Territorial Authority Representative on 11/01/2021 04:28 PM

*** End of Report ***

TASMAN DISTRICT COUNCIL

**CONSENT NOTICE UNDER SECTION 221 OF
THE RESOURCE MANAGEMENT ACT 1991
LT 553558**

TASMAN DISTRICT COUNCIL being the Territorial Authority within whose district the land hereto is situated HEREBY GIVES NOTICE pursuant to Section 221 of the Resource Management Act 1991 that the Council's Consent No RM100948V2 in respect of Land Transfer Plan No. 553558 was granted subject to the following conditions to be complied with on a continuing basis:

- (a) In respect of Lots 30 - 41, building development, including water tanks, sheds, garages and retaining walls on Lots 30 – 41 shall be in accordance with section 4.2 *Development Recommendations* contained within the geotechnical assessment titled *Geotechnical Certificate of Completion, Totara Park Subdivision, Wakefield – Stage 2* prepared by GEOadvice Limited, dated 20 October 2020 Ref 17123.
- (b) In respect of Lots 33-35 and 38-40, any building constructed thereon shall be no higher than 4.0 metres above the identified Ridgeline Height shown on the plan known as "Finished Earthworks Surface Plan" and which is attached to this consent notice.
- (c) In respect of Lots 33-35 and 38-40, the height of any building shall not exceed 5.7 metres when measured between the lowest point at ground level adjacent to the building foundations and the highest part of the roof, not including chimneys or aerials.
- (d) In respect of Lots 30 - 41, disposal of sewage at building consent stage shall be subject to specific investigation and design by an appropriately experienced professional. The investigation, design and construction of the effluent disposal system and disposal field shall be in accordance with NZS 1547:2000.
- (e) In respect of Lots 30 and 33 - 35, no building or structure over 2.5 metres in height or 10 square metres in area (other than a fence or network utility structure) shall be located within 16 metres of the centreline of the Transpower transmission line unless a lesser distance has been confirmed as being safe by a suitably qualified and experienced electrical engineer, who has specifically considered the maximum distance of the conductor swing determined under the worst case conditions, with an additional safety margin of 3.0 metres lateral distance included. The minimum setback of any buildings or structures over 2.5 metres in height or 10 square metres in area (other than a fence or network utility structure) shall be 12 metres from the outer edge of any pole support structure.



(f) In respect of Lots 30 and 33 - 35, any earthworks undertaken within 12 metres of the centreline of the Transpower transmission line shall:

(a) maintain a minimum clearance of 8.5 metres between the ground and the conductors on the overhead transmission line at all times during construction and following construction unless it has been confirmed by a suitably qualified and experienced electrical engineer that a reduction in the 8.5 metre vertical clearance is safe.

(b) Any excavations shall:

- i. be no greater than 300mm within 2.2 metres of any pole supporting a transmission line (or stay wire if applicable);
- ii. be no greater than 750mm if located between 2.2 and 5.0 metres of any pole supporting a high voltage transmission line (or stay wire if applicable); and
- iii. not create an unstable batter.

(g) In respect of Lot 101, no dwelling, building or structures (apart from fencing) shall be constructed on Lot 101.

Dated at *Richmond* this *22nd* day of *December* 2020


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Authorised Officer
Tasman District Council



