

View Instrument Details



Instrument No 8116593.2
Status Registered
Date & Time Lodged 05 May 2009 15:34
Lodged By Earle, David Antony
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers **Land District**

NL10A/362

Nelson

NL9A/19

Nelson

Annexure Schedule: Contains 3 Pages.

Signature

Signed by David Antony Earle as Territorial Authority Representative on 05/05/2009 03:30 PM

*** End of Report ***

TASMAN DISTRICT COUNCIL

CONSENT NOTICE UNDER SECTION 221
RESOURCE MANAGEMENT ACT 1991
RM 070330

PAUL GRAHAME SANNAZZARO & PAULETTE JEAN SANNAZZARO (hereinafter called "the owners") are the registered proprietors of an estate in fee simple in the following land located within the Nelson Land Registration District.

- all of the land in Computer Freehold Register NL9A/19 being Lot 1 DP 13831 and
- all of the land in Computer Freehold Register NL10A/362 being Lot 4 DP 15467.

The **TASMAN DISTRICT COUNCIL** hereby gives notice pursuant to Section 221 Resource Management Act 1991 that the Subdivision Consent in respect of Lot 1 Deposited Plan 13831 being a subdivision of all Computer Freehold Register NL9A/19 & Lot 4 DP 15467 being a subdivision of all Computer Freehold Register NL10A/362 was granted subject to the following conditions pursuant to Sections 108(2) of the Resource Management Act 1991 to be complied with on a continuing basis:

- a) A building platform of 150 m² minimum area shall be provided with minimum levels of 68.4 m for Lot 1 and 68.7 m for Lot 2.
- b) The finished floor level of any dwelling on Lot 1 shall be at least 150 mm above the crown level of Eighty Eight Valley Road opposite the site or at the level 68.52 m, whichever is the higher.
- c) The finished floor level of any dwelling on Lot 2 shall be at least 150 mm above the crown level of Eighty Eight Valley Road opposite the site or at the level 68.82 m, whichever is the higher.
- d) Vehicle access to Lot 2 shall be taken from the right of way which adjoins the southwest boundary.
- e) All buildings on each lot shall be within the area shown as " Certified Building Area " on the attached Terra Firma Engineering Ltd Figure 08001-02. Note that further setbacks may also need to be observed from the site boundaries as required by the Tasman Resource Management Plan or specific consent conditions. Definition of these is outside the scope of this report.
- f) Any proposal to build outside the certified area will require specific geotechnical investigation and separate certification.
- g) We do not recommend any cutting on these sites however any temporary or permanent cuts on the property greater than 1.0 m in height shall be specifically investigated by a Chartered Professional Engineer practising in geotechnical engineering or an experienced engineering geologist. All cuts over 800 mm in height shall be retained unless specifically deemed unnecessary by a Chartered Professional Engineer practising in geotechnical engineering.

- h) Foundations for all buildings shall extend through topsoil and any unengineered fill and be founded on " Good Ground " as defined in NZS 3604:1999. Localised soft areas may exist within the zone of influence of the footings and all foundations shall be proof tested with a Scala penetrometer prior to placement of concrete. All foundations shall be in accordance with NZS 3604:1999 and shall be designed and constructed under the supervision of a Chartered Professional Engineer experienced in foundation design.
- i) Any fill greater than 600 mm thick and all structural fill on these sites shall meet the requirements of NZS 4431:1989 – *Code of Practice for Earthfill for Residential Development*. All structural fills shall be investigated and designed by a Chartered Professional Engineer practising in geotechnical engineering and shall include adequate stripping, benching and underdrainage of the underlying materials. Fill placement shall also take cognisance of the requirements of RM 070330 in terms of stormwater management and finished floor levels.
- j) All retaining walls higher than 800 mm shall be specifically investigated and designed by a Chartered Professional Engineer practising in geotechnical engineering. All walls shall be adequately drained.
- k) All stormwater from roofs, hardstanding or impermeable areas, retaining wall drainage, surface drains and subsoil drains from standing water such as swimming pools and ponds shall be collected and discharged in a controlled manner to Tasman District Council's stormwater reticulation. Discharge to ground shall not be permitted.
- l) On site wastewater disposal shall not be permitted.
- m) The building site certification relates to the general suitability of the defined building sites; it does not remove the need for specific site investigation, design and inspection as required by the NZ Building Code, NZS 3604:1999 and NZS 4431:1989.
- n) The water meters are to be maintained by Tasman District Council for the purpose of the provision of a water service to the allotments. Access to the water meters must be made available to Tasman District Council at all times.

This consent notice is issued under Section 221 of the Resource Management Act

Signed by an authorised officer of the TASMAN DISTRICT COUNCIL under delegated authority
Given pursuant to Section 716 of the local Government Act 1974



Signed by the owners PAUL GRAHAME SANNAZZARO
& PAULETTE JEAN SANNAZZARO

) X [Signature]
) X [Signature]

In the presence of witness


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)

Name :
 Occupation: Nelson
 Address: Solicitor
 David Antony Earle

CONSENT NOTICE UNDER SECTION 221
RESOURCE MANAGEMENT ACT 1991

RM 070330

Correct for the purposes of the Land Transfer Act 1952



Solicitor