

RPNZ document ordering service

Document, Interest, Instrument: 6824352.9

Property: 115C Gladstone Road, Richmond, Tasman District

Legal Description: Lot 4 Deposited Plan 365148

CoreLogic Reference: 3261756/1

Processed: 17 September 2025

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.

CONO 6824352.9 Cons
 Cpy - 01/01, Pgs - 021, 11/04/06, 09:00

 DocID: 211711923

CONSENT NOTICE

IN THE MATTER OF SECTIONS 108 AND 221 OF THE RESOURCE MANAGEMENT ACT 1991

AND

IN THE MATTER OF RESOURCE CONSENT RM040813

WHEREAS

Shorewood Holdings Limited is the registered proprietor of the land in the Certificates of Title referred to herein

It is hereby certified that the subdivision consent in respect of DP 365148 was granted subject to the following condition being complied with on a continuing basis:

1. To affect the land in Certificates of Title **264307 & 264308** (Lots 1 & 2)

The secondary flow path easement on the northern side on lots 1 and 2 which drains to Tollecmahe Street (shown as "drainage easement" on the scheme plan attached as Appendix A of this consent) shall be maintained and no fences, or structures classed as "buildings" under the Building Act 2004, shall be built over it. The present low formation shall remain and the existing ground level shall not be recontoured.

2. To affect the land in Certificates of Title **264307, 264308, 264311 & 264312** (Lots 1, 2, 5 & 6)

That the dwelling shown on the application plan relating to the particular allotment and attached as Appendix A to this consent shall be constructed on the relevant allotment. For avoidance of doubt, if a different dwelling is proposed, a new resource consent may be required.

3. To affect the land in Certificates of Title **264309 & 264310** (Lots 3 & 4)

The secondary flow path easement on the northern side on lots 3 and 4 which drains to Tollecmahe Street (shown as "drainage easement" on the scheme plan attached as Appendix A of this consent) shall be maintained and no fences, or structures classed as "buildings" under the Building Act 2004, shall be built over it. The present low formation shall remain and the existing ground level shall not be recontoured.



4. To affect the land in Certificates of Title **264309, 264310, 264313 & 264314** (Lots 3, 4, 7 & 8)

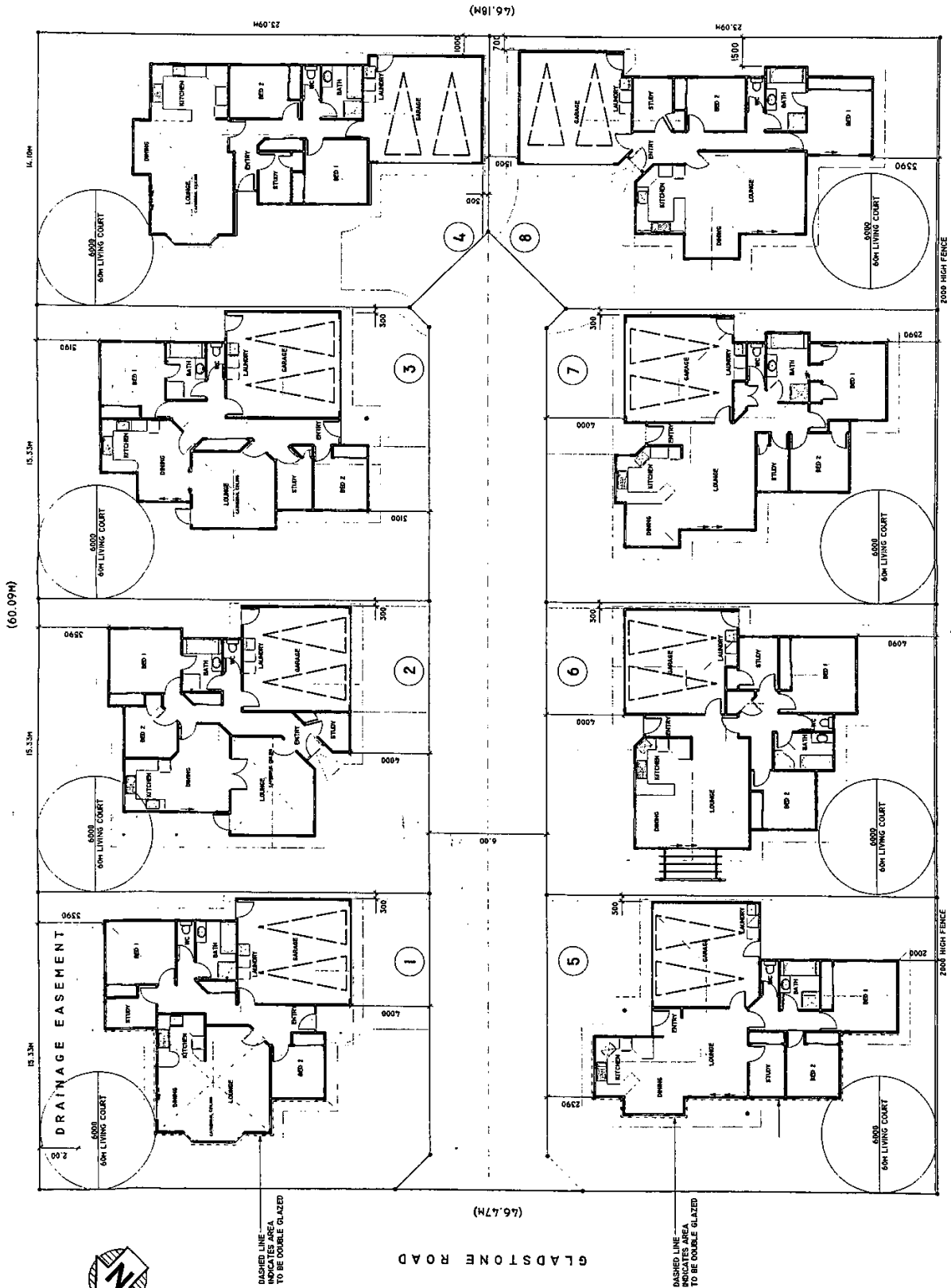
That the dwelling shown on the application plan relating to the particular allotment and attached as Appendix A to this consent shall be constructed on the relevant allotment. For avoidance of doubt, if a different dwelling is proposed, a new resource consent may be required.

Dated at Richmond this *1st* day of *February* 2006.



.....
Authorised Officer
Tasman District Council

APPENDIX A



CONCEPT DRAWINGS

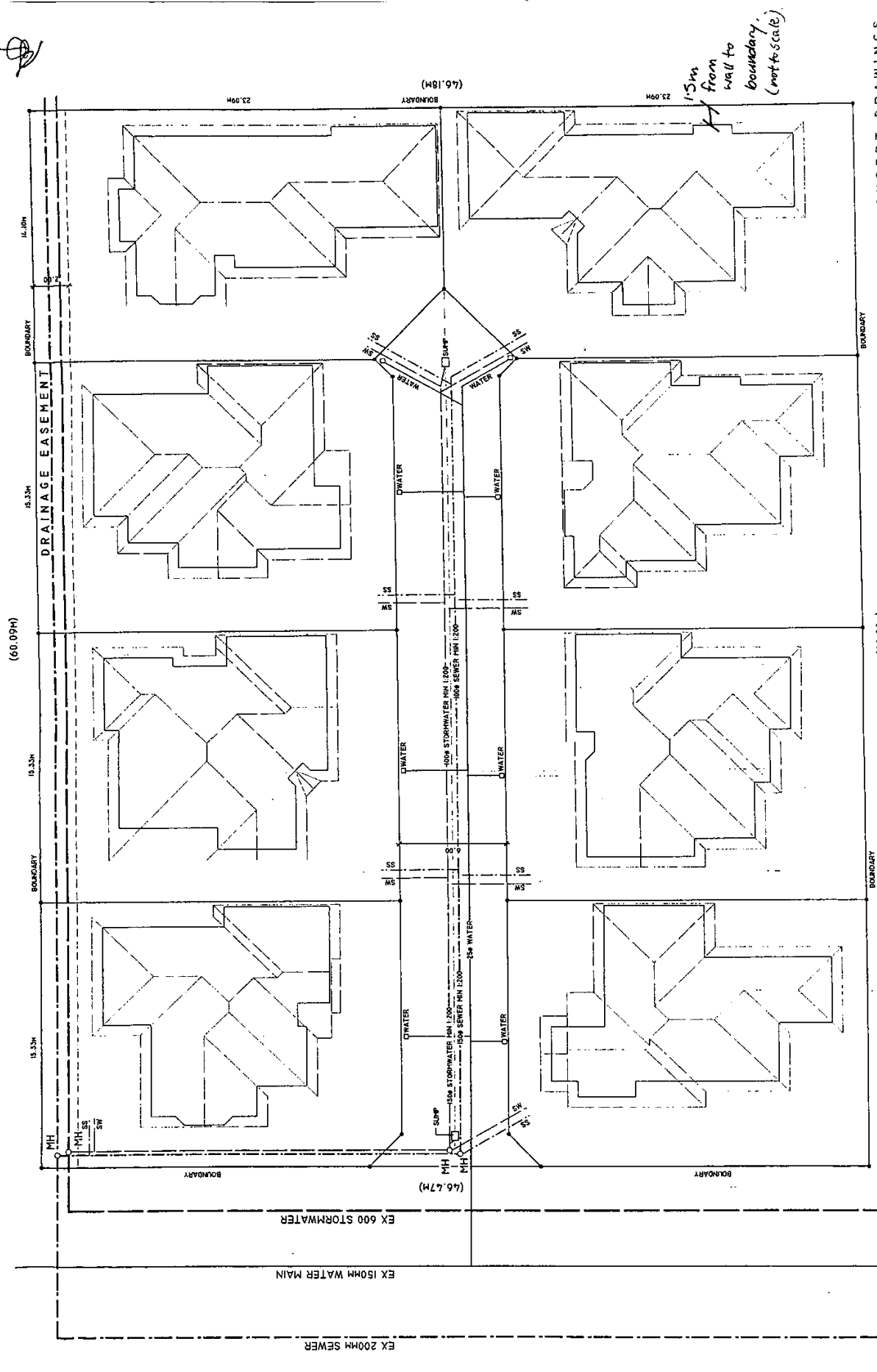
SHOREWOOD HOMES
 100 Chubb Street & Richmond Oval
 PO Box 341, Richmond 7611, Nelson
 Phone: +64-543-9922
 Fax: +64-543-9888
 Mobile: +64-274-2848

CP 7 MAY '04 2898B

SITE PLAN 1:200
 COMPREHENSIVE DEVELOPMENT
 117 GLADSTONE ROAD RICHMOND

Allan Walters building design
 NZCD(arch), NZCCS, DANZ (reg.)
 Phone (03) 541 8156 Wakefield





11.00m
BOUNDARY
DRAINAGE EASEMENT
15.33m
60.09m
15.33m
BOUNDARY
15.33m
BOUNDARY
15.33m
BOUNDARY
15.33m
BOUNDARY

Appendix 1
GLADSTONE ROAD

1.5m from wall to boundary. (not to scale)

CONCEPT DRAWINGS
SHOREWOOD HOMES
 Civil, Queen Street & Richmond Development,
 PO Box 3441, Tebbelmore T031, Nelson
 Phone: +64 3 513 4802
 Fax: +64 3 513 4803
 Mobile: +64 3 513 4804
 CP 19 APRIL 2011 2898A

DISCHARGE UNIT PER DWELLING	3	4
KITCHEN	3	4
WC/BATHROOM	4	5
LAUNDRY	5	6
TOTAL	15	19

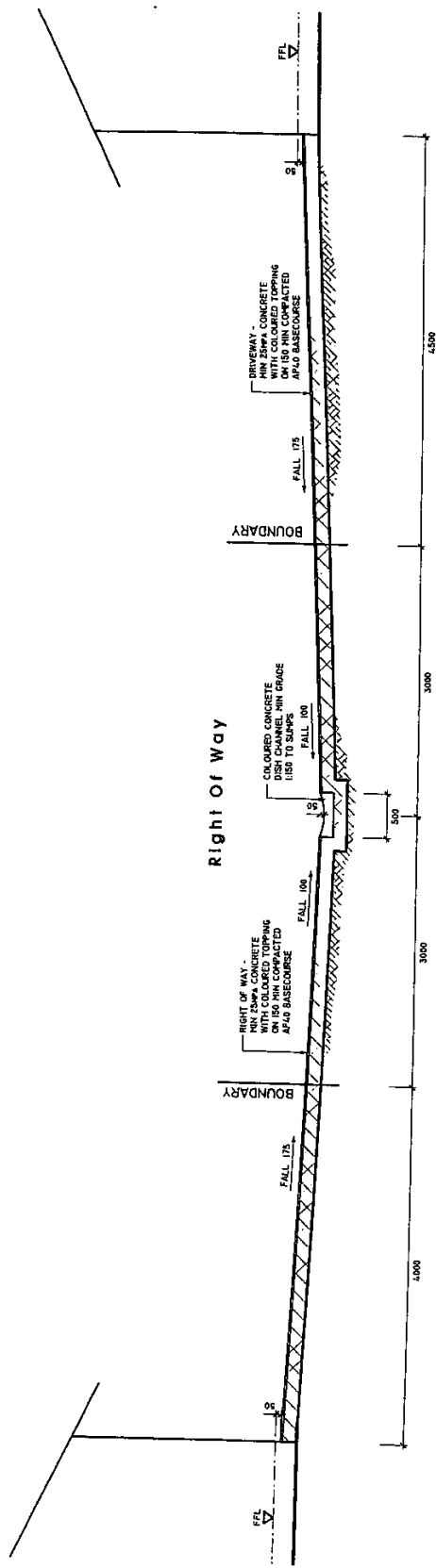
MAX DISCHARGE FOR 8 UNITS = 64
 MAX ALLOWED FOR 100L AT 1:100 = 122
 GRADE ALLOWED FOR 150L @ 1:200

DRAINAGE PLAN 1:200
 COMPREHENSIVE DEVELOPMENT
 117 GLADSTONE ROAD RICHMOND

Allan Walters building design
 NZCO(arch), NZCCOS, DANZ (reg.)
 Phone (03) 541 8156 Wakefield



Appendix A



Drainage Section 1:50

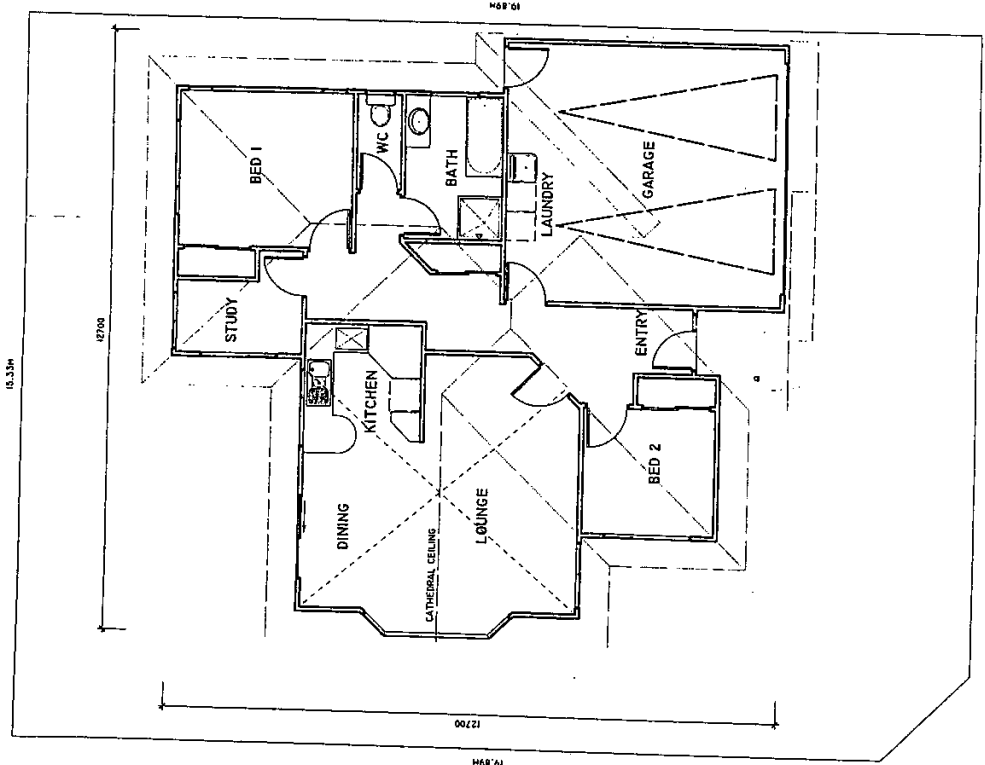
Allan Waiters building design
 NZCD(arch), NZCOG, DANZ (reg.)
 Phone (03) 541 8156 Wakefield



TYPICAL CROSS SECTION 1:50
 COMPREHENSIVE DEVELOPMENT
 117 GLADSTONE ROAD RICHMOND

CONCEPT DRAWINGS
SHOREWOOD HOMES
 Cnr Owen Street & Richmond Development,
 PO Box 3441, Richmond 7501, Nelson
 Phone: +64-3-543-8092
 Fax: +64-3-543-8093
 Email: sales@shorewoodhomes.co.nz
 Website: www.shorewoodhomes.co.nz

Handwritten mark at the top left of the page.



Appendix A

CONCEPT DRAWINGS



FLOOR PLAN 1:100

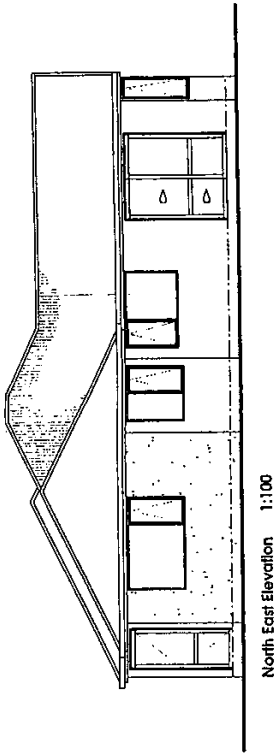
FLOOR AREA OVER FRAMING 120m² COVERAGE : 39%

COMPREHENSIVE DEVELOPMENT
SECTION 1 - 117 GLADSTONE ROAD

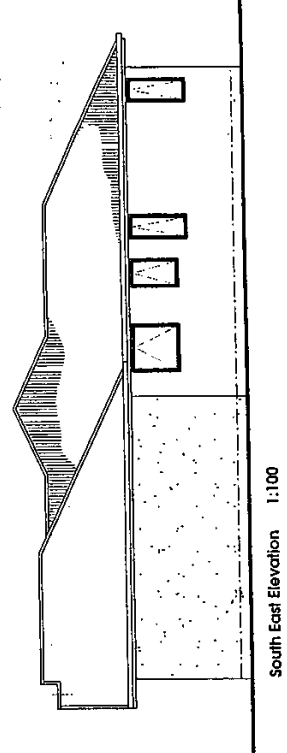
Allan Walters building design
 -NZCIB (cert) - NZCIB (reg) - NZCIB (reg)
 Phone (03) 541 8156 Wakefield



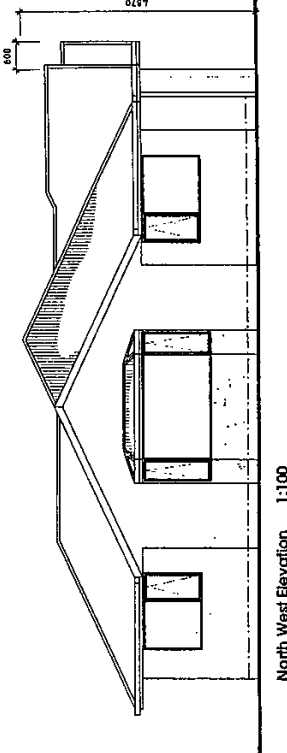
1



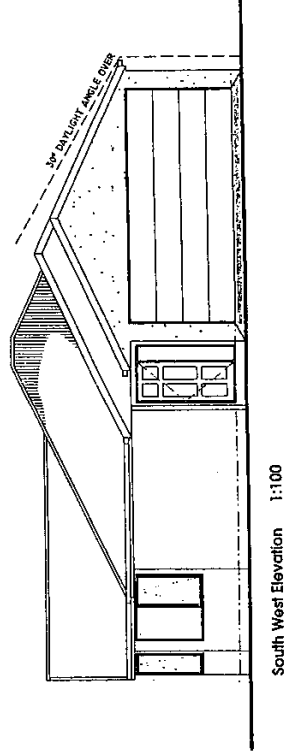
North East Elevation 1:100



South East Elevation 1:100



North West Elevation 1:100



South West Elevation 1:100

Approved

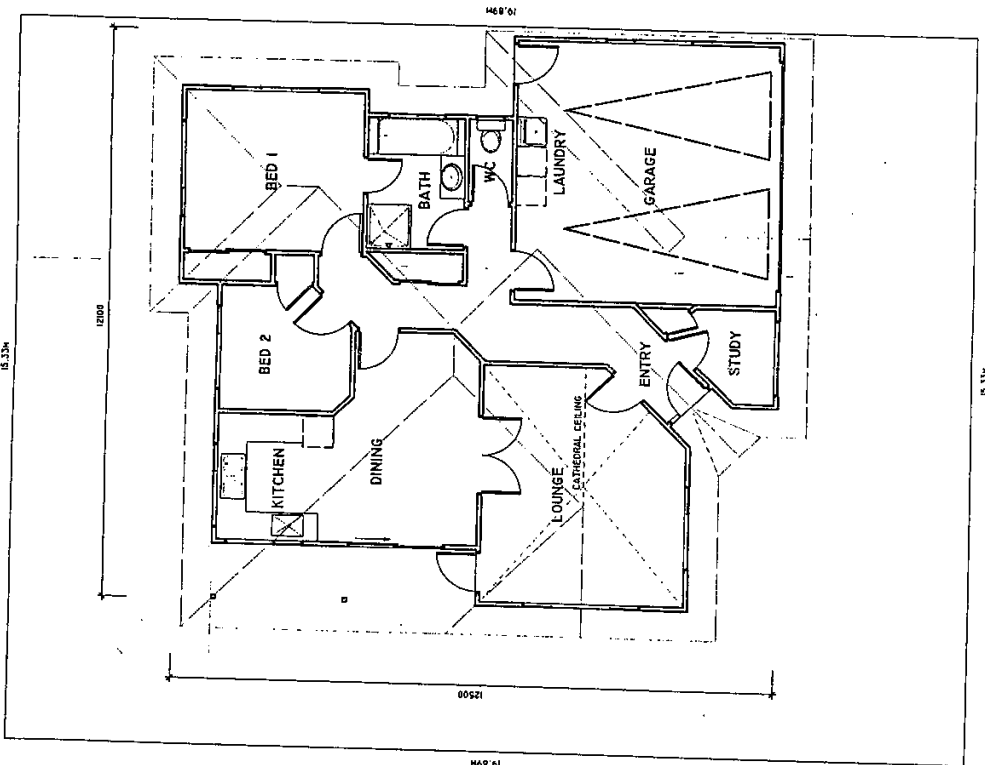
CONCEPT DRAWINGS

SHOREWOOD HOMES
 100 The Square, 100 The Square, 100 The Square
 PO Box 300, Gladstone, QLD, Australia
 Phone: 07 544 8156
 Fax: 07 544 8156
 Mobile: 07 544 8156

ELEVATIONS 1:100
 COMPREHENSIVE DEVELOPMENT
 SECTION 1 - 117 GLADSTONE ROAD

Allan Walters building design
 NZCD(arch), NZCCOS, DANZ (reg.)
 Phone (03) 541 8156 Wakefield





Appendix A

FLOOR PLAN 1:100

FLOOR AREA OVER FRAMING 121m² COVERAGE: 40%

COMPREHENSIVE DEVELOPMENT
SECTION 2 - 117 GLADSTONE ROAD

CONCEPT DRAWINGS

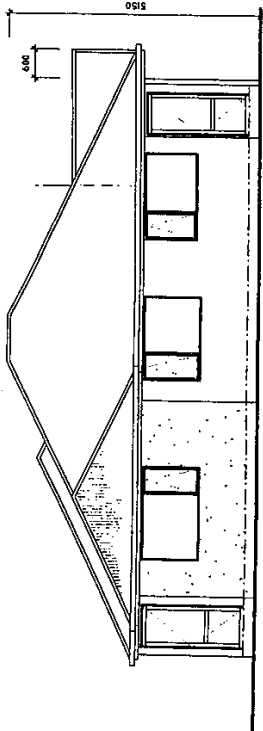


Allan Walters building design
Phone (03) 541 8156 Wakefield

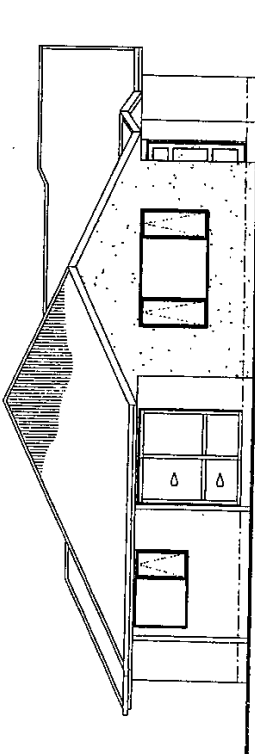




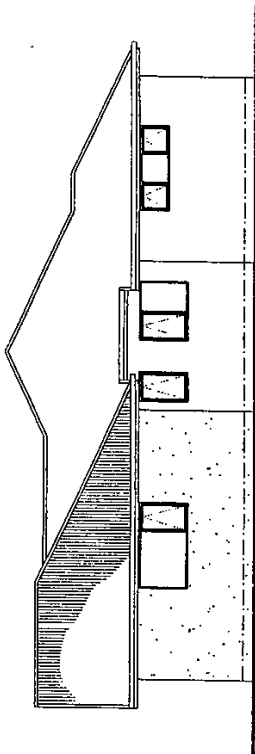
Appendix A



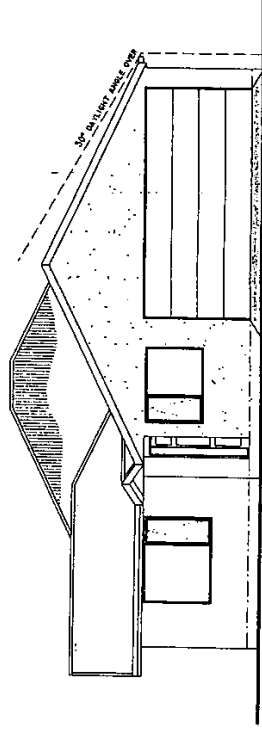
North East Elevation 1:100



North West Elevation 1:100



South West Elevation 1:100



South West Elevation 1:100

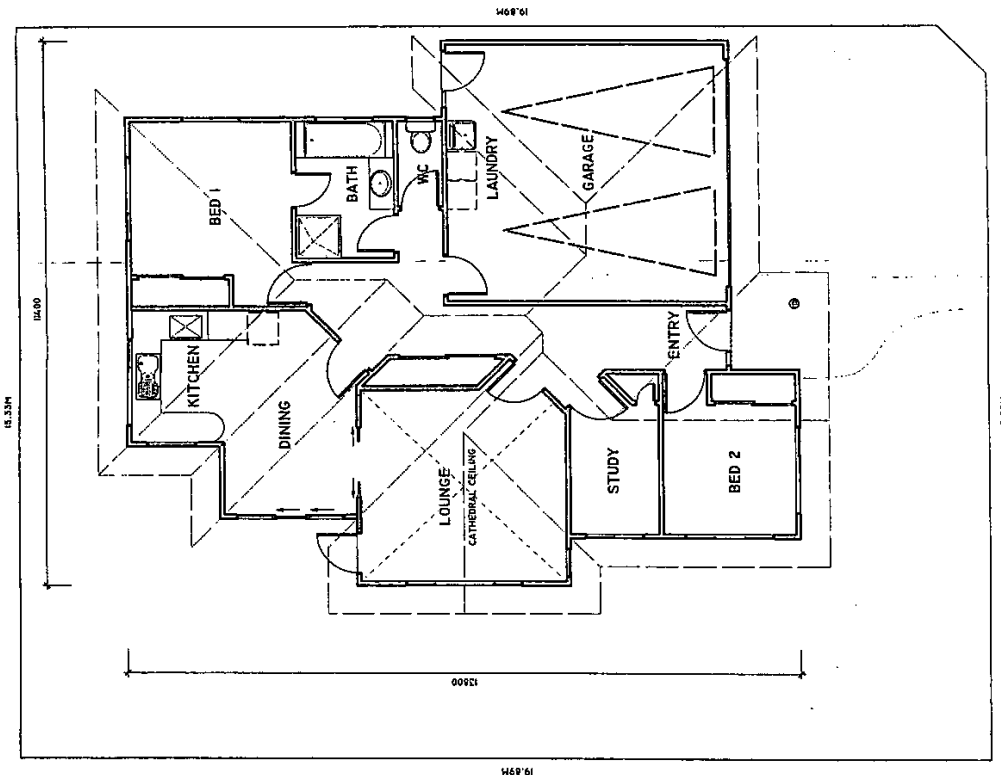
CONCEPT DRAWINGS

SHOREWOOD HOMES
 Cnr Omeke Street & Richmond Drive,
 1212 East Street, Richmond 7011, Nelson
 Phone: +613 543 8002
 Mobile: 011 752 7410

ELEVATIONS 1:100
 COMPREHENSIVE DEVELOPMENT
 SECTION 2 - 117 GLADSTONE ROAD

Allan Walters building design
 NZCQ(arch), NZCQCS, DANZ (reg.)
 Phone (03) 541 8156 Wakefield

Handwritten mark



Appendix X

CONCEPT DRAWINGS



FLOOR PLAN 1:100
 FLOOR AREA OVER FRAMING 123M² COVERAGE: 40%

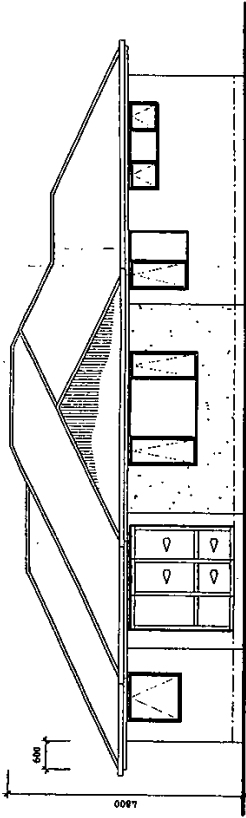
COMPREHENSIVE DEVELOPMENT
 SECTION 3 - 117 GLADSTONE ROAD

Allan Walters building design
 NZCO(arch), NZCO(S, DANZ) (reg)
 Phone (03) 541 8156 Wakefield

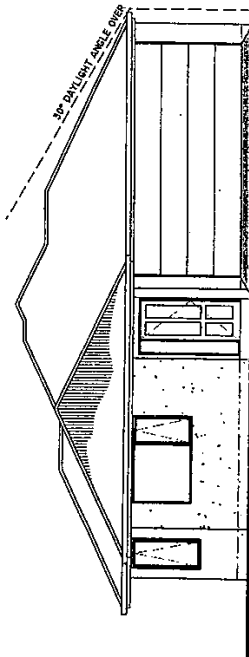


2898A

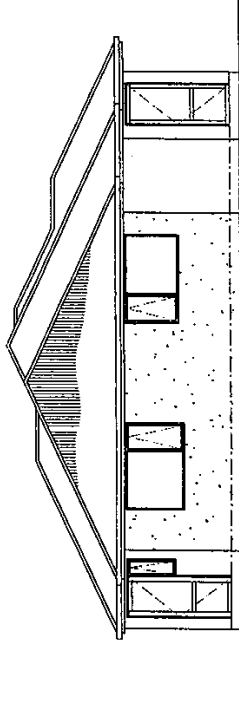
08



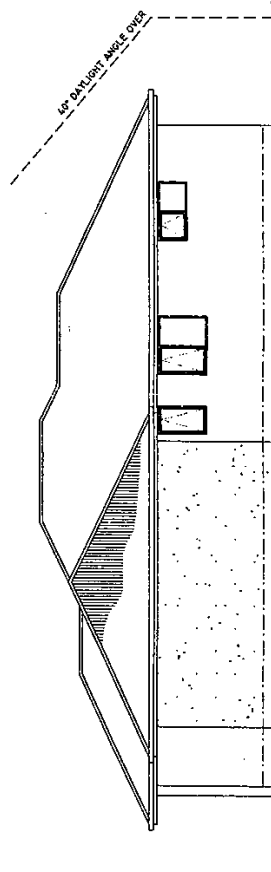
North West Elevation 1:100



South West Elevation 1:100



North East Elevation 1:100



South East Elevation 1:100

Appendix A

CONCEPT DRAWINGS



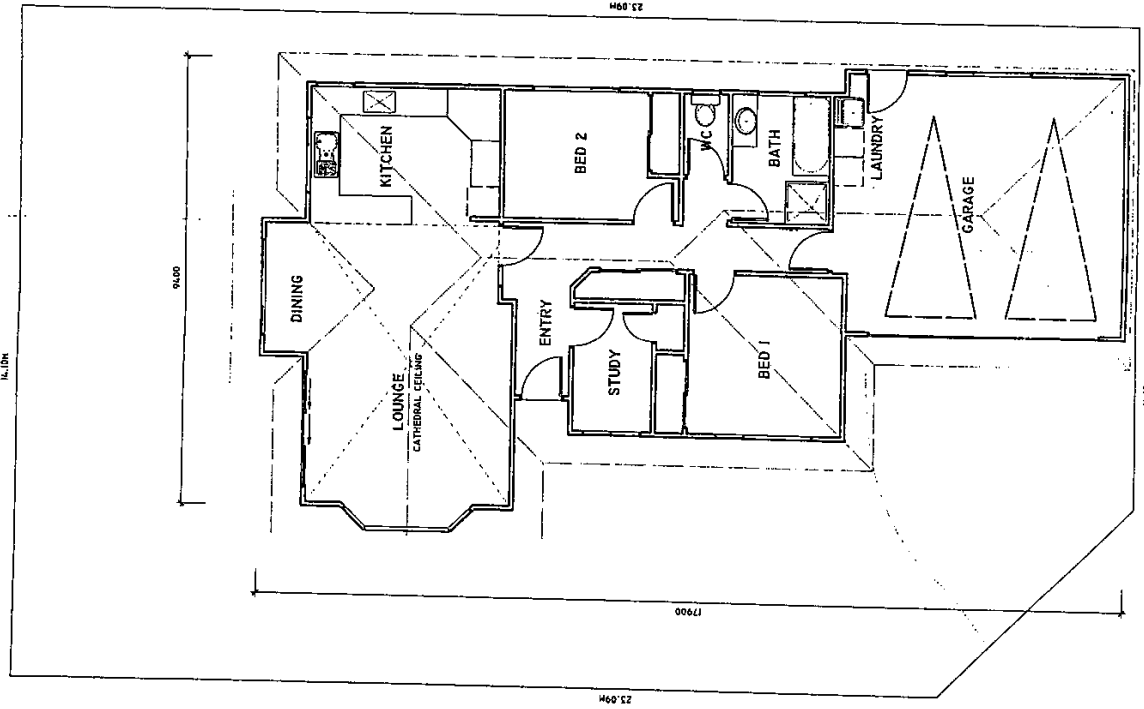
Allan Walters building design
 NZQA (arch), NZCAD, DANZ (reg.)
 Phone (03) 541 8156 Wakefield

ELEVATIONS 1:100

COMPREHENSIVE DEVELOPMENT
 SECTION 3 - 117 GLADSTONE ROAD

SHOREWOOD HOMES
 Car Drive Street & Richmond Drive
 PO Box 2447, Richmond 7021, Nelson
 Phone: +64-3-543-8822
 Mobile: +64-3-543-8820
 Fax: +64-3-543-8821

2



Appendix X

CONCEPT DRAWINGS



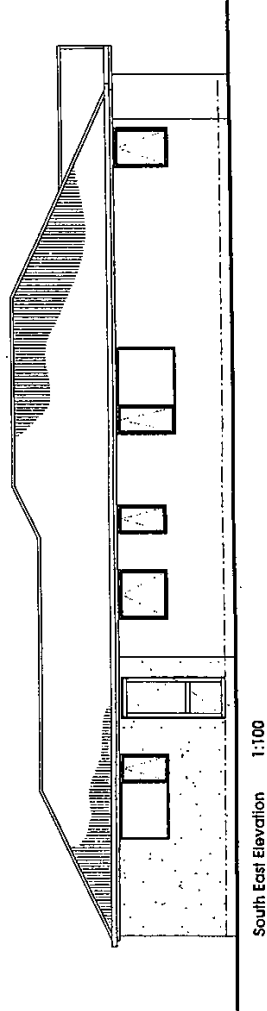
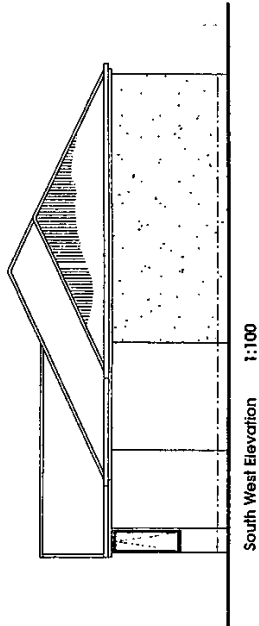
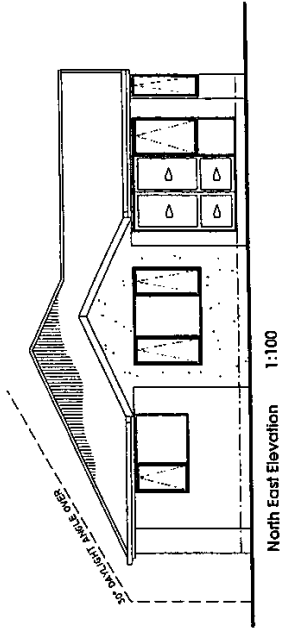
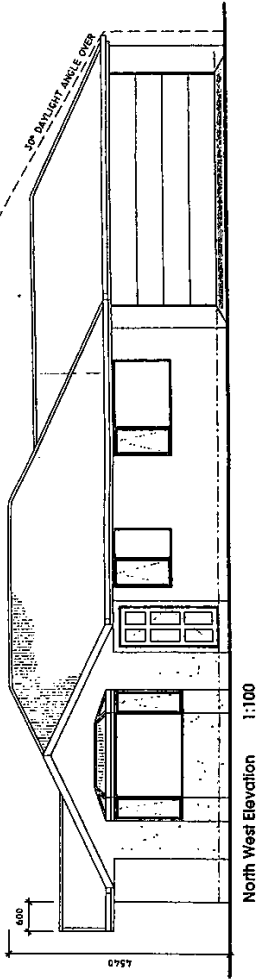
FLOOR PLAN 1:100
 FLOOR AREA OVER FRAMING 124m² COVERAGE: 39%
 COMPREHENSIVE DEVELOPMENT
 SECTION 4 - 117 GLADSTONE ROAD

Allan Walters building design
 NZQD(arch), NZCOIS, DNZ (reg.)
 Phone (03) 541 8156 Wakefield





Appendix A



CONCEPT DRAWINGS



SHOREWOOD HOMES
Cnr James Street & Richmond Development
PO Box 111, Richmond, Tairāwhiti
Phone: +64 6 330 9822
Mobile: 021 330 249

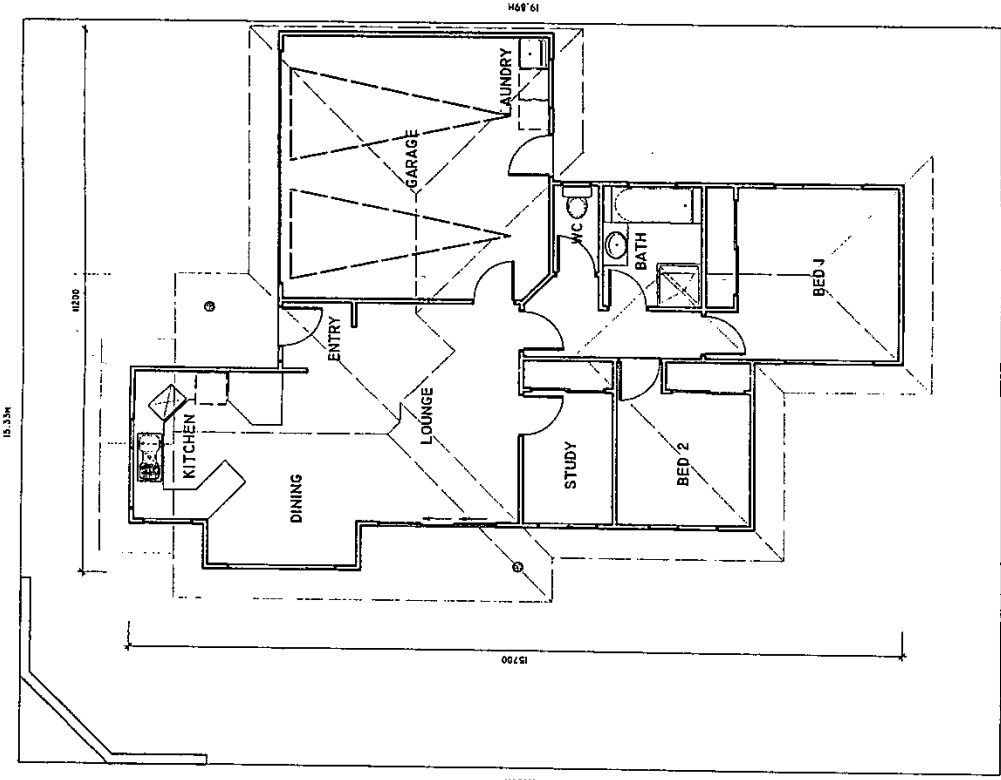
ELEVATIONS 1:100
COMPREHENSIVE DEVELOPMENT
SECTION 4 - 117 GLADSTONE ROAD

Allan Walters building design
NZCQ(arch), NZCQS, DANZ (reg)
Phone (03) 541 8156 Wakefield



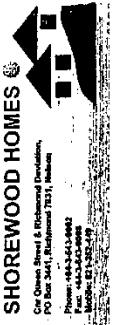
CP 1/224/2016/19 APRIL 2016 2898

2



Appendix X

CONCEPT DRAWINGS



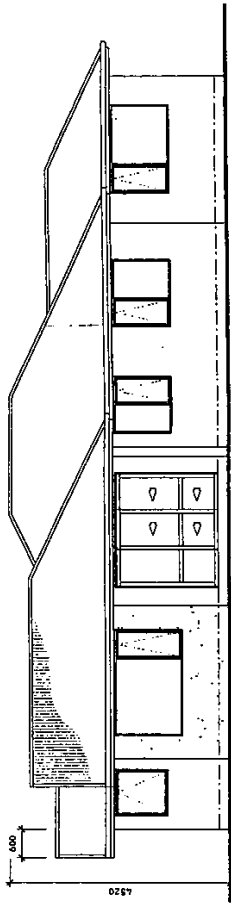
FLOOR PLAN 1:100
 FLOOR AREA OVER FRAMING 111m² COVERAGE: 37%

COMPREHENSIVE DEVELOPMENT
 SECTION 5 - 117 GLADSTONE ROAD

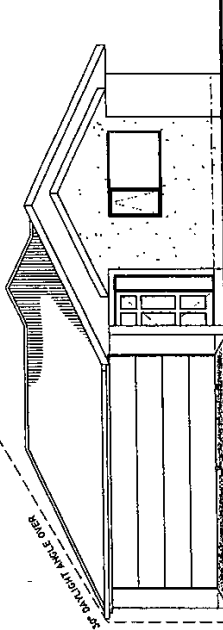
Allan Walters building design
 NZCO (arch), NZCQS, DANZ (reg.)
 Phone (03) 541 8156 Wakefield



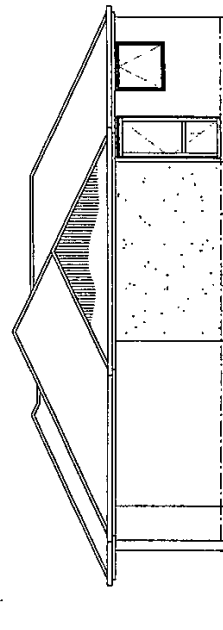
Handwritten initials or mark.



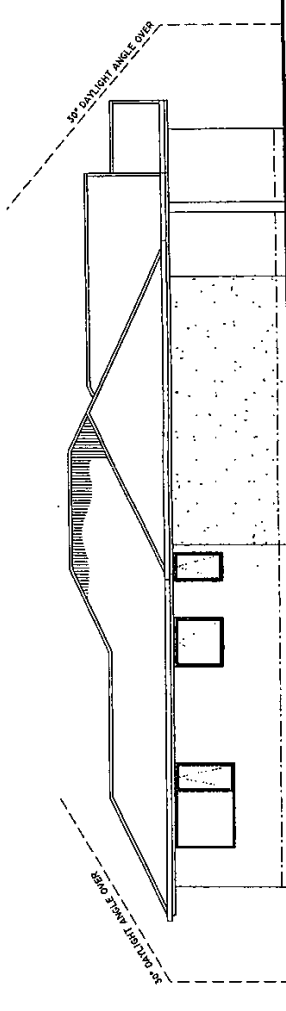
North West Elevation 1:100



North East Elevation 1:100



South West Elevation 1:100



South East Elevation 1:100

Appendix A

CONCEPT DRAWINGS



SHOREWOOD HOMES
100 Queen Street & Richmond Drive
PO Box 341, Richmond 701, Nelson
Phone: +64-3-543-8882
Fax: +64-3-543-8882
Mobile: +64-3-543-8882

ELEVATIONS 1:100

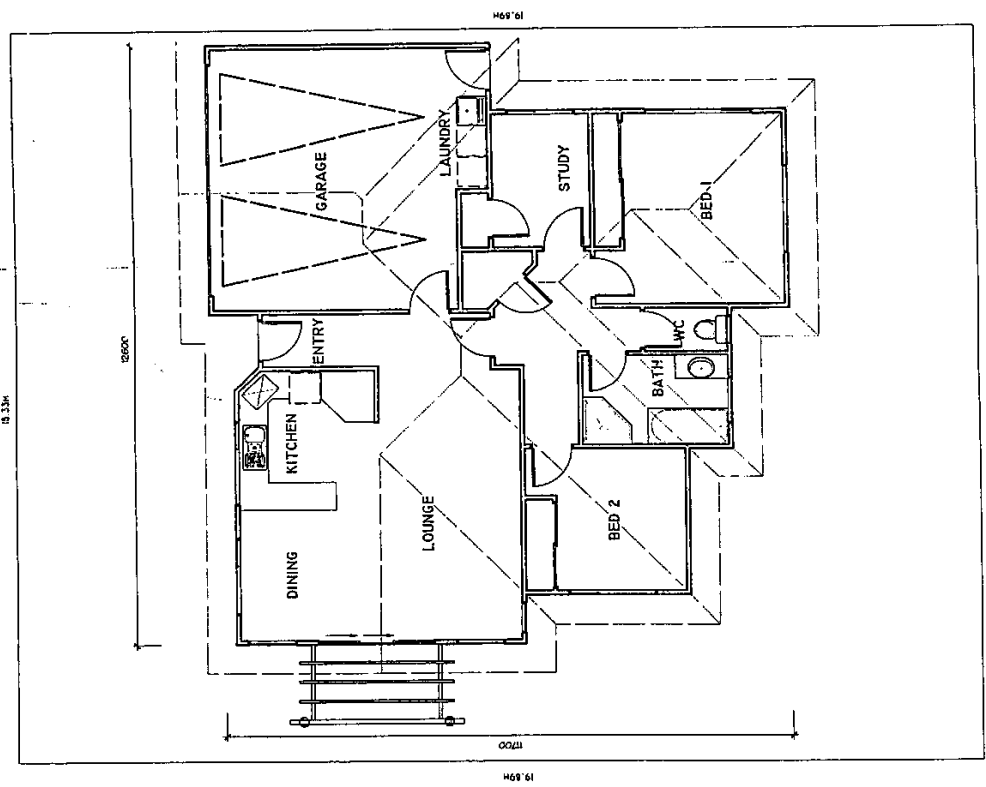
COMPREHENSIVE DEVELOPMENT
SECTION 5 - 117 GLADSTONE ROAD

Allan Walters building design
NZCD(arch), NZCOAS, DANZ (reg.)
Phone (03) 541 8156 Wakefield



10 APRIL 2011 2.091

Ⓟ



Appendix A

CONCEPT DRAWINGS

SHOREWOOD HOMES
 100-1000 Lakeside Drive
 1000 Lakeside Drive, Gladstone QLD 4284
 Phone: 07 544 3333
 Fax: 07 544 3333
 Email: sales@shorewoodhomes.com.au
 Website: www.shorewoodhomes.com.au

FLOOR PLAN 1:100
 FLOOR AREA OVER FRAMING 123sqm COVERAGE: 40%

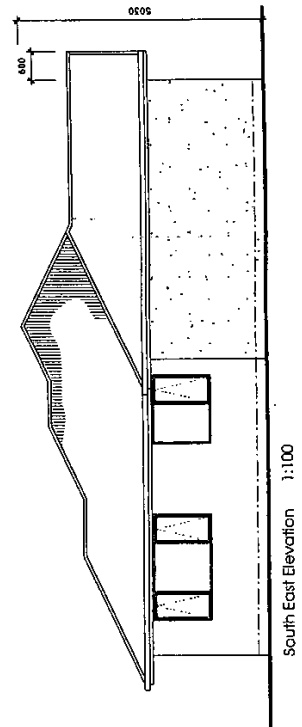
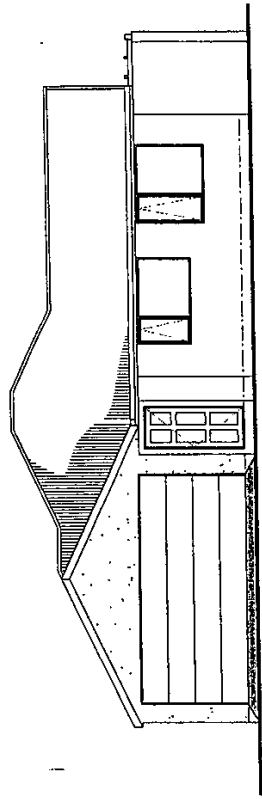
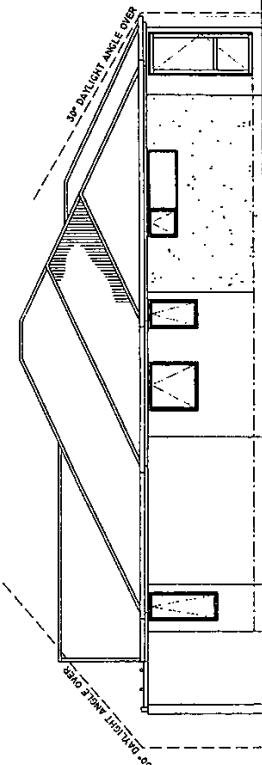
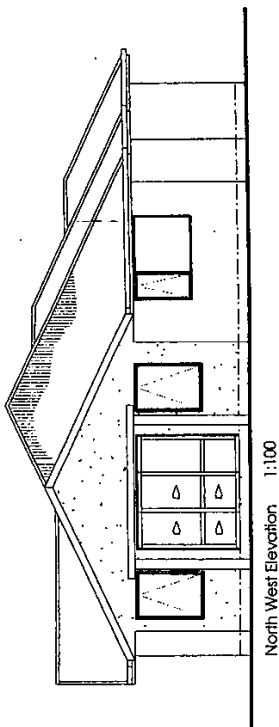
COMPREHENSIVE DEVELOPMENT
 SECTION 6 - 117 GLADSTONE ROAD

Allan Walters building design
 NZCP(arch), NZCGS, DANZ (reg.)
 Phone (03) 541 8156 Wakefield



19 APRIL 2008

22



Appendix A

CONCEPT DRAWINGS

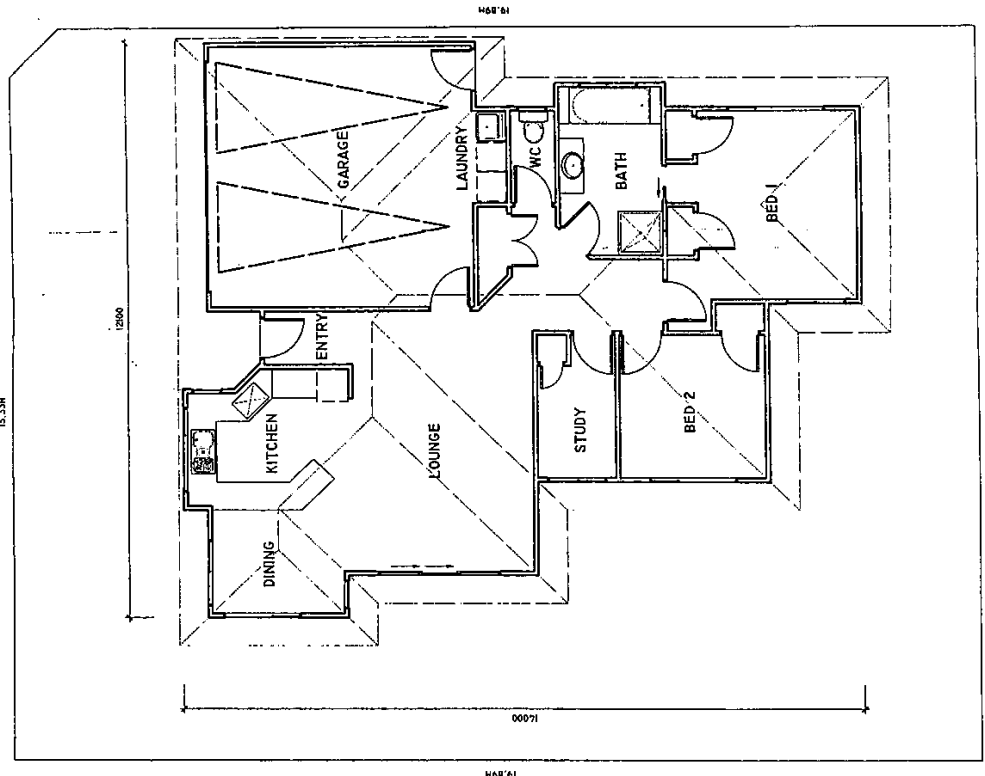
SHOREWOOD HOMES
 100 Queen Street & Richmond Development
 PO Box 3411, Richmond 7011, Nelson
 Phone: +64 3 543 0000
 Mobile: +64 3 543 0000
 Fax: +64 3 543 0000

ELEVATIONS 1:100
 COMPREHENSIVE DEVELOPMENT
 SECTION 6 - 117 GLADSTONE ROAD

Allan Walters building design
 NZQD(arch), NZCOB, DANZ (reg.)
 Phone (03) 541 8156 Wakefield



2898



Approved X

CONCEPT DRAWINGS

SHOREWOOD HOMES
 Cot. Queens Street & Richmond Davidson,
 PO Box 2411, Richmond Hill, Nelson
 Phone: 043-543-0002
 Mobile: 021-282-249

FLOOR PLAN 1:100
 FLOOR AREA OVER FRAMING 123M² COVERAGE: 40%

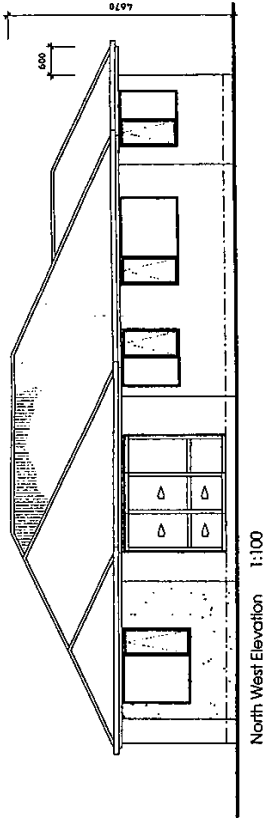
COMPREHENSIVE DEVELOPMENT
 SECTION 7 - 117 GLADSTONE ROAD

Allan Walters building design
 NZCD(arch), NZCCOS, DANZ (reg.)
 Phone (03) 541 8156 Wakefield

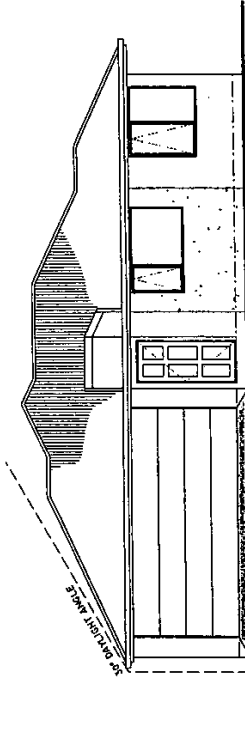


1:100 APRIL 2014 2898

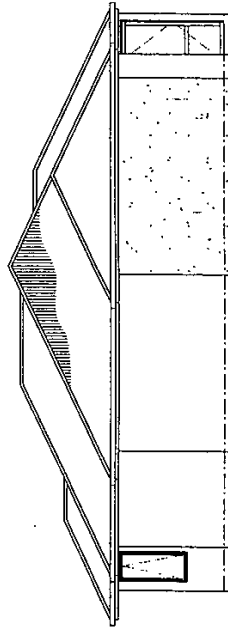
AB



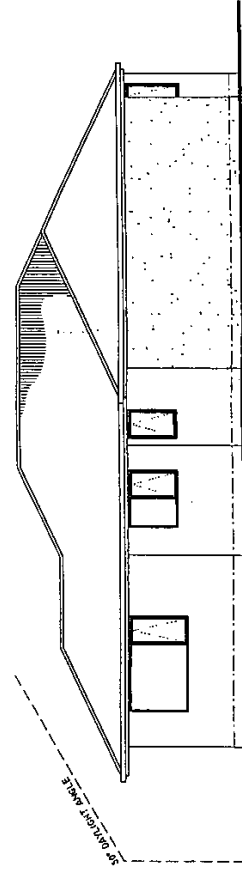
North West Elevation 1:100



North East Elevation 1:100



South West Elevation 1:100



South East Elevation 1:100

Appendix A

CONCEPT DRAWINGS



SHOREWOOD HOMES
 Co-Chair: Stuart & Elizabeth Davidson
 PO Box 3041, Richmond 7511, Nelson
 Phone: +61-3-543-8002
 Fax: +61-3-543-8008
 Website: www.shorewoodhomes.co.nz

ELEVATIONS 1:100

COMPREHENSIVE DEVELOPMENT
 SECTION 7 - 117 GLADSTONE ROAD

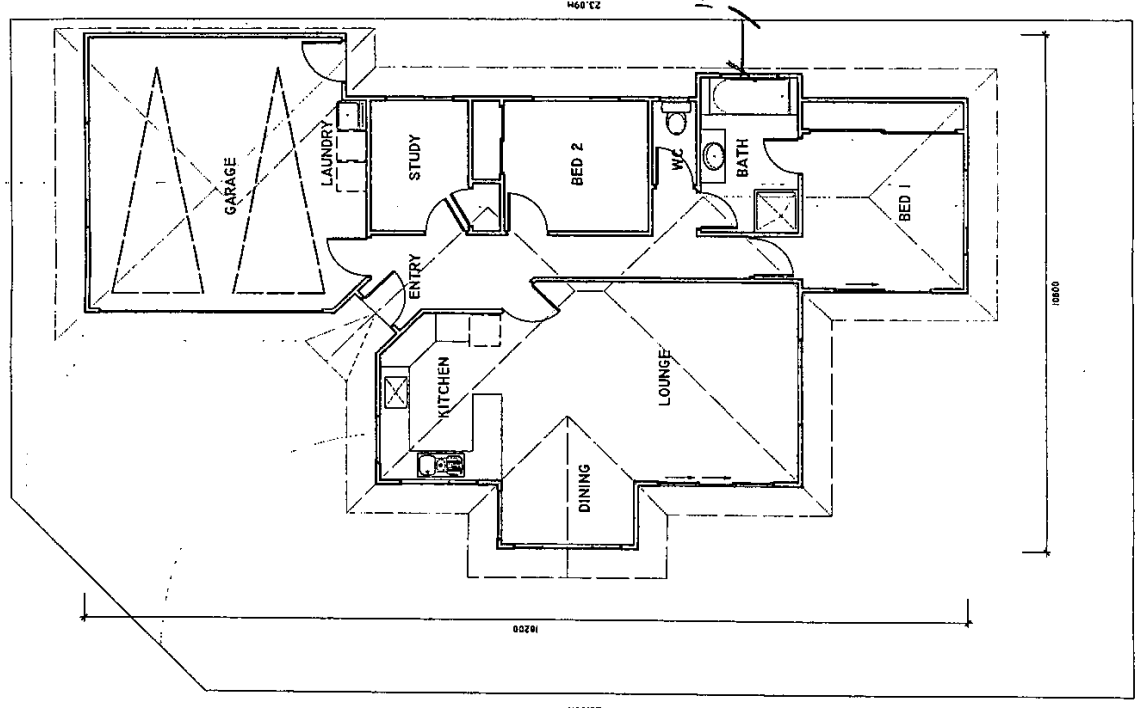
Allan Walters building design
 NZCD(arch), NZCOA, DANZ (reg.)
 Phone (03) 541 8156 Wakefield



AS



Approve A



*1.5m from exterior wall to boundary.
Note: not to scale*

CONCEPT DRAWINGS



SHOREWOOD HOMES
 Cot Oates Street 2, Richmond Dandenong,
 PO Box 241, Richmond 3101, Victoria
 Phone: 0433 343 992
 Fax: 0433 343 998
 Mobile: 07 532 3448

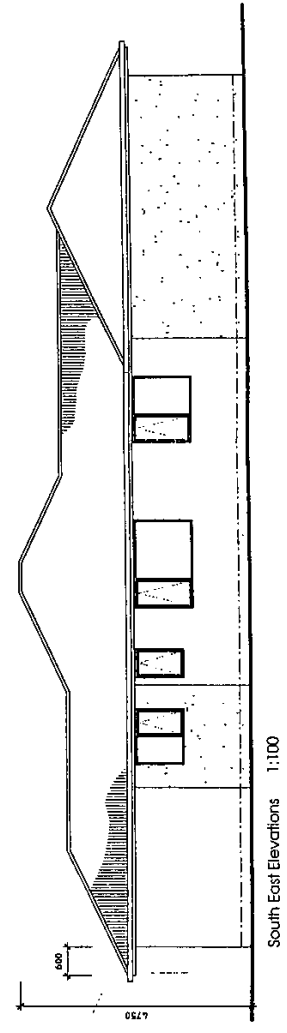
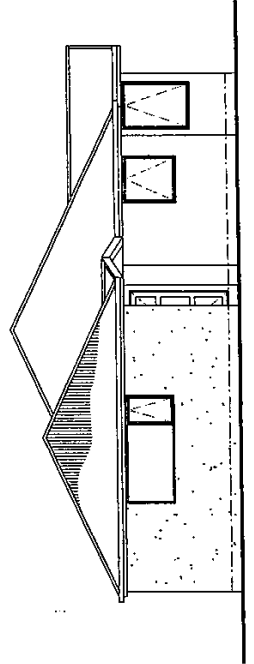
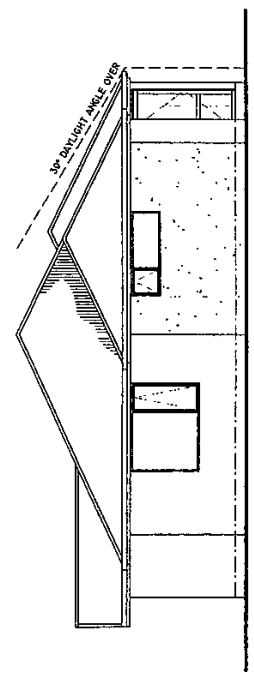
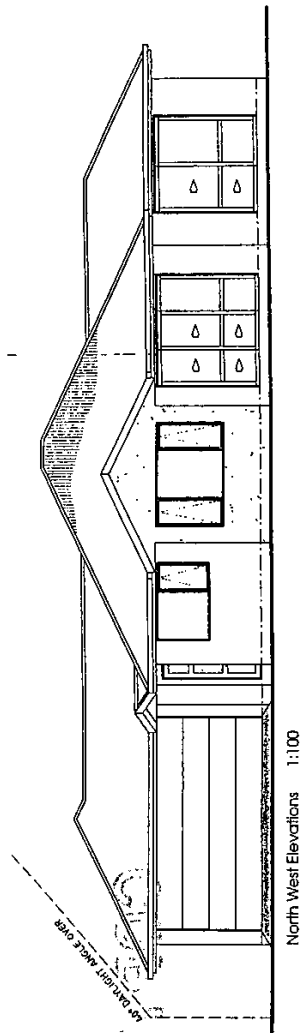
FLOOR PLAN 1:100
 FLOOR AREA OVER FRAMING 125m² COVERAGE: 59%
 COMPREHENSIVE DEVELOPMENT
 SECTION 8 - 117 GLADSTONE ROAD

Allan Walters building design
 NZCIB(arch), NZCCS, DANZ (reg.)
 Phone (03) 541 8156 Wakefield





Appendix A



ELEVATIONS 1:100
 COMPREHENSIVE DEVELOPMENT
 SECTION 8 - 117 GLADSTONE ROAD

CONCEPT DRAWINGS



Alan Walters building design
 NZCQ(arch), NZCCOS, DANZ (reg.)
 Phone (03) 541 8156 Wakefield

