

# Land Information Memorandum



## LIM Summary

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

### Applicant Details

Prepared for	Email
R & J Petersen Bayleys-Vining Realty Group	shalini.jeewandara@bayleysnelson.com.co.nz

### LIM Details

LIM number	Valuation Number	Certificate of Title	Requested on	Issued on
L240118	1938072264	778947	16/02/2024	28/02/2024

# Contents

This Land Information Memorandum contains the following information:

1. **Property Information**
  - Property and owner information, rates, services, and classifications
  - Consents for building and resource management
  - Environmental information.
2. **Maps**
  - Aerial
  - Areas and Zones in the Tasman Resource Management Plan
  - Pipes
  - Bores
  - Fire Ban areas
3. **Additional Information**
  - Brochures and other relevant information
4. **Glossary**
5. **Site Plans**
  - Floor plan
  - Site plan
  - Drainage plan

## Notes

- This Land Information Memorandum has prepared for the purposes of Section 44A of the Local Government Act 1987 and contains all the information known to the Tasman District Council to be relevant to the land as described in Subsection (2).
- Information provided is based on a search of council records only, and there may be other information relating to the land, which is not currently recorded in the Councils record system. Every care will be taken to ensure that the information is correct, however, Council cannot guarantee that the information is accurate and does not accept any liability for these records.
- A valuation assessment can consist of multiple land parcels. The information in this LIM covers the entire valuation assessment. If you are only interested in part of the land, you must wait until the subdivision of the land is complete before we can provide information that applies only to the newly subdivided valuation assessment.
- The Council has not undertaken any inspection of the land or any building on it for the purpose of preparing this LIM.
- Council records may not show illegal or unauthorised building works on the property.
- Conditions of any authorised uses of the land are contained in the Council's District and Regional Plans.
- A Development Contribution may be payable in accordance with the DC Policy set out in the Council's Long Term Plan and created under the Local Government Act 2002 in relation to subdivision and new development. You will need to refer to the DC Policy to see what DC's are payable for any particular building development and whether any limitations apply. The DC is required to fund District roads and infrastructural services other than reserves and community facilities.
- A Financial Contribution for Reserves and Community Services may be payable in accordance with the Tasman Resource Management Plan on all building other than first dwelling on a title. You will need to refer to the Tasman Resource Management Plan for full details of the FC's that are payable and whether any limitations or exceptions apply.
- The applicant is solely responsible for ensuring that the land is suitable for a particular use.
- This LIM has been produced at the issued date and is valid only as a statement of Council's information at that date.

# 1. Property Information

This section of the LIM provides information about the rates and services on the property, including:

- Property and owner information, rates, services, and classifications
- Consents for building and resource management
- Environmental information.

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

### Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1938072264	LOT 3 DP 411705 LOT 6 DP 16926	196 Westdale Road	Redwood Valley	1.1614

### Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment	Balance Owing	Arrears
\$2,341.53	\$585.39	\$-585.38	\$0.00

### Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2366c/\$CV	595,000	\$1,407.77
Uniform Annual General Charge	\$290.00/propert	1	\$290.00
WaimeaComDam-Env&ComBen-Distri	\$65.45/property	1	\$65.45
WaimeaComDam-Enviro&ComBen-ZOB	0.0071c/\$CV	595,000	\$42.25
Refuse/Recycling Rate	\$159.30/propert	1	\$159.30
Shared Facilities Rate	\$60.21/property	1	\$60.21
Mapua Rehabilitation Rate	\$5.09/property	1	\$5.09
Museums Facilities Rate	\$70.68/property	1	\$70.68
District Facilities Rate	\$133.08/propert	1	\$133.08
Regional River Works - Area Z	0.0128c/\$LV	595,000	\$76.16
Stormwater: General Drainage	0.0053c/\$CV	595,000	\$31.54

### Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

### Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Capital Value	Land Value	Improvements	Valuation Date
\$595,000	\$595,000	\$0	01/10/2020

### New Rating Valuation

Rating valuations are currently under reassessment and are expected to be released in due course.

### Water Meter Information

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

No Water Meter information is available for this property.

### Services

No Services are available for this property.

### Wheelie Bins

This property has had the following wheelie bin(s) delivered.

Bin Size	Serial Number	Delivered on	Delivered to
Single 240	2420678	06/12/2021	196 Westdale Road

### Services Notes

This property has the following Services notes on file. The Health Drinking Water Amendment Act (Section 69ZH of the Health Act 1956) requires councils to provide information relating to whether the land is supplied with drinking water and, if so, if the supplier is the owner of the land or a networked drinking water supplier. Note: Tasman District Council may not be aware of other drinking water systems connected to properties. There may also be private drinking water supply systems such as rainwater tanks or private bore/wells. Prospective purchasers are advised to clarify the drinking water supply and water quality with the landowner.

#### Notes

The property is not connected to any council reticulated services. There is a public water pipe running through the property. This pipe cannot be built over. There are no other public drains crossing the property Onsite Disposal – Council reticulated services are not available. Private Water Supply – Council reticulated services are not available.

### Protected Trees

No protected trees have been found for this property.

### Heritage Buildings

There are no heritage buildings on this property.

### Planning Zones

The following Planning Zones pertain to this property. Please refer to the [Tasman Resource Management Plan](#) or contact a Duty Planner for detailed information about what activities can take place in a zone.

Zone	Zone Description
Open Space	The primary purpose of the Open Space Zone is to provide for low-key, informal recreational opportunities.
Rural Residential	The Rural Residential Zone provides for rural lifestyle living opportunities. Rules for development and subdivision generally seek to ensure that lifestyle living is enabled and that adequate servicing is provided, while maintaining rural character and amenity.

## Consents

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

### Building Consents

Please note that if a Code Compliance Certificate has not been issued, then the work has not been certified by the Council as complying with the Building Code.

Application Date	BC Number	Proposal	Status	CCC Issue Date
22/02/2024	200528B		Formally Received	
28/05/2021	200528	Construct new dwelling with internal access garaging, Jetmaster outdoor wood burner and swimming pool	CCC Refused	
28/05/2021	200528A	Change to cladding, flashings and soffits	Amendment Issued	

### Compliance Schedule

No Compliance Schedule records are available for this property.

### Building Permits

No historical building permits have been found for this property.

### Building Notes

This property has the following LIM building notes on file.

#### Notes

Property files include Building Consent 200528: construct new dwelling with internal access garaging, Jetmaster outdoor wood burner and swimming pool: CCC Refused: 16/08/22. No CCC issued

### Swimming Pools

This property is noted as having a Swimming Pool. The Building Act 2004 requires mandatory inspections of Swimming pools every three years, which includes any part of the building and any gates or doors that form part of the barrier. Inspections are required every 3 years to confirm continued compliance. A purchaser should be aware that there is a requirement for the pool to comply and the responsibility for this transfers to the purchaser with the sale of the property.

Date	SW Number	Notes
06/09/2023	SW1648	Pool Compliant

### Resource Consents

The following Resource Consents are noted against the property. Consents for water, discharges or coastal permits must be transferred to the person undertaking the activity. A fee will apply.

Application Date	RC Number	Proposal	Status	Decision	Decision Date
23/09/2020	200804	Discharge of treated domestic wastewater to land in a Wastewater Management Area	Consent Effective	Granted under Delegated Authority	14/10/2020

## Consents

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

26/02/2020	200148	Variation to consent notice 10730765.5 to build outside of the Building Location Area(BLA)specified by consent notice 10730765.5	Consent Effective	Granted under Delegated Authority	09/03/2020
18/02/2020	200125	Land use consent to construct a new dwelling in the Coastal Environment Area (CEA) and Rural Residential Zone at 196 Westdale Road, Redwood Valley.	Consent Effective	Granted under Delegated Authority	09/03/2020

### Planning Permits

No historical planning permits have been found for this property.

### Planning Notes

TASMAN RESOURCE MANAGEMENT PLAN (TRMP) CHANGES: From time to time, changes are proposed to the planning provisions in the TRMP. Any such changes are publicly notified so that people can make submissions. Plan Changes may propose to alter zonings, policies or rules, and may affect this property or sites in the surrounding area.

Council-initiated Plan Changes can have some effect from the first day of notification as 'proposed changes'. From time to time Council receives a request for a Private Plan Change. These are processed by Council and have no effect until operative.

A list of all the current Plan Changes can be viewed on the Tasman District Council policy pages at [www.tasman.govt.nz/link/trmp](http://www.tasman.govt.nz/link/trmp).

### Notes

Tasman Resource Management Plan planning maps identify the property is within the Rural Residential Zone (Waimea Inlet), Land Disturbance Area 1. Coastal Environment Area, Services Contribution Area, Wastewater Management Area and Coastal Tasman Design Guide Area (Unit 9C). Waimea Inlet, Esplanade Reserve, adjoins the property to the north boundary and part of the east boundary. Further information on these Zones and Areas can be found in the Section 2 Maps; Section 4 Glossary and/or on the Tasman Resource Management Plan pages on the Tasman District Council website at [www.tasman.govt.nz/link/trmp](http://www.tasman.govt.nz/link/trmp).

Consent Notices are attached to the title for this property. Copies are enclosed for your information.

There is a discharge consent that affects this property, RM200804, 'Discharge of treated domestic wastewater to land in a Wastewater Management Area'. This consent will need to be transferred into the name of any new property owner/s. A copy is enclosed for your information. Information on the transfer process and an application form can be found on Tasman District Council's website.

### Compliance Notes

These notes include information relevant to compliance with the consents and permits noted above.

### Notes

## Consents

This information has been compiled from Tasman District Council records and is made available in good faith, but its accuracy or completeness is not guaranteed.

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There is a resource consent attached to this property allowing the discharge of wastewater to land. It is essential that the enquirer familiarises themselves fully with this consent and the conditions it imposes. In particular those requiring servicing, sampling and the furnishing of specified reports or sample results to Council.

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### Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

### Licencing Notes

No notes regarding licences have been recorded against this property.

### Air Shed

This property does not sit within a controlled Air Shed.

### Hazardous Activities and Industries List (HAIL)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

### Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the LIM, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint. Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint. Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

### Wetlands

Council is in the process of mapping wetlands across the Tasman District to meet current legislative requirements. Legislation relating to wetlands applies regardless of whether they have been mapped or not.

### Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. No pests have been recorded on this property.

### Significant Native Habitats

Council has been compiling biodiversity reports (also called Ecological Property Reports or reports on Significant Native Habitats) for the past eight years and where these exist they are available. However, no report has been lodged on this property.

### Hazard Notes

These notes include hazard information relevant to this LIM.

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### SEA LEVEL RISE AND COASTAL HAZARDS MAPPING

We have developed a coastal hazards map viewer which maps the extent of low-lying coastal land in Tasman and Golden Bays that may be affected by sea level rise. The viewer shows a range of sea level rise scenarios, including the effects of higher tides caused by storms. Areas of historical coastal erosion (sediment loss) and accretion (sediment gain), as well as the presence of coastal structures such as stopbanks, walls and rock revetments, have also been mapped.

You can view the coastal hazards map viewer on our website at [tasman.govt.nz/link/coastal-management](https://tasman.govt.nz/link/coastal-management). On our website you will also find more information about the project.

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#### Notes

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This property is located on the wider flood plain of Stringer Creek. At its western end ground levels are in the order of 6.5 metres elevation (NNZVD2016 vertical datum). The ground slopes downwards to the east extending to the Waimea estuary margin where ground levels are in the order of 2.5 metres elevation (NZVD2016). Ground levels at the house site are in the order of 4.5 metres elevation (NZVD2016). Mean high water springs in the estuary is currently 1.72 meters elevation (NZVD2016). This coastal margin is sheltered from open water and presents a relatively stable foreshore and low erosion hazard. Elevated sea levels during high spring tides coinciding with strong onshore winds and/or storm surges will cause some degree of inundation on low lying parts of the estuary margin connected to the coast. Such circumstances occurred during ex-tropical cyclone Fehi in February 2018 where sea levels of 2.7 metres elevation (NZVD2016) were observed in the Waimea estuary. Stringer Creek is located adjacent to the northern boundary of the property. Low lying parts of the property may be subject to flood hazards from Stringer Creek, particularly if flood flows coincide with elevated sea levels. The coastal inundation and erosion hazards will increase into the future due to the impacts of projected climate change and associated sea level rise. Additional information on coastal hazards can be found on the Council website (<https://www.tasman.govt.nz/link/coastal-management>). Some detail of the property's geotechnical setting can be found in the attached report by Tasman Consulting Engineers Ltd(dated 17 March 2017). Regional mapping of seismic liquefaction susceptibility was undertaken across the district in 2021. Detail of this mapping and MBIE's requirements pertaining to the construction of buildings on land where liquefaction is possible can be found on the Council's website (<https://www.tasman.govt.nz/liquefaction-map>).

## 2. Maps

Several maps are included in your LIM:

- An aerial overview
- A map of the water and sewer pipes around the property
- A map showing any bores on the property
- A map of the fire ban areas that may apply
- Maps of the Zones and Areas defined in the Tasman Resource Management Plan (TRMP) and their associated legends.

Please note that other rules defined in the TRMP may also apply to this property. The TRMP is available online at [www.tasman.govt.nz](http://www.tasman.govt.nz).



- State Highway Roads
- Valuation Boundaries
- Road Boundaries
- Parcel



## Aerial Photo Map

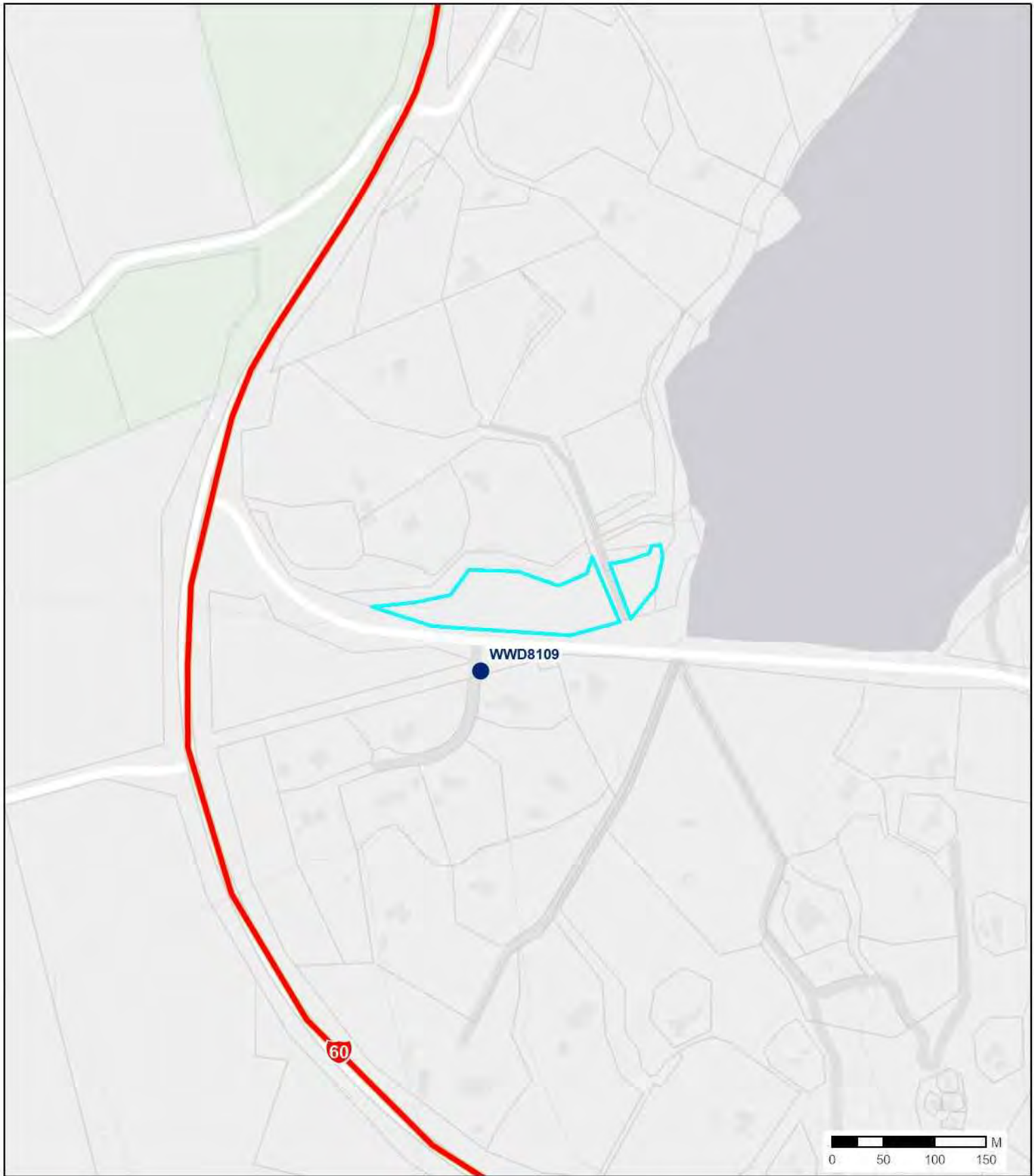
The information displayed is a schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed

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Scale: 1:5,000  
Wednesday, 28 February 2024

Original Sheet Size 210x297mm



- Bores
- State Highway Roads
- Road Boundaries
- Parcel
- Valuation Boundaries



### Bores Map

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- |                  |                     |                      |
|------------------|---------------------|----------------------|
| Water Pipes      | Stormwater Drains   | Valuation Boundaries |
| Wastewater Pipes | State Highway Roads | Parcel               |
| Stormwater Pipes | Road Boundaries     |                      |



## Pipe Network Map

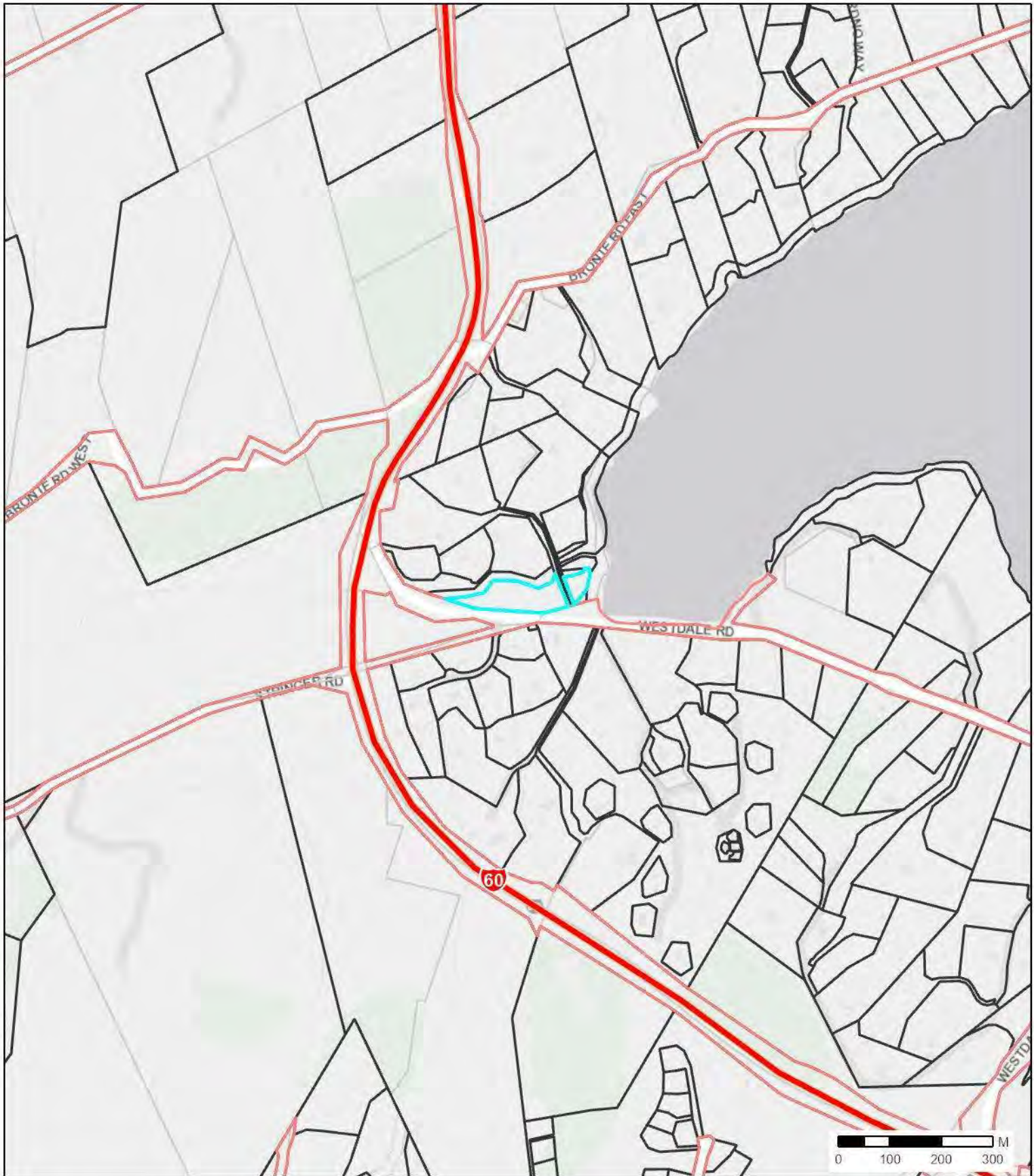
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- |  |  |  |  |
|--|--|--|--|
|  Obstacle Limitation Surface |  Deferred Fire Sensitive Area |  Fire Sensitive Areas |  Parcel |
|  Deferred Fire Ban Area      |  Fire Ban Areas               |  Valuation Boundaries |  |



## Fire Ban Areas Map

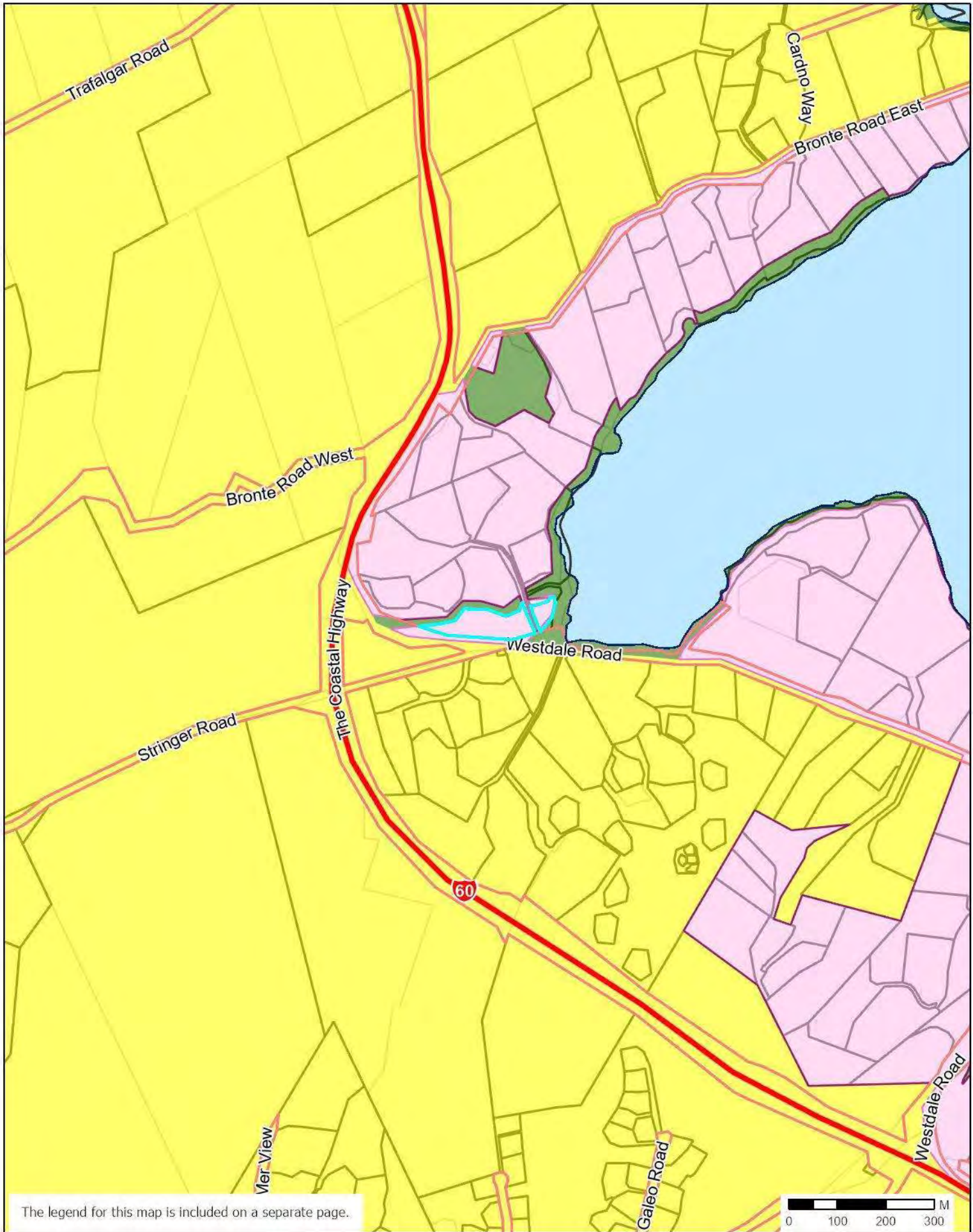
The information displayed is a schematic only and serves as a guide. It has been compiled from Tasman District Council records and is made available in good faith but its accuracy or completeness is not guaranteed

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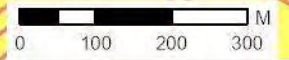
The legend for this map is included on a separate page.



### TRMP Zones Map

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




















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## ZONE MAPS

	Rural 1		Compact Density Residential Area		Rural 2 deferred Residential
	Rural 1 Closed		Rural Residential		Rural 2 deferred Rural Residential
	Rural 1 Coastal		Rural Residential Serviced		Rural 2 deferred Rural Residential Serviced
	Rural 2		Rural Residential Closed		Rural 2 deferred Mixed Business
	Rural 3		Open Space		Rural 2 deferred Light Industrial
	Central Business		Recreation		Rural Residential deferred Residential
	Commercial		Conservation		Rural Residential Serviced deferred Residential
	Mixed Business		Tourist Services		Recreation deferred Mixed Business
	Light Industrial		Papakainga		Recreation deferred Residential
	Heavy Industrial		Rural 1 deferred Residential		Tourist Services deferred Residential
	Rural Industrial		Rural 1 deferred Tourist Services		Rural 1 deferred Papakainga
	Residential		Rural 1 deferred Mixed Business		Residential deferred Light Industrial
	Residential Closed		Rural 1 deferred Light Industrial		Development Area
	Residential Coastal		Rural 1 deferred Heavy Industrial		Notation
			Rural 1 deferred Rural Residential Serviced		Direction of development

## AREA MAPS

	Protected Tree		Indicative Vehicle Access/ Crossing Point		Wastewater Management Area
	Heritage Building : NZ Historic Places Trust Register		Fault Rupture Risk Area		Services Contribution Area
	Heritage Building : Tasman District Council Register		Slope Instability Risk Area		Coastal Environment Area
	View Point		Ridgeline		Coastal Risk Area
	Designation Site		Working Quarry Site		Mooring Area
	Designation Area		Quarry Area		Chemical Hazard Area
	Indicative Development Area		Aquifer Protection Area		Landscape Priority Area
	Indicative Reserve		Significant Natural Area		Electricity Transmission Line
	Indicative Stormwater Retention Area		Recharge Protection Area		Shopping Frontage
	Indicative Road		Land Disturbance Area 2		Retail Frontage
	Indicative Walkway		Residential Activity Restriction Area		Service Lane
	Indicative Waterway		Special Domestic Wastewater Disposal Area		Road Area
					Car Park

# 3. Additional Information

This section of the LIM includes general information of interest to potential buyers in the area.

- **Civil Defence/Emergency Management**

The Council jointly provides civil defence arrangements with Nelson City Council. Details of alerts and other information can be found on the website at

[www.nelsontasmancivildefence.co.nz](http://www.nelsontasmancivildefence.co.nz).

## 4. Glossary

Term	Explanation/Note
<b>Coastal Environment Area</b>	The Coastal Environment Area is a Tasman Resource Management Plan overlay. Its purpose is to guide the management of Tasman District's coastline. The seaward boundary of the Coastal Environment Area is mean high water springs and the overlay extends approximately 200 metres inland from this boundary. Any building work within the Coastal Environment Area may require resource consent. Rules relating to this area can be found in Section 18.11 of the Tasman Resource Management Plan.
<b>Coastal Risk Area</b>	The Coastal Risk Area is a Tasman Resource Management Plan overlay that extends over parts of Ruby Bay and recognises the extent of coastal erosion and inundation in this area. Any building work within the Coastal Risk Area will need to comply with Tasman Resource Management Plan Rule 18.9.2.1 or a resource consent will be required.
<b>Consent Notice</b>	A consent notice is a form of covenant between the Council and a landowner. A consent notice will be registered on the title alerting current and future property owners of certain obligations that must be complied with on a continuing basis by the property owner. The process to change or cancel a consent notice requires a resource consent application to Council.
<b>Deferred Fire Ban Area</b>	The land is subject to deferred Fire Ban Area provisions which will take effect once the deferrals applying to the land use zones are uplifted. The fire ban provisions mean that outdoor burning will be prohibited except in particular circumstances relating to lot size. Until then the land is subject to Fire Sensitive provisions which limit outdoor burning during winter months.
<b>Electricity Transmission Lines and Towers</b>	Any property identified as having high-voltage electricity lines over or adjacent to the property or there are transmission towers/pylons on or adjacent to the property, the applicant/landowner must ensure that the proposed building or structure complies with the clearances prescribed in the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECP34:2001).
<b>Fault Rupture Risk Area</b>	This area encompasses active fault systems in the Tasman District. Rules in Section 18.13 apply to activities in this area.
<b>Fire Ban Area</b>	Rules 36.3.2.3, 36.3.3.3 and 36.3.7.3 apply to this property. The Rules are located in the Discharge Section of the Tasman Resource Management Plan. The rules mean outdoor fires (to burn waste paper and vegetation) are prohibited on properties less than 5,000m <sup>2</sup> . Where properties are larger than 5,000m <sup>2</sup> , resource consent is required to have an outdoor fire (the rules do not apply to barbecues or braziers).

Term	Explanation/Note
<b>Fire Sensitive Area</b>	<p>Rules 36.3.2.3, 36.3.3.3 and 36.3.5.3 apply to this property. The Rules are located in the Discharge Section of the Tasman Resource Management Plan. The rules mean that outdoor fires (to burn waste paper and vegetation) are not permitted during the months of June – August (inclusive) unless where there is disease on a horticultural crop (the rules do not apply to barbecues or braziers). Resource consent to burn other horticultural vegetation can also be sought for fires during June – August.</p>
<b>Land Disturbance Area 1</b>	<p>This covers most of the District and is characterised by generally stable landscapes. Many land disturbance activities are permitted in this area subject to performance standards to maintain appropriate soil and surface water quality values. Consents may be required for some activities on the naturally higher risk terrains within the area such as steep hill country and the karst terrain.</p> <p>The full set of regulatory requirements are found in Section 18.5 “Land Disturbance Areas” of the Tasman Resource Management Plan (TRMP).</p>
<b>Land Disturbance Area 2</b>	<p>This covers the terrain known as Separation Point Granite, where land disturbance activities are known to pose special risks from erosion which may have detrimental effect both on site and off site. Few land disturbance activities are permitted in this area and generally consent is required for activities where mechanical land clearance is carried out on land exceeding 15 degrees and where track and road formation produce cuts greater than 0.5 metres.</p> <p>The full set of regulatory requirements are found in Section 18.5 “Land Disturbance Areas” of the Tasman Resource Management Plan (TRMP).</p>
<b>Landscape Priority Area</b>	<p>The Landscape Priority Area is a Tasman Resource Management Plan overlay that covers parts of St Arnaud and the Takaka Hill. Its purpose is to guide development in a way that protects the unique landscape and natural values of these areas. Any building work within the Landscape Priority Area may require resource consent. Rules relating to this area can be found in Section 18.2 of the Tasman Resource Management Plan.</p>
<b>Obstacle Limitation Surface</b>	<p>The Rule 36.3.3.1(g) relates to the safety of aircraft approaching Nelson Airport. Within the limitation surface area the efflux velocity of any discharge to air does not exceed 4.3 metres per second at a height greater than 60 metres.</p>
<b>Recharge Protection Area</b>	<p>This is an area where establishment of new plantation forest is regulated. Up to 20% new forest can be planted as a permitted activity in these areas - provided council is notified first. Otherwise resource consent is required. The objective for these provisions is to protect surface water yields and groundwater recharge from being reduced because of the rainwater interception effects of tall forest vegetation.</p>

Term	Explanation/Note
<b>Services Contribution Area</b>	Council has made an interim decision for properties in the Services Contribution Area that Council will not provide a reticulated wastewater system. All discharge of domestic wastewater will require a Resource Consent.
<b>Slope Instability Risk Area</b>	This area has particular rules relating to information requirements in relation to ground stability. Rules in Section 18.12 apply to activities in this Area.
<b>Special Domestic Wastewater Disposal Area</b>	<p>Any new discharge of wastewater to land must meet the conditions of Rule 36.1.2.5 of the Tasman Resource Management Plan (including the installation of a treatment system that will treat the wastewater to the standards specified in the Rule).</p> <p>Any developments that increase the potential number of inhabitants, such as additional bedrooms, additional rooms that could be used as bedrooms, second dwellings or sleep-outs will require an upgrade of the wastewater treatment and disposal system so that it meets the conditions of Rule 36.1.2.5 of the Tasman Resource Management Plan (this may include the installation of a system that will treat the wastewater to the standards specified in the Rule), or alternatively a resource consent must be obtained.</p>
<b>Wastewater Management Area</b>	<p>Any new discharge of wastewater to land will require resource consent. The wastewater treatment and disposal system should also meet the conditions of Rule 36.1.3.2 or Rule 36.1.4.2 of the Tasman Resource Management Plan (including the installation of a treatment system that will treat the wastewater to the standards specified in the Rule).</p> <p>Any developments that increase the potential number of inhabitants such as additional bedrooms, additional rooms that could be used as bedrooms, second dwellings or sleep-outs will require resource consent and will require and upgrade of the wastewater treatment and disposal system so that it meets the conditions of Rule 36.1.3.2 or Rule 36.1.4.2 of the Tasman Resource Management plan (including the installation of a treatment system that will treat the wastewater to the standards specified in the Rule).</p>

# 5. Site Plans & Consent Information

This section of the document contains plans that are on file regarding the site. This may include:

- Resource Consent information
- Floor plans for any buildings on the site
- Drainage plans
- Overall site plans.

Council may hold additional plan information, such as technical specifications for items used in the construction of any buildings. If you would like a full copy of all the documents on file, please contact Customer Services. Note that this can be quite extensive in some cases, and a fee applies.

# View Instrument Details



**Instrument No** 12374825.1  
**Status** Registered  
**Date & Time Lodged** 08 April 2022 16:15  
**Lodged By** Styles, Robert Jason  
**Instrument Type** Variation of Consent Notice Condition under s221(5) Resource Management Act 1991



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<b>Affected Records of Title</b>	<b>Land District</b>
778947	Nelson

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<b>Affected Instrument</b>	Consent Notice under s221(4)(a) Resource Management Act 1991 10730765.5
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**Annexure Schedule** Contains 1 Pages.

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## Signature

Signed by Robert Jason Styles as Territorial Authority Representative on 14/12/2021 05:34 PM

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

**Variation of Consent Notice**

**IN THE MATTER OF** Section 221 of the Resource Management Act 1991

**AND**

**IN THE MATTER OF** RM200148 -- Variation of Consent Notice Condition

**TAKE NOTICE** that Condition (b) in Consent Notice 10730765.5, affecting Lot 6 DP 16926 comprised in Computer Freehold Register 778947 is to be deleted and replaced with the following:

(b) Residential buildings on Lots 2 and 6 shall be restricted to the building site areas marked on DP411705 as follows:

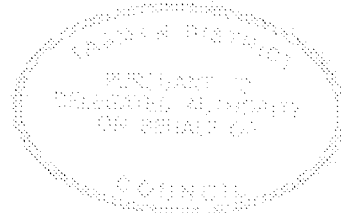
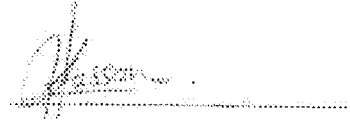
Lot 2 marked Z on DP411705

Lot 6 marked Y on DP411705 except as varied by RM200125 dated 9 March 2020

Dated this 30<sup>th</sup> day of September, 2021

Signed for and on behalf of the

**TASMAN DISTRICT COUNCIL**



# View Instrument Details



**Instrument No** 10730765.5  
**Status** Registered  
**Date & Time Lodged** 29 March 2017 11:54  
**Lodged By** Bennett, Diane  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



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**Affected Computer Registers**    **Land District**

778947                                  Nelson

443497                                  Nelson

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**Annexure Schedule:** Contains 4 Pages.

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**Signature**

Signed by Robert Whittle as Territorial Authority Representative on 28/03/2017 11:47 AM

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

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

**TASMAN DISTRICT COUNCIL RM 040950**

B&A HARDIE LIMITED a duly incorporated company having its registered office at Richmond (hereinafter called "the Owner") being the registered proprietor of various estates in fee simple in the Nelson Land Registry Office being:

Firstly Lot 2 Deposited Plan 411705 being 0.6403 ha CT 443497

Secondly Lot 3 Deposited Plan 411705 being 0.1939 ha amalgamated with Lot 6 DP 16926 being 0.9675 ha CT 778947

The TASMAN DISTRICT COUNCIL ("Council") hereby gives notice pursuant to Section 221 of the Resource Management Act 1991 that the subdivision consent RM040950 in respect of LT Plan No. 411705 being a subdivision of Lot 1 DP 19188 and Lot 5 DP 16926 Certificate of Title NL12B/532 was granted subject to the following condition:

That pursuant to Section 220(1)(c) of the Resource Management Act 1991 the following lots on the plan be subject to the following provisions:

**Lot 2 DP 411705 ("Lot 2")**  
**and Lot 3 DP 411705 ("Lot 3") and Lot 6 DP 16926 ("Lot 6")**

- (a) No building shall be erected within 60 metres of the line of Mean High Water Springs on Lot 2, or within 100 metres of the line of Mean High Water Springs on Lot 6.
- (b) Residential buildings on Lots 2 and 6 shall be restricted to the building site areas marked on DP 411705 as follows:

Lot 2	marked Z on DP 411705
Lot 6	marked Y on DP 411705
- (c) The height of all buildings on Lot 2 shall be no more than 5 metres, and on Lot 6 shall be no more than 6.5 metres above the natural ground level.
- (d) A discharge consent will be required for any on-site effluent disposal for both Lots 2 and 6.
- (e) The exterior of the dwellings on Lot 2 and Lot 6 shall be finished in colours that are recessive and which blend in with the immediate environment. The consent holder shall submit to the Council for approval, prior to the issue of the building consent for each dwelling, the following details of the colours proposed to be used on the walls and the roof of the dwelling:
  - (i) The material to be used (eg, paint, coloursteel);

- (ii) The name and manufacturer of the product or paint;
- (iii) The reflectance value of the colour;
- (iv) The proposed finish (eg; matt, low-gloss, gloss);
- (v) Either the BS5252:1976 (British Standard Framework for Colour Co-ordination for Building Purposes) descriptor code, or if this is not available, a sample colour chip.

Dwellings shall be finished in colours that have been approved by the Council. As a guide, the Council will generally approve colours which meet the following criteria:

Colour Group*	Walls	Roofs
Group A	A05 to A14	A09 to A14
Group B	B19 to B29	B23 to B29
Group C	C35 to C40	C37 to C40,
Group D	D43 to D45,	Generally Excluded
Group E	Generally Excluded	Generally Excluded
Reflectance Value	< 50%	< 25%
Finish	Matt or Low-gloss	Matt or Low-gloss

- (f) A minimum of 23,000 litres of rainwater storage, fitted with an accessible Camlock coupling shall be provided with each dwelling. The water storage tanks shall be either incorporated into the structure of the dwelling, or partially buried and screened so as to be not visible from any other lot outside of Lot 2 and Lot 6. The dwellings shall use stored rainwater for toilet flushing.
- (g) No dwelling or other buildings shall be constructed on Lot 2 or Lot 6 prior to installation of telecommunications and computer media infrastructure for each lot to the satisfaction of Chorus New Zealand Limited or their successor.

Lot 2 DP 411705 and Lot 6 DP 16926 are subject to the following provisions:

- (h) Any construction works must take into account land slope and foundation stability considerations, subject to the foundation recommendations and earthworks restrictions contained in Tasman Consulting Engineers report file ref 17047 dated 17 March 2017 (which should be read in conjunction with the final site contour plan to be provided by the developer at the time of subdivision).
- (i) Subject to clause (h) above, the original ground not affected by filling is suitable for the erection of buildings designed according to NZS: 3604 provided that:
  - (i) Buildings should only be located within the Designated Building Area (DBA) as defined on TCEL Drawing 17047 Sheet E-1 (17-03-2017) appended to the Tasman Consulting Engineers report unless further assessment of suitability and slope stability covering the building location is made at time of building consent by a suitably experienced geo-professional.

- (ii) Foundations shall be the subject of Specific Engineering Design undertaken by a Chartered Professional Engineer experienced in foundation design.
- (iii) Prior to construction of buildings, the ground about the building area and an accessway to them must be raised to a minimum level of:
  - 4.65 mRL for Lot 6
  - 4.40 mRL for Lot 2
- (iv) All fills shall be designed and certified by a Chartered Professional Engineer experienced in soils, except minor landscape fills (outside the Designated Building Area, outside the wastewater disposal areas and less than 1.0 m deep).

DATED at Richmond this 23<sup>rd</sup> day of March, 2017

*M. D. Morris*

SIGNED by an Authorised officer of TASMAN DISTRICT COUNCIL under delegated authority



SIGNED by the abovenamed owner B&A HARDIE LIMITED by its director

*B. I. Hardie*  
BRUCE IAN HARDIE

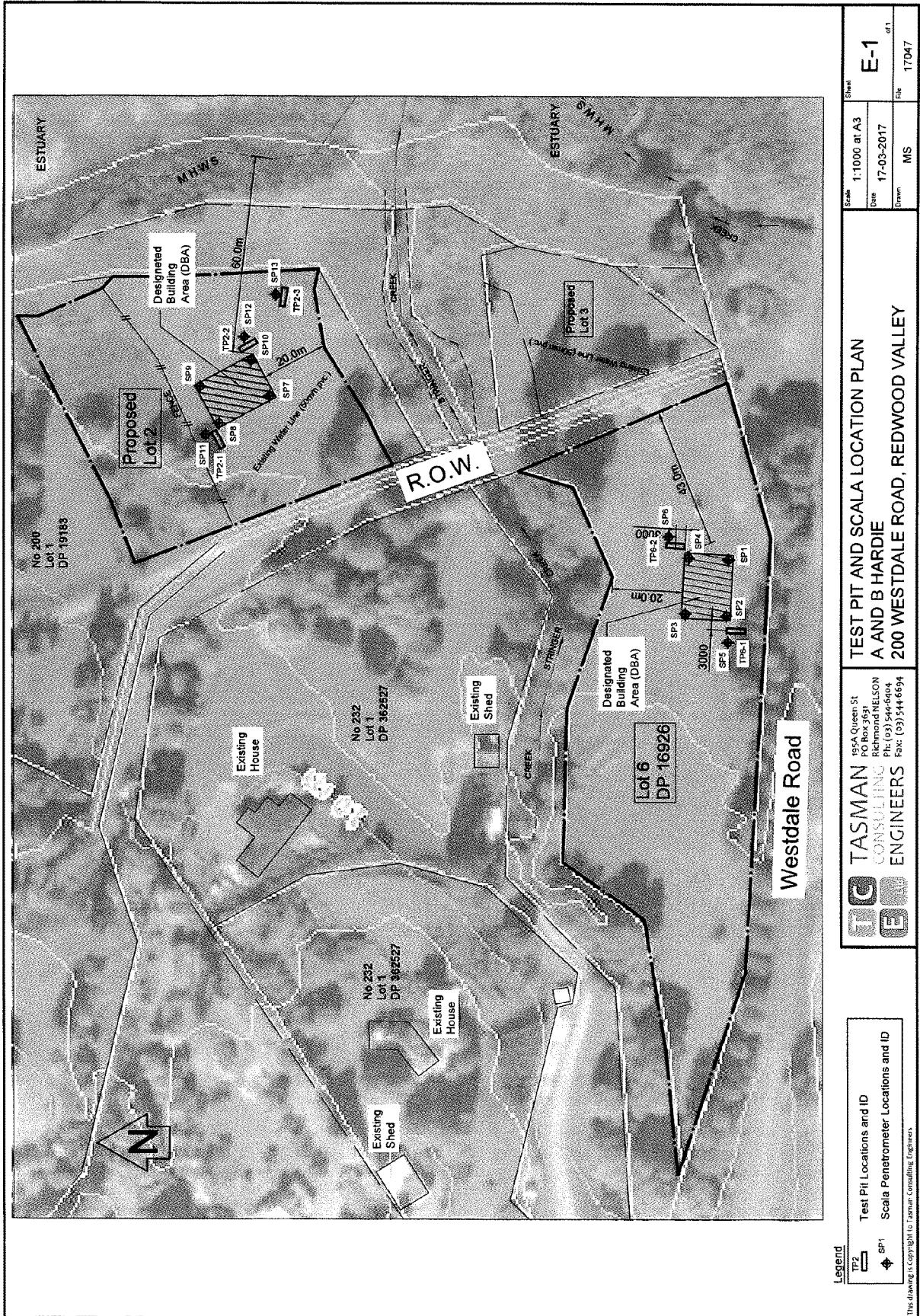
Witness: *[Signature]*

Name: **Diane Joy Bennett**  
Occupation: **Fellow of NZILE**  
Address: **Authorised to take declarations**

Diane Joy Bennett  
Registered Legal Executive  
Fellow NZILE (Dipl LEXS)  
Richmond Law  
Nelson

Correct for the purposes of the Land Transfer Act

*[Signature]*  
Solicitor for the Owner



Scale	1:1000 at A3	Sheet	E-1
Date	17-03-2017	Drawn	MS
File	17047		

**TEST PIT AND SCALA LOCATION PLAN  
A AND B HARDIE  
200 WESTDALE ROAD, REDWOOD VALLEY**

**TASMAN ENGINEERS**  
 185A Queen St  
 PO Box 3631  
 Richmond NELSON  
 Ph: (03) 544-6404  
 Fax: (03) 544-6694

**Legend**

- TP2 Test Pit Locations and ID
- SP1 Scala Penetrometer Locations and ID

This drawing is copyright to Tasman Consulting Engineers.

14 October 2020

James & Richelle Petersen  
8 Redmill Road  
RD 1  
Richmond 7081

Dear James and Richelle

**Decision on Non-Notified Resource Consent Application No. RM200804 –  
Discharge of treated domestic wastewater to land in a Water Management Area**

Your application for resource consent has been granted. A copy of the Council's decision is attached. Please carefully read the conditions that have been attached to the consent and feel free to contact me if you have any questions about your consent or its conditions. My contact details are listed at the top of this letter.

Here are some matters that I need to highlight for you.

Section 357A of the Resource Management Act 1991 ("the Act") provides you with the right to lodge an objection with the Council against this decision including any of the conditions. Objections must be made in writing setting out the reasons for the objection together with a deposit fee of \$320.00 (GST inclusive), and must be lodged here within 15 working days of receiving this letter.

The final cost of processing your application has not been calculated yet. If the final cost exceeds the deposit already paid, then as we previously advised, you will be invoiced separately for the additional cost. If the final cost is less than the deposit already paid, then you will receive a refund. Where the costs are equal to the deposit already paid, no further action is required. You will receive a letter shortly about the final costs of processing your application.

Under Section 125 of the Act, your consent will lapse in 5 years unless you have given effect to it before then.

Yours sincerely



Brigid Graney  
Consent Planner – Natural Resources

**Tasman District Council**  
Email [info@tasman.govt.nz](mailto:info@tasman.govt.nz)  
Website [www.tasman.govt.nz](http://www.tasman.govt.nz)  
24 hour assistance

**Richmond**  
189 Queen Street  
Private Bag 4  
Richmond 7050  
New Zealand  
Phone 03 543 8400  
Fax 03 543 9524

**Murchison**  
92 Fairfax Street  
Murchison 7007  
New Zealand  
Phone 03 523 1013  
Fax 03 523 1012

**Motueka**  
7 Hickmott Place  
PO Box 123  
Motueka 7143  
New Zealand  
Phone 03 528 2022  
Fax 03 528 9751

**Takaka**  
78 Commercial Street  
PO Box 74  
Takaka 7142  
New Zealand  
Phone 03 525 0020  
Fax 03 525 9972

## RESOURCE CONSENT DECISION

**Resource consent number:** RM200804

Pursuant to Section 104C of the Resource Management Act 1991 (“the Act”), the Tasman District Council (“the Council”) hereby grants resource consent to:

***James Francis John Petersen & Richelle Wendy Petersen***

(hereinafter referred to as “the Consent Holder”)

**Activity authorised by this consent:** Discharge of treated domestic wastewater to land in a Water Management Area

### Location details:

Address of property: 196 Westdale Road, Redwood Valley  
Legal description: Lot 6 DP 16926  
Record of title: 778947  
Valuation number: 1938072264  
Location co-ordinates: Easting: 1606195 Northing: 5430482 (NZTM)

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

### CONDITIONS

- 1 The design, construction and operation of the domestic wastewater treatment and land application system shall be in general accordance with the design report prepared by Gary Stevens Consultant Ltd and dated 1 September 2020 and submitted in support of the application for resource consent number RM200804 and Plan A RM200804 attached, unless these are inconsistent with the conditions of this consent, in which case the conditions shall prevail.
- 2 The discharge authorised by this consent shall be of secondary treated domestic wastewater and shall not exceed a volume of 1320 litres per day and shall occur in the location shown on the attached and labelled Plan A RM200804.
- 3 No pool water is to be disposed of into the on-site wastewater management system. A separate disposal method for pool backwash water is required.

### Treatment and Land Application System

- 4 The maximum loading rate at which the wastewater is applied to land shall not exceed 2.0 millimetres per day (2.0 litres per square metre per day). The land application area shall be no less than 660 square metres in area and shall contain at least 660 metres of dripper line.
- 5 Treated effluent shall be discharged via subsurface irrigation only. No effluent shall be discharged via surface laid disposal methods.

- 6 The wastewater treatment system shall be fitted with an audible and visual alarm.
- 7 The treated wastewater, as measured at the sampling point installed in accordance with Condition 12, shall comply at all times with the following limits:
  - (a) the 5-day biochemical oxygen demand (BOD5) in any single sample shall not exceed 30 grams per cubic metre;
  - (b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 grams per cubic metre.
- 8 The land application area shall be located at a distance greater than:
  - (a) 20 metres from any surface water body, including the margin of a wetland but not including any stormwater drain that diverts water from the disposal field or any wetland constructed as part of the treatment system;
  - (b) 20 metres from any bore used for potable water supply;
  - (c) 5 metres from any adjoining property or road boundary.
- 9 There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.
- 10 The disposal field shall be appropriately protected from stormwater ingress, and any activity that may cause damage to the land application system, such as crossing by stock, vehicles or heavy machinery.
- 11 The construction and installation of the wastewater treatment plant and land application system shall be carried out under the supervision of a person who is suitably qualified and experienced.

That person shall provide a written certificate or producer statement to the Council's Team Leader - Monitoring & Enforcement prior to the exercise of this resource consent. This certificate or producer statement shall include sufficient information to enable the Council to determine compliance with this consent and shall confirm the following:

- (a) that all components of the wastewater system (including the treatment plant and the land application area) have been inspected and installed in accordance with standard engineering practice and the manufacturer's specifications;
  - (b) that all components of the wastewater system are in sound condition for continued use for the term of this resource consent.
- 12 Within 1 month of installation of the treatment and land application systems the Consent Holder shall submit a set of final "as-built" plans for the approval of the Council's Team Leader - Monitoring & Enforcement, showing the location of all components of the wastewater treatment and land application system.

For the purpose of this condition, the Consent Holder shall ensure that the "as-built" plans provide sufficient detail for a Council monitoring officer to locate all structures identified on the plans. Either draw the 'as-built' to scale or write relevant distances in metres. The "as-built" plans shall show as a minimum:

- (a) Who prepared the plan and the date it was prepared.
  - (b) The location of all components of the wastewater treatment and land application system relative to:
    - (i) each other;
    - (ii) the nearest property boundary;
    - (iii) nearby fixed features, like a building/dwelling;
    - (iv) any bores/wells within 20 metres;
    - (v) any watercourses (including watercourses that may be dry for parts of the year) within 20 metres, and the ocean (if it is within 20 metres of the system).
  - (c) The brand and model of treatment system needs to be identified.
  - (d) The location of the sampling point.
  - (e) The total length (lineal metres) of any dripper line installed.
  - (f) The distance/spacings between dripper lines.
  - (g) The distance between holes on the dripper lines (e.g., 1280mm).
  - (h) The litre/hour discharge rate from the dripper lines (e.g., 1.6 L/hr, or 2.3L/hr).
  - (i) The total area (in square metres) of the disposal field.
  - (j) The locations of any air release valves and flush valves within the field.
  - (k) Evidence of installation and specifications for all water-saving devices.
- 13 A sampling point to allow collection of a sample of the treated wastewater shall be provided at a point located after the final pump-out chamber and before the point where the wastewater discharges to the land application area.
- 14 A suitable reserve land application area equivalent to 100% of the primary disposal area shall be kept available for future use of wastewater disposal. This reserve area shall remain undeveloped, meaning the area shall be kept free of buildings or structures, but may be planted with trees or other vegetation.

### **Maintenance and Monitoring**

- 15 Samples of the treated wastewater shall be collected 6, 12, and 24 months following the first exercise of this consent from the sampling point referred to in Condition 12. Samples shall be:
- (a) tested for BOD5 and TSS by an accredited environmental testing laboratory;
  - (b) taken when the dwelling is being used in a typical fashion;
  - (c) taken using laboratory-supplied containers and in accordance with procedure as directed by the environmental testing laboratory; and
  - (d) transported to the laboratory under chain of custody.

Results of these tests shall be provided to Council's Team Leader - Monitoring & Enforcement, within 10 working days of each test result being received by the Consent Holder.

**Advice Note:**

"Typical fashion" means that the occupancy at the time of sampling, and during the preceding 48 hours, must vary by no more than one person to the usual number of residents.

- 16 In the event that there is non-compliance with the standards outlined in Condition 14 above, the Consent Holder shall, within 10 working days of receiving the results, commission a suitably qualified wastewater specialist to prepare a report which must:
- (a) review all matters which may have influenced the non-compliance; and
  - (b) propose any necessary changes to the wastewater treatment system and/or the system's operation and maintenance requirements; and
  - (c) propose any additional monitoring necessary to gain information on the cause and extent required to predict the effect on the receiving environment.

A copy of the report shall be forwarded to Council's Team Leader - Monitoring & Enforcement within 2 months of the non-compliance incident and any mitigation and/or remediation works required shall be implemented to the satisfaction of Council.

- 17 Prior to the exercise of this consent, the Consent Holder shall submit to Council's Team Leader - Monitoring & Enforcement, a signed copy of a maintenance and monitoring contract. The maintenance and monitoring contract shall:
- (a) be entered into, and maintained in force at all times, with an experienced wastewater treatment plant operator, or person trained in wastewater treatment operation by the system designer, for the ongoing maintenance and monitoring of the wastewater treatment and land application systems;
  - (b) specify the frequency of inspections and maintenance for the duration of this resource consent; and
  - (c) include an inspection and maintenance schedule that is in accordance with the conditions of this consent.
- 18 Notwithstanding Condition 16, the wastewater treatment and land application system shall be inspected and serviced at least once every 12 months and a copy of the service provider's inspection report shall be forwarded to the Council's Team Leader - Monitoring & Enforcement within 10 working days of each inspection. The inspection report shall include, but not be limited to, the following information:
- (a) the date the inspection was undertaken and the name of the service provider;
  - (b) a list of all components of the treatment and land application systems that were inspected and the state of those components;
  - (c) any maintenance undertaken during the visit or still required, and a timetable for the expected completion of this work;
  - (d) a description of the appearance of the filter/s and tanks;
  - (e) the location and source of any odour detected from the system; and

- (f) a description of the appearance of the land application area (ponding, vegetation growth, no exposed pipe, etc.).

### **Review of Consent Conditions**

- 19 The Council may, during the month of February each year, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
- (a) to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or
  - (b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or
  - (c) to review the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
  - (d) to review the frequency of sampling and/or number of determinands analysed if the results indicate that this is required and/or appropriate; and/or
  - (e) to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

### **Cultural Heritage**

- 20 In the event of Māori archaeological sites (e.g., shell midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga) or koiwi (human remains) being uncovered, activities in the vicinity of the discovery shall cease. The Consent Holder shall then consult with Te Ātiawa and Heritage New Zealand's Central Regional Office (PO Box 19173 Wellington, phone (04) 801 5088, fax (04) 802 5180), and shall not recommence works in the area of the discovery until the relevant Heritage New Zealand Pouhere Taonga approvals to damage, destroy or modify such sites have been obtained.

#### ***Advice Notes:***

- At the time this consent was granted the contact details for Te Ātiawa are: Te Ātiawa Trust's Kaitiaki o te Taiao Office, Landline 03 573 5170, email: [kt@teatiawatrust.co.nz](mailto:kt@teatiawatrust.co.nz)
- The discovery of any pre-1900 archaeological site (Māori or non-Māori) which is subject to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 needs an application to Heritage New Zealand for an authority to damage, destroy or modify the site.

### **Lapse and Expiry**

- 21 If this consent is not exercised before 14 October 2025, it shall lapse in accordance with Section 125 of the Resource Management Act 1991.
- 22 This resource consent shall expire on 14 October 2035.

## ADVICE NOTES

- 1 This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either:
  - (a) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP);
  - (b) be allowed by the Resource Management Act; or
  - (c) be authorised by a separate resource consent.
- 2 It is strongly recommended that household water reduction fixtures be included in the house design in order to ensure that the discharge volume limit is met. The measures and fixtures should be in accordance with AS/NZS 1547:2012 and Auckland Regional Council's Technical Publication 58.
- 3 The Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
- 4 Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
- 5 All reporting required by this consent shall be made in the first instance to the Tasman District Council's Team Leader - Monitoring & Enforcement.
- 6 Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
- 7 Monitoring of this resource consent will be undertaken by the Council as provided for by Section 35 of the Act and a one-off fee has already been charged for this monitoring. Should the monitoring costs exceed this fee, the Council reserves the right to recover these additional costs from the Consent Holder. Costs can be minimised by consistently complying with conditions, thereby reducing the necessity and/or frequency of Council staff visits.
- 8 Pursuant to Section 127 of the Resource Management Act 1991, the Consent Holder may apply to the Consent Authority for the change or cancellation of any condition of this consent.
- 9 Plan(s) attached to this consent are (reduced) copies and therefore will not be to scale and may be difficult to read. Originals of the plans referred to are available for viewing at the Richmond office of the Council. Copies of the Council Standards and documents referred to in this consent are available for viewing at the Richmond office of the Council.

## REASONS FOR THE DECISION

### Background to Proposed Activity

The consent is for the discharge of secondary treated wastewater to land within the Wastewater Management Area (WMA). The property is located at 196 Westdale Road, which is within the Coastal Environment Area (CEA). The property is approximately 1.16ha and is generally flat. A stream runs along the property's northern boundary. The applicant proposes to install a secondary wastewater treatment and land application system to service the proposed new five-bedroom dwelling. The system, an EcoCycle Wastewater

Unit, has been designed for a capacity of eight people with a maximum daily discharge of 1320 litres.

### **Tasman Resource Management Plan (“TRMP”) Area and Rules Affected**

According to the TRMP the following apply to the application site:

Area(s): Rural Residential  
Wastewater Management Area (WMA)  
Land Disturbance Area 1  
Coastal Environment Area

The activity authorised by this resource consent does not comply with Permitted Activity Rule 36.1.3.2 or the Controlled Activity Rule 36.1.3.2 as the discharge is within the Wastewater Management Area, for a new dwelling on an allotment that is less than 2 hectares in size. The activity complies with Restricted Discretionary Activity Rule 36.1.4.2 and therefore is classified as a Restricted Discretionary Activity.

### **Principal Issues (Actual and Potential Effects on the Environment)**

The principal issue(s) associated with the proposed activity involve the actual and potential effects on the environment. For this application these were:

- (a) Potential surface water contamination of the discharge to the adjacent watercourse, and groundwater contamination. The risk is increased by the clay soils found on site, which are typical in the WMA, the identified flood potential on the property, and the property's proximity to the coastal marine area.

I consider that the adverse effects of the activity on the environment will be no more than minor for the following reasons:

- 1 The application includes a site-specific wastewater design report produced by Gary Stevens Consultant Ltd. This report states that the proposed design meets the requirements of Rule 36.1.4.2 and concludes that effects of the proposed discharge will be less than minor.
- 2 The proposed wastewater system design is in accordance with AS/NZS 1574:2012 and the disposal rate of 2mm/day meets the TRMP requirements for the WMA and for Category 5 soils.
- 3 The size of the property provides adequate space for the Land Application Area (LAA) of 660m<sup>2</sup> and this area meets the required setbacks from adjacent properties and all waterbodies. Further, the application has indicated a separate reserve LAA for the required 100% of the reserve land disposal field area and this area meets setback requirements from adjacent properties and all waterbodies.
- 4 The wastewater will be treated to a high standard, with the anticipated quality of effluent produced (BOD < 20mg/l and suspended solids < 20mg/l) meeting the standards.
- 5 Setbacks to water meet the requirements set out in Rule 36.1.4.2(f). The nearest bore is a Council monitoring bore (i.e., not used for potable supply) located approximately 100 metres to the south-west of the LAA. There is a stream running along the property's northern boundary approximately 40m from the LAA, and the Waimea Estuary is approximately 70 metres from the property's eastern boundary.

- 6 An Envirolink Flood Report identified the limitations of the site for potential future flooding from the stream. As mitigation, the primary LAA has been given a larger setback, being 40m away from the stream rather than the required setback of at least 20m. Site limitations do not allow the reserve area to have the same setback, however the reserve area does meet the required 20m setback from a water body.
- 7 Two bore hole samples were taken in August 2020 from within the primary LAA, and one from outside the LAA. These were to a depth of 1.2m. Within these holes there was no indication of groundwater, therefore groundwater is taken to be deeper than 1.2m, which provides for unsaturated soil between the disposal field and groundwater as required by Rule 36.1.4.2(e).
- 8 Due to the flat topography of the site, it is not anticipated that the discharge will result in any slippage, subsidence or erosion within the site.
- 9 As required by the TRMP, the drip-line will be buried to at least 100-150mm within the topsoil layer, with the report recommending a depth of 200mm.
- 10 The design by Gary Stevens Consultant Ltd is considered to be in line with good practice and appropriate for the site soils, slope and expected loading, meeting AS/NZS 1547:2012 standards and complying with all the restricted discretionary activity criteria.
- 11 Regular monitoring and servicing of the wastewater system, as required by conditions of consent, provides further mitigation against potential effects, and ensures the system operates to a high standard so that the effluent is of an appropriate quality prior to its discharge to land.
- 12 Given the proximity to the coast there is a risk of disturbing an unknown site. The installation of the wastewater treatment system will not require large-scale earthworks, and these should be within those permitted by Rule 18.5.2.1. However an Accidental Discovery Protocol has been included as a condition of consent to mitigate this risk.

Overall, I am satisfied that the proposed system is suitable in ensuring that the adverse effects are contained wholly within the site, and subject to appropriate conditions of consent, that the new wastewater system for this property will not have any effects upon the environment that will be more than minor.

### **Relevant Statutory Provisions**

In considering this application, I had regard to the matters outlined in Section 104 of the Act. In particular, I had regard to the relevant provisions of the following planning documents:

- (a) the Tasman Regional Policy Statement (TRPS);
- (b) the Tasman Resource Management Plan (TRMP);
- (c) National Policy Statement for Freshwater Management 2020.

Most of the objectives and policies contained within the TRPS are mirrored in the TRMP. The activity is considered to be consistent with the relevant objectives and policies contained in Chapter 33 of the TRMP.

The proposed activity contravenes Section 15 of the Act, and therefore I have also had regard to the matters outlined in Section 105 of the Act and I am also satisfied that the activity will not give rise to the effects outlined in Section 107 of the Act.

## Part II Matters

I have taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act and it is considered that granting this resource consent achieves the purpose of the Act as presented in Section 5.

### Notification and Affected Parties

The adverse environmental effects of the activity are considered to be no more than minor. The Council's Resource Consents Manager has, under the authority delegated to him, decided pursuant to Section 95 of the Act that the application did not require public or limited notification.

### Duration of the Consent

The consent has been granted for a period of 15 years.

This consent is granted on 14 October 2020 under delegated authority from the Tasman District Council by:



Brigid Graney  
Consent Planner – Natural Resources

Reviews  
 Working & Drafting Consultants  
 T. deacon@wcd.com.au  
 021 222 9410

Drawing Name: GSC-01  
 Client: J & H Petersen  
 Project Address: 196 Westdale Road  
 Legal Description: LOT 3 DP 411705 LOT 6 DP 16926

Date: 27 February 2020  
 Scale: NTS  
 Job No: TBC



Key:  
 Wastewater Unit   
 Land Application System   
 Reserve Area   
 Test Pits

SETBACK DISTANCES MINIMUM ACHIEVED  
 (AS/NZS1547:2012 Appendix B)  
 Property Boundary >5m  
 Building/Houses >2m  
 Surface Water >20m  
 WW/Bore if known >20m  
 Recreational Area >3m  
 In Ground Water Tank >4m  
 Retaining Wall/Embankment >3m  
 Ground water >0.5m  
 Hoopem >0.5m

Installation Notes:

- I. Install EcoCycle Wastewater Unit and discharge to 6600m of 17mm 2.1L/hr pressure compensated drip/line irrigation.
- II. Plough to 200mm with bush valves at end of each line and our release valve at highest point on system.
- III. Fence around Land Application Area to prevent occasional foot traffic and allow reinstatement of soil and access for mowing if required.
- IV. Vehicle and animal traffic to be prohibited.

*Bill Murray*  
 TASMAN DISTRICT COUNCIL  
 PURSUANT TO DELEGATED AUTHORITY ON BEHALF OF

9 March 2020

James & Richelle Petersen  
PO Box 3710  
Richmond 7050

Dear James and Richelle

### Decision on RM200148: Variation/Cancellation of Conditions of Consent Notice

Consent notice number:	RM040950
Address:	196 Westdale Road, Redwood Valley
Activity authorised by original consent:	Undertake a subdivision to create four additional lots and to erect a dwelling on each new allotment
Proposed changes:	Variation of consent notice - to build outside of the Building Location Area (BLA) specified by Consent Notice 10730765.5.

The above application has been granted and a copy of Council's decision is attached. Please read the decision carefully and feel free to contact me if you have any questions.

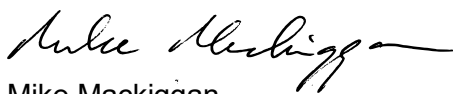
Here are some matters that I need to highlight for you.

Section 357A of the Resource Management Act 1991 ("the Act") provides you with the right to lodge an objection with the Council against this decision including any of the conditions. Objections must be made in writing setting out the reasons for the objection together with a deposit fee of \$300.00 (GST inclusive) and must be lodged here within 15 working days of receiving this letter.

The final cost of processing your applications has not been calculated yet. If the final cost exceeds the deposit already paid, then as we previously advised, you will be invoiced separately for the additional cost. If the final cost is less than the deposit already paid, then you will receive a refund. Where the costs are equal to the deposit already paid, no further action is required. You will receive a letter shortly about the final costs of processing your application.

**Please note that the variation to the condition on your consent notice does not take effect until it is registered on your land title.**

Yours sincerely



Mike Mackiggan  
Consent Planner, Land

**Tasman District Council**  
Email [info@tasman.govt.nz](mailto:info@tasman.govt.nz)  
Website [www.tasman.govt.nz](http://www.tasman.govt.nz)  
24 hour assistance

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189 Queen Street  
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Richmond 7050  
New Zealand  
Phone 03 543 8400  
Fax 03 543 9524

**Murchison**  
92 Fairfax Street  
Murchison 7007  
New Zealand  
Phone 03 523 1013  
Fax 03 523 1012

**Motueka**  
7 Hickmott Place  
PO Box 123  
Motueka 7143  
New Zealand  
Phone 03 528 2022  
Fax 03 528 9751

**Takaka**  
78 Commercial Street  
PO Box 74  
Takaka 7142  
New Zealand  
Phone 03 525 0020  
Fax 03 525 9972

## RM200148: DECISION ON APPLICATION TO VARY CONSENT NOTICE CONDITIONS

Pursuant to Section 221(3)(a) of the Resource Management Act 1991 (“the Act”), the Tasman District Council (“the Council”) hereby authorises the variation to consent notice conditions sought by:

***James Francis John Petersen and Richelle Wendy Petersen***

**Activity authorised:** Variation to Consent Notice 10730765.5 to build outside of the Building Location Area (BLA) specified by Consent Notice 10730765.5.

**Location details:**

Address of property: 196 Westdale Road, Redwood Valley  
Legal description: Lot 6 DP 16926  
Certificate of title: 778947  
Valuation number: 1938072264  
Co-ordinates: Easting: 1606116 Northing: 5430486 (NZTM)

**Advice Note:**

- Only those consent notice conditions which have been varied are presented below. Additional text is underlined and deletions are struck through.
- **Please note that this variation to Consent Notice 10730765.5 cannot take effect until the change has been registered by the applicant’s solicitor on the certificate of title for Lot 6 DP 16926.**

“(b) *Residential buildings on Lots 2 and 6 shall be restricted to the building site areas marked on DP411705 as follows:*

Lot 2            *marked Z on DP 411705*  
Lot 6            *marked Y on DP 411705 except as varied by RM200125 dated 9 March 2020.*

This variation is granted on 9 March 2020 under delegated authority from the Tasman District Council by:



Mike Mackiggan  
Consent Planner, Land



## RM200148: REASONS FOR DECISION

### Site Description and Consent History

The 1.1614 hectare Rural Residential property is on the north side of Westdale Road and situated in the Coastal Environment Area (CEA). Hence, any new building requires resource consent. The current title was created in March 2017 and comprises of two lots (Lot 6 DP 16926 is 9675 square metres, and Lot 3 DP 16926 is 2398 square metres), which are physically bisected by a right of way (ROW) that provides vehicular access to four other properties (Numbers 198, 200, 202, and 204 Westdale Road). The original title was consented under RM040950 and a subsequent Court Order 2006-CHC-000037 dated 30 August 2006.

The site is crescent-shaped and bordered by tall mature trees that effectively screen the site from neighbouring dwellings, with only partial glimpses into the site from Number 232A Westdale Road to the west, and Number 237 Westdale Road to the south-east (see site visit photographs). The properties on the south side of Westdale Road are in the Rural 3 Zone.

Given that Lot 6 DP 16926 has an area of 9675 square metres, the rectangular Building Location Area (BLA) defined on the title is modest, with dimensions of 20 metres by 15 metres (300 square metres). It commences 12 metres from the road boundary, and some 46 metres west of the current site access from the ROW.

### Proposal

The applicants have designed a 366.8 square metre single-storey dwelling comprising of two principal legs at right-angles to each other, with a large garage sited 10 metres from a proposed new vehicle access to be formed some 75 metres to the west of the existing ROW entrance onto Westdale Road. Due to the configuration of the proposed dwelling, approximately two-thirds of it will be outside of the defined BLA on the title, with encroachments to the north and west extending some 15 metres outside of it to the north, and some 16 metres outside of it to the west.

The northern leg of the dwelling contains the main living areas and master bedroom, and at its closest corner is 5.1 metres from the boundary with Lot 8 DP 16926, through which Stringer Creek runs as it heads out to the Waimea Estuary.

Council's Resource Scientist - Hazards has considered a flood report prepared by Envirolink in November 2016, and as the applicant is proposing to raise the house pad to 4.35 metres (NZVD2016), is satisfied that there is no flood risk affecting the proposed dwelling from either the adjoining stream or any coastal inundation hazard. I accept that advice.

Council's Development Engineer has commented on the proposed new vehicle access and is satisfied with it in terms of sight lines and traffic safety, subject to trees and shrubs being trimmed back and the new access being constructed to match Diagram 1 drawing 409 of the Land Development Manual. I accept that advice. A condition of consent will stipulate the standard that the vehicle access requires to be formed to.

Council's Natural Resources Planner has considered the applicants' request that any resource consent for a new wastewater discharge in the Wastewater Management Area be dealt with at the time of building consent and notes that *"the flooding report concludes that there is the potential for floodwater breakout above the dwelling pad, and that secondary flow paths are available either side of the dwelling. No flood mapping is provided so it is not clear how much of the site would be affected in a flood event and how this might limit the area available for wastewater disposal.*

*Given the size of the site it is likely they will be able to find a solution for wastewater disposal, but there are a number of limiting factors including overland flow paths, ponding areas and the adjacent watercourse. These will need to be taken into account when the eventual wastewater design is done for the site, and the applicant should be made aware of these."*

An Advice Note will be attached to the consent advising of the above and also that if the applicants do not obtain their wastewater consent prior to applying for building consent, this could delay the processing of their building consent. The granting of a wastewater discharge consent for this site is not guaranteed, and the applicants are accepting this risk when applying for consents separately.

I accept that advice and consider that there will be sufficient area available of the 9675 square metre site to accommodate the discharge of treated effluent to land from the proposed five-bedroom dwelling, although special field disposal may be required, for example, by Wisconsin Mound.

The changes made are outlined below. Additions are underlined and deletions are ~~struck through~~.

**(a) RM040950 Consent Notice Condition (b)**

*"(b) Residential buildings on Lots 2 and 6 shall be restricted to the building site areas marked on DP411705 as follows:*

<i>Lot 2</i>	<i>marked Z on DP 411705</i>
<i>Lot 6</i>	<i>marked Y on DP 411705 <u>except as varied by RM200125 dated 9 March 2020.</u></i>

**Principal Issues (Actual and Potential Effects on the Environment)**

The principal issues associated the activity involve the actual and potential effects on the environment associated with the variation to the consent notice conditions. For this application they are considered to be effects on:

- (a) The effects of allowing the proposed dwelling to be partially constructed outside of the constrained BLA on the title.

It is considered that the adverse effects on the environment as a result of the activity will be no more than minor for the following reasons:

**RM200125**

I consider that the effects of the new building within the CEA will be less than minor for the reasons stated in decision RM200125. There were no other matters that I considered required to be included through bundling with the Discretionary Activity Consent Notice variation RM200148.

## **RM200148**

Given the above assessment that the effects of the proposed new building within the CEA will be less than minor, it is considered that Consent Notice 10730765.5 can subsequently be amended to facilitate partial construction of the dwelling outside of the constrained 300 square metre rectangular BLA on the Record of Title.

### **Relevant Statutory Provisions**

The application is deemed to be a Discretionary Activity in accordance with Section 127(3)(a) of the Act.

In considering this application, I had regard to the matters outlined in Section 104 of the Act. In particular, I had regard to the relevant provisions of the following planning documents:

- (a) the Tasman Regional Policy Statement (TRPS);
- (b) the Tasman Resource Management Plan (TRMP);
- (c) the New Zealand Coastal Policy Statement (NZCPS).

Most of the objectives and policies contained within the TRPS are mirrored in the TRMP. The proposed change of conditions is considered to be consistent with the relevant objectives and policies contained in Chapters 5 (Site Amenity Effects), 7 (Rural Environment Effects), 11 (Land Transport Effects) of the TRMP, and Policy 13 of the NZCPS.

### **Part II Matters**

I have taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act and it is considered that granting this resource consent achieves the purpose of the Act as presented in Section 5.

### **Notification and Affected Parties**

The original title was consented under RM040950 and a subsequent Court Order 2006-CHC-000037 dated 30 August 2006.

The Council's Resource Consents Manager has, under the authority delegated to him, decided that the provisions of Section 95 of the Act have been met and therefore the application to change consent conditions has been processed without notification.

This decision is issued on 9 March 2020 under delegated authority from the Tasman District Council by:



Mike Mackiggan  
Consent Planner, Land

9 March 2020

James & Richelle Petersen  
PO Box 3710  
Richmond 7050

Dear James and Richelle

**Decision on Non-Notified Resource Consent Application RM200125 – Land use consent to construct a new dwelling in the Coastal Environment Area (CEA) and Rural Residential Zone at 196 Westdale Road, Redwood Valley**

Your application for resource consent has been granted. A copy of the Council's decision is attached. Please carefully read the conditions that have been attached to the consent and feel free to contact me if you have any questions about your consent or its conditions. My contact details are listed at the top of this letter.

Here are some matters that I need to highlight for you.

Section 357A of the Resource Management Act 1991 ("the Act") provides you with the right to lodge an objection with the Council against this decision including any of the conditions. Objections must be made in writing setting out the reasons for the objection together with a deposit fee of \$300.00 (GST inclusive), and must be lodged here within 15 working days of receiving this letter.

The final cost of processing your application has not been calculated yet. If the final cost exceeds the deposit already paid, then as we previously advised, you will be invoiced separately for the additional cost. If the final cost is less than the deposit already paid, then you will receive a refund. Where the costs are equal to the deposit already paid, no further action is required. You will receive a letter shortly about the final costs of processing your application.

Under Section 125 of the Act, your consent will lapse in 5 years unless you have given effect to it before then.

Yours sincerely



Mike Mackiggan  
Consent Planner, Land

Tasman District Council  
Email [info@tasman.govt.nz](mailto:info@tasman.govt.nz)  
Website [www.tasman.govt.nz](http://www.tasman.govt.nz)  
24 hour assistance

**Richmond**  
189 Queen Street  
Private Bag 4  
Richmond 7050  
New Zealand  
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Fax 03 543 0524

**Murchison**  
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Murchison 7007  
New Zealand  
Phone 03 523 1013  
Fax 03 523 1012

**Motueka**  
7 Hickmott Place  
PO Box 123  
Motueka 7143  
New Zealand  
Phone 03 528 2022  
Fax 03 528 9751

**Takaka**  
78 Commercial Street  
PO Box 74  
Takaka 7142  
New Zealand  
Phone 03 525 0020  
Fax 03 525 9972



## RESOURCE CONSENT DECISION

**Resource consent number:** RM200125

Pursuant to Section 104B of the Resource Management Act 1991 ("the Act"), the Tasman District Council ("the Council") hereby grants resource consent to:

***James Francis John Petersen and Richelle Wendy Petersen***

(hereinafter referred to as "the Consent Holder")

**Activity authorised:** Land use consent to construct a new dwelling in the Coastal Environment Area (CEA) and Rural Residential Zone.

**Location details:**

Address of property: 196 Westdale Road, Redwood Valley  
Legal description: Lot 6 DP 16926  
Certificate of title: 778947  
Valuation number: 1938072264  
Co-ordinates: Easting: 1606116 Northing: 5430486 (NZTM)

Pursuant to Sections 108 and 108AA of the Act, this consent is issued subject to the following conditions:

### CONDITIONS

#### General

- 1 The activity shall be in accordance with the application submitted, as shown on the approved plans marked Plans A - D RM200125 and dated 9 March 2020. Where there is any apparent conflict between the information provided with the application and any condition of this consent, the conditions shall prevail.

#### Floor Level

- 2 The finished floor level of the dwelling/building shall be at least 4.65 metres above NZ Vertical Datum NZVD 2016.

#### Building Colour

- 3 Prior to applying for building consent, the Consent Holder shall submit to Council's Consent Planner, Richmond for approval the finish materials and colour for all exterior parts of the building.

The following information for each part of the building (including the roof, walls, joinery, decking, water tanks and any other exterior structures as applicable) is required to be submitted:

- (a) finish material;
- (b) manufacturer;
- (c) colour;
- (d) reflectance value (for paint finish);
- (e) a sample colour chip.

This condition is imposed to ensure the building colour and finish materials are recessive and merge into, rather than stand out from, the surrounding coastal landscape.

**Advice Note:**

Contact Council's duty planner for further information on approved hue ranges. As a guide, the Council will generally approve painted roof colours with a reflectance value of ≤25% and painted wall colours with a reflectance value of ≤50%.

**Setback from Mean High Water Springs**

- 4 The dwelling shall be sited as shown on the attached plan marked Plan A RM200125 and dated 9 March 2020.

**Vehicle Access**

- 5 A vehicle crossing that complies with Nelson Tasman Land Development Manual requirements must be constructed and must include a formed surface between the carriageway of the road and the road boundary of the site to the same standard as the carriageway surface, as per the attached Appendix 1 – RM200125 dated 9 March 2020. Some vegetation removal / trimming may be required to ensure sight lines comply.

All cost associated with the access upgrade is to be met by the Consent Holder and a vehicle access crossing permit is required to be obtained through Council's Engineering Services Department.

**ADVICE NOTES**

**Council Regulations**

- 1 This is not a building consent and the Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts.

**Other Tasman Resource Management Plan Provisions**

- 2 This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either:  
1) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.

## Consent Holder

- 3 This consent is granted to the abovementioned Consent Holder but Section 134 of the Act states that such land use consents “attach to the land” and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to “Consent Holder” in the conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent as there may be conditions that are required to be complied with on an ongoing basis.

## Development Contributions

- 4 The Consent Holder is liable to pay a development contribution in accordance with the Development Contributions Policy found in the Long Term Plan (LTP). The amount to be paid will be in accordance with the requirements that are current at the time the relevant development contribution is paid.

Council will not issue a Code Compliance Certificate until all development contributions have been paid in accordance with Council's Development Contributions Policy under the Local Government Act 2002.

## Wastewater Consent Required – New Discharge in Wastewater Management Area

- 5 Council's Natural Resources Planner has considered your request that any resource consent for a new wastewater discharge in the Wastewater Management Area and notes that *“the flooding report concludes that there is the potential for floodwater breakout above the dwelling pad, and that secondary flow paths are available either side of the dwelling. No flood mapping is provided so it is not clear how much of the site would be affected in a flood event and how this might limit the area available for wastewater disposal.”*

*Given the size of the site it is likely they will be able to find a solution for wastewater disposal, but there are a number of limiting factors including overland flow paths, ponding areas and the adjacent watercourse. These will need to be taken into account when the eventual wastewater design is done for the site, and the applicant should be made aware of these.”*

This Advice Note advises of the above and also that if you do not obtain the required wastewater consent prior to applying for building consent, this could delay the processing of the building consent. The granting of a wastewater discharge consent for this site is not guaranteed, and you accept this risk when applying for consents separately.

## Monitoring

- 6 Monitoring of this resource consent will be undertaken by the Council as provided for by Section 35 of the Act and a one-off fee has already been charged for this monitoring. Should the monitoring costs exceed this fee, the Council reserves the right to recover these additional costs from the Consent Holder. Costs can be minimised by consistently complying with conditions, thereby reducing the necessity and/or frequency of Council staff visits.

## Cultural Heritage

- 7 Council draws your attention to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. In the event of discovering an archaeological find during the earthworks (eg, shell, midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga, etc) you are required under the Heritage New Zealand Pouhere Taonga Act 2014 to cease the works immediately until, or unless, authority is obtained from Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014.

## Interests Registered on Property Title

- 8 The Consent Holder should note that this resource consent does not override any registered interest on the property title.

## REASONS FOR THE DECISION

### Proposed Activity

The 1.1614 hectare Rural Residential property on the north side of Westdale Road and is situated in the Coastal Environment Area. Hence, any new building requires resource consent. The current title was created in March 2017 and comprises of two lots (Lot 6 DP 16926 is 9675 square metres, and Lot 3 DP 16926 is 2398 square metres), which are physically bisected by a right of way (ROW) that provides vehicular access to four other properties (Numbers 198, 200, 202, and 204 Westdale Road). The original title was consented under RM040950 and a subsequent Court Order 2006-CHC-000037 dated 30 August 2006.

The site is crescent-shaped and bordered by tall mature trees that effectively screen the site from neighbouring dwellings, with only partial glimpses into the site from Number 232A Westdale Road to the west, and Number 237 Westdale Road to the south-east (see site visit photographs). The properties on the south side of Westdale Road are in the Rural 3 Zone.

Given that Lot 6 DP 16926 has an area of 9675 square metres, the rectangular Building Location Area (BLA) defined on the title is modest with dimensions of 20 metres by 15 metres (300 square metres). It commences 12 metres from the road boundary, and some 46 metres west of the current site access from the ROW.

The applicants have designed a 366.8 square metre single-storey dwelling comprising of two principal legs at right-angles to each other, with a large garage sited 10 metres from a proposed new vehicle access to be formed some 75 metres to the west of the existing ROW entrance onto Westdale Road. Due to the configuration of the proposed dwelling, approximately two-thirds of it will be outside of the defined BLA on the title, with encroachments to the north and west extending some 15 metres outside of it to the north, and some 16 metres outside of it to the west.

The northern leg of the dwelling contains the main living areas and master bedroom, and at its closest corner is 5.1 metres from the boundary with Lot 8 DP 16926, through which Stringer Creek runs as it heads out to the Waimea Estuary.

Council's Development Engineer has commented on the proposed new vehicle access and is satisfied with it in terms of sight lines and traffic safety, subject to trees and shrubs being trimmed back and the new access being constructed to match Diagram 1 drawing 409 of the

Land Development Manual. I accept that advice. A condition of consent will stipulate the standard that the vehicle access requires to be formed to.

Council's Natural Resources Planner has considered the applicants' request that any resource consent for a new wastewater discharge in the Wastewater Management Area be dealt with at the time of building consent and notes that *"the flooding report concludes that there is the potential for floodwater breakout above the dwelling pad, and that secondary flow paths are available either side of the dwelling. No flood mapping is provided so it is not clear how much of the site would be affected in a flood event and how this might limit the area available for wastewater disposal.*

*Given the size of the site it is likely they will be able to find a solution for wastewater disposal, but there are a number of limiting factors including overland flow paths, ponding areas and the adjacent watercourse. These will need to be taken into account when the eventual wastewater design is done for the site, and the applicant should be made aware of these."*

An Advice Note will be attached to the consent advising of the above and also that if the applicants do not obtain their wastewater consent prior to applying for building consent, this could delay the processing of their building consent. The granting of a wastewater discharge consent for this site is not guaranteed, and the applicants are accepting this risk when applying for consents separately.

I accept that advice and consider that there will be sufficient area available of the 9675 square metre site to accommodate the discharge of treated effluent to land from the proposed five-bedroom dwelling, although special field disposal may be required, for example, by Wisconsin Mound.

### **Tasman Resource Management Plan ("TRMP") Zoning, Area, and Rules Affected**

According to the TRMP the following apply to the subject property:

Zoning: Rural Residential  
Areas: Land Disturbance Area 1, Coastal Environment Area, Services Contribution Area, Wastewater Management Area

The construction of a dwelling does not comply with CEA:

Permitted Activity Rule 18.11.2.1(a) – the activity is not the construction of a new building;  
and;

is assessed as a **Controlled Activity** under Rule 18.11.3.1 of the TRMP.

(Applications for resource consent for an activity under this rule will be decided without public notification and without limited notification.)

As this application is bundled with RM200148 for a variation to Consent Notice 10730765.5 to allow the dwelling to be partially constructed outside of the BLA on the title, which is a Discretionary Activity under Sections 221(3)(a) of the TRMP, they are jointly assessed as **Discretionary Activity**

## **Principal Issues (Actual and Potential Effects on the Environment)**

The principal issues associated with the proposed activity involve the actual and potential effects on the environment. For this application the relevant matters of control under CEA Rule 18.11.3.1 are as follows:

- (a) the effects of the location, design and appearance of the building, including its scale, height, materials, landscaping and colour, on the amenity and natural character of the locality, having regard to effects on: natural features; landscape and seascape values; significant natural values; and, the nature of any existing development;
- (b) the effects of natural hazards.
- (c) the effects on a site of cultural significance to Māori.

I consider that the application is able to be granted for the following reasons:

- (a) The proposed dwelling is almost 200 metres to the south-west of the Waimea Inlet and Mean High Water Springs (MHWS). The dwelling will have only partial views of the CEA. Being single-storey and constructed and finished in non-reflective materials and recessive colours, I consider that it will have less than minor effects upon the amenity and natural character of the locality, having regard to effects on: natural features; landscape and seascape values; significant natural values. I consider that there is no existing development that will be affected due to separation distances and screening mature tree belts.
- (b) Council's Resource Scientist – Hazards has considered a flood report prepared by Envirolink in November 2016, and as the applicant is proposing to raise the house pad to 4.35 metres (NZVD2016) is satisfied that there is no flood risk affecting the proposed dwelling from either the adjoining stream or any coastal inundation hazard. I accept that advice.
- (c) The site is not in the vicinity of any known cultural heritage sites or New Zealand Archaeological Association sites. Iwi were advised of the receipt of the application on 19 February 2020, and to date have not expressed any interest in it. A standard Accidental Discovery Advice Note will be included in the decision.

I consider that the effects of the new building within the CEA will be less than minor for the above reasons. There are no other matters that I consider require to be included through bundling with the Discretionary Activity Consent Notice variation RM200148.

## **Relevant Statutory Provisions**

In considering this application, I had regard to the matters outlined in Section 104 of the Act. In particular, I had regard to the relevant provisions of the following planning documents:

- (a) the Tasman Regional Policy Statement (TRPS);
- (b) the Tasman Resource Management Plan (TRMP);
- (c) New Zealand Coastal Policy Statement (NZCPS).

Most of the objectives and policies contained within the TRPS are mirrored in the TRMP. The activity is considered to be consistent with the relevant objectives and policies contained in Chapters 5 (Site Amenity Effects), 7 (Rural Environment Effects), 11 (Land Transport Effects) of the TRMP, and Policy 13 of the NZCPS.

## Part II Matters

I have taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act and it is considered that granting this resource consent achieves the purpose of the Act as presented in Section 5.

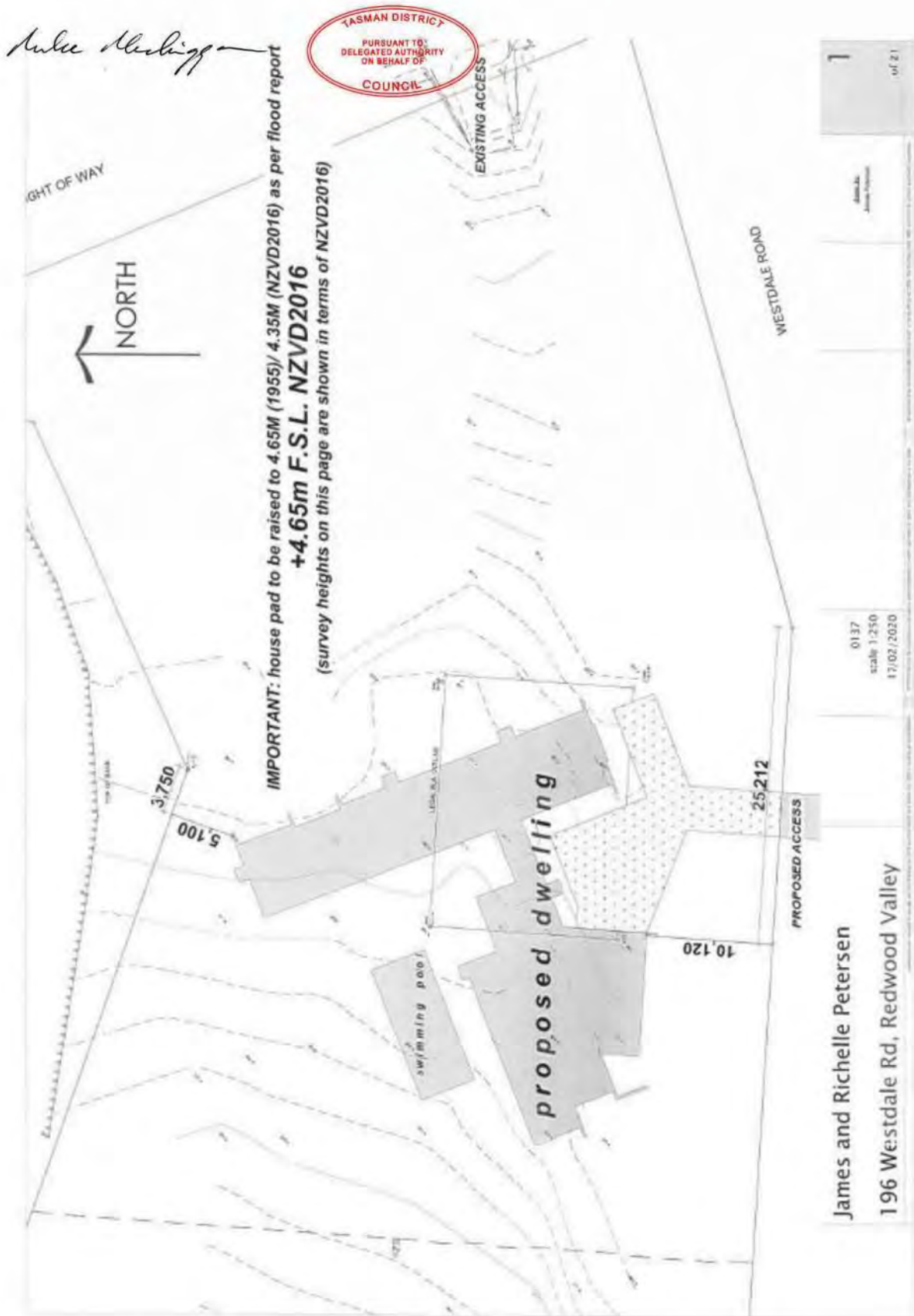
### Notification and Affected Parties

The adverse environmental effects of the activity are considered to be no more than minor. The Council's Resource Consents Manager has, under the authority delegated to him, decided that the provisions of Section 95 of the Act have been met and therefore the application has been processed without notification.

This consent is granted on 9 March 2020 under delegated authority from the Tasman District Council by:

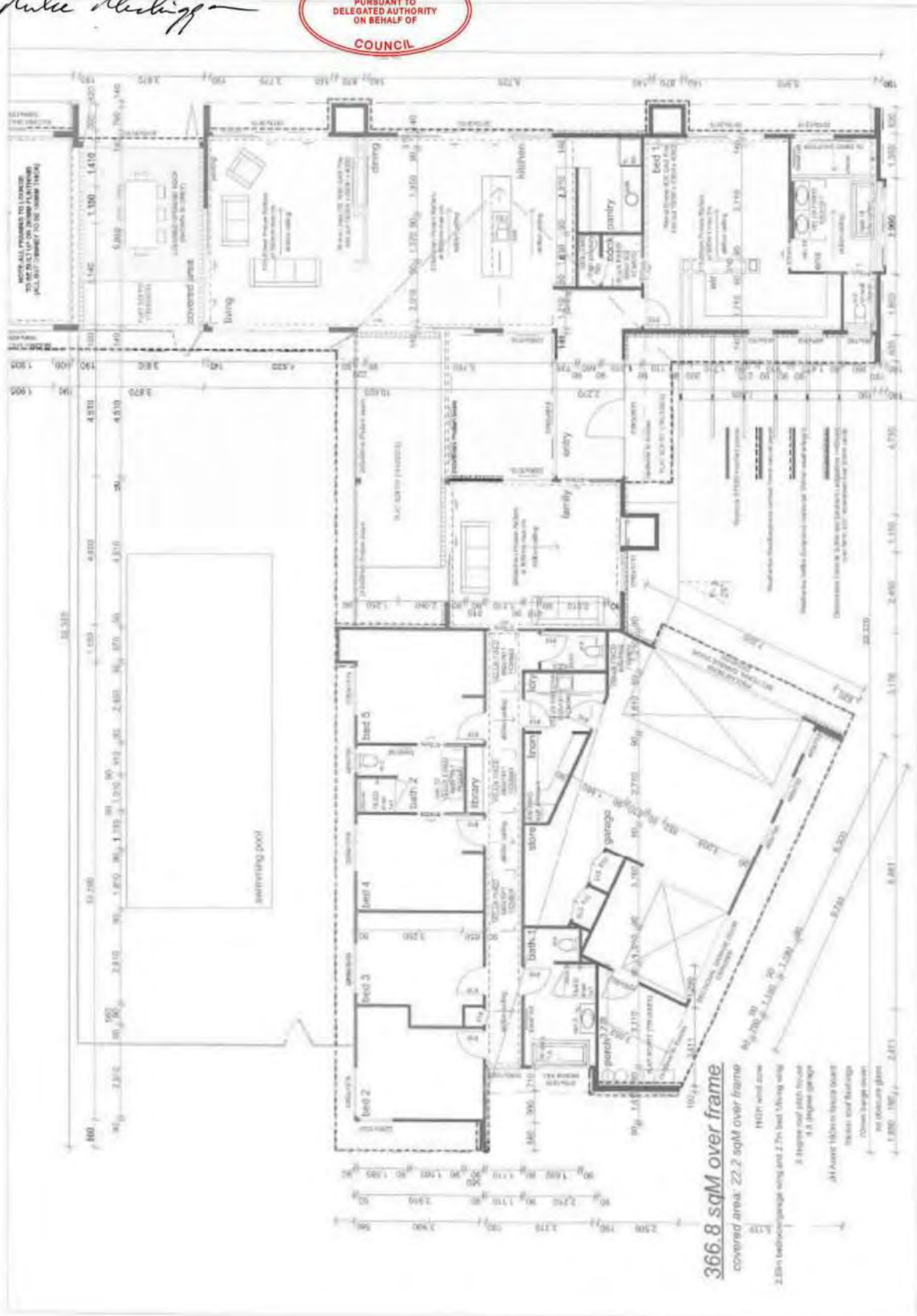


Mike Mackiggan  
Consent Planner, Land



Plan B – RM200125 – 9 March 2020

*Alice Hocking*



Plan C – RM200125 – 9 March 2020

*Alice Hedding*

TASMAN DISTRICT COUNCIL  
PURSUANT TO DELEGATED AUTHORITY ON BEHALF OF COUNCIL

NOTES:

elevation 3

elevation 4

**elevations 1:100**

0137  
scale 1:100  
17.02.2020

James and Richelle Petersen  
196 Westdale Rd, Redwood Valley

5  
of 21

Plan D – RM200125 – 9 March 2020

*Alice Hedding*



NOTES:

elevation 1

elevation 2

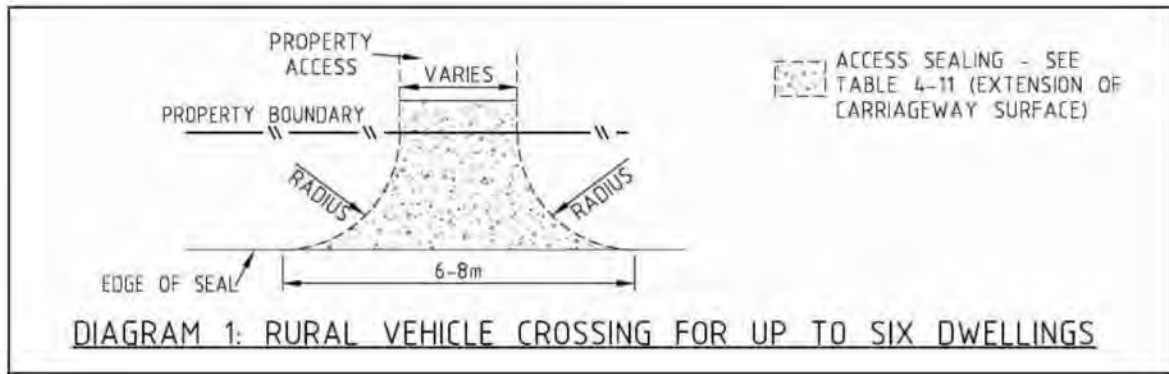
**elevations 1:100**

0137  
scale 1:100  
17/02/2020

James and Richelle Petersen  
196 Westdale Rd, Redwood Valley

4 of 21

**Appendix 1 – RM200125 – 9 March 2020**



**IN THE MATTER OF** the Resource Management Act 1991

**AND**

**IN THE MATTER OF** an appeal under Section 120 of the Act

**BETWEEN**

**RAPHAELLA & RICHARD  
CARVER, CHERYL & JOHN  
NEWTH and DAVID & LYNNE  
GRIFFITH**  
(ENV-2006-CHC-000037 formerly  
ENV C 0215/05)

**Appellants**

**AND**

**TASMAN DISTRICT COUNCIL**

**Respondent**

**AND**

**B & A HARDIE**

**Applicants**

## **BEFORE THE ENVIRONMENT COURT**

Environment Judge J R Jackson (sitting alone under Section 279 of the Act)  
**IN CHAMBERS** at CHRISTCHURCH

### **CONSENT ORDER**

- 1 The Court has read and considered the appeal, the respondent's reply and the memorandum of the parties received on 21 August 2006.
- 2 No person has given notice of an intention to become a party or to be heard under Section 274 of the Act.
- 3 In signing this consent order the Court has not considered the merits of the solution agreed by the parties (and in particular whether it achieves the purpose of the Act) but only confirmed that:
  - (a) all of the parties to the proceeding have executed the memorandum requesting this order; and
  - (b) the proposed order is prima facie reasonably within the scope on application for resource consent and appeal initiating the proceeding.
- 4 Therefore, this Court **ORDERS**, by consent, that the appeal is allowed to the extent that the decision of the Tasman District Council dated 28 July 2005 granting subdivision and land use consents to B & A Hardie is confirmed **subject to** the following amendments:

- 1 That proposed Lots 1 and 2 as identified on the plan marked "A" attached to and forming part of this order be amalgamated into one title.
  - 2 That the building site on proposed Lot 3 be located no closer than 60 metres from mean high water springs as indicated on plan "A".
  - 3 That new plantings to be established in the areas shown in dark green on the plan marked "B" attached to and forming part of this order should be generally restricted to 2.5 metres from ground level and elsewhere on Lot 3 shall be "cluster plantings". For the avoidance of doubt "new plantings" are to be planted after 29 May 2006.
  - 4 That (in accordance with the offer volunteered by the Applicants that was accepted by the Appellants) the Applicants are to enter into a land covenant to be registered by the Applicants in favour of the Appellants preventing any further subdivision or erection of any additional residential buildings (in addition to that the subject of the resource consent) to the intent that only one residential building shall be erected on each lot for a period of ten years from the date of a consent order being made, unless further subdivision is made a permitted or a controlled activity by any changes to the Tasman Resource Management Plan. The covenant against subdivision should not preclude any boundary adjustments or boundary relocation between title in the Applicants' subdivision. The covenant against further subdivision shall be reciprocal and shall be registered against the titles owned by the Appellants as at 29 May 2006, and against the titles to issue from the Applicants' subdivision. All parties shall do all acts, matters, deeds and things and sign all documents as may be necessary to give effect to, and register the covenants, and to obtain mortgagees' consents.
  - 5 Lot 4 shall be as per the Tasman District Council consent dated 28 July 2005, so that Lot 4 may be amalgamated with either Lot 3 or Lot 5 in the Applicants' subdivision, unless it vests as a Recreation Reserve.
  - 6 For the avoidance of doubt a complete set of the consent conditions is attached to and forms part of this order marked "C".
- 5 The appeal is otherwise dismissed.
- 6 There is no order as to costs.

**DATED** at CHRISTCHURCH this 30<sup>th</sup> day of August 2006

J R Jackson  
**Environment Judge**  
Issued: 30 August 2006

“C”

**BEFORE THE ENVIRONMENT COURT**

**IN THE MATTER** of the Resource Management Act  
1991

**AND**

**IN THE MATTER** of the application lodged by  
**B & A Hardie**

for a Resource Consent under the  
provisions of Section 104B of the  
aforesaid Act

**A PROPOSED SUBDIVISION**

That pursuant to Section 104B, 220 and 221 of the Resource Management Act 1991 consent is granted to B & A Hardie to subdivide Lots 4, 5 and 6 DP 16926 into four allotments as set out in the amended plan annexed hereto.

- (a) Lot 1 and 2 shall be combined to create a new Lot 1 of 2.15 hectares, Lot 3 shall contain 7,150 square metres, Lot 4 shall contain 2,393 square metres, Lot 5 shall contain 9670 square metres.
- (b) Lot 4 shall be amalgamated with Lot 3 or 5 except if agreement is made with the Tasman District Council to vest Lot 4 as a reserve. This negotiation must take place with the Manager Community Services.
- (c) The District Land Registrar reference for the amalgamation of Lot 3 and 4 will be sought if necessary, depending on the outcome of the negotiation with Council. (A plan showing the above lot layout shall be provided to Council in order to carry out amalgamation consultation if required.)

**1 Esplanade Reserve and Building Sites**

A plan shall be provided from a registered surveyor accurately showing the line of Mean High Water Springs as it relates to the coastal boundary of the sites.

The plan should also show a 20 metre wide reserve in from the line of Mean High Water Springs and the stream adjoining Lots 7 and 9 DP 16926. Any of these areas that are not already within esplanade reserve, shall vest as esplanade reserve pursuant to Section 236 of the Resource Management Act 1991.

The plan should also show a 300 square metre building site for each of Lots 3 and 5. The building site for Lot 3 shall be located no closer than 60 metres from Mean High Water Springs as shown indicatively on the survey plan annexed, and the building site for Lot 5 shall be located no closer than 100 metres from the line of Mean High Water Springs.

An accurate scale plan shall be prepared showing the building sites and Mean High Water Springs as specified above and submitted to Council prior to the submission of engineering plans and submission of a Section 223 title plan. The building sites for Lots 3 and 5 shall be shown on the title plan.

## **2 Financial Contributions**

A financial contribution for Reserves and Community Services shall be paid to Council, calculated at 5.5% of the total market value of a notional 2,500 square metre building site contained within Proposed Lots 3 and 5.

This may be waived if Lot 4 vests as local purpose reserve.

Council will not issue the Section 224(c) certificate in relation to this subdivision until all development contributions have been paid in accordance with Council's Development Contributions Policy under the Local Government Act 2002.

The Development Contributions Policy is found in the Long Term Council Community Plan (LTCCP) and the amount to be paid will be in accordance with the requirements which are the amount to be paid and will be in accordance with the requirements that are current at the time the relevant development contribution is paid in full.

This consent will attract a development contribution on two allotments in respect of roading and water.

## **3 Vehicle Access**

A sealed entranceway shall be provided from the right-of-way to Lot 3 and 5, with sealing extending at least 5 metres into the allotments.

The entrance to Lot 5 shall be as close as practical to the entrance to the right-of-way.

## **4 Engineering Plans**

Prior to the commencement of works, engineering plans shall be submitted for approval by the Council's Engineering Manager, detailing the access works.

## **5 Underground Services**

Underground power and telephone servicing are to be provided to the proposed building sites in accordance with Tasman District Council Engineering Standards.

## **6 Certification and Possible Consent Notice regarding Flood Hazard on Lot 5**

Certification shall be provided for the building sites on Lots 3 and 5 by a chartered professional engineer in accordance with Tasman District Council Engineering Standards Section 11 Appendix B and also that all engineering works have been completed in accordance with Tasman District Council Engineering Standards or to the satisfaction of the Council's Engineering Manager.

The certification of the building sites on Lots 3 and 5 shall take into account any flooding hazard from the adjoining stream and any coastal inundation hazard. Any recommended

conditions to mitigate the natural hazards shall be imposed as consent notices on the respective titles.

**7 Upgrade of Existing Wastewater Disposal System on Lot 1**

The consent holder shall upgrade the existing wastewater disposal system associated with the existing house on Lot 1. A resource consent and building consent for this upgrade must be obtained prior to the work being undertaken.

(Note that this condition was volunteered by the applicant.)

**8 Landscape Planting and Fencing and Sight Lines**

The proposed coastal and wetland planting and the framework planting as set out in the Rory Langbridge Landscape Plan dated July 2005, attached to this consent, shall be completed prior to the issuing of the Section 224(c) certificate. A written report shall be provided from the landscape architect confirming that the plantings have been fully completed with adequate measures in place for their long-term survival.

The planting adjacent to the vehicle entrances shall be chosen to ensure there are clear sight lines for vehicles using the entrances to the new lots.

The esplanade reserve areas adjoining Lots 3 and 4 shall be fenced off with a stock-proof fence along the reserve boundary, or where there is an existing stock-proof fence, the fence shall be relocated to the reserve boundary.

Plantings in the areas in dark green shown on the attached Plan B shall be generally restricted to 2.5 metres from ground level and elsewhere on Lot 3 shall be cluster plantings. "New plantings" shall mean plantings planted after 29 May 2006.

**9 Covenants**

The Applicant shall enter into a land covenant to be registered by the Applicant preventing any further subdivision and/or additional residential buildings on the lots created by the subdivision for 10 years from the date of the consent unless such further subdivision is made a permitted or a controlled activity by any changes to the Tasman Resource Management Plan. The intent of the restriction on residential buildings is intended to ensure that only one residential building is erected on each lot of the subdivision the subject of this consent.

The covenant against subdivision shall not preclude any boundary adjustments or boundary relocations between titles in the subdivision. The covenants shall be reciprocal and shall be registered against the certificates of title owned by the Appellants as at 29 May 2006, and against the certificates of title to result from the subdivision granted from this consent.

The titles owned by the Appellants are NL12B/531 (Carver), NL11A/734 (Newth) and NL11A/733 (Griffith). Evidence that this condition has been completed shall be provided to Council prior to the Section 224 approval.

(Note: This condition was volunteered by the Applicant, and approved by the Appellants.)

## 10 **Consent Notices**

Consent notices on proposed Lots 3 and 5 shall be created as follows:

- (a) Restriction – no building shall be erected within 60 metres of the line of Mean High Water Springs on Lot 3, or within 100 metres of the line of Mean High Water Springs on Lot 5.
- (b) Restriction – residential buildings on Lots 3 and 5 shall be restricted to the building site areas marked on the Title Plan.
- (c) Restriction – that height of all buildings on Lot 3 shall be no more than 5 metres, and on Lot 5 shall be no more than 6.5 metres above natural ground level.
- (d) Consent notice advising of the need for a discharge consent for any on-site effluent disposal for Lots 3 and 5.
- (e) Any recommended conditions from the engineering report referred to in Condition 6.

## 11 **Easements**

Easements are to be created over any services located outside the boundaries of the lots that they serve as easements-in-gross to the Tasman District Council for Council reticulated services (including future provision for water supply) or appurtenant to the appropriate allotment.

## 12 **Staging**

The consent may be undertaken in stages, with Lot 3 as Stage 1, and Lot 5 as Stage 2 to be completed within six years from the date of consent.

**Note:**

This will ensure that the matter of Lot 3 is dealt with in terms of whether Lot 4 is to vest in Council or become amalgamated with an adjoining lot.

## 13 **Engineering Works**

All works and engineering plan details are to be in accordance with Tasman District Engineering Standards 2004 or to the satisfaction of the Tasman District Engineering Manager.

## 14 **Cancellation of RM030931**

The consent holder shall advise Council in writing of the need to cancel RM030931. (This condition was volunteered by the Applicant.)

## **B LAND USE**

The consent is subject to the following conditions.

(a) **Location of Dwellings**

The dwellings shall be erected on the building areas specified on the title.

(b) **Commencement of Consent**

The commencement date shall be the date of the issuing of the title for the respective allotments.

(c) **Height**

The dwelling on Lot 3 shall be no more than 5 metres in height above natural ground level and the dwelling on Lot 5 shall be no more than 6.5 metres in height above natural ground level.

(d) **Building Requirements**

Any dwellings erected pursuant to this consent shall comply with any development conditions specified in Condition 6 of the subdivision consent.

(e) **Appearance**

The exterior of the dwellings of Lots 3 and 5 shall be finished in colours that are recessive and which blend in with the immediate environment. The consent holder shall submit to the Council for approval, prior to the issue of the building consent for each dwelling, the following details of the colours proposed to be used on the walls and the roof of the dwelling:

- (i) the material to be used (eg, paint, colour steel);
- (ii) the name and manufacturer of the product or paint;
- (iii) the reflectance value of the colour;
- (iv) the proposed finish (eg, matt, low-gloss, gloss);
- (v) either the BS5252:1976 (British Standard Framework for Colour Co-ordination for Building Purposes) descriptor code, or if this is not available, a sample colour chip.

The dwellings shall be finished in colours that have been approved by the Council (see Notation 6 below).

(f) **Water Storage and Toilet Flushing Water Supply**

A minimum of 23,000 litres of rainwater storage, fitted with an accessible Camlock coupling, shall be provided with each dwelling. The water storage tanks shall be either incorporated into the structure of each dwelling, or partially buried and screened so as to be not visible from any other lot or road outside of the said allotments. The dwellings shall use stored rainwater for toilet flushing.

**C NOTATIONS**

- 1 Prior to approval of the building consent for any dwelling, a discharge consent must be obtained for the on-site effluent disposal system for the dwelling.

- 2 Monitoring of the consent is required under Section 35 of the Resource Management Act 1991 and a deposit fee is payable at this time. Should monitoring costs exceed this initial fee, Council will recover this additional amount from the resource consent holder. Costs are able to be minimised by consistently complying with conditions and thereby reducing the frequency of Council visits.
- 3 This consent is issued pursuant to the Resource Management Act 1991 under the Proposed Tasman Resource Management Plan. It does not constitute building consent and the proposed dwellings shall obtain the necessary approvals pursuant to the Building Act 2004.
- 4 Any matters not referred to in this application for resource consent or are otherwise covered in the consent conditions must comply with the Proposed Tasman Resource Management Plan (PTRMP) or the Resource Management Act 1991 or further resource consent is required to be obtained, including water storage.
- 5 Council will require payment of a development contribution in accordance with Council's Development Contributions Policy under the Local Government Act 2002 for the development subject of this resource consent.

The Development Contributions Policy is found in the Long Term Council Community Plan (LTCCP) and the amount to be paid will be in accordance with the requirements which are current at the time the relevant development contribution is paid. A 5% discount is available if the payment is made prior to the uplifting of the building consent.

- 6 As a guide, the Council will generally approve colours which meet the following criteria:

<b>Colour Group*</b>	<b>Walls</b>	<b>Roofs</b>
Group A	A05 to A14	A09 to A14
Group B	B19 to B29	B23 to B29
Group C	C35 to C40	C37 to C40
Group D	D43 to D45	Generally excluded
Group E	Generally excluded	Generally excluded
Reflectance Value	≤50%	≤25%
Finish	Matt or Low-gloss	Matt or Low-gloss

\* Based on BS5252:1976 (British Standard Framework for Colour Co-ordination for Building Purposes). Where a BS5252 descriptor code is not available, the Council will compare the sample colour chip provided with known BS5252 colours to assess appropriateness.

17 March 2017

Anne and Bruce Hardie  
200 Westdale Road, Redwoods Valley  
NELSON 7081

Dear Sir,

**GROUND INVESTIGATION REPORT – PROPOSED SUBDIVISION OF LOT 1, DP 19183 AND EXISTING LOT 6 DP 16926, 200 WESTDALE ROAD, REDWOODS VALLEY, SH6 NELSON.**

Tasman Consulting Engineers Limited (TCEL) was engaged by Anne and Bruce Hardie to investigate and certify the suitability for residential development of Lot 6 DP 16926 and Proposed Lot 2 being part of a subdivision of the original Lot 1, DP 19188.

Investigations for this certification report included:-

- Desktop review of previous work by this practice on this and nearby sites and geological mapping.
- Soil Profile assessment. Five test pits were excavated to depths of between 1.8 and 2.8 m. The test pits were excavated to inspect the soil profile and determine the suitability of underlying soils to support the foundations of buildings designed in compliance with NZS 3604:2011.
- Soil Bearing Strength. Four Scala penetrometer tests were taken across each proposed building area on the new lots to a depth of 1.3 m or until refusal. The scala testing was carried out to determine the suitability of underlying soils to support foundations of building designed in compliance with NZS 3604:2011.
- Site walkover and examination of existing ground exposures along Stringer Creek

## 1. Site Description

Both proposed lots are relatively flat sites comprising grassed pasture and trees located either side of an existing driveway connecting to Westdale Road. Both sites are accessed off this driveway and have a slight overall fall to the east towards the estuary. Stringer Creek runs near to the boundary of both lots, and crosses the ROW via an existing box culvert. The site is located approximately 13.5 kilometres from Richmond at the northern end of Westdale Road.

The site is mapped geologically near the boundary of two units. These are **Moutere Gravel (Tadmor Group)**, described on the NZ Geology Webmap as *poorly to moderately well sorted clay bound gravel containing up to boulder sized clasts of quartzofeldspathic sandstone clasts (IPTm)* and **Fan Gravels** described on the NZ Geology Webmap as *Well sorted gravel forming modern flood plains and young fan gravels (Q1a)*.

Ron O'Hara BE (Civil) MIPENZ

David King ME (Civil) MIPENZ CPEng IntPE

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Nelson 7050, New Zealand

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## 2. Fill

To the best of our knowledge, no filling has been undertaken as part of this development.

## 3. Investigation Report

Investigations were focused in and around the proposed building location areas. Refer to TCEL drawing sheet 17047-E-1 for locations.

### 3.1. Test pits

Four test pits were excavated on 28<sup>th</sup> February 2017 with a seven ton excavator around the proposed building areas. Two on Lot 6 (TP6-1 and TP6-2) and two on proposed Lot 2 (TP2-1 and TP2-2). A further test pit (TP 2-3) was carried out on 17 March 2017 to investigate the deeper soil types near the estuary boundary. The location of the test pits is shown in the site plans in Appendix B. Test pitting was carried out near the edge of proposed building areas in order to minimise soil disturbance in areas where a house may later be built. All test pit logs are attached in Appendix C.

#### Test Pit 6-1

The general profile was:

<b>OL – approx. 300 mm</b>	Organic soil (topsoil)
<b>300 - 1200 mm</b>	CLAY
<b>1200 – 2000 mm</b>	Gravelly CLAY



*Figure 1: Test Pit 6-1*

**Summary of Test Pit 6-1:** Clays were encountered immediately below the topsoil layer. The soil below topsoil contained no materials (such as organic matter or uncertified fill) that would preclude their use for residential house foundations.

### Test Pit 6-2

The general profile was:

**GL – approx. 400mm**

Organic soil (topsoil)

**400 to 1800 mm**

Sandy CLAY, some gravels



*Figure 2: Test Pit 6-2*

**Summary of Test Pit 6-2:** Clays were encountered immediately below the topsoil layer. The presence of gravels increased below 1.4 m. The soil below topsoil contained no materials (such as organic matter or uncertified fill) that would preclude their use for residential house foundations.

**Test Pit 2-1**

The general profile was:

**GL – approx. 400mm**

Organic soil (topsoil)

**400 to 1800 mm**

CLAY, some gravels



*Figure 3: Test Pit 2-1*

**Summary of Test Pit 2-1:** Clays were encountered immediately below the topsoil layer. The soil below topsoil contained no materials (such as organic matter or uncertified fill) that would preclude their use for residential house foundations.

### Test Pit 2-2

The general profile was:

**GL – approx. 300mm**

Organic soil (topsoil)

**300 to 1700 mm**

Sandy CLAY, some gravels



*Figure 4: Test Pit 2-2*

**Summary of Test Pit 2-2:** Clays were encountered immediately below the topsoil layer. The soil below topsoil contained no materials (such as organic matter or uncertified fill) that would preclude their use for residential house foundations.

**Test Pit 2-3**

The general profile was:

<b>GL – approx. 600mm</b>	Organic soil (topsoil)
<b>600 - 1250 mm</b>	CLAY, some sand. Band of gravels with flowing water at base of layer (water table)
<b>1250 – 1800 mm</b>	Soft blue-grey CLAY, some sands
<b>1800 mm – 2800 mm</b>	Saturated Gravelly SAND, dense, well-graded



Figure 5: Test Pit 2-3

**Summary of Test Pit 2-3:** Clays were encountered overlying dense estuarine sands and gravels. Minor organic material was present at the interface, but no bedded layers of unsuitable material. Ground level at this test pit was approximately 1.0m below the existing building location area. Taken from the building level, we infer that there is approximately 2.5m depth of firm clays overlying the sands at the thinnest point (on Lot 2).

A Scala Penetrometer (SP13) was put down adjacent this test pit to 2.8 m below ground level. The following readings were obtained:

Depth	Soil layer from TP	Blows / 100mm
0 – 600	Topsoil	Not tested
600 – 1200	CLAY, light orange	1.3
1200 – 1800	CLAY, blue-grey	8
1800 – 2300	Sandy CLAYs	5
2300 – 2800	Gravelly SAND	8

### 3.2. Stringer Creek bank exposures

The creek bank exhibited bedded layers of Moutere Gravel derived clays overlying less weathered Moutere Gravels.



*Figure 6: Bank exposure at Stringer Creek below box culvert and adjacent proposed Lot 2*

### 3.3. Groundwater

Ground water was encountered in two of the test pits. The deeper gravelly layers appeared to provide a preferential path for groundwater flow compared to the less pervious clays near the surface.

- TP6-2 had a seepage of water entering the base of the pit around 1.8m below ground level, trickling out of the more gravelly layer.
- TP2-3 had a strong flow of water running from a more gravelly layer beneath the clays, approximately 1.2 m below ground level and 2.2 m below the house pad level. This test pit was located at the lowest point on the site nearest the estuary.

Groundwater at this depth will not in our opinion influence the performance of foundations for residential buildings. Further, the proposed development is not likely to change groundwater levels.

### 3.4. Sub-surface summary

The test pits had similar profiles consistent with highly weathered Moutere Gravels that have experienced high moisture contents. In the stream, there are distinct horizontally bedded layers indicating alluvial deposition of Moutere Gravel derived soil on a modern flood plain. No organic or silty soils were encountered at the estuary boundary. There is a thick (relative to the building foundations) layer of clays overlying the estuarine sands. The soils present are thus consistent with the mapped geology and in our opinion are suitable for residential development.

### 3.5. Scala penetrometer tests

Six Scala Penetrometer tests were carried out on each of the proposed lots to determine the range of Ultimate Bearing Strengths of the underlying soil. The location of the scala testing is shown on the attached plan. The graphs of inferred bearing strength vs depth for all tests are also attached in Appendix D.

NZS3604:2011 gives a test method for determining the soil bearing capacity in Section 3.3 of the standard. The parameters for establishing an ultimate bearing capacity of 300 kPa are:

- i. Scala Penetrometer resistance exceeds 5 blows per 100 mm at the underside of foundations and for a depth equal to two times the width of the footings
- ii. Scala Penetrometer resistance exceeds 3 blows per 100 mm at greater depths.
- iii. Providing the set blow is relatively uniform, the resistance may be established by averaging over a depth not exceeding 300 mm.

As the most common foundation width used on residential housing in this region is 300mm, the depth below foundations at which the 3 blows per 100mm was considered to apply was 600mm. In addition it was assumed that the minimum depth of foundations could be taken as 300mm.

The scala penetrometer readings are combined with an assessment of the subsoil profile from test pitting in order to determine the presence or otherwise of 'good ground'. NZS 3604:2011 defines Good Ground as:

*"Any soil or rock capable of permanently withstanding an ultimate bearing capacity of 300 kPa (i.e. an allowable bearing pressure of 100 kPa using a factor of safety of 3.0), but excludes:*

- a) *Potentially compressive ground... (full definition truncated)*
- b) *Expansive soils ... (full definition truncated); and*
- c) *Any ground which could foreseeably experience movement of 25mm or greater for any reason... (truncated)."*

The table below summarizes the scala penetrometer results and subsoil conditions. Where the test is noted as 'Fail', the values below denote the lowest ultimate bearing strength and the shallowest depth at which the low strength was recorded.

**Summary of NZS 3604:2011 Bearing Strength Compliance**

	SP1	SP2	SP3	SP4	SP5	SP6	Conclusion
<b>Lot 6</b>	Pass 327kPa at 500mm	Fail 258kPa at 430mm	Pass 300kPa at 950mm	Pass 327kPa at 850mm	Pass 450kPa at 580mm	Pass 400kPa at 950mm	<b>Foundations should be the subject of Specific Engineering Design</b>
<b>Proposed Lot 2</b>	Fail 242kPa at 750mm	Fail 184kPa at 880mm	Pass 400kPa at 430mm	Fail 278kPa at 800mm	Pass 258kPa at 330mm	Fail 278kPa at 720mm	<b>Foundations should be the subject of Specific Engineering Design</b>

#### 4. Natural Hazards

A flooding assessment has been carried out by *Envirolink*<sup>1</sup> for Lots 2 and Lot 6 (in the report these were described as Lot 3 and Lot 5). The conclusion from the report is that:

- Lot 2 has no identifiable risk of seawater intrusion provided ground levels at the building sites are above the minimum requirement of 4.4 mRL specified in the TDC Engineering Standards Table 7-6.
- Lot 6 has the potential for possible minor freshwater flooding from Stringer Creek and ground levels about the building area should be raised by 300mm to 4.65 mRL minimum. This will also place it above the saltwater intrusion risk.

TCEL has not conducted a review of this report and provide no warranty as to the flood risk for these lots.

#### 5. Certification of Building Sites

It is our opinion, not to be construed as a guarantee, that the designated building area on each lot is suitable for the construction of a residential building designed in accordance with NZS3604:2011, subject to any territorial authority requirements and minimum ground levels being set for flood and tidal inundation.

The investigation was centred on the likely building locations on both lots. Investigation shows that the soils do not fully comply with the requirements of NZS 3604:2011 for 'good ground'. As such, it is my opinion **that the following limitations be placed on both lots:**

- Buildings should only be located within the Designated Building Area (DBA) as defined on TCEL Drawing 17047 Sheet E-1 (17-03-2016) included in Appendix B unless further assessment of suitability and slope stability covering the building location is made at time of building consent by a suitably experienced geo-professional.
- Foundations shall be the subject of Specific Engineering Design and investigation as appropriate, undertaken by a Chartered Professional Engineer experienced in foundation design.
- All fills (including those to raise levels as per below condition) shall be designed and certified by a Chartered Professional Engineer experienced in soils engineering, except minor landscape fills (outside the Designated Building Area, outside the wastewater disposal areas and less than 1.0m deep).
- Prior to construction of buildings, the ground about the building area and an accessway to them must be raised to a minimum level of:
  - 4.65 mRL for Lot 6
  - 4.40 mRL for Lot 2

##### 5.1. Limitations

This report is based on investigations undertaken at a limited number of points within the site, and it must be recognised that ground conditions may differ away from the investigation sites across the proposed new lots. The contents of this report and the certification for buildings are limited to the subject lots.

Out test pits have been only loosely backfilled. If it is intended to build over these in future then they should be excavated and recompacted, or bridged with a suitable structural solution.

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<sup>1</sup> Hewitt, T, *45 Westdale Road Flood Report*, 22 November 2016, Envirolink Limited

This report is furnished to the Tasman District Council and A & B Hardie only. It is acknowledged that the council is entitled to provide information contained in this report pursuant to section 217 of the Building Act 2004 and section 44A of the Local Government Official Information and Meetings Act 1987.

Yours faithfully

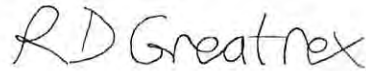
**Tasman Consulting Engineers Limited**

Per:



Mark Sommers  
NZCE (Civil), REA  
Senior Engineering Technician

Reviewed:



Richard Greatrex  
BE Hons (Civil), CPEng, MIPENZ  
Civil Engineer

**Appendices**

- APPENDIX A. SCHEDULE 2A CERTIFICATION STATEMENT
- APPENDIX B. SITE PLAN AND TEST LOCATIONS
- APPENDIX C. TEST PIT LOGS
- APPENDIX D. SCALA PENTROMETER LOGS



(iii) Prior to construction of buildings, the ground about the building area and an accessway to them must be raised to a minimum level of:

- 4.65 mRL for Lot 6
- 4.40 mRL for Lot 2

(d) Subject to 3(a) and 3(b) of this Schedule, the filled ground is suitable for the erection of buildings designed according to NZS 3604 provided that:

(i) **N/A – No filled ground**

(e) The original ground not affected by filling and the filled ground are not subject to erosion, subsidence, or slippage in accordance with the provisions of section 106 of the Resource Management Act 1991 provided that:

(i) **All fills shall be designed and certified by a Chartered Professional Engineer experienced in soils engineering, except minor landscape fills (outside the Designated Building Area, outside the wastewater disposal areas and less than 1.0m deep).**

4. This professional opinion is furnished to the TA and the developer for their purposes alone on the express condition that it will not be relied upon by any other person and does not remove the necessity for the normal inspection of foundation conditions at the time of erection of any building.
5. This certificate shall be read in conjunction with my geotechnical report referred to in clause 2 above and shall not be copied or reproduced except in conjunction with the full geotechnical completion report.

Signed

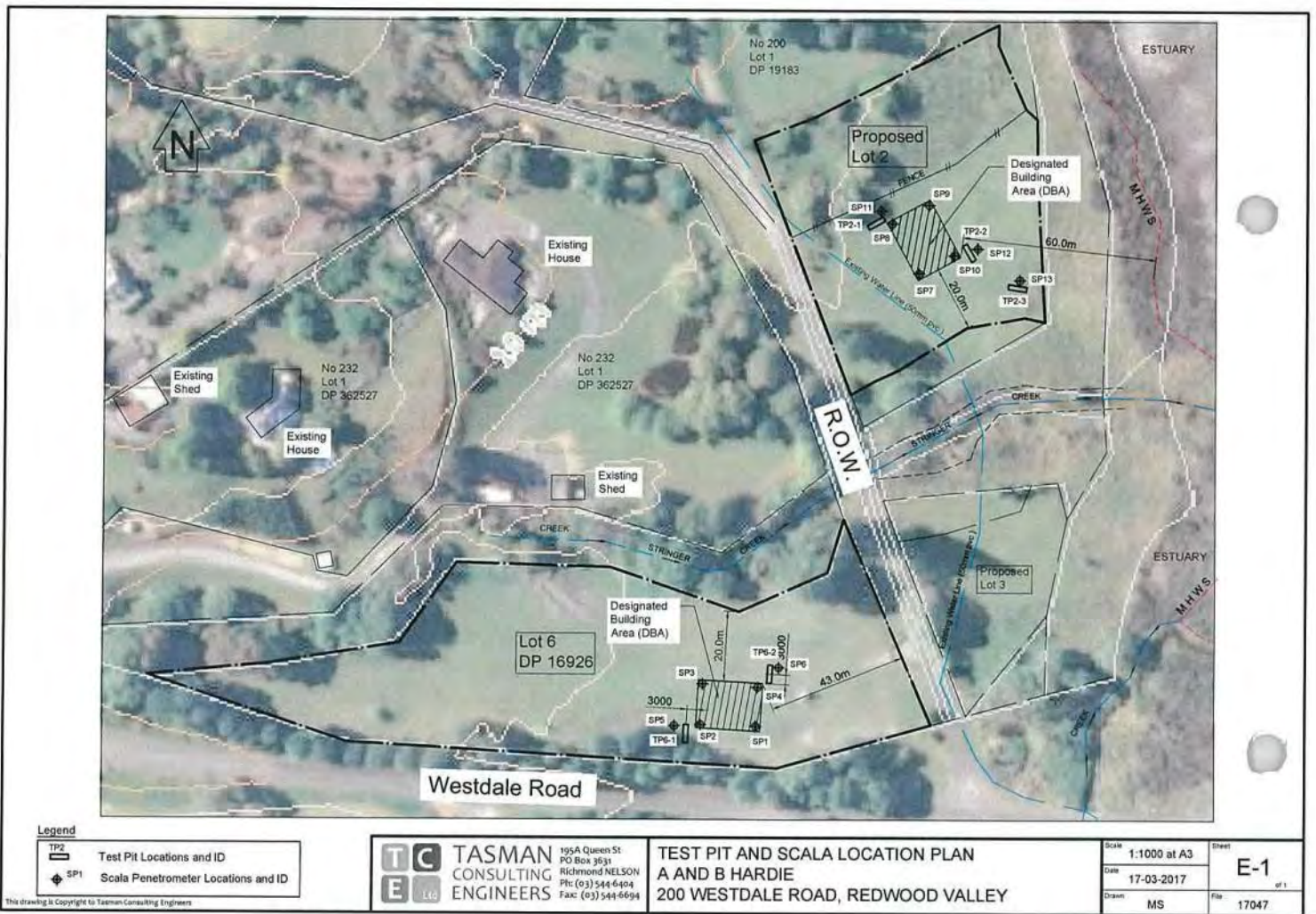
*R D Greatrex*

Date 17 March 2017

*BE(Civil)*

*MIPENZ, CPEng (#1008707)*

## Appendix B. Site Plan and Test Locations



**Legend**

	Test Pit Locations and ID
	Scala Penetrometer Locations and ID

**T C** TASMAN CONSULTING ENGINEERS  
 195A Queen St  
 PO Box 3631  
 Richmond NELSON  
 Pte: (03) 544-6404  
 Fax: (03) 544-6694

**TEST PIT AND SCALA LOCATION PLAN**  
**A AND B HARDIE**  
**200 WESTDALE ROAD, REDWOOD VALLEY**

Scale	1:1000 at A3	Sheet	<b>E-1</b> of 1
Date	17-03-2017	Drawn	
Drawn	MS	File	

This drawing is Copyright to Tasman Consulting Engineers

**Appendix C. Test pit logs**

# TEST PIT LOG

<b>CLIENT NAME:</b> A & B Hardie	<b>File Number:</b> 17047	<b>TEST PIT NUMBER:</b> <b>6-1</b>
<b>Inspection Date:</b> 28/02/2017	<b>Time:</b> 9:00	<b>LOT:</b> 6
<b>Location of Work:</b> 200 Westdale Road, Redwood Valley	<b>Weather:</b> Fine	<b>Inspecting Engineer:</b> M Sommers
<b>Excavator Details:</b> 7 tonne Digger		

Depth (mm)	Graphic	Group	Description fraction - colour - structure - strength - moisture - bedding - plasticity - sensitivity - addn'l)
100		<b>OL</b>	<b>SILT - light brown - firm - dry - topsoil</b>
200			
300			
400		<b>CL</b>	<b>CLAY - light orange with grey mottles - homogeneous - structure - firm - moist - low plasticity</b>
500			
600			
700			
800			
900		<b>CL</b>	<b>Gravelly CLAY - medium orange with dark brown mottles - homogeneous structure - firm - moist - low plasticity (gravels &lt; 100mm dia)</b>
1000			
1100			
1200			
2000			<b>END OF PIT 2.0m BGL - No GW encountered</b>



# TEST PIT LOG

<b>CLIENT NAME:</b> A & B Hardie	<b>File Number:</b> 17047	<b>TEST PIT NUMBER:</b> <b>6-2</b>
<b>Inspection Date:</b> 28/02/2017	<b>Time:</b> 9:20	<b>LOT:</b> 6
<b>Location of Work:</b> 200 Westdale Road, Redwood Valley	<b>Weather:</b> Fine	<b>Inspecting Engineer:</b> M Sommers
<b>Excavator Details:</b> 7 tonne Digger		

Depth (mm)	Graphic	Group	Description fraction - colour - structure - strength - moisture - bedding - plasticity - sensitivity - addn'l)
100		<b>OL</b>	<b>Gravelly SILT - light brown - firm - dry - topsoil</b>
200			
300			
400			
500		<b>CL</b>	<b>Sandy CLAY (with some gravels)- light orange with grey mottles - homogeneous structure - firm - moist - low to medium plasticity (gravels &lt;50mm dia)</b>
600			
700			
800			
900			
1000			
1100		<b>CL</b>	<b>Gravelly, sandy CLAY - dark orange/brown with grey mottles - homogeneous structure - firm - moist - low plasticity (gravels &lt;100mm dia)</b>
1200			
1300			
1400			
1500		<b>CL</b>	<b>Gravelly, sandy CLAY - dark orange/brown with grey mottles - homogeneous structure - firm - moist - low plasticity (gravels &lt;100mm dia)</b>
1600			
1700			
1800			<b>END OF PIT 1.8m BGL - GW encountered</b>



# TEST PIT LOG

CLIENT NAME: A & B Hardie	File Number: <b>17047</b>	TEST PIT NUMBER: <b>2-1</b>
Inspection Date: 28/02/2017	Time: <b>9:45</b>	<b>LOT: 2</b>
Location of Work: 200 Westdale Road, Redwood Valley	Weather: Fine	Inspecting Engineer: M Sommers
Excavator Details: 7 tonne Digger		

Depth (mm)	Graphic	Group	Description fraction - colour - structure - strength - moisture - bedding - plasticity - sensitivity - addn'l)
100		<b>OL</b>	<b>SILT - light brown - firm- dry- topsoil</b>
200			
300			
400			
500			
600			
700			
800			
900		<b>CL</b>	<b>Gravelly CLAY - light orange with grey and dark brown mottles - homogeneous structure - firm - moist - low plasticity (gravels &lt;100mm dia)</b>
1000			
1100			
1200			
1300			
1400			
1500			
1600			
1700			
1800			<b>END OF PIT 1.8m BGL - No GW encountered</b>

# TEST PIT LOG

CLIENT NAME: A & B Hardie	File Number: <b>17047</b>	TEST PIT NUMBER: <b>2-2</b>
Inspection Date: 28/02/2017	Time: <b>10:15</b>	<b>LOT: 2</b>
Location of Work: 200 Westdale Road, Redwood Valley	Weather: Fine	Inspecting Engineer: M Sommers
Excavator Details: 7 tonne Digger		

Depth (mm)	Graphic	Group	Description fraction - colour - structure - strength - moisture - bedding - plasticity - sensitivity - addn'l)
100		<b>OL</b>	<b>SILT - light brown - firm - dry - topsoil</b>
200			
300		<b>CL</b>	<b>Gravelly, sandy CLAY - light grey with darker grey mottles - homogeneous structure - firm - moist - low plasticity (gravels &lt;75mm dia)</b>
400			
500			
600			
1200		<b>CL</b>	<b>Gravelly, sandy CLAY - light grey with darker brown mottles - homogeneous structure - firm - moist - low medium plasticity (gravels &lt; 50mm dia)</b>
1500		<b>CL</b>	<b>Silty CLAY - light grey with darker brown mottles - homogeneous structure - firm - moist - medium to high plasticity (gravels &lt; 50mm dia)</b>
1700			<b>END OF PIT 1.7m BGL - No GW encountered</b>

# TEST PIT LOG

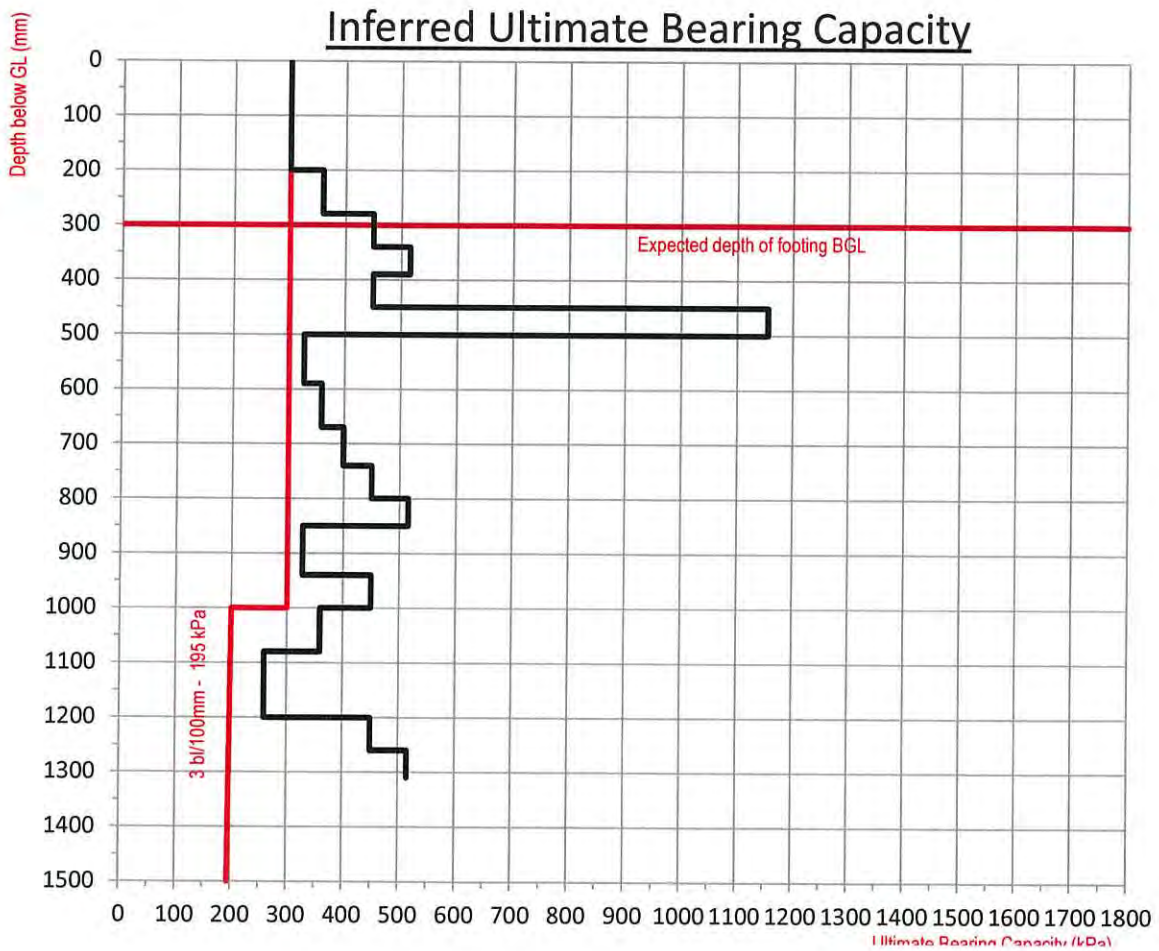
<b>CLIENT NAME:</b> A & B Hardie	<b>File Number:</b> 17047	<b>TEST PIT NUMBER:</b> <b>2-3</b>
<b>Inspection Date:</b> 17/03/2017	<b>Time:</b> 8:30	<b>LOT:</b> 2
<b>Location of Work:</b> 200 Westdale Road, Redwood Valley	<b>Weather:</b> Fine	<b>Inspecting Engineer:</b> M Sommers
<b>Excavator Details:</b> 7 tonne Digger		

Depth (mm)	Graphic	Group	Description fraction - colour - structure - strength - moisture - bedding - plasticity - sensitivity - addn'l)
100		<b>OL</b>	<b>SILT - dark brown - loose - moist - topsoil</b>
200			
300		<b>CH</b>	<b>CLAY - light orange/grey/dark orange mottling - soft - moist - moderate plasticity</b>
400			
500			
600			
700			
1000		<b>GW</b>	<b>Clayey GRAVELS - light orange/grey _ loose digging - saturated - uniform graded fine to medium - uphill end of pit. High rate of groundwater inflow (0.3 l/s)</b>
1200			
1500		<b>CH</b>	<b>CLAY - blue grey - homogeneous but with occasional rootlets, not adhesive, no organic layers - very soft - easy digging - wet - moderate plasticity</b>
1800			
2000			
2200		<b>GW</b>	<b>Gravelly SAND - blue grey - loose packed - saturated - graded fine to course - rounded dia - occasional small organic debris, max encountered branch 50mm dia</b>
2400			
2800			<b>END OF PIT 2.8m - sides unstable, collapses</b>

## Appendix D. Scala Penetrometer Logs

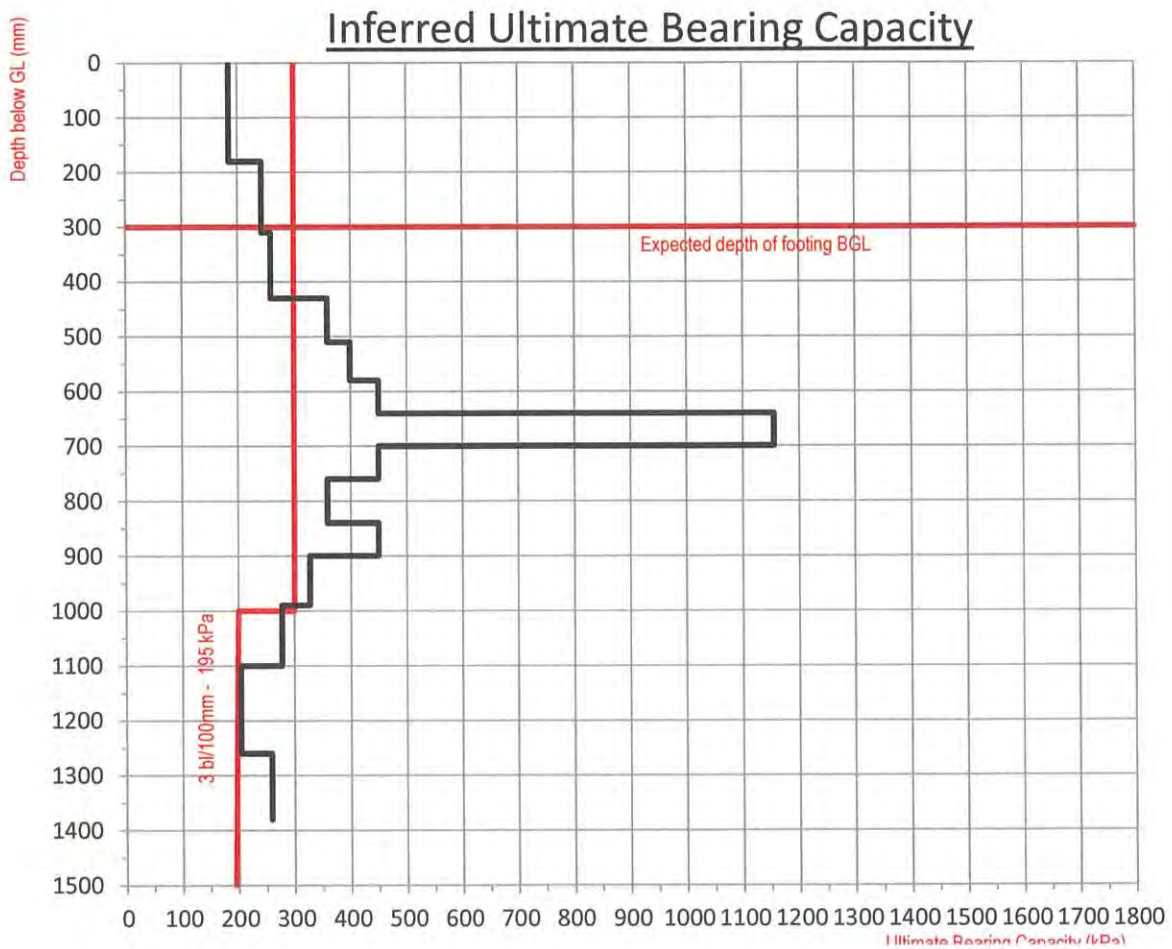
## SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa	Test Date: 23.02.2017
0	0		300	
100	5	20	300	Client: <b>HARDIE</b>
200	10	20	300	
280	15	16	359	Address: <b>200 Westdale Road</b>
340	20	12	449	site investigation
390	25	10	515	
450	30	12	449	
500	35	1	1156	Lot Num: <b>Lot 6</b>
590	40	18	327	Test Ref: <b>SP1</b>
670	45	16	359	
740	50	14	399	
800	55	12	449	
850	60	10	515	
940	65	18	327	
1000	70	12	449	
1080	75	16	359	
1200	80	24	258	
1260	85	12	449	
1310	90	10	515	



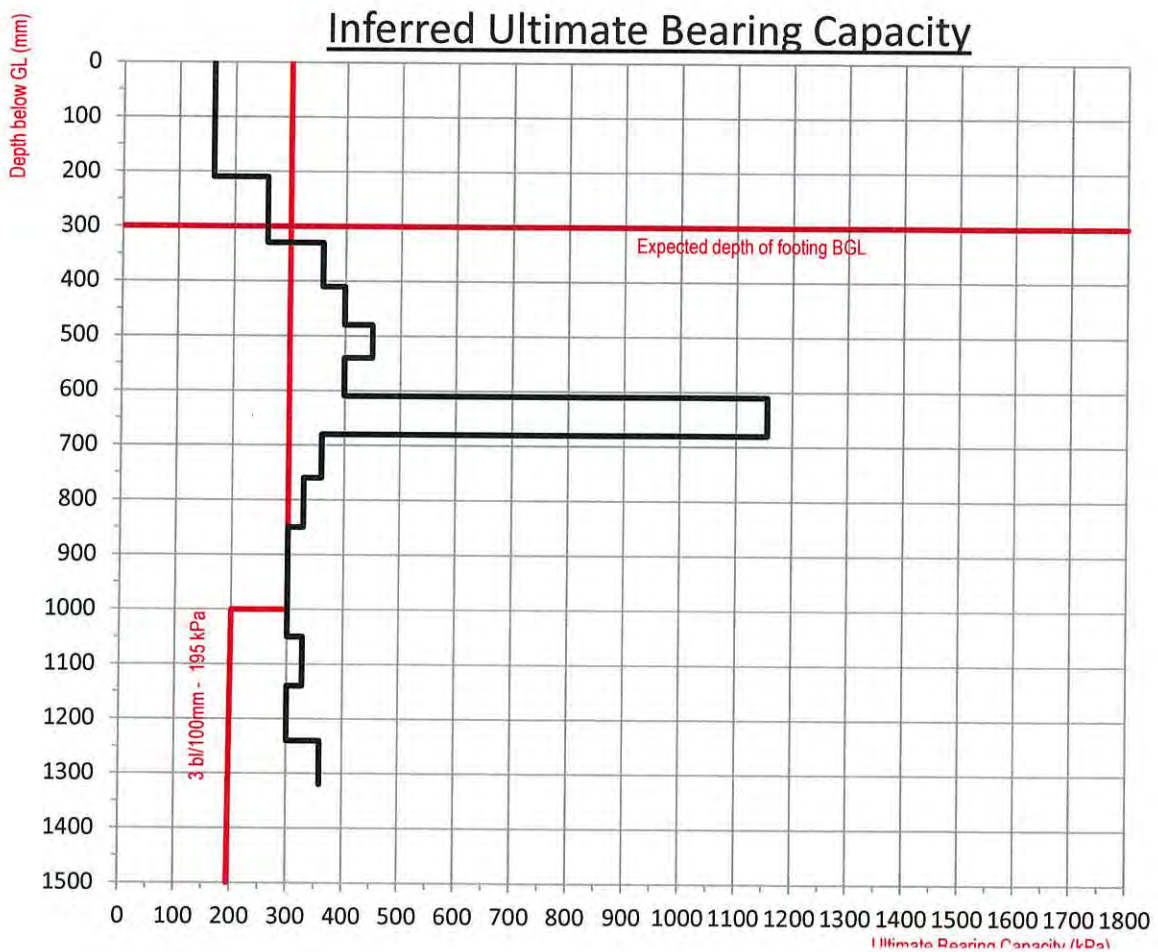
## SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa	Test Date: 23.02.2017
0	0		184	Client: <b>HARDIE</b>
180	5	36	184	
310	10	26	242	Address: <b>200 Westdale Road</b> site investigation
430	15	24	258	
510	20	16	359	Lot Num: <b>Lot 6</b>
580	25	14	399	
640	30	12	449	Test Ref: <b>SP2</b>
700	35	1	1156	
760	40	12	449	
840	45	16	359	
900	50	12	449	
990	55	18	327	
1100	60	22	278	
1260	65	32	204	
1380	70	24	258	



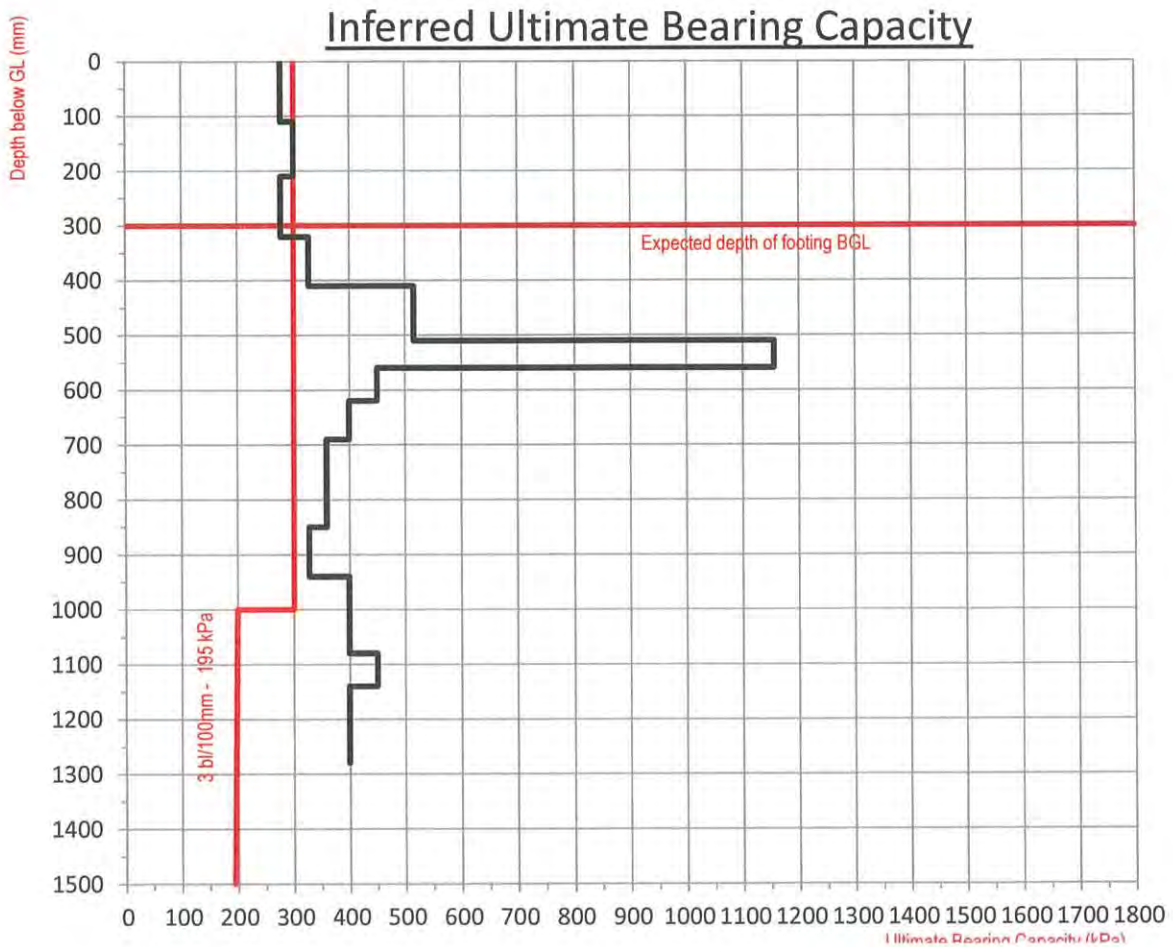
# SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa	Test Date: 23.02.2017
0	0		162	
210	5	42	162	Client: HARDIE
330	10	24	258	Address: 200 Westdale Road
410	15	16	359	site investigation
480	20	14	399	
540	25	12	449	
610	30	14	399	Lot Num: Lot 6
680	35	1	1156	Test Ref: SP3
760	40	16	359	
850	45	18	327	
950	50	20	300	
1050	55	20	300	
1140	60	18	327	
1240	65	20	300	
1320	70	16	359	



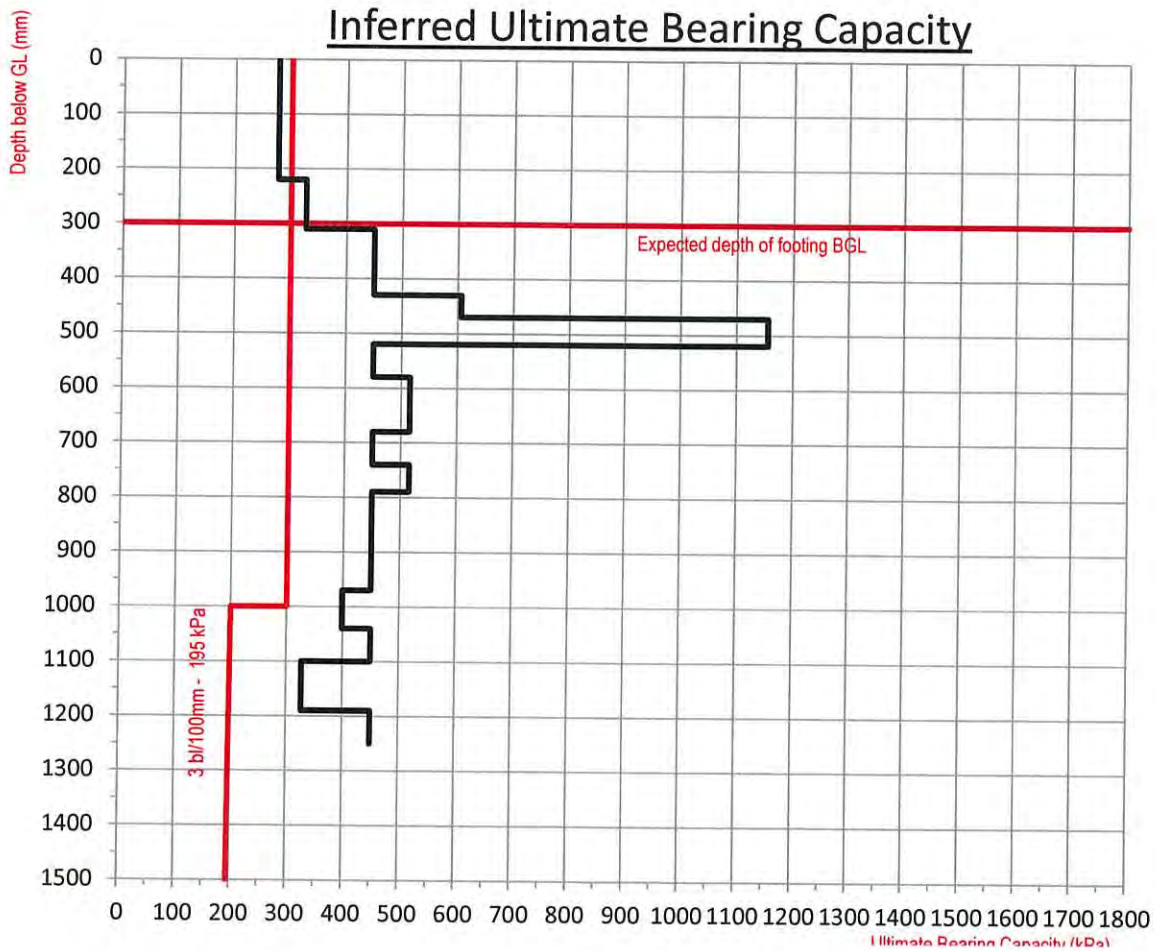
## SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa	Test Date: 23.02.2017
0	0		278	Client: <b>HARDIE</b>
110	5	22	278	
210	10	20	300	Address: <b>200 Westdale Road</b> site investigation
320	15	22	278	
410	20	18	327	Lot Num: <b>Lot 6</b>
460	25	10	515	
510	30	10	515	Test Ref: <b>SP4</b>
560	35	1	1156	
620	40	12	449	
690	45	14	399	
770	50	16	359	
850	55	16	359	
940	60	18	327	
1010	65	14	399	
1080	70	14	399	
1140	75	12	449	
1210	80	14	399	
1280	85	14	399	



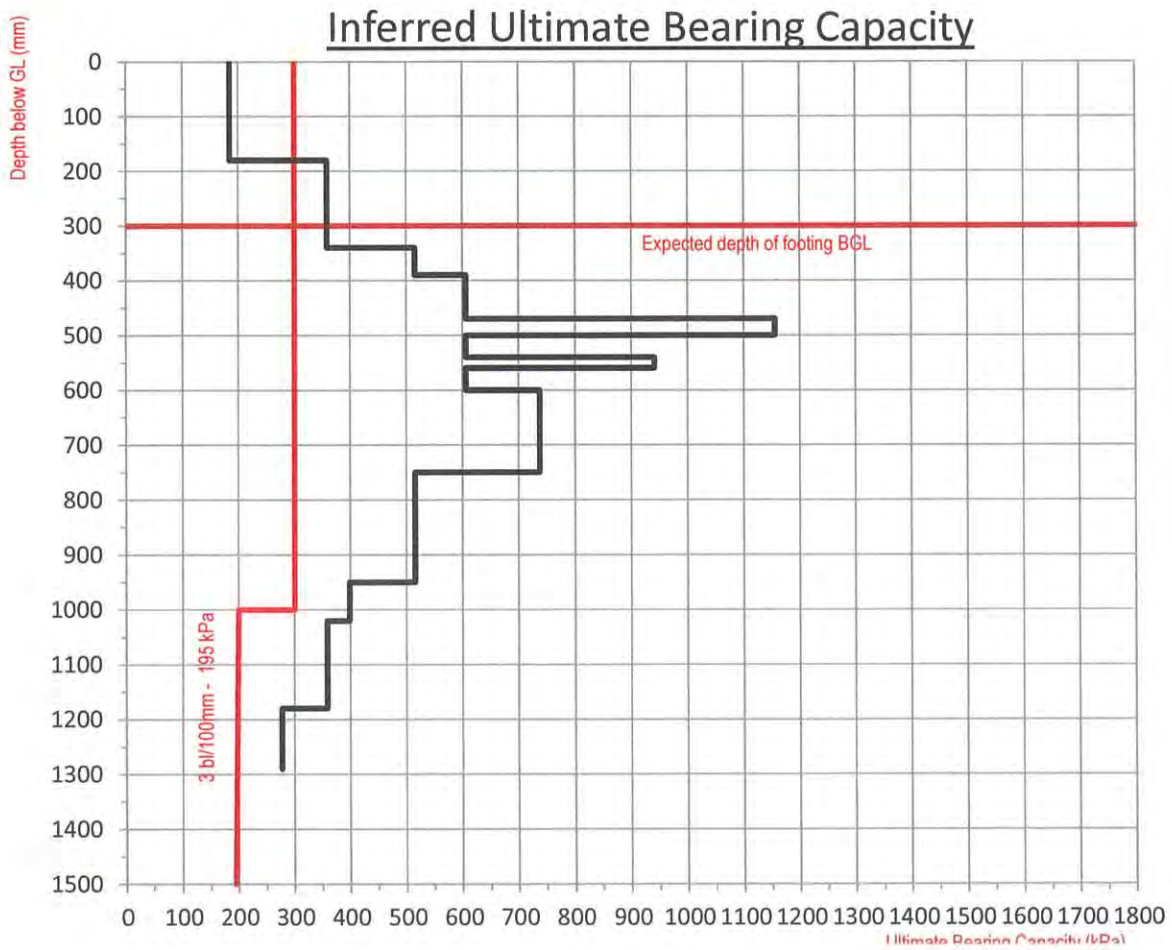
# SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa	Test Date: 28.02.2017
0	0		278	
110	5	22	278	Client: HARDIE
220	10	22	278	
310	15	18	327	Address: 200 Westdale Road
370	20	12	449	site investigation
430	25	12	449	
470	30	8	606	
520	35	1	1156	Lot Num: Test Pit 6-1
580	40	12	449	Test Ref: SP5
630	45	10	515	
680	50	10	515	
740	55	12	449	
790	60	10	515	
850	65	12	449	
910	70	12	449	
970	75	12	449	
1040	80	14	399	
1100	85	12	449	
1190	90	18	327	
1250	95	12	449	



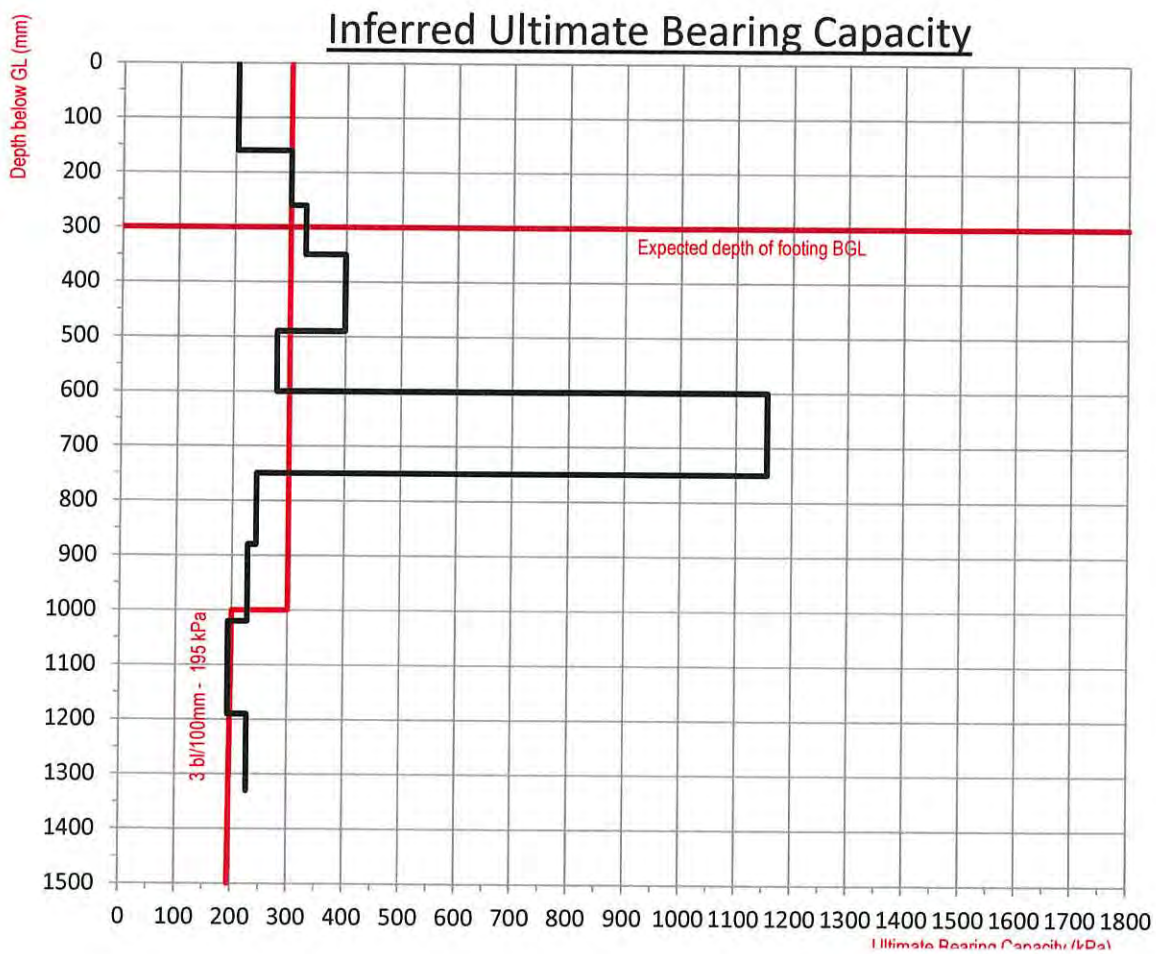
## SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa	Test Date: 28.02.2017
0	0		184	
180	5	36	184	Client: <b>HARDIE</b>
260	10	16	359	Address: <b>200 Westdale Road</b>
340	15	16	359	site investigation
390	20	10	515	Lot Num: <b>Test Pit 6-2</b>
430	25	8	606	Test Ref: <b>SP6</b>
470	30	8	606	
500	35	1	1156	
540	40	8	606	
560	45	4	941	
600	50	8	606	
630	55	6	738	
660	60	6	738	
690	65	6	738	
720	70	6	738	
750	75	6	738	
800	80	10	515	
850	85	10	515	
900	90	10	515	
950	95	10	515	
1020	100	14	399	
1100	105	16	359	
1180	110	16	359	
1290	115	22	278	



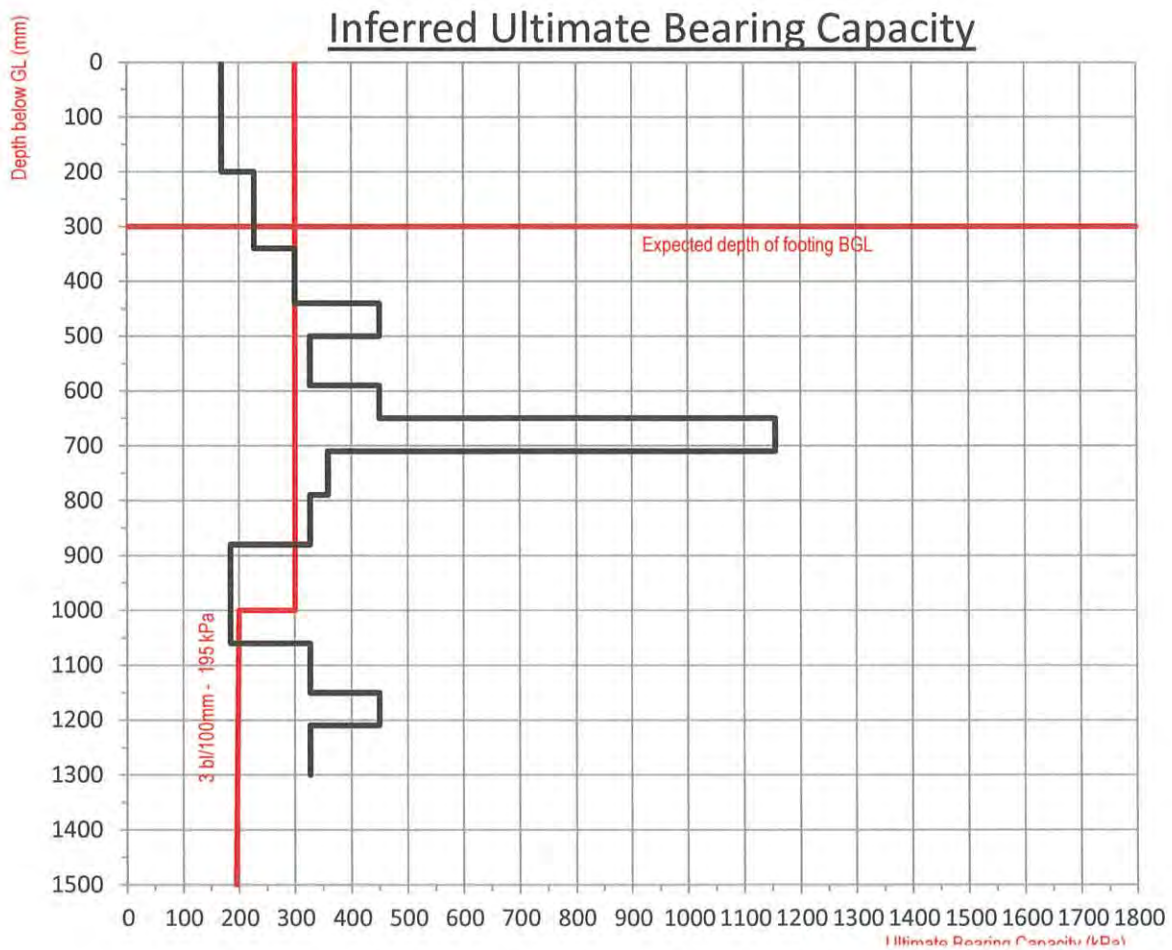
# SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa	Test Date: 23.02.2017
0	0		204	
160	5	32	204	Client: HARDIE
260	10	20	300	
350	15	18	327	Address: 200 Westdale Road
420	20	14	399	site investigation
490	25	14	399	
600	30	22	278	
750	35	1	1156	Lot Num: Lot 2
880	40	26	242	Test Ref: SP7
1020	45	28	228	
1190	50	34	194	
1330	55	28	228	



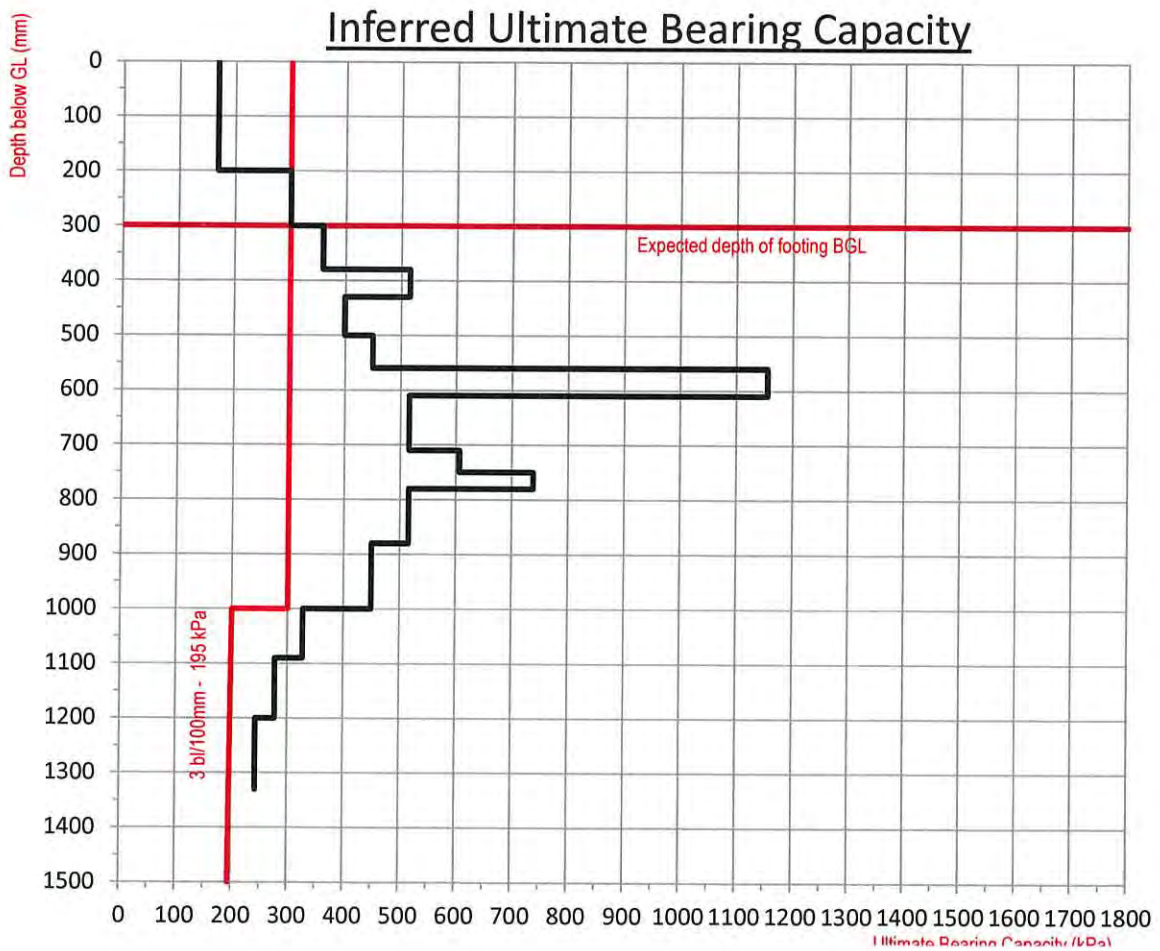
## SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa	Test Date: 23.02.2017
0	0		169	Client: <b>HARDIE</b>
200	5	40	169	
340	10	28	228	Address: <b>200 Westdale Road</b> site investigation
440	15	20	300	
500	20	12	449	Lot Num: <b>Lot 2</b>
590	25	18	327	
650	30	12	449	Test Ref: <b>SP8</b>
710	35	1	1156	
790	40	16	359	
880	45	18	327	
1060	50	36	184	
1150	55	18	327	
1210	60	12	449	
1300	65	18	327	



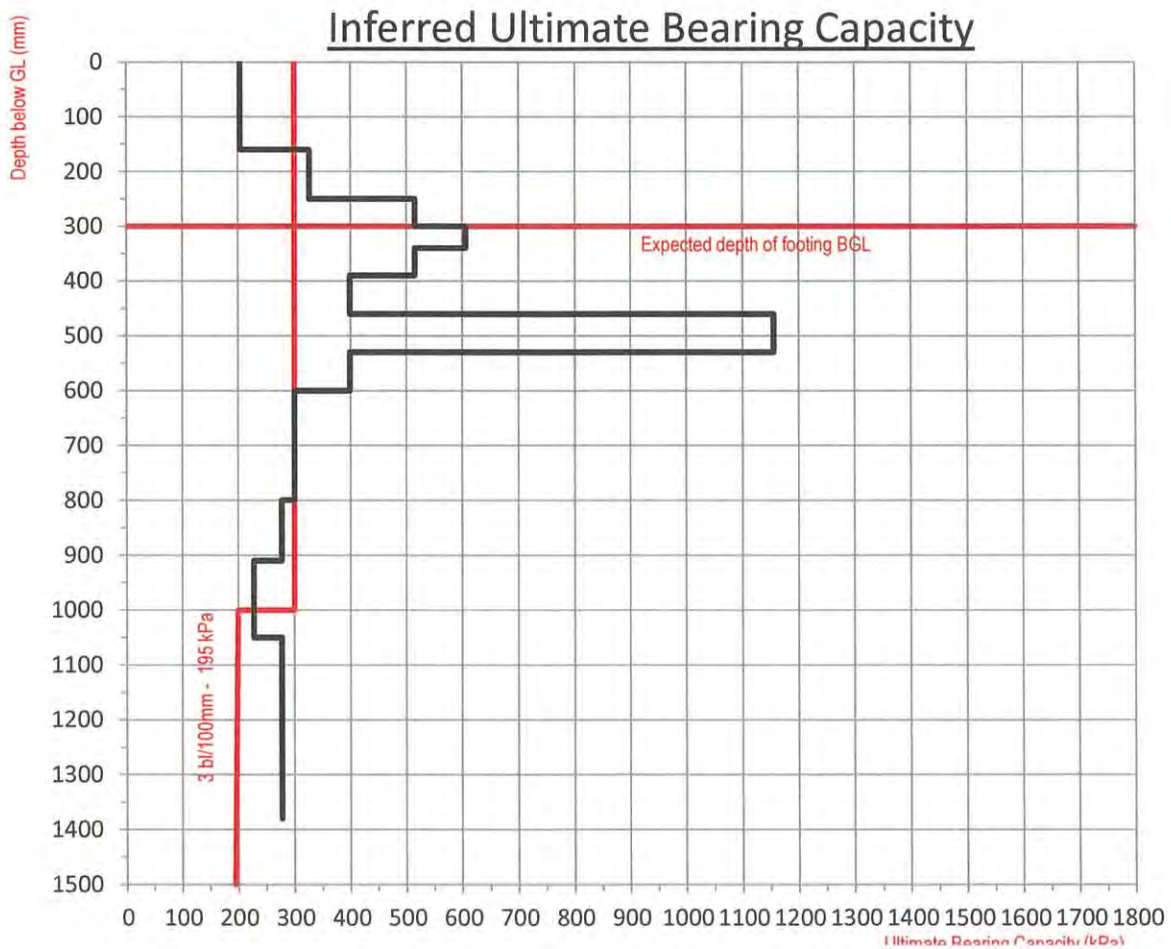
## SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa	Test Date: 23.02.2017
0	0		169	
200	5	40	169	Client: <b>HARDIE</b>
300	10	20	300	
380	15	16	359	Address: <b>200 Westdale Road</b>
430	20	10	515	site investigation
500	25	14	399	
560	30	12	449	
610	35	1	1156	Lot Num: <b>Lot 2</b>
660	40	10	515	Test Ref: <b>SP9</b>
710	45	10	515	
750	50	8	606	
780	55	6	738	
830	60	10	515	
880	65	10	515	
940	70	12	449	
1000	75	12	449	
1090	80	18	327	
1200	85	22	278	
1330	90	26	242	



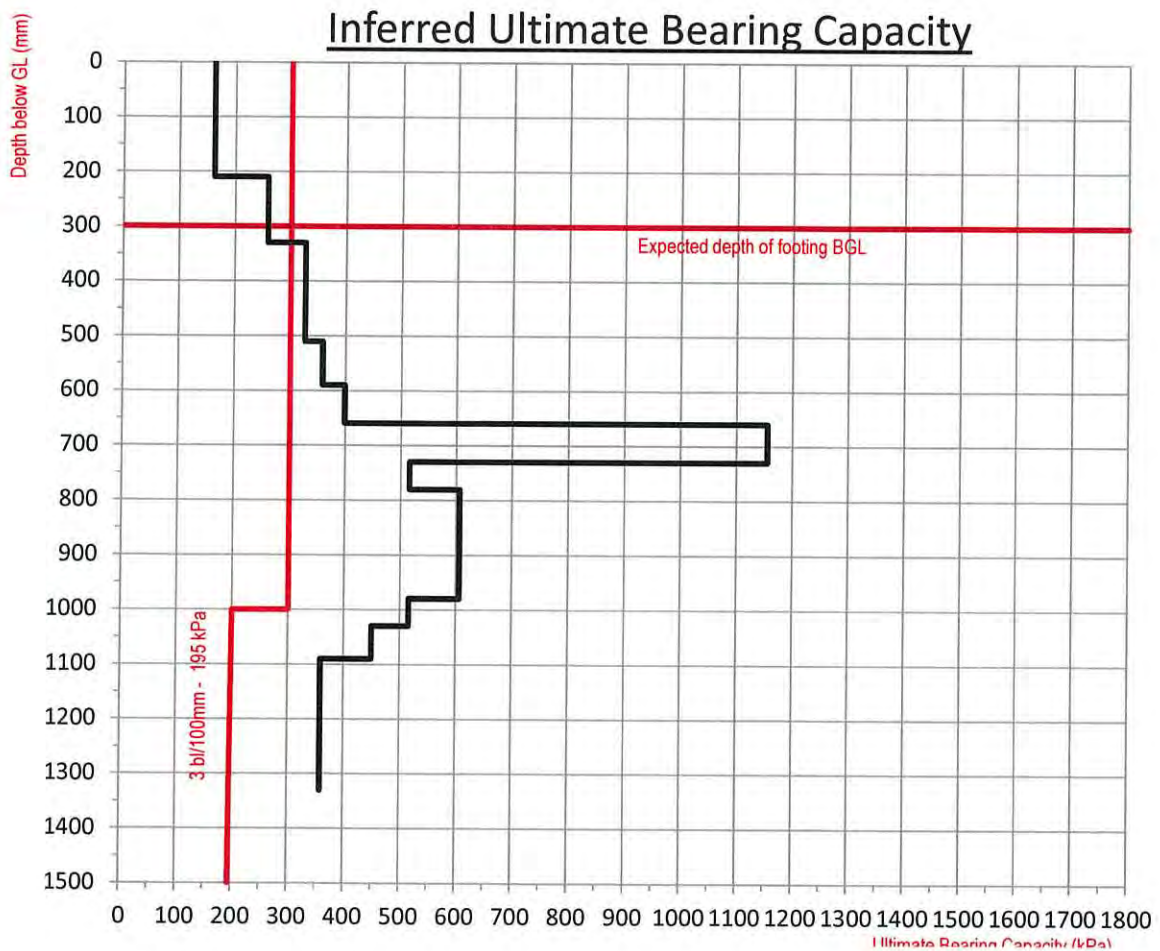
## SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa	Test Date: 23.02.2017
0	0		204	
160	5	32	204	Client: <b>HARDIE</b>
250	10	18	327	
300	15	10	515	Address: <b>200 Westdale Road</b>
340	20	8	606	site investigation
390	25	10	515	
460	30	14	399	
530	35	1	1156	Lot Num: <b>Lot 2</b>
600	40	14	399	Test Ret: <b>SP10</b>
700	45	20	300	
800	50	20	300	
910	55	22	278	
1050	60	28	228	
1160	65	22	278	
1270	70	22	278	
1380	75	22	278	



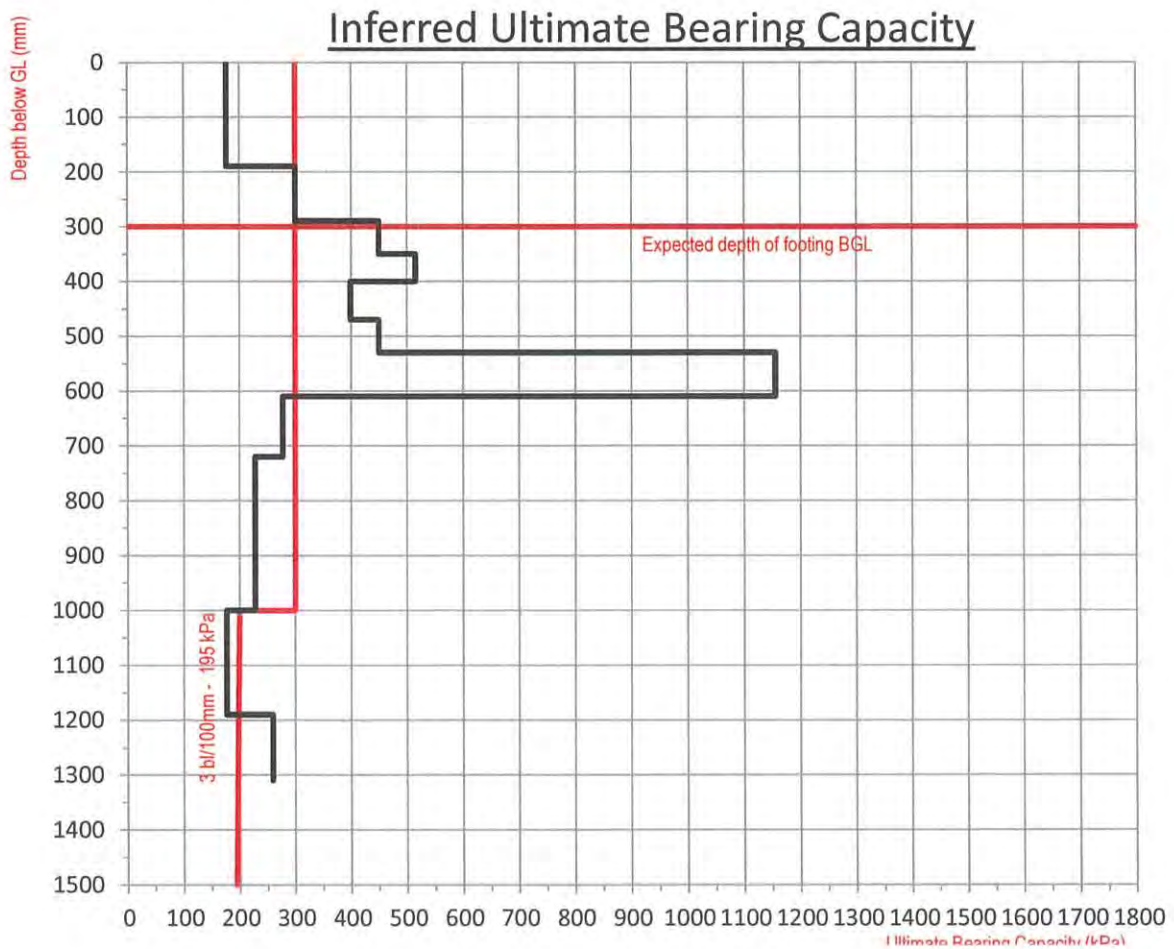
## SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa	Test Date: 28.02.2017
0	0		162	
210	5	42	162	Client: HARDIE
330	10	24	258	
420	15	18	327	Address: 200 Westdale Road
510	20	18	327	site investigation
590	25	16	359	
660	30	14	399	
730	35	1	1156	Lot Num: Test Pit 2-1
780	40	10	515	Test Ref: SP11
820	45	8	606	
860	50	8	606	
900	55	8	606	
940	60	8	606	
980	65	8	606	
1030	70	10	515	
1090	75	12	449	
1170	80	16	359	
1250	85	16	359	
1330	90	16	359	



## SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa	Test Date: 28.02.2017
0	0		176	Client: <b>HARDIE</b>
190	5	38	176	
290	10	20	300	Address: <b>200 Westdale Road</b> <b>site investigation</b>
350	15	12	449	
400	20	10	515	Lot Num: <b>Test Pit 2-2</b>
470	25	14	399	
530	30	12	449	Test Ref: <b>SP12</b>
610	35	1	1156	
720	40	22	278	
860	45	28	228	
1000	50	28	228	
1190	55	38	176	
1310	60	24	258	





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relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

## Conditions

This building consent is subject to the following conditions:

### Construction monitoring requirements

Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

- David King - Tasman Consulting Engineers Ltd.:
  1. Allied Super slab - Stripping and ground bearing strength
  2. Hardfill placement and compaction.
  3. Floor slab reinforcing.
  4. Alfresco post - Foundation excavation and ground bearing strength.

Copies of all site reports/records must be provided to the BCA as work proceeds for their records, please upload these to the correct building consent via the AlphaOne portal.

### Inspections

The following inspections are required:

#### Inspections generated from Main Building

- |                        |                      |
|------------------------|----------------------|
| • Prepour              | • Pool Prepour       |
| • Wastepipes           | • Floor Slab         |
| • Framing / Pre-wrap   | • Post Wrap / Cavity |
| • Deck / Roof membrane | • Pre-plaster        |
| • Preline              | • Post Line          |
| • Internal Membrane    | • Drainage           |
| • Final                |                      |

## Form 5

### Building consent - BC200528

Section 51, Building Act 2004

#### The building

Street address of building: 196 Westdale Road, Redwood Valley  
Legal description of land where building is located: Lot 3 DP 411705  
Building name:  
Location of building within site/block number: 196 Westdale Road, Redwood Valley  
Level/unit number: 0

#### The owner

Name of owner: James and Richelle Petersen and Harley Trustee  
No.17 Limited  
Contact person: James Petersen  
Mailing address: PO Box 3710  
Richmond 7050  
Street address/registered office:  
Phone number: Landline: 035447873 Mobile:  
Daytime: No information provided  
After hours: No information provided  
Facsimile number: No information provided  
Email address: jpetersen@mikegreerhomes.co.nz  
Website: No information provided  
First point of contact for communications with the building consent authority:  
Timm Corrin (Mike Greer Homes Nelson Limited); Mailing Address: 3/321 Lower Queen Street  
Richmond 7020; Mobile: 021515251; Email: tcorrin@mikegreerhomes.co.nz

#### Building work

The following building work is authorised by this building consent:

Construct new dwelling with internal access garaging, Jetmaster outdoor wood burner and swimming pool

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

**Section 90 - Inspections by Building Consent Authorities:** (1) Every building consent is subject to the

condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

### **Construction monitoring requirements**

Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

- David King - Tasman Consulting Engineers Ltd.:
  1. Allied Super slab - Stripping and ground bearing strength
  2. Hardfill placement and compaction.
  3. Floor slab reinforcing.
  4. Alfresco post - Foundation excavation and ground bearing strength.

### **Compliance schedule**

A compliance schedule is not required for this building.

### **Inspections**

The following inspections are required:

- Prepour
- Wastepipes
- Framing / Pre-wrap
- Deck / Roof membrane
- Preline
- Internal Membrane
- Final
- Pool Prepour
- Floor Slab
- Post Wrap / Cavity
- Pre-plaster
- Post Line
- Drainage

## **Documents required**

### Pool Prepour

- B1: Ground bearing certificate (PS3 / PS4)

### Floor Slab

- Form 6a - LBP record of building work - Foundations
- B1: Ground bearing certificate (PS3 / PS4)
- B1: Slab - Construction monitoring records (PS3 / PS4)

### Framing / Pre-wrap

- Form 6a - LBP record of building work - Carpentry
- B1: Truss certification

### Preline

- G13: Pressure test verification (PS3), plumber details

### Internal Membrane

- E3: Internal waterproofing membrane product & installer warranties

### Drainage

- G13: As-builts, drainlayer details, pipework test
- G13 VM4 - Onsite wastewater treatment system as-built and installer details

### Final

- C: Solid fuel heater - Installers Declaration
- C: Gas fuel appliance - Installer's Declaration
- F1: Compliance documentation
- G9: Energy works certificate
- G10 & G11: Energy works certificate

Copies of all site reports/records must be provided to the BCA as work proceeds for their records, please upload these to the correct building consent via the AlphaOne portal.

## **Attachments**

Copies of the following documents are attached to this building consent:

- Advice notes / Endorsements
- Form 4: Certificate attached to PIM

***Ian McCauley***

Position: Manager Building Assurance

On behalf of: Tasman District Council

Issue Date: 04 November 2020

## Advice notes

**Electrical Energy Works Certificate:** The Building Consent Authority places full reliance of the issue of energy work certificates to verify that the installation and completion of electrical services comply with the provisions of New Zealand Building Code Clauses G9. Code compliance certificate will not be issued unless the energy works certificates identifies compliance with this specific code clause and/or appropriate NZS/AS Standard, and confirms compliance with this building consent.

**Hazardous Materials:** As with any construction project there is a likelihood that some materials used may potentially emit quantities of gas, liquid, radiation or solid particles i.e. glues, paints, dust or particles from insulation etc. that could be harmful. Please ensure spaces remain well ventilated and clean to mitigate potential build-up or concentration of these.

**Site Safety:** Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

**As-Built Truss Layout:** An 'as built' truss layout, showing truss and top plate connectors, along with design verification data and lintel sizes outside the scope of NZS 3604 must be available on site at the Prewrap Inspection for the Building Consent Authority officer to collect to facilitate the inspection and retain for record purposes.

**Energy Works Certificate:** The Building Consent Authority places full reliance on the issue of energy works certificates to verify compliance of the installation and completion of piped services, the gas supply system, and gas appliances with the provisions of New Zealand Building Code Clauses G10 and G11. Code compliance certificate will not be issued unless the energy works certificates identify compliance with these specific code clauses and/or appropriate NZS/AS Standard, and confirms compliance with this building consent.

**Pressure Test Certificate:** Upon completion of the building work the plumber shall provide a pressure test certificate to the owner to submit with their documentation for code compliance certificate application.

**Section 37 Regional RMA:** This consent is issued subject to section 37 the Building Act 2004 because a resource consent is required under the Resource Management Act 1991 for the discharge of sewage tank effluent to ground and as yet the building consent authority has not been notified that this has been granted. Building work cannot proceed until evidence that resource consent has been granted is provided to the building consent authority.

**Plaster Systems:** Written verification and supporting documentation to confirm the exterior plaster cladding system has been completed in accordance with the building consent should be supplied to the owner to submit with their documentation for code compliance certificate application.

**Design Engineer:** Council reserves the right to call on the project design engineer, at any time to inspect the fabrication and construction of the structure, referenced on the design drawings, to verify that the structure meets the relevant regulatory performance requirements and publicised standards. The design engineer will, following satisfactory inspection (including remedial actions and re-inspection), provide copies of the site inspection / instruction(s) and verify that the works have been completed / installed correctly.

**Waterproofing System Verification:** As most internal water proofing systems rely on installation of multiple coats the Building Consent Authority will not undertake inspection of these. Verification will be required from the installer of the internal tanking systems to certify that the system has been installed in accordance with the building consent and manufacturer specifications.

## Form 4

### Certificate attached to Project Information Memorandum

*Section 37, Building Act 2004*

RE: BC200528, James and Richelle Petersen and Harley Trustee No.17 Limited, 196 Westdale Road, Redwood Valley

#### **Restrictions on commencing building work under the Resource Management Act 1991**

The building work referred to in the attached project information memorandum or building consent is also required to have the following resource consents under the Resource Management Act 1991:

##### **Wastewater Discharge (WMA):**

1. The subject property is located within the Wastewater Management Area. Any new discharge of wastewater to land in this area does not meet the Permitted Activity Criteria of Rules 36.1.2.4 and 36.1.2.5 of the TRMP, and therefore requires resource consent. No building work may proceed until the required resource consent has been obtained.

##### **Title Interests:**

##### **17.8.3.1(m) - Portable & Firefighting Water Supply:**

Portable & Firefighting Water Supply - 17.8.3.1(m) is not satisfied for firefighting. Plans show swimming pool as the water supply source but no assessment by FENZ received to date.

**As these resource consents will or may materially affect the building work to which the attached project information memorandum or building consent relates, until they have been granted no building work may proceed.**

**Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.**

**Julie Panes**

**Consents Officer**

**On behalf of: Tasman District Council**

**Issue Date: 25 June 2020**

## Form 5

### Building consent - BC200528.A1

Section 51, Building Act 2004

#### The building

Street address of building: 196 Westdale Road, Redwood Valley  
Legal description of land where building is located: Lot 3 DP 411705  
Building name:  
Location of building within site/block number: 196 Westdale Road, Redwood Valley  
Level/unit number: 0

#### The owner

Name of owner: James and Richelle Petersen and Harley Trustee  
No.17 Limited  
Contact person: James Petersen  
Mailing address: PO Box 3710  
Richmond 7050  
Street address/registered office:  
Phone number: Landline: 035447873 Mobile:  
Daytime: No information provided  
After hours: No information provided  
Facsimile number: No information provided  
Email address: jpetersen@mikegreerhomes.co.nz  
Website: No information provided  
First point of contact for communications with the building consent authority:  
Timm Corrin (Mike Greer Homes Nelson Limited); Mailing Address: 3/321 Lower Queen Street  
Richmond 7020; Mobile: 021515251; Email: tcorrin@mikegreerhomes.co.nz

#### Building work

The following building work is authorised by this building consent:

Construct new dwelling with internal access garaging, Jetmaster outdoor wood burner and swimming pool

Amendment 1: Change to cladding, flashings and soffit's

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act

## **Inspections generated from Amendment 1**

- Framing / Pre-wrap
- Pre-plaster
- Post Wrap / Cavity
- Final

## **Documents required**

### **MAIN BUILDING**

#### Pool Prepour

- B1: Ground bearing certificate

#### Floor Slab

- Form 6a - LBP record of building work - Foundations
- B1: Ground bearing certificate
- B1: Slab - Construction monitoring records

#### Framing / Pre-wrap

- Form 6a - LBP record of building work - Carpentry
- B1: Truss certification

#### Preline

- G13: Pressure test verification (PS3), plumber details

#### Internal Membrane

- E3: Internal waterproofing membrane product & installer warranties

#### Drainage

- G13: As-builts, drainlayer details, pipework test
- G13 VM4 - Onsite wastewater treatment system as-built and installer details

#### Final

- C: Solid fuel heater - Installers Declaration
- C: Gas fuel appliance - Installer's Declaration
- F1: Compliance documentation
- G9: Energy works certificate
- G10 & G11: Energy works certificate

## **AMENDMENT 1**

#### Final

- Form 6a - LBP Record Of Building Work - External Plastering

## **Compliance schedule**

A compliance schedule is not required for this building.

## **Attachments**

Copies of the following documents are attached to this building consent:

- Advice notes

***Ian McCauley***

Position: Manager Building Assurance

On behalf of: Tasman District Council

Issue Date: 08 June 2021

## Advice notes

**Section 37 Regional RMA:** This consent is issued subject to section 37 of the Building Act 2004. A resource consent is required under the Resource Management Act 1991 for the discharge of sewage tank effluent to ground. As yet the building consent authority has not been notified that this has been granted. Building work cannot proceed until evidence that resource consent has been granted is provided to the building consent authority.

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**Section 84-88 - Restricted Building Work:** As this building work involves restricted building work, all licensed building practitioners who carry out or supervise restricted building work under this consent must, on completion of the work, provide the Owner and the Territorial Authority (Tasman District Council) with a record of work, in the prescribed form, detailing what restricted building work has been carried out or supervised.

16 August 2022

James and Richelle Petersen and Harley Trustee No.17 Limited  
PO Box 3710  
Richmond 7050

Dear Sir or Madam,

**Reference Number:** BC200528

**Project Location:** 196 Westdale Road, Redwood Valley

**Project Description:** Construct new dwelling with internal access garaging, Jetmaster outdoor wood burner and swimming pool

Amendment 1: Change to cladding, flashings and soffit's

### **Refusal of code compliance certificate**

Section 93 of the Building Act 2004 prescribes that a Building Consent Authority must decide whether to issue a code compliance certificate within:

- a) 20 working days from the date on which application for a code compliance certificate is made; or
- b) 2 years after the date on which the building consent for the building work was granted; or
- c) any further period that may be agreed between the Building Consent Authority and Owner.

The Council has completed a review of your project and records, and we do not yet have sufficient evidence to be satisfied on reasonable grounds that the building work has been completed in accordance with the building consent.

Please accept this letter as formal notice under section 95A of the Building Act that the Building Consent Authority refuses to issue the code compliance certificate for the following reason:

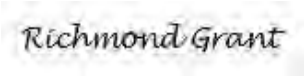
Council needs the outstanding documentation, and also needs to undertake an inspection to confirm the building work has been completed in accordance with the building consent. When you have completed the building work, please provide Council with the outstanding documentation, and contact Customer Services to book an inspection.

Note: All outstanding documentation required is detailed on your last inspection report. If you have not had an inspection or received an inspection report, the required documents are listed on your building consent

\*Please note that a delay in the issue of code compliance certificate may result in Council requiring a formal amendment to the consent to modify (backdate) the durability timeframe of the building before code

compliance certificate can be issued.

Yours Faithfully,

A handwritten signature in black ink that reads "Richmond Grant". The signature is written in a cursive style and is positioned below the "Yours Faithfully," text.

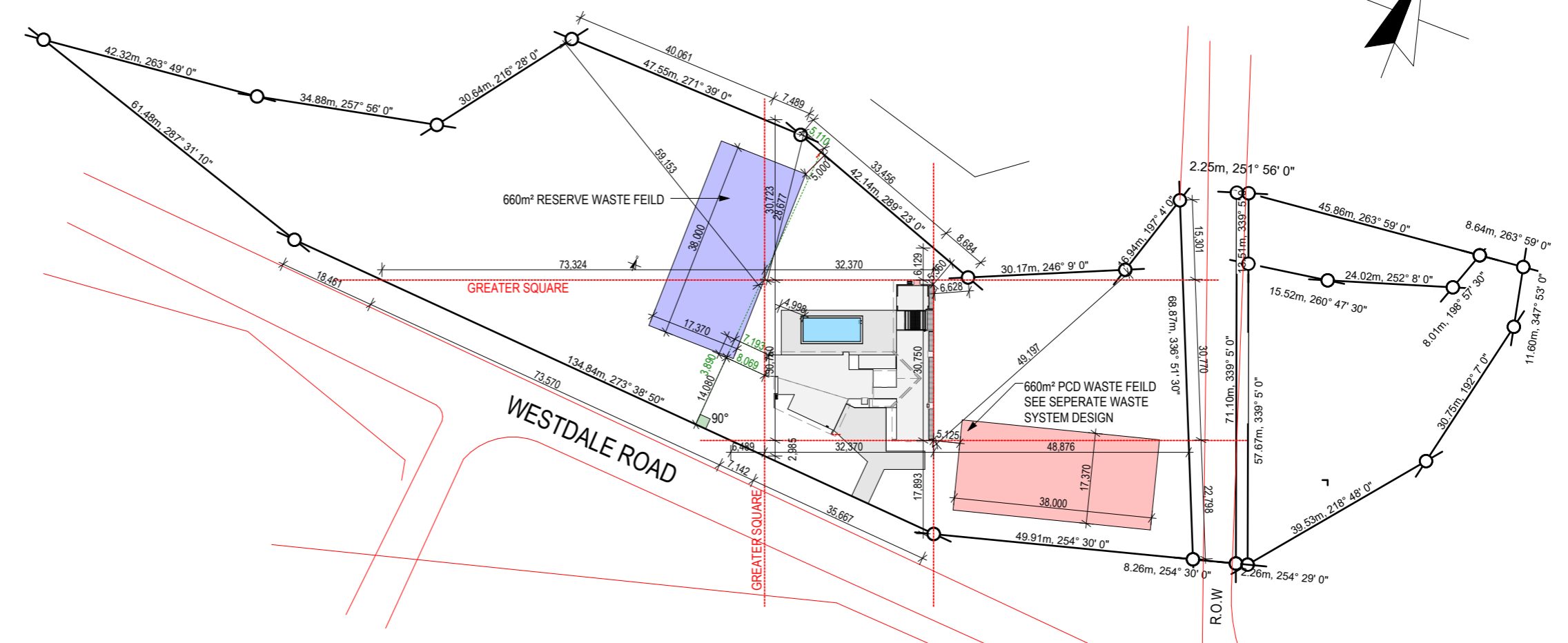
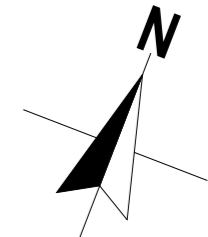
Richmond Grant  
Building Inspector  
On behalf of: Tasman District Council

SHEET INDEX

LAYOUT ID	LAYOUT NAME
A1.01	SITE PLAN
A1.02	FOUNDATION PLAN
A1.03	FOUNDATION PLAN
A1.04	PLUMBING SET OUT PLAN
A1.05	DRAINAGE PLAN
A2.01	FLOOR PLAN
A2.02	FLOOR PLAN
A2.03	FRAMING PLAN
A2.04	FRAMING PLAN
A2.05	CEILING PLAN
A2.06	ROOF FRAMING PLAN
A2.07	ROOF FRAMING PLAN
A2.08	ROOF PLAN
A2.09	ROOF PLAN
A2.10	BRACING PLAN WEST
A2.11	BRACING CALCULATIONS WEST
A2.12	BRACING PLAN EAST
A2.13	BRACING PLAN NORTH
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A4.01	SECTIONS AA-BB-CC-II (H1 CALCS)
A4.02	SECTION DD -JJ
A4.03	SECTION EE-FF-HH - KK
A4.04	SECTION GG
A5.01	DRAINAGE DETAILS
A5.02	HWC DETAILS
A5.03	DOOR REBATE DETAILS
A5.04	WET AREA DETAILS
A5.05	FORMED FLOOR SHOWER DETAILS
A5.06	FORMED FLOOR SHOWER DETAILS
A5.07	MASTER BEDROOM ROOM DIVIDER
A5.08	ROCKCOTE DETAILS
A5.09	ROCKCOTE DETAILS
A5.10	ROCKCOTE DETAILS
A5.11	ROCKCOTE DETAILS
A5.12	ROCKCOTE DETAILS
A5.13	ROCKCOTE DETAILS
A5.14	ROCKCOTE DETAILS
A5.15	RK55 VERT CEDAR DETAILS
A5.16	RK55 VERT CEDAR DETAILS
A5.17	RK55 VERT CEDAR DETAILS
A5.18	RK55 VERT CEDAR DETAILS
A5.19	RK55 VERT CEDAR DETAILS
A5.20	CLASSIC STONE SHIST DETAILS
A5.21	CLASSIC STONE SHIST DETAILS
A5.22	CLASSIC STONE SHIST DETAILS
A5.23	CLASSIC STONE SHIST DETAILS
A5.24	JUNCTION DETAILS
A5.25	JUNCTION DETAILS
A5.26	LOUVRE DETAILS
A5.27	CHIMNEY DETAILS
A5.28	PERGOLA DETAILS
A5.29	ROOF DETAILS
A5.30	ROOF DETAILS
A5.31	INTERNAL GUTTER DETAILS
A5.32	POOL FENCE DETAILS
A5.33	RK55 VERT CEDAR DETAILS
A5.34	RK BEVELBACK CEDAR DETAILS
A5.35	RK BEVELBACK CEDAR DETAILS

PROPOSED NEW RESIDENCE

PETERSEN



LOCATION PLAN

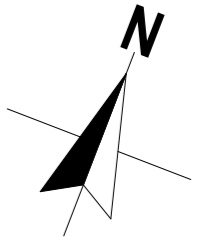
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<p>© Mike Greer Homes NZ Ltd Office: 3/321 Lower Queen Street, Richmond, Nelson Showhome: 1 Piwakawaka Drive, Stoke P O Box 3710, Richmond 7050 P 03 544 7873</p>	JOB TITLE: <b>PETERSEN</b>	DRAWING TITLE: <b>COVER SHEET / LOCATION PLAN</b>	LEGAL DESCRIPTION: LOT 3 DP 411705 AND LOT 6 DP 16926 196 Westdale Road, Redwood Valley	LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work. © 2017 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE: 4/06/2021	DESIGNER: JP	SCALE: 1:1000	SHEET: <b>A0.01</b>
	IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS	AMENDMENT DATE: 18.05.21	TECHNICIAN: TC	JOB # NL0294				

**GENERAL NOTES**

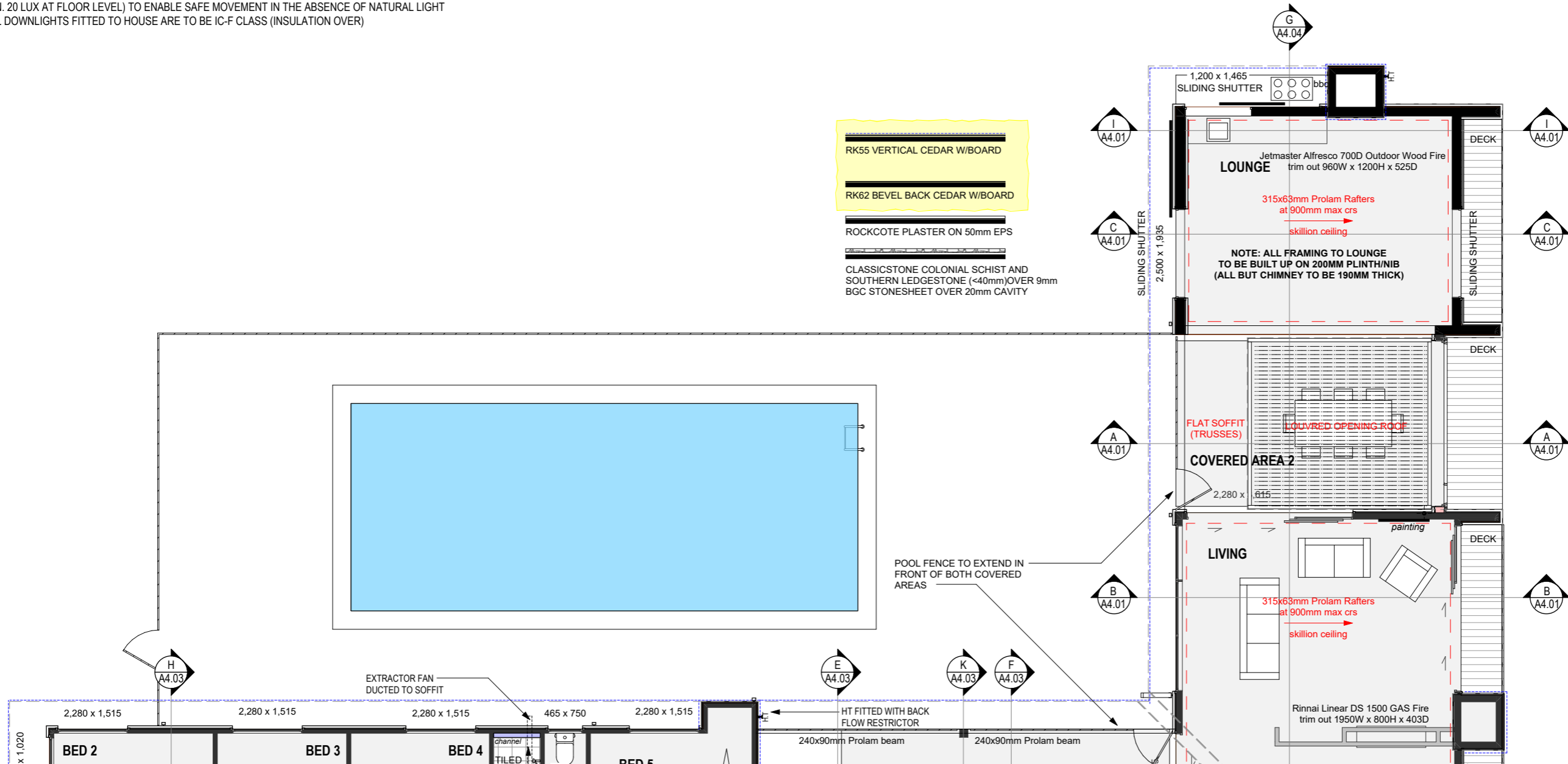
Floor area over framing:	365.53m <sup>2</sup>
Perimeter (Over Foundation)	145,753.5
Roof Pitch	3°, 4.8°
Eaves Width	0-600mm
Height To Underside Of Truss	2610 BEDROOM / GARAGE WING - 2760 BED 1 / LIVING WINGmm
Lintel Height	2280 3015mm
Soffit Type	RAKING
Raised ceiling	SKILLION FAMILY - KITCHEN - LIVING BED 1 - HALL - LOUNGE
Raking ceiling	290X63mm PROLAM rafters @ 900crs to FAMILY / 315X63mm PROLAM rafters @ 900crs to BED 1 / KITCHEN / LIVING / LOUNGE
Internal Door Leaf Height	OVERHEIGHT 2.2m
Linings	GIB
Ceiling Battens	35mm Metal ceiling battens @ 600mm

Linings	GIB
Ceiling Battens	35mm Metal ceiling battens @ 600mm
Heating:	3 X Gas fires
Ceiling Vents:	Bathroom & Ensuite to vented directly to exterior Laundry Room/Area to vent directly to exterior (unless opening window) Range Hood to exit through soffit lining/roof
Smoke Alarms:	Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletins No's 606



-ENSURE ALL SPACES WITHIN THE BUILDING ARE PROVIDED WITH ADEQUATE ARTIFICIAL LIGHTING (MIN. 20 LUX AT FLOOR LEVEL) TO ENABLE SAFE MOVEMENT IN THE ABSENCE OF NATURAL LIGHT  
-ALL DOWNLIGHTS FITTED TO HOUSE ARE TO BE IC-F CLASS (INSULATION OVER)

- ██████████ RK55 VERTICAL CEDAR W/BOARD
- ██████████ RK62 BEVEL BACK CEDAR W/BOARD
- ██████████ ROCKCOTE PLASTER ON 50mm EPS
- ██████████ CLASSICSTONE COLONIAL SCHIST AND SOUTHERN LEDGESTONE (<40mm) OVER 9mm BGC STONESHEET OVER 20mm CAVITY



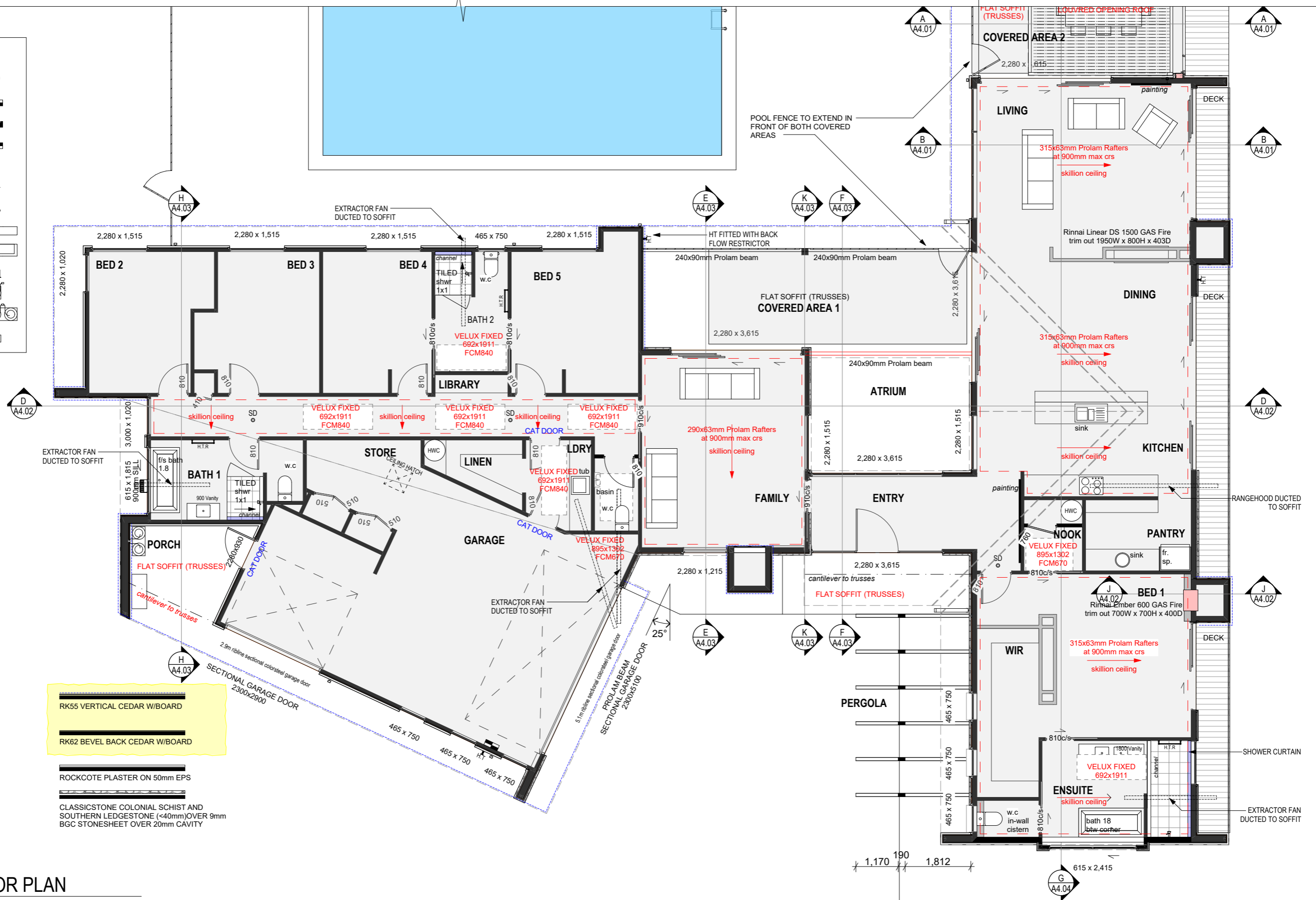
**FLOOR PLAN**

SCALE 1:100 @A3

<p>© Mike Greer Homes NZ Ltd Office: 3/321 Lower Queen Street, Richmond, Nelson Showhome: 1 Piwakawaka Drive, Stoke P.O. Box 3710, Richmond 7050 P 03 544 7873</p>	JOB TITLE: <b>PETERSEN</b>	DRAWING TITLE: <b>FLOOR PLAN</b>	LEGAL DESCRIPTION: LOT 3 DP 411705 AND LOT 6 DP 16926 196 Westdale Road, Redwood Valley	LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work.  © 2017 Mike Greer Homes NZ Limited. All rights reserved. No part of the work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE: 18/05/2021	DESIGNER: JP	SCALE: 1:100	SHEET: <b>A2.01</b>
	IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS			AMENDMENT DATE: 18.05.21	TECHNICIAN: TC	JOB # NL0294		

**KEY**

Smoke Detector	SD
Meter Board	[Symbol]
Distribution Board	[Symbol]
Comms Panel	[Symbol]
Gully Trap	[Symbol]
Hose Tap	HT
Downpipe	DP
Internal Heat Pump	[Symbol]
External Heat Pump	[Symbol]
Gas Meter	[Symbol]
9kg Gas Bottle	[Symbol]
2x45kg Gas Bottles	[Symbol]
Gas Califont	[Symbol]



- RK55 VERTICAL CEDAR W/BOARD
- RK62 BEVEL BACK CEDAR W/BOARD
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**FLOOR PLAN**  
SCALE 1:100 @A3

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BUILDING ENVELOPE RISK MATRIX		
ALL EXTERNAL WALLS		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>10</b>

**RK55 VERTICAL CEDAR**  
 VERT. CEDAR WEATHERBOARD CLADDING ON 20mm CAVITY OVER BUILDING WRAP TO FRAME SEE FIXING DETAILS IN ATTACHED SPECIFICATION.

**RK62 BEVEL BACK HORIZONTAL CEDAR**  
 BEVEL BACK CEDAR WEATHERBOARD CLADDING ON 20mm CAVITY OVER BUILDING WRAP TO FRAME SEE FIXING DETAILS IN ATTACHED SPECIFICATION.

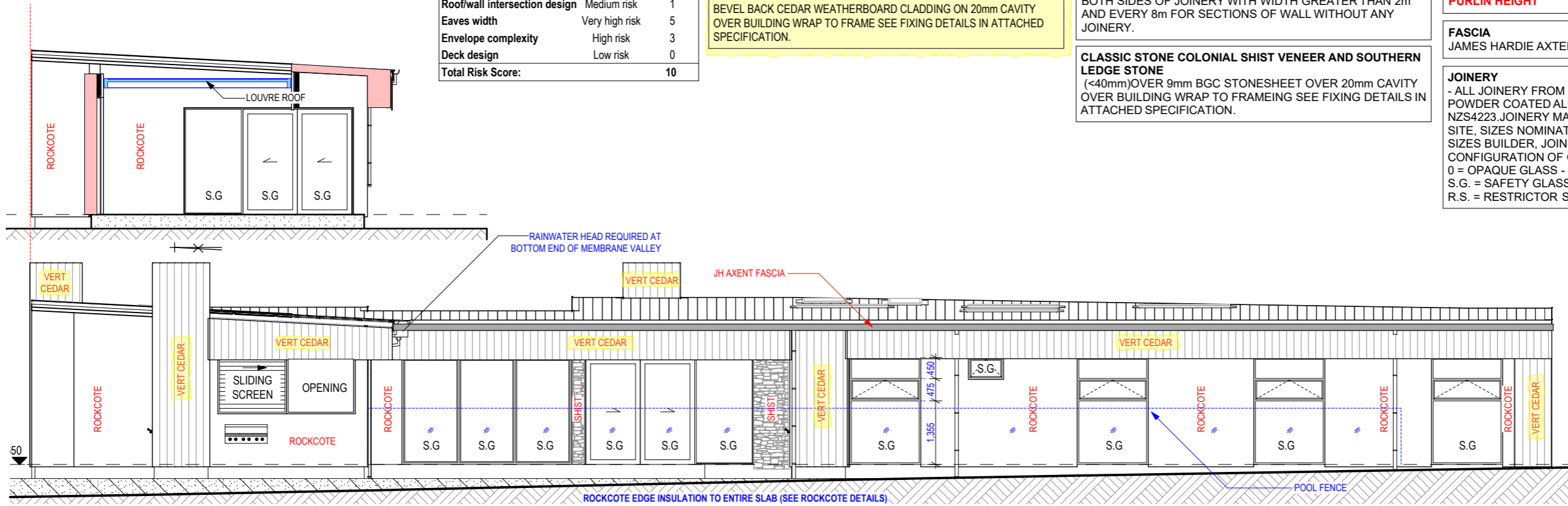
**RCS ROCKCOTE MODIFIED PLASTER**  
 MESH REINFORCED PLASTER OVER 50mm POLYSTYRENE ON CAVITY BATTEN SYSTEM OVER BUILDING WRAP TO FRAMING.

**CONTROL JOINTS IN PLASTER**  
 CONTROL JOINTS TO OCCUR ONE SIDE OF ALL JOINERY, BOTH SIDES OF JOINERY WITH WIDTH GREATER THAN 2m AND EVERY 8m FOR SECTIONS OF WALL WITHOUT ANY JOINERY.

**CLADDING GENERAL**  
**ALL CLADDINGS TO BE TAKEN AS HIGH AS POSSIBLE IN ORDER TO KEEP RIDGE AND BARGE FLASHINGS AS SMALL AS POSSIBLE I.E. OUTRIGGERS, TOP CHORDS AND RAFTERS TRIMMED BACK TO FRAMING LINE AND BLOCKED OUT SO THAT CLADDINGS CAN BE TAKEN TO U/SIDE OF PURLIN HEIGHT**

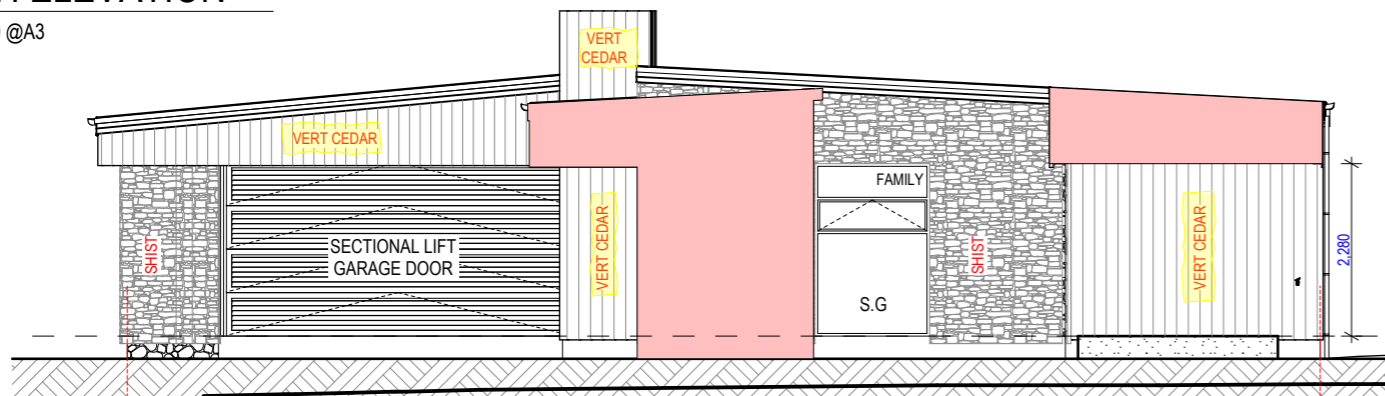
**FASCIA**  
 JAMES HARDIE AXENT 180mm AT GUTTER

**JOINERY**  
 - ALL JOINERY FROM DOUBLE GLAZED(EXCEPT GARAGE) POWDER COATED ALUMINIUM. TO COMPLY WITH NZS4223 JOINERY MANUFACTURER TO VERIFY ALL SIZES ON SITE, SIZES NOMINATED ON FLOOR PLAN ARE OPENING SIZES BUILDER, JOINER, OWNER ALL TO AGREE CONFIGURATION OF GLAZING PRIOR TO MANUFACTURE.  
 0 = OPAQUE GLASS - (NO OPAQUE GLASS REQUIRED)  
 S.G. = SAFETY GLASS REQ.  
 R.S. = RESTRICTOR STAYS

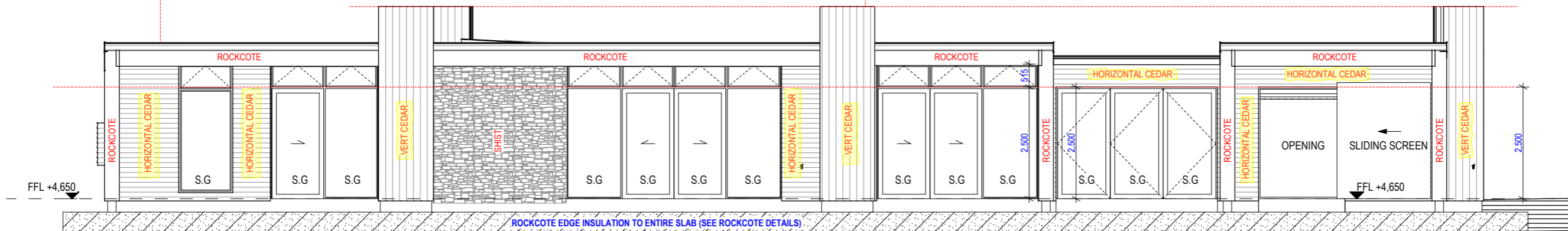


**NORTH ELEVATION**

SCALE 1:100 @A3



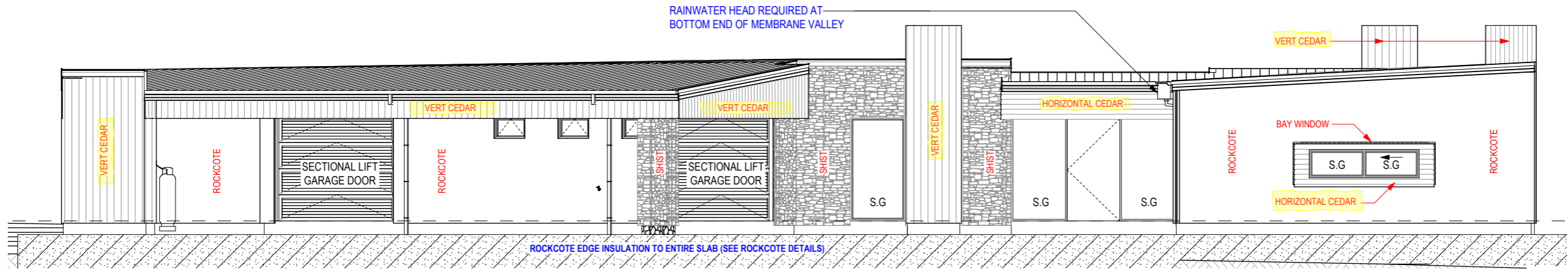
COLOUR SELECTIONS			
ROOF	COLORCOTE	BLACK	5.32%LRV
FASCIA	COLORCOTE	BLACK	5.32%LRV
GUTTER	COLORCOTE	BLACK	5.32%LRV
DOWN PIPES	RESENE	TO MATCH CLADDING	4%LRV
GARAGE DOOR	COLORSTEEL	BLACK	5.32%LRV
G/DOOR REVEALS	RESENE	RESENE BLACK	4%LRV
JOINERY	COLORSTEEL	BLACK	5.32%LRV
PLASTER (RC)	RESENE	RESENE BLACK	4%LRV
CLAD 1	WEATHERTEX VERT	RESENE BLACK	4%LRV
CLAD 2	WEATHERTEX HORIZ	WOODSMAN NAT STAIN	
CLAD 4	CLASSIC STONE	BAGGED	
FRONT DOOR	PARKWOOD	CORTEN	



**EAST ELEVATION**

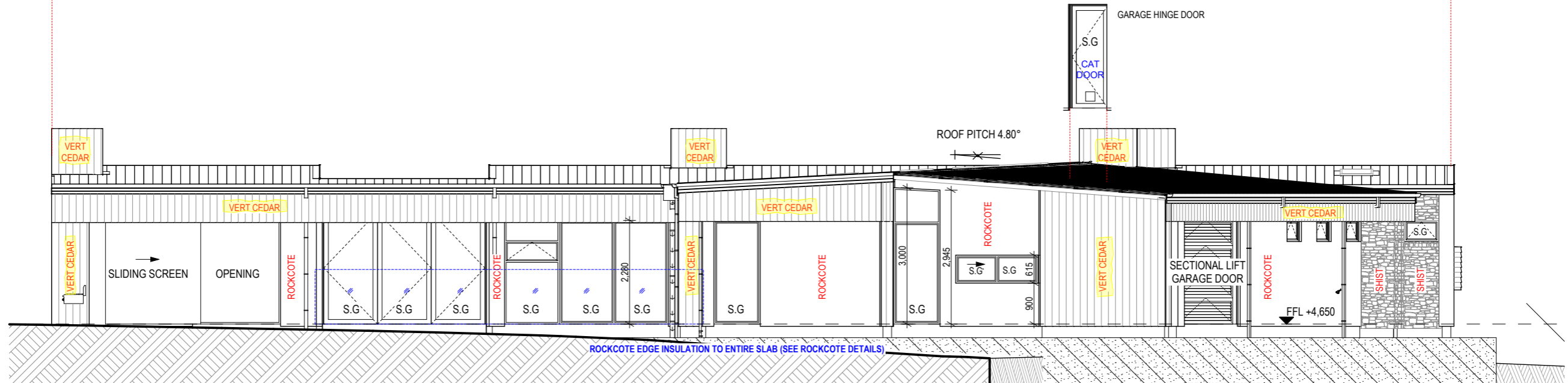
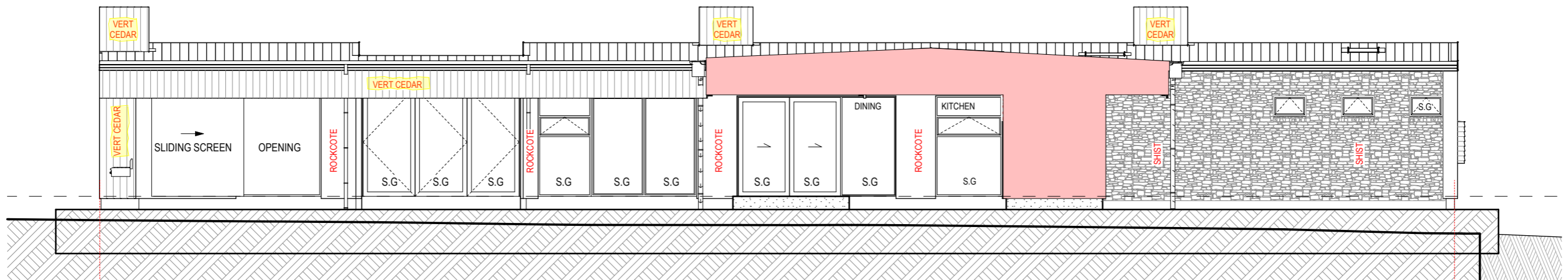
SCALE 1:100 @A3

<p>© Mike Greer Homes NZ Ltd                  Office: 3/321 Lower Queen Street, Richmond, Nelson                  Showhome: 1 Piwakawa Drive, Stoke                  P.O. Box 3710, Richmond 7050                  P 03 544 7873</p>	JOB TITLE: <b>PETERSEN</b>	DRAWING TITLE: <b>ELEVATIONS</b>	LEGAL DESCRIPTION: LOT 3 DP 411705 AND LOT 6 DP 16926 196 Westdale Road, Redwood Valley	LEGAL NOTES: 1. Subject to council approval 2. All measurements to be confirmed on site by the contractor prior to the commencement of work. © 2017 Mike Greer Homes NZ Limited. All rights reserved. No part of the work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE: 18/05/2021	DESIGNER: JP	SCALE: 1:100	SHEET: <b>A3.01</b>
	IMPORTANT NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS	AMENDMENT DATE: 18.05.21	TECHNICIAN: TC	JOB # NL0294				



**SOUTH ELEVATION**

SCALE 1:100 @A3



**WEST ELEVATION**

SCALE 1:100 @A3

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Address 196 westdale Rd , Redwood valley

Owner James and Rochelle Petersen

Consent No: BC200528

Drainlayer Laser Plumbing - Steve Millson

Inspector: \_\_\_\_\_

Drainlayer Registration No: 13014

Date: 16 / 02 / 21

### DRAINAGE PLAN

