

View Instrument Details



Instrument No 11806549.12
Status Registered
Date & Time Lodged 20 July 2020 16:29
Lodged By Penketh, Kim
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
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Annexure Schedule Contains 3 Pages.

Signature

Signed by Kim Penketh as Territorial Authority Representative on 20/07/2020 04:25 PM

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

CONSENT NOTICE

PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

TASMAN DISTRICT COUNCIL

SH180019

LT PLAN 546058

The Tasman District Council hereby gives notice pursuant to Section 221 of the Resource Management Act 1991 that the subdivision consent in respect of LT Plan 546058 being a subdivision of the land in Records of Title 636068 and 899349 was granted subject to the following conditions to be complied with on a continuing basis pursuant to Section 108(1) of the Resource Management Act 1991:

The following condition shall apply to Lots 198 to 204, 257 to 272, 368 to 422 and 426 to 442 inclusive:

1. Future development must be undertaken in accordance with Resource Consent SH180022V1. Non-compliance with this resource consent will require an additional resource consent.
2. The construction of any buildings on the Lots must not exceed four storeys and 12m in height. This condition is to ensure compliance with the qualifying development criteria of the Richmond West (The Meadows) Special Housing Area. This does not override the height of the buildings approved in resource consent SH180022V1 unless a further resource consent is obtained.
3. The Lots will be serviced by a low-pressure sewer system where the pump station will be owned by Council and an easement will allow access to the site. Owners will install a power board unit on the side of the dwelling and will allow unrestricted access to the board for Council or Council contractors. Power for the pump station is to be supplied and paid for by the home owner.
4. Fencing and planting along a reserve boundary or adjoining Borck Creek must be maintained at a maximum height of 1.2m above ground level (including the height of any retaining walls) to maintain passive surveillance over these adjoining reserve/recreation spaces. This restriction relates to Lots 368 to 385 and 428 to 442. Any fencing or planting on a side boundary (that does not front a reserve) and is immediately perpendicular to Borck Creek or any other reserve must taper from no more than 1,2m to a height not exceeding 1.8m, reaching that height no closer than 5 metres from the Borck Creek frontage or other reserve frontage.
5. A 2m high acoustic fence, along the McShane Road frontage, shall be maintained with a surface mass of at least 10kg/m² and also be continuous with no gaps or cracks, at all times. This relates to Lots 257 to 262 and along the common boundary of the adjoining Lot 1 P 467493 of Lots 257 to 261.
6. The consent holder shall comply with the Noise Assessment Report dated 4 October 2019 prepared by Acoustic Engineering Services (ref:AC18211-02-R2) submitted with SH180022V1, specially the following shall be complied with (but not limited to):



- (a) Prior to, or at the time an application is made for building consent for residential dwelling/units the plans shall show where the ventilation units are in the dwelling/unit ensuring that such dwelling/unit houses are capable of internal ventilation at night, such that ventilation may take place without opening windows.
7. Prior to the occupation of any dwelling/unit, a report prepared by a suitably qualified acoustic expert must be provided to the Team leader, Compliance Monitoring, confirming the construction of each residential dwelling/unit has been undertaken in accordance with the report provided in conjunction with condition 6 above.

Advice Note:

The consent holder may provide one report from a suitably qualified expert to collectively confirm compliance with clauses 6 and 7 above. This report may also collectively demonstrate compliance for more than one proposed dwelling.

8. Each Lot shall accommodate no more than one residential dwelling/household unit and shall not be further subdivided.

The following conditions shall apply to Lot 262

9. Lot 262 shall not have any direct pedestrian or vehicular access to McShane Road.

The following condition shall apply to Lots 198 to 204, 257 to 272, 385 to 394 and 428 to 433 inclusive:

10. Foundations of any structure shall achieve offsets from any batter slope consistent with Figure 3.1 of NZS3604:2011. Any design which does not achieve the required offset shall be subject to specific investigation by a suitably qualified geo-professional.

The following condition shall apply to Lots Lot 385 and Lots 428 to 433 inclusive only:

11. Any construction beyond a BRL shall be subject to specific investigation and design by a suitably qualified geo-professional. For the avoidance of doubt, the specification of a BRL does not remove the need for compliance with Development Condition 10 or with the other development conditions in the report dated 21 August 2018 issued by David Ogilvie (Project 37435).

The following condition shall apply to Lots 198 to 204, 257 to 272, 368 to 422 and 426 to 442 inclusive:

12. Foundations shall penetrate all topsoil, organic, weak or otherwise unsuitable ground (if present), to bear in competent "good ground" with a geotechnical ultimate bearing capacity of 300 kPa in accordance with NZS3604:2011 Timber framed buildings.
13. During construction, all footing excavations and stripped areas below proposed concrete slab foundations should be inspected and approved by a suitably qualified person to confirm that the ground conditions are consistent with those described in the reports dated June 2020 issued by David Ogilvie (Project 37435).
14. Storm water from roofs, paved, hard standing and impermeable areas, drainage from retaining walls, surface drains, and overflows from standing bodies of water, such as ponds, shall be collected and discharged in a controlled manner to the Tasman District Council storm water system.
15. All excavations, including for foundations and service trenches for cables and drains, shall be designed and constructed in a manner that does not induce saturation of the adjacent ground, and in particular the certified fill.



- 16. Any earthworks involving cuts or fills greater than 0.8 m in height shall be subject to specific investigation and design by a chartered professional engineer experienced in geotechnical engineering or by an experienced engineering geologist.
- 17. Retaining walls should be designed and inspected during construction by a Chartered Professional Engineer practicing in structural or geotechnical engineering when:
 - a. the wall is 1.2 m in height or greater,
 - b. the wall is retaining ground supporting surcharge loads such as buildings,
 - c. the wall retains slopes of over 5H:1V, and
 - d. the wall is founded on sloping ground of over 5H: 1V.

Regardless of the above requirements, all retaining walls must be in compliance with the Building Act 2004 and the Tasman Resource Management Plan.

The following condition shall apply to Lots Lot 368 to 384 and Lots 434 to 442 inclusive only:

- 18. Any construction beyond a BRL shall be subject to specific investigation and design by a suitably qualified geo-professional.

Dated at Richmond this 29th day of June 2020.



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(Principal Administrative Officer/Authorised Officer)

Anne-Marie Reed



To: Penketh Property Law Limited

