View Instrument Details

Instrument No	10346392.2
Status	Registered
Date & Time Lodged	24 February 2016 15:15
Lodged By	Reith, Alexander Alan
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
541749	Nelson
541750	Nelson
714904	Nelson
714905	Nelson

Annexure Schedule: Contains 7 Pages.

Signature

Signed by Alexander Alan Reith as Territorial Authority Representative on 24/02/2016 03:12 PM

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

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TASMAN DISTRICT COUNCIL

CONSENT NOTICE UNDER SECTION 221 OF THE RESOURCE MANAGEMENT ACT 1991

RM150435

CDL LAND NEW ZEALAND LIMITED being the registered proprietor of an estate in fee simple in the Nelson District Land Registry regarding the following land:

Lot 11 Deposited Plan 438566 CFR 541749
Lot 12 Deposited Plan 438566 CFR 541750
Lot 1 Deposited Plan 492241 CFR 714904
Lot 2 Deposited Plan 492241 CFR 714905

The **TASMAN DISTRICT COUNCIL** hereby gives notice pursuant to section 221 of the Resource Management Act 1991 that subdivision consent in respect of **TASMAN DISTRICT COUNCIL** RM150435 being a subdivision of the land shown on Land Transfer Plan 492241 was granted subject to the following conditions to be complied with on a continuing basis:

A Consent Notice to be registered on Lots 11 and 12 DP 438566 and Lots 1 and 2 DP 492241 on the terms set out in the First Schedule.

DATED at 10am this 24th day of February ~~2015~~ 2016.

Authorised Officer of the **TASMAN DISTRICT COUNCIL**
Under delegated authority given pursuant to
section 716 of the Local Government Act 1974

37555/284826.1/A R

FIRST SCHEDULE

1. Development shall be positioned within the *Building Area Generally Suitable for Residential Development following NZS3604:1999,* or *Area Subject to Specific Engineering Design* depicted on Nelson Consulting Engineers plan – *Geotechnical Certificate Plan,* dated 21 October 2015 (plans attached). It should be noted that other Tasman District Council conditions may limit development within the designated areas, such as those associated with yard setbacks, daylight angles or site coverage.

2. The *Building Area Generally Suitable for Residential Development following NZS3604:1999* is expected to be suitable for structures in regards to NZS:3604:1999 *Timber Framed Buildings*, however this will be dependant on the specific footprint and position of the dwelling, and the gradient of the slope to be built upon. Structures outside the limits of NZS:3604 such as larger dwellings built on steeper slopes and buildings founded on poles, will require specific foundation engineering.

3. The *Area Subject to Specific Engineering Design* is subject to specific investigation, design and inspection by a suitably qualified Chartered Professional Engineer practising in civil or geotechnical engineering, due to potential local stability concerns.

4. Retaining walls should be designed and inspected during construction by a Chartered Professional Engineer practising in civil, 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 non-level slopes of over 1V:5H (20%), or
   d) The wall is founded on sloping ground of over 1V:5H (20%)

5. All retaining walls shall include provision for an adequate, appropriate and maintainable groundwater drainage system behind the wall. Surface stormwater shall not be directed into this system.

6. Foundations for all buildings, including concrete slab-on-ground floors, shall extend through topsoil to bear in competent natural ground or fill certified in accordance with *NZS 4431: 1989*. Alternatively, concrete slab-on-ground floors meeting the provisions of NZS 3604: 1999 – Timber Framed Buildings, may be founded on granular fill up to 600mm thick placed over competent natural ground in the manner specified as per Clause 7.5.3.1 of that Standard.

7. Where structures comply with NZS:3604 all foundation excavations shall be inspected by a building inspector, or otherwise, a charted Professional Engineer practising in civil, structural or geotechnical engineering, prior to placing formwork, poles, DPM or reinforcing steel.

8. All earthworks and ground shaping shall be constructed to prevent ponding and provide a positive gradient away from foundation elements.

9. The location of subsoil drains installed during the construction of stage 1 and 2 of the subdivision are shown on the Jones and Associates Limited *Subsoil Drainage* drawing, dated October 2005, appended to the Tonkin and Taylor Earthworks and Building Site Certification Report dated February 2006. The invert levels vary and are not exactly known, however we expect all sub-soil drains to be at least 1.8m below finished ground level and beyond the influence of typical dwelling foundations. Any proposed foundations in excess of 800mm depth below existing ground level, and within 1m or over horizontal of existing sub-soil drain

locations should be reviewed by a suitably qualified Chartered Professional Engineer practising in civil or geotechnical engineering.

10. All seepages encountered in any excavations or during site development must be conveyed away from the building sites in controlled manner.

11. Concentrated stormwater discharges collected from roofs, driveways and developed yards must be conveyed away from building sites and into the TDC stormwater reticulation system as not to adversely impact slopes and/or neighbouring building areas.

12. The location of existing services must be confirmed at the onset of construction. Foundation elements near the services must be positioned in accordance with the *TDC Engineering Standards and Policies 2008* requirements.

13. Existing vegetation on the steeper slopes of the property should be retained and/or supplementally planted with the appropriate species as much as practical to enhance slope stability, and control stormwater and sediment runoff. Refer to Planting for Slope Stability in the Nelson City – Richmond Area. Covering steeper slopes, or slopes subject to significant stormwater runoff, with weed cloth, is not recommended unless the effects of concentrated stormwater runoff are considered.

Specific Requirements for Lots 1 and 2 DP 492241

14. All earthworks and developments proposed on slopes greater than 1V:4H (25%) will require design and monitoring and/or review by a suitably qualified Chartered Professional Engineer practising in geotechnical engineering.

15. Fill over 0.3m in thickness supporting foundations, or other fill over 1.0m in thickness placed on slopes greater than 1V:4H (25%), or significant fill placed near boundaries that could affect neighbouring sections or watercourses, is not to be placed without the approval of a Chartered Professional Engineer practising in civil or geotechnical engineering. Such fill must be placed in accordance with *NZS: 4431: 1989 – Code of Practice for Earth Fill for Residential Development.* The effect of the fill on slope stability must be considered where the native slope is greater than 1V:4H (25%) and follow paragraph 4 of this Schedule. All other fills placed on slopes shall be placed in a competent manner with track rolling in thin incremental layers with adequate stripping, benching and drainage of the underlying ground.

16. Cut batters greater than 1.2m in height across ground that is level or with slopes up to 1V:5H (20%), or cuts subject to surcharge loads, such as structures, fills or vehicles, or cuts over 0.6m through ground on slopes greater than 1V:4H (25%) should be supported by appropriately designed retaining walls to ensure slope stability is maintained, unless otherwise approved by a Chartered Professional Engineer practising in geotechnical engineering.

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EXIST

NOTES:

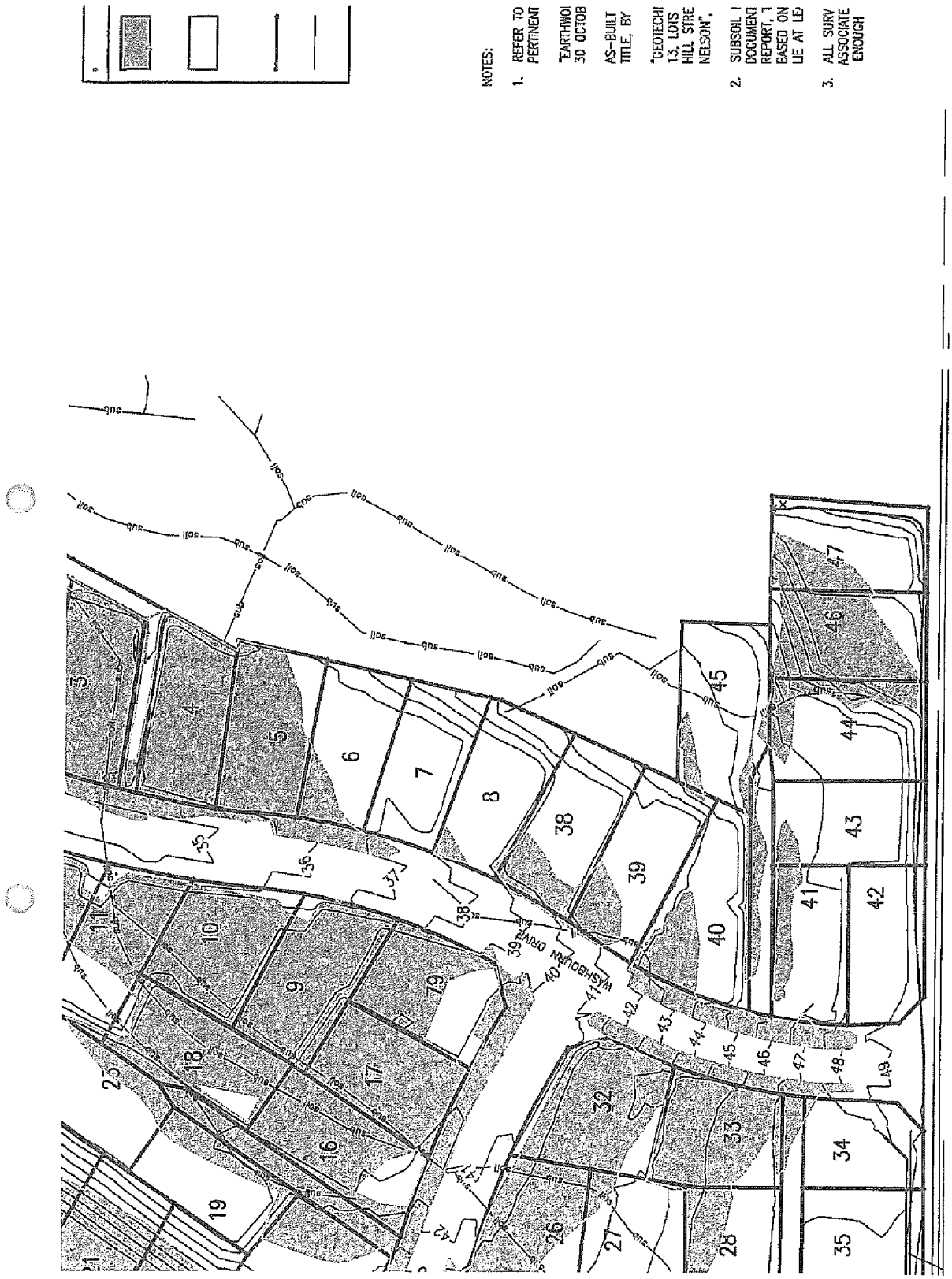
1. REFER TO THE FOLLOW
PERTINENT INFORMATION

"EARTHWORKS PLAN" DI
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