tasman district council | Te Kaunihera o te tai o Aorere

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
M Schruer	schruer@xtra.co.nz

LIM Details

LIM number	Valuation Number	Certificate of Title	Requested on	Issued on
L230461	1938086804	460171	27/07/2023	02/08/2023

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.

Property 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)
1938086804	LOT 10 DP 410968 & 1/6 SH LOT 14	16 Research Orchard Road	Appleby	0.4503

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
$3,639.17	$909.79	$633.57	$0.00

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2366c/$CV	1,120,000	$2,649.92
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	1,120,000	$79.52
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	520,000	$66.56
Stormwater: General Drainage	0.0053c/$CV	1,120,000	$59.36

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
$1,120,000	$520,000	$600,000	01/10/2020

New Rating Valuation

Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
$1,120,000	$520,000	$600,000	01/10/2020

Water Meter Information

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	2417562	11/11/2016	16 Research Orchard Road, Appleby

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 are no public drains crossing the property. 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
Rural 3	The Rural 3 Zone covers a specific part of the Coastal Tasman Area. This area contains some land of high productive value, generally the more coastal areas, as well as land of lesser productive value, generally the more inland areas. The Rural 3 Zone rules have been developed to accommodate a level of rural residential development while still protecting the most productive land.

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
01/04/2016	160300	New three bedroom dwelling with wood burner and garage	Code Compliance Certificate Issued	29/11/2016
01/04/2016	160300P		PIM/TAN 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

No additional building notes have been found for this property.

Swimming Pools

No Swimming Pool records have been found for this property.

Resource Consents

No Resource Consent records are on record for this property.

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.

Notes

Consents

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Tasman Resource Management Plan planning maps identify the property is within the Rural 3 Zone, Land Disturbance Area 1, Wastewater Management Area and Coastal Tasman Design Guide Area (Unit 9D). 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.

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

There is a water permit that affects this property RM130144V1 'To take groundwater for community supply'. This consent is for a community water supply and will not need to be transferred into the name of any new property owner/s. A copy is enclosed for your information.

Compliance Notes

No notes regarding compliance with permits or consent conditions have been recorded against this property.

Environmental Records

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.

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 in the past, we suggest you make further enquiries.

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.

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. On our website you will also find more information about the project.

Environmental Records

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.

Notes

Council has no records of this property being affected by flooding, land instability or specific earthquake hazards. A small ephemeral watercourse is present adjacent to the eastern boundary of the property. Some detail of the property's geotechnical setting is contained in the attached report prepared by Cameron Gibson & Wells Ltd (dated 30 April 2008).

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.



State Highway Roads
Road Boundaries
ValuationBoundaries
Parcel

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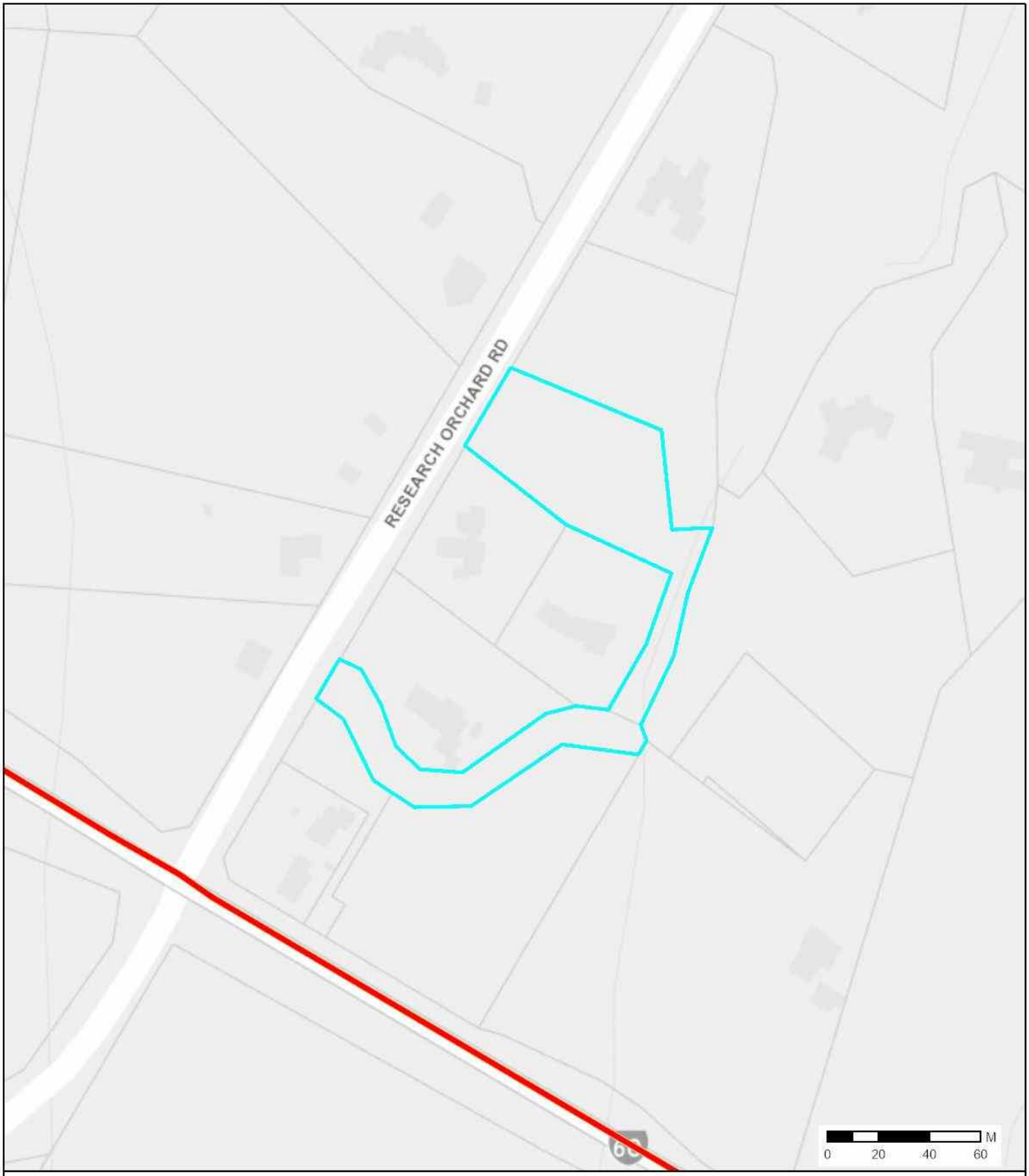
Aerial Photo Map

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Scale: 1:2,000
Wednesday, 2 August 2023

Original Sheet Size 210x297mm



Bores
Road Boundaries
Parcel
State Highway Roads
ValuationBoundaries

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Bores Map

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Water Pipes
Wastewater Pipes
Stormwater Pipes
Stormwater Drains
State Highway Roads
Road Boundaries
ValuationBoundaries
Parcel

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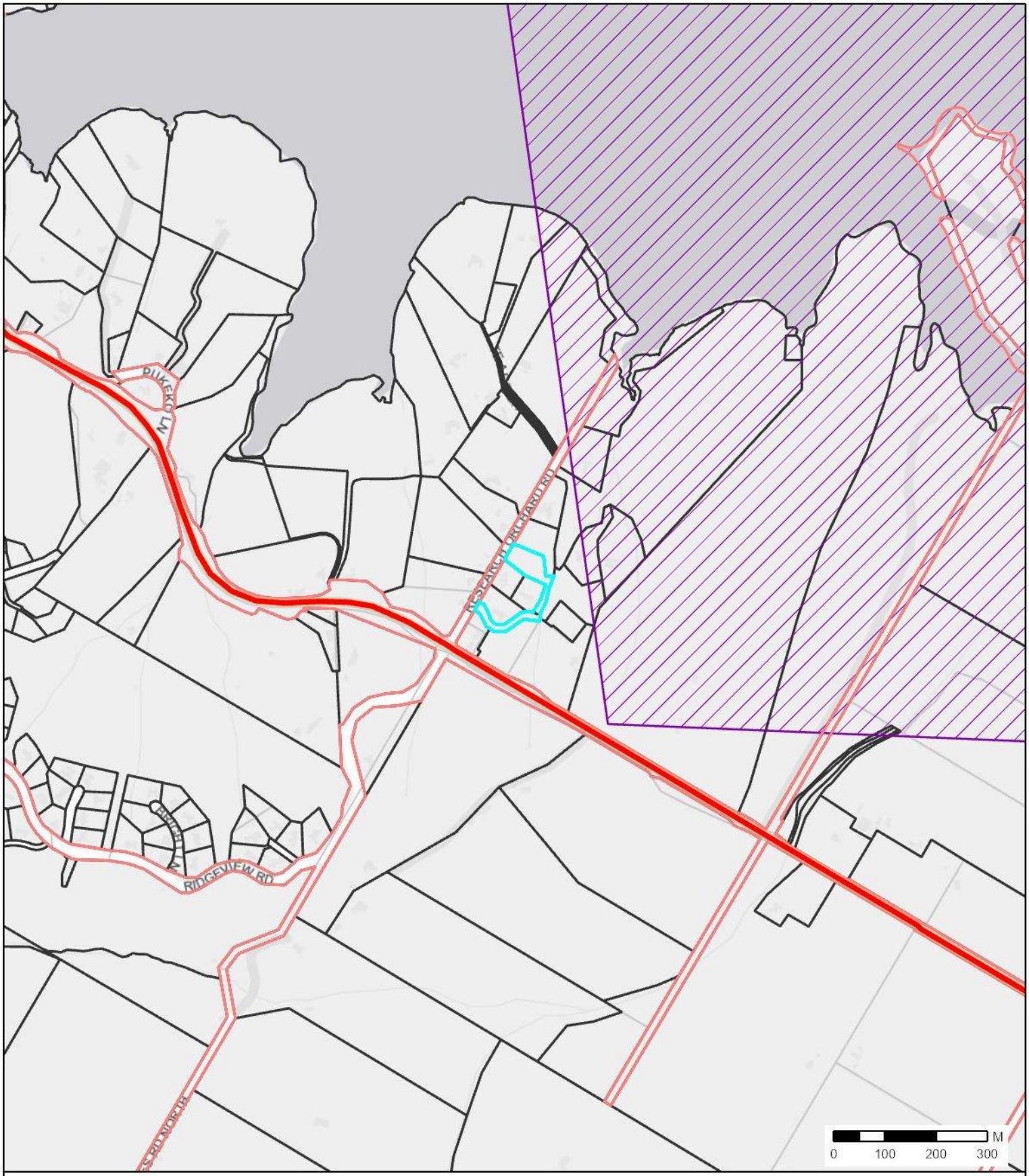
Pipe Network Map

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Obstacle Limitation Surface
Deferred Fire Sensitive Area
Fire Sensitive Areas
Parcel
Deferred Fire Ban Area
Fire Ban Areas
ValuationBoundaries

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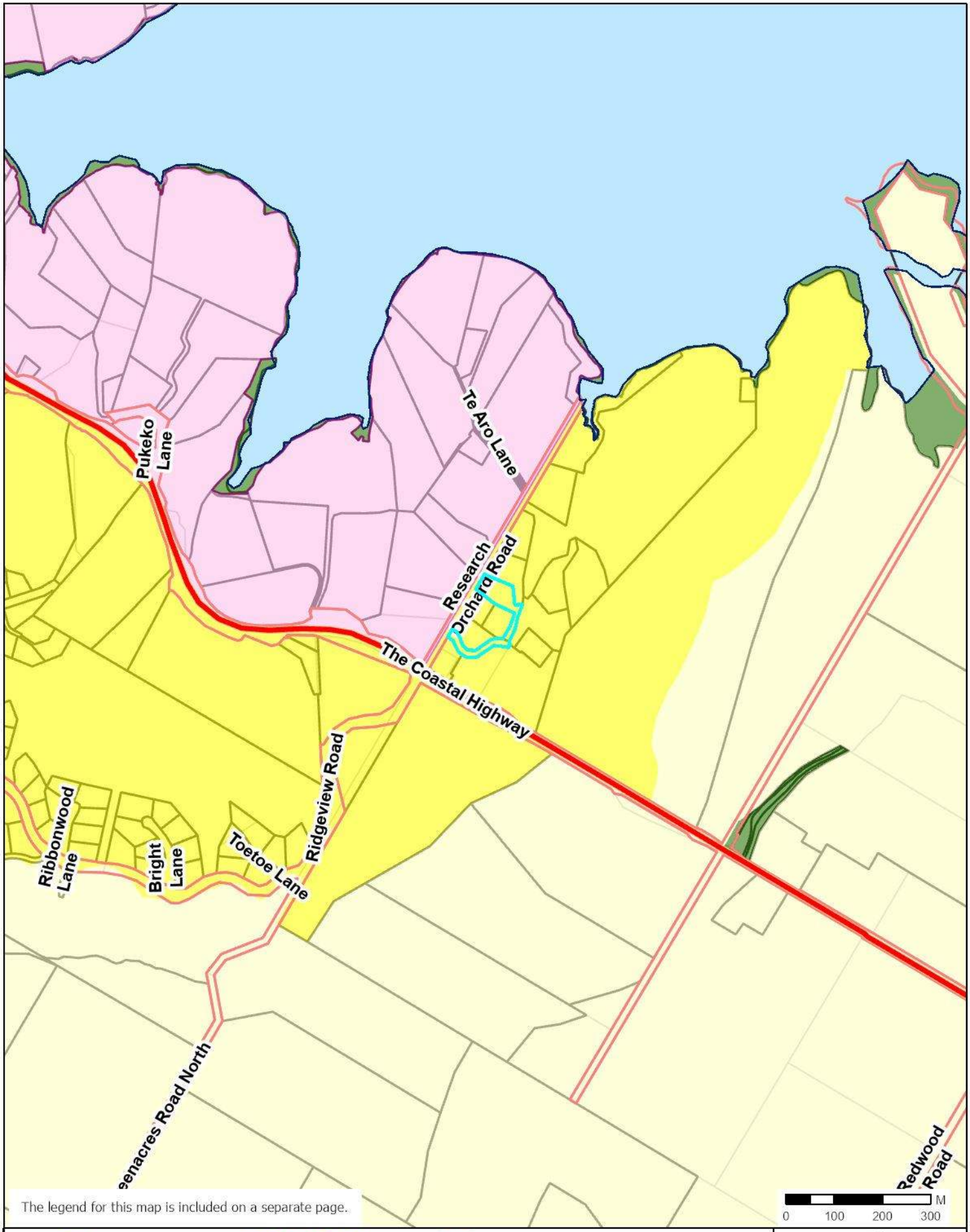
Fire Ban Areas Map

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

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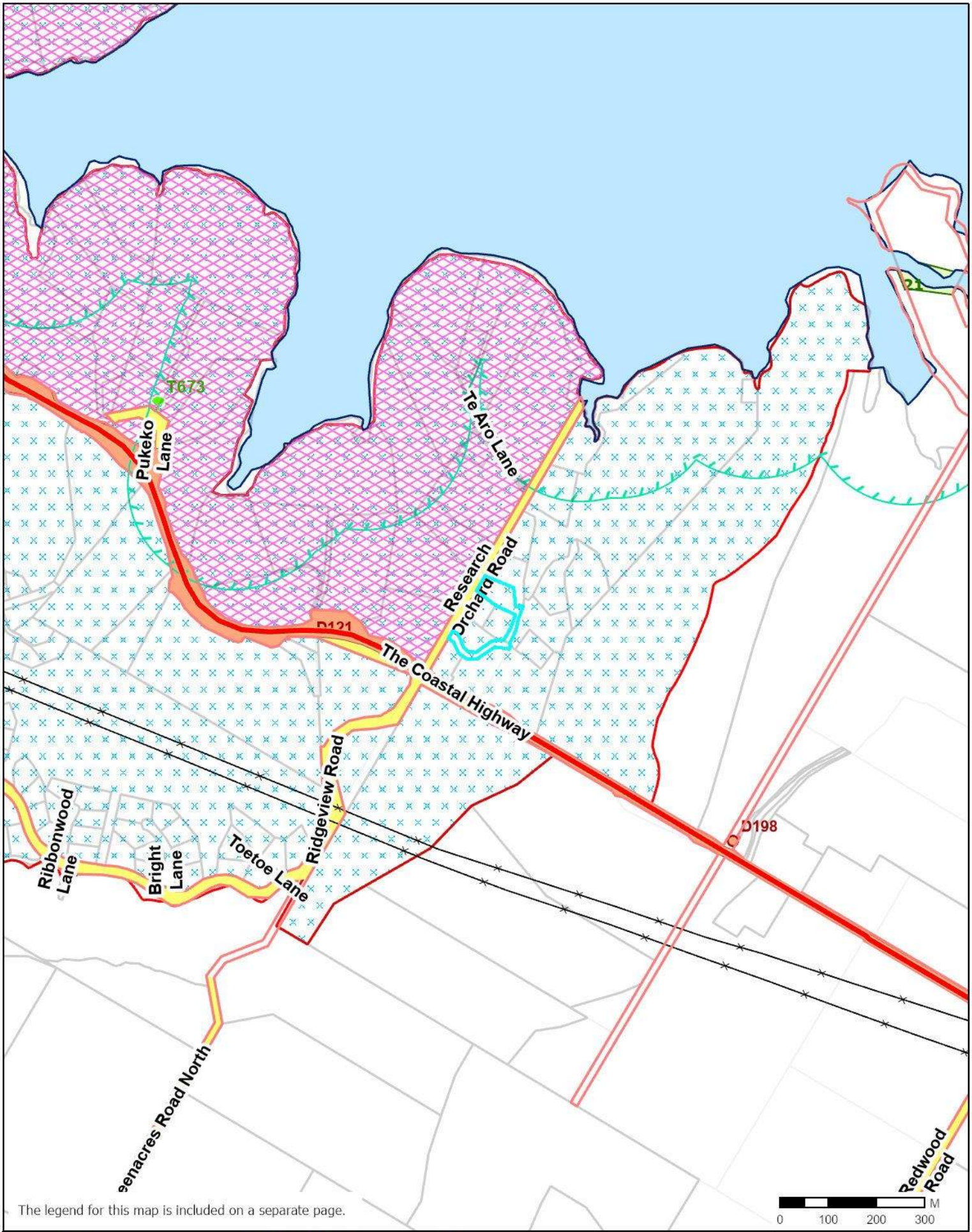
TRMP Zones Map

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

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TRMP Areas Map

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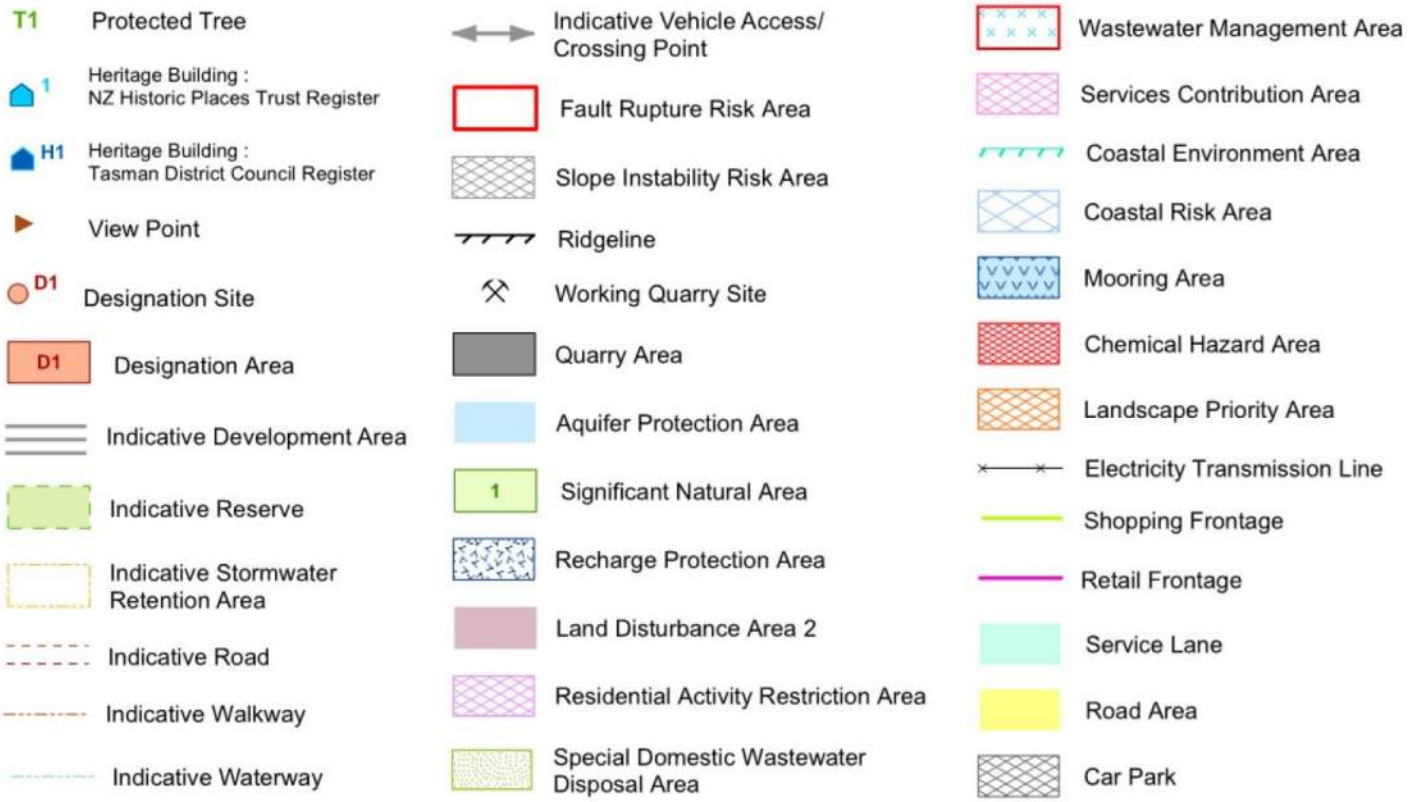
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ZONE MAPS



AREA MAPS



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.

4.Glossary

Term	Explanation/Note
Coastal Environment Area	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.
Coastal Risk Area	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.
Consent Notice	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.
Deferred Fire Ban Area	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.
Electricity Transmission Lines and Towers	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).
Fault Rupture Risk Area	This area encompasses active fault systems in the Tasman District. Rules in Section 18.13 apply to activities in this area.
Fire Ban Area	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^2. Where properties are larger than 5,000m^2, resource consent is required to have an outdoor fire (the rules do not apply to barbecues or braziers).

Term	Explanation/Note
Fire Sensitive Area	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.
Land Disturbance Area 1	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. The full set of regulatory requirements are found in Section 18.5 "Land Disturbance Areas" of the Tasman Resource Management Plan (TRMP).
Land Disturbance Area 2	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. The full set of regulatory requirements are found in Section 18.5 "Land Disturbance Areas" of the Tasman Resource Management Plan (TRMP).
Landscape Priority Area	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.
Obstacle Limitation Surface	The Rule 36.3.3.1(g) relates to the safety of aircraft approaching Nelson Airport. Within the limitation surface area the efflex velocity of any discharge to air does not exceed 4.3 metres per second at a height greater than 60 metres.
Recharge Protection Area	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.

Term	Explanation/Note
Services Contribution Area	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.
Slope Instability Risk Area	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.
Special Domestic Wastewater Disposal Area	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). 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.
Wastewater Management Area	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). 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).

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.

TASMAN DISTRICT COUNCIL

CONSENT NOTICE UNDER SECTION 221 RESOURCE MANAGEMENT ACT 1991

TASMAN DISTRICT COUNCIL CONSENT NO. RM 960165

WE IAN FRANK FENWICK Farmer and PHYLLIS MYRTLE FENWICK his wife both of Blenheim, DAVID JOHN FENWICK of Redwoods Valley, BRIAN MICHAEL FENWICK and GARTH IAN FENWICK both of Mahana, Orchardists as tenants in common in equal shares (hereinafter called the Owners), being the registered proprietors of an estate in fee simple in the Nelson Land Registry Office, being all of Certificate of Title Volume 12B Folio 937 LI SUBJECT TO: Mortgage Number 359354.6. and all of Certificate of Title 10A/543 Volume 12B Folio 938 subject to Mortgage Number 359354.6 Bal

The TASMAN DISTRICT COUNCIL hereby gives notice pursuant to Section 221 of the Resource Management Act 1991 that the subdivision consent in respect of Land Transfer Plan No. 18598 being a subdivision of all Certificate of Title Volume 10A Folio 543 was granted subject to the following conditions being complied with on a continuing basis pursuant to Section 108(2) of the Resource Management Act 1991:

(a) A buffer zone of a minimum of 30 metres shall be provided between the house (as sited in 1997) on the balance land (CT 12B/938) and the orchard (CT 12B/937) by the removal of orchard trees as may be required.

(b) A buffer zone of a minimum of 30 metres shall be provided on the northern boundary of the dwelling on Lot 1 DP 4794 (CT 119/73) between the dwelling (as sited in 1997) and the orchard (CT 12B/937) by the removal of orchard trees and that no orchard trees shall be planted within 10 metres of the eastern boundary of the dwelling on Lot 1 DP 4794 (CT 119/73).

Dated at Richmond this 16th day of September 1997.

SIGNED by an Authorised Officer of the TASMAN DISTRICT COUNCIL under delegated authority given pursuant to Section 716 of of the Local Government Act 1974)

.....Mark Morris.....

CONO 371532.2 Consent
Cpy - 01/01, Pgs - 003, 13/12/06, 09:09
DocID: 211921295

SIGNED by the Owner)
IAN FRANK FENWICK)
the presence of:)

I F Fenwick
(I F Fenwick)

Witness:
Signature: .....
Full Name: GRAHAM JOHN GOSLING
Occupation: COMPANY DIRECTOR
Address: 9 SEVERNE ST
BLENHEIM

SIGNED by the Owner)
PHYLLIS MYRTLE FENWICK)
the presence of:)

P M Fenwick
(P M Fenwick)

Witness:
Signature: .....
Full Name: GRAHAM JOHN GOSLING
Occupation: COMPANY DIRECTOR
Address: 9 SEVERNE ST
BLENHEIM

SIGNED by the Owner)
DAVID JOHN FENWICK)
the presence of:)

D J Fenwick
(D J Fenwick)

Witness:
Signature: .....
Full Name: ALAIN SWAIN
Occupation: Legal Executive
Address: KNAPPS LAWYERS
NELSON

SIGNED by the Owner)
BRIAN MICHAEL FENWICK)
the presence of:)

B M Fenwick
(B M Fenwick)

Witness:
Signature: .....
Full Name: ALAIN SWAIN
Occupation: Legal Executive
Address: KNAPPS LAWYERS
NELSON

SIGNED by the Owner)
GARTH IAN FENWICK)
the presence of:)

G I Fenwick
(G I Fenwick)

Witness:
Signature: .....
Full Name: ALAIN SWAIN
Occupation: Legal Executive
Address: KNAPPS LAWYERS
NELSON

Dated 1997

BETWEEN Tasman District Council

AND Ian Frank Fenwick, Phyllis Myrtle Fenwick, David John Fenwick, Brian Michael Fenwick and Garth Ian Fenwick

---

CONSENT NOTICE UNDER SECTION 221
RESOURCE MANAGEMENT ACT 1991

Covenant correct for the purposes of the Land Transfer Act.

SOLICITOR FOR THE OWNERS

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY NELSON
ASST. LAND REGISTRAR

11.45 25.SEP97 371532.2

NELSON LAW DISTRICT LAND REGISTRAR

KAMO
LAWYERS
RICHMOND

CONO 8248268.8 Consen
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TASMAN DISTRICT COUNCIL
CONSENT NOTICE

PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991

TASMAN DISTRICT COUNCIL NUMBER RM 050447

LT PLAN 410968

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 410968 being a subdivision of the land in Certificate of Title NL12B/937 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 conditions shall apply to all Lots 3 and 8 to 11 inclusive:

A All buildings shall be erected within the building area as identified on the plan attached hereto.

B All buildings on the lots shall comply with the conditions of the land use consent granted under RM050448 including restrictions as to height, colour, building form and landscaping.

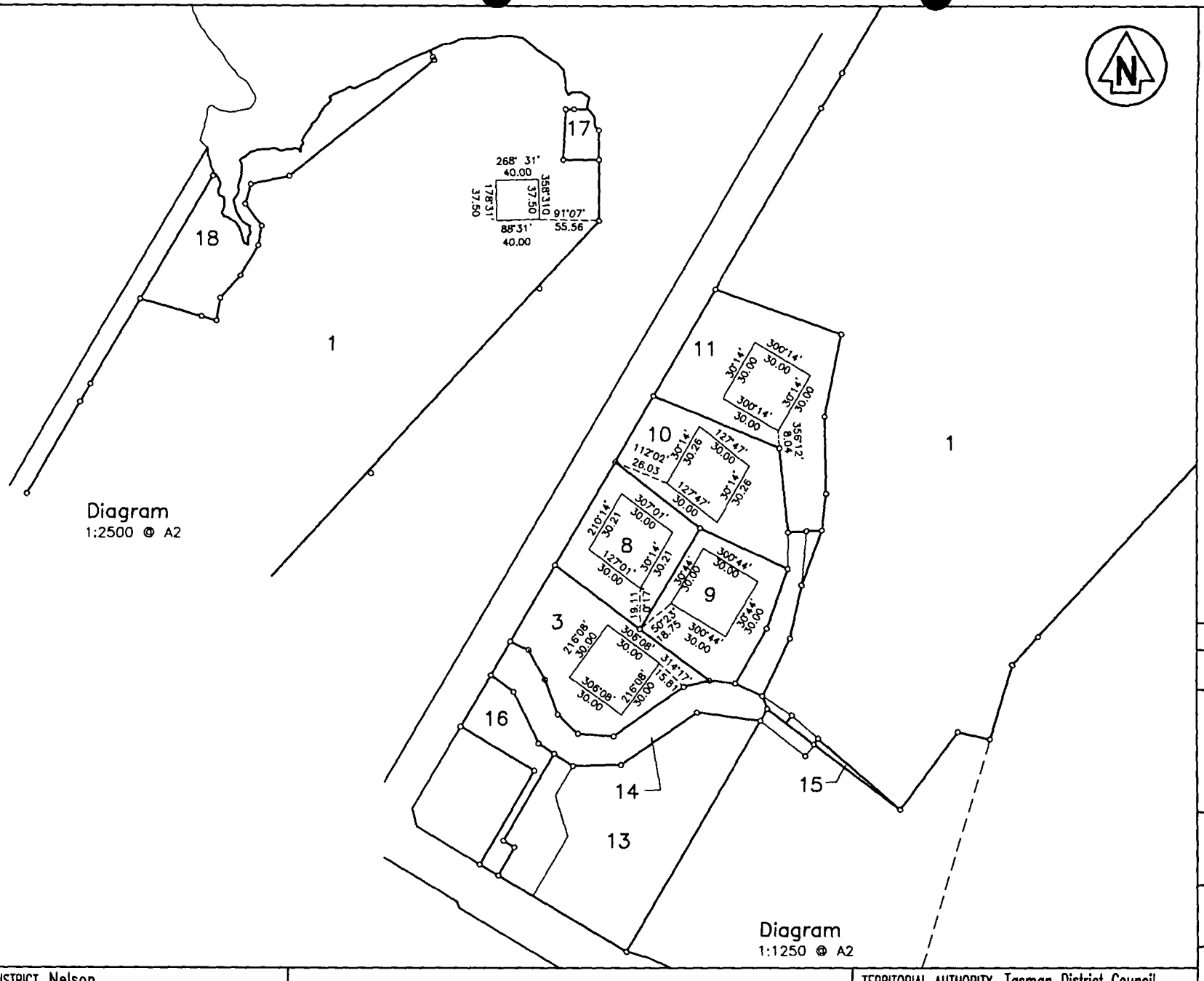
B No further subdivision of any of the lots will be permitted.

D Each Lot owner shall enter into an agreement with the Appleby Hills Residents' Association Incorporated for the supply of water and discharge of wastewater. Such agreement shall be provided to Council on making application for a building consent on the Lot.

Dated at Richmond this 16th day of July 2009

~~Principal Administrative Officer~~/Authorised Officer

TASMAN DISTRICT COUNCIL
M. D. Morris
Authorised Officer



Approvals

Total Area

Comprised in

I , being a person entitled to practise as a licensed cadastral surveyor, certify that –

a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2:

b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed ..... Date .....

Field Book p. Traverse Book p.

Reference Plans

Examined Correct

Approved as to Survey by Land Information NZ on

..../..../....

Deposited by Land Information NZ on

..../..../....

File 1
Received
Instructions

LAND DISTRICT Nelson

Building Location Areas
Lots 1, 3, & 8 – 11 DP 410968

TERRITORIAL AUTHORITY Tasman District Council

Surveyed by Aubrey Survey & Land Ltd.

Scale 1:2500 @ A2 Date Dec 2008

File: RM130144V1
neil.tyson@tasman.govt.nz
Phone 543 8497

23 November 2021

Appleby Hills Residents Association Inc
150 Ridgeview Road
RD 1
Richmond 7081

Dear Residents

Decision on Non-Notified Change of Conditions Application RM130144V1, Appleby Hills Residents Association Inc

Your application for a change of conditions of RM130144 has been granted. A copy of the Council's decision is attached. Please read all of the conditions carefully. Some of the conditions from your previous consent have been changed in this decision. Please feel free to contact me if you have any questions about your consent or its conditions.

Here are some other 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 $328.00 (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.

Please be aware that officers of the Council may carry out site visits to monitor compliance with resource consent conditions and these may be invoiced separately.

Yours sincerely

Neil Tyson
Senior Consent Planner, Water

Tasman District Council
Email info@tasman.govt.nz
Website 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: RM130144V1

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

Appleby Hills Residents' Association Incorporated

(hereinafter referred to as "the Consent Holder")

Activity authorised by this consent: To Take Groundwater for Community Supply.

Bore Location details:

Address of property:	Ridgeview Road, Appleby
Valuation number:	1938080051
Legal Description:	Lot 2 DP 438731

Pursuant to Section 108 of the Act, consent is issued subject to the following conditions and an expiry date of **31 May 2027**:

CONDITIONS

Site, Take and Use Details

1	Legal Descriptions of Serviced Land:	See Appendix 1 attached
	Category of Water Source:	Groundwater
	Water Zone:	Moutere Gravel Aquifer
	Catchment name:	Waimea
	Water Use:	Private Community Supply
	The following are the Maximum Rates of Take authorised unless otherwise stated:	
		1.68 litres per second
		1015.00 cubic metres per week
	Well Number:	WWD 1501
	Location at or about point of take:	Easting: 1607834 Northing: 5427786 (NZTM)

Water Metering

2 The Consent Holder shall, at their own expense, install and thereafter operate and maintain a water meter that complies with the Water Meter definition as stated in Chapter 2 of the Tasman Resource Management Plan.

3 The water meter required under Condition 2 shall be installed in accordance with the water meter manufacturer's specifications such that it provides a continuous measurement of all water taken under this consent and the water meter shall be verified as measuring the volume of water taken to within +/-5% of the actual water taken and written confirmation of water meter accuracy shall be provided by the verifier to the Council's Co-ordinator

Compliance Monitoring or his agent no later than 10 November 2013 and every 5 year period thereafter.

4 Water meter verification shall be performed by a person who, in the Council's opinion, is suitably qualified and experienced and the verification methodology shall be in general accordance with best practice.

5 The Consent Holder shall:

(a) record their weekly (Monday to Sunday) water meter reading every week of every year; and

(b) return their weekly meter readings under clause (a) to the Council's Team Leader Monitoring & Enforcement by 5.00 pm on Monday each week of every year, or by any other time(s) and date(s) specified by Council's Team Leader Monitoring & Enforcement.

Advice Note:
The Consent Holder is required to supply to Council a complete record of their weekly (Monday to Sunday) water meter readings for each water year, including recording nil usage. Regular weekly (Monday) meter readings are required to ensure consistent and timely data, and because Council currently monitors weekly use.

Advice is available about options (including telemetry) to supply the water meter readings to Council. Please contact Council's Compliance & Investigations Officer (Water Metering) to discuss these options.

Artesian Flow Restriction

6 Where there is artesian water flow from the bore, the Consent Holder shall seal or reseal the bore such that all artesian flow ceases except when the artesian water is being used for an authorised purpose.

Backflow Prevention

7 Where any substance including but not limited to effluent, fertilizer or other contaminant, is added to the supply system the Consent Holder shall first install an effective backflow prevention device such as a fully operational non-return valve or such other recognised backflow preventer, and the device shall thereafter be operated and maintained such that it prevents the backflow of contaminants into the water source.

Water Use Efficiency

8 Council reserves the right to require from the Consent Holder a scheme water management plan that documents the measures necessary to achieve efficient water use including monitoring of scheme usage and leak detection programmes, repairs and maintenance.

Other Conditions

9 All water taken for household use shall meet the New Zealand Drinking Water Standards and this water shall be piped to each household and shall not be mixed with any other water supply including rainwater and all other supplies shall be clearly labelled as suitable for non-potable uses only.

10 The Appleby Hills Residents' Association Incorporated is responsible for registering and maintaining the potable water supply as a "Community Drinking Water Supply".

The application of water to land for irrigation pursuant to this water permit shall not exceed the rate of 190 cubic metres (19 mm) per hectare.

11 The Consent Holder's water supply scheme shall be designed to be off during periods of power outages.

Advice Note:
Condition 10 relates to the on-site management of wastewater and the emergency storage capacity at the pump stations.

Review of Conditions

12 Council may for the duration of this consent and within the 3 month period following the anniversary of its granting each year, review the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for the purposes of:

(a) dealing with any unexpected adverse effect on the environment which may arise from the exercise of the consent and which is appropriate to deal with at a later stage;

(b) to reduce the quantities and rates of water authorised to be taken if the consent is not fully exercised;

(c) when relevant national environmental standards or regulations have been made under Section 43 of the Resource Management Act 1991;

(d) requiring the adoption of the best practical option to remove or reduce any adverse effects on the environment;

(e) to comply with the requirements of a relevant operative rule in the Tasman Resource Management Plan including, but not limited to, water rationing requirements, rates of use, water metering requirements, or minimum standards of water quality; and

(f) to implement the provisions of the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010.

Other Records

13 The Consent Holder shall keep such additional records as may be reasonably required by the Council and shall, if so requested, supply this information to the Council. If it is necessary to install additional measuring devices to enable satisfactory records to be kept, the Consent Holder shall, at his or her own expense, install, operate and maintain suitable devices.

14 For the avoidance of doubt, the granting of this consent replaces RM130144.

ADVICE NOTES

1 This resource consent only authorises the activity described. 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.

2 Section 126 of the Resource Management Act 1991 states that the consent may be cancelled upon not less than 3 months' notice in writing if the consent remains unexercised without good reason for any continuous period exceeding 5 years.

3 Access by the Council or its officers to the land subject to this resource consent is reserved pursuant to Section 332 of the Resource Management Act.

4 This consent is not an authority to gain access to the site of taking or use of groundwater.

5 **Water Meter** means a device or system that:

(a) takes continuous measurements;

(b) keeps records:

(i) in cubic metres;
(ii) specifying "zero" when no water is taken;
(iii) in an auditable format;
(iv) that must be able to be combined to cover each water year of the permit;

(c) measures the volume of water taken:

(i) to within +/- 5 percent of the actual volume taken for water taken from a full pipe, or

(ii) to within +/- 10 percent of the actual volume taken for water taken by another method (including an open channel or partially full pipe);

(d) for takes greater than 5 litres per second is able to provide data in a form suitable for electronic storage, except that for meters existing as at 31 March 2012, manually recorded and reported data is accepted;

(e) is suited to the qualities of the water it is measuring (such as temperature, algae content and sediment content);

(f) is sealed and is as tamper-proof as practicable;

(g) is installed either:

(i) at the location from which the water is taken; or
(ii) at the location specified by any approval granted in writing by the Council; and
(iii) by a person who is appropriately accredited to install water meters;

(h) For takes less than 5 litres per second, has been verified as accurate by or on behalf of the Consent Holder in the first year that the meter is required and thereafter where the duration is at least 5 years, once midway during the remaining duration of the permit.

Verification must be by a repeatable method that provides three volume results. The results must be signed as accurate by the person carrying out the measurements.

Note: 'Continuous measurement' means that flow is **measured** continuously but not necessarily **recorded** continuously.

6 The Consent Holder is advised that an updated Appendix 1 (list of address, legal description and valuation number of each property supplied with water) will be required in support of consent replacement in 2027.

7 The Consent Holder is advised that Section 36 of the Resource Management Act provides for Council to charge Consent Holders for the undertaking of functions related to the administration, monitoring and supervision of resource consents; as well as charges relating to the review of consent conditions.

Appendix 1: Table of 91 Scheme Users

Appleby Hills Residents Association Members

#	Property Address	Valuation Number	Legal Description	Current Owner Name
1.	20 Ridgeview Road	1938080001	Lot 3 DP 403486	Scott Reilly & Naomi Bryant
2.	50 Ridgeview Road	1938080011	Lot 5 DP 412923	Rosemary & David Thompson
3.	2 Toetoe Lane	1938080012	Lot 6 DP 403486	Fay & Wayne Lloyd
4.	6 Toetoe Lane	1938080013	Lot 7 DP 403486	Andrew Bishop & Suzanne Brewerton
5.	7 Toetoe Lane	1938080014	Lot 8 DP 403486	David & Jackie Sampson
6.	5 Toetoe Lane	1938080015	Lot 9 DP 403486	John & Shellee Hall
7.	3 Toetoe Lane	1938080016	Lot 10 DP 403486	Hugh & Anne Kavanagh
8.	4 Bright Lane	1938080002	Lot 80 DP 400216	Maurice & Grace Win
9.	8 Bright Lane	1938080003	Lot 12 DP 400216	Melanie Ramsay
10.	12 Bright Lane	1938080004	Lot 13 DP 400216	Erin & Leonie Tennent
11.	14 Bright Lane	1938080005	Lot 14 DP 400216	Geoff & Toni Lingard
12.	18 Bright Lane	1938080006	Lot 15 DP 400216	Peter & Jacinda Halford
13.	13 Bright Lane	1938080007	Lot 16 DP 400216	Graeme & Lyn McNaughton
14.	9 Bright Lane	1938080008	Lot 17 DP 400216	Brandon & Fleur Kay
15.	3 Bright Lane	1938080009	Lot 80 DP 400216	Helen Walls
16.	90 Ridgeview Road	1938080010	Lot 19 DP 400216	Hamish & Sam Kempthorne
17.	2 Ribbonwood Lane	1938078205	Lot 23 DP 427937	Gavin & Krishna Harris
18.	4 Ribbonwood Lane	1938078206	Lot 24 DP 427937	Adrian & Linda Bradley
19.	6 Ribbonwood Lane	1938078207	Lot 25 DP 427937	Paul Trask & Bronwyn Claxton
20.	8 Ribbonwood Lane	1938078208	Lot 26 DP 427937	Steve & Jo Muirhead
21.	7 Ribbonwood Lane	1938078209	Lot 27 DP 427937	Jean-François &Anne-Marie David
22.	3A Ribbonwood Lane	1938078210	Lot 28 DP 427937	Andrew Schwass & Geoff Lovelock
23.	1 Ribbonwood Lane	1938078211	Lot 82 DP 427937	Peter & Elsie Whalley
24.	10 Kapuka Lane	1938078213	Lot 34 DP 438731	Brian & Ann Smith
25.	6 Kapuka Lane	1938078214	Lot 35 DP 438731	Phill Miller & Jane Fairs
26.	2 Kapuka Lane	1938078215	Lot 36 DP 438731	Steven Hanson & Ngoc Nguyen
27.	115 Ridgeview Road	1938078216	Lot 37 DP 438731	John & Jocelyn Mehrtens
28.	123 Ridgeview Road	1938078217	Lot 38 DP 438731	Craig & Sharlee Hinton
29.	110 Ridgeview Road	1938078218	Lot 39 DP 438731	Richard & Lynette Shuker
30.	116 Ridgeview Rd	1938078219	Lot 40 DP 438731	Roger Cooke & Paul Mullaney
31.	120 Ridgeview Road	1938078220	Lot 41 DP 438731	Steffens Family Trust
32.	130 Ridgeview Road	1938078225	Lot 42 DP 480593	Jeffrey & Jacqueline Dick
33.	134 Ridgeview Rd	1938078226	Lot 43 DP 480593	Geoff & Sue Park
34.	138 Ridgeview Road	1938078227	Lot 44 DP 480593	Raymond Clarke & Irene Schrieber
35.	131 Ridgeview Road	1938078228	Lot 46 DP 480593	Steve & Terri Coldicutt
36.	135 Ridgeview Road	1938078230	Lot 47 DP 480511	Ian & Brenda Peach
37.	154 Ridgeview Road	1938080022	Lot 58 DP 493061	Brian & Lynette Hirst
38.	4 Shirtcliff Lane	1938080023	Lot 59 DP 493061	Don & Christine Whale

39.	6 Shirtcliff Lane	1938080024	Lot 60 DP 493061	Allen & Andrea Theunissen
40.	8 Shirtcliff Lane	1938080025	Lot 61 DP 493061	Tim & Robyn Scherer
41.	10 Shirtcliff Lane	1938080026	Lot 62 DP 493061	Ana Paterson & Corey Russ
42.	12 Shirtcliff Lane	1938080043	Lot 63 DP 504757	Kerry & Geraldine McFall
43.	7 Shirtcliff Lane	1938080044	Lot 68 DP 504757	Bill & Jo Lawrence
44.	3 Shirtcliff Lane	1938080032	Lot 69 DP 504757	New Owners Donald & Samantha Wilson.
45.	155 Ridgeview Road	1938080030	Lot 74 DP 493061	Steve & Kirstie Knapp
46.	161 Ridgeview Road	1938080031	Lot 75 DP 493061	Neil & Donna Avery
47.	8 Kapuka Lane	1938078221	Lot 76 DP 438731	Robin & Helen Johansen
48.	11 Kapuka Lane	1938078222	Lot 77 DP 438731	Martin Holden & Emma Jane Carpenter
49.	11 Karamu Lane	1938080033	Lot 48 DP 504757	Andrew & Sheryll Gourdie
50.	15 Karamu Lane	1938080034	Lot 49 DP 504757	Sue & Syd Lambert
51.	17 Karamu Lane	1938080035	Lot 50 DP 504757	Peter & Kirsten Davidson
52.	16 Karamu Lane	1938080036	Lot 51 DP 504757	Timothy & Clarinda Murch
53.	14 Karamu Lane	1938080037	Lot 52 DP 504757	Allan, Vivienne & Jacqueline Adair
54.	6 Karamu Lane	1938080038	Lot 53 DP 504757	Paul & Sandy Drogemuller
55.	4 Karamu Lane	1938080039	Lot 54 DP 504757	Rodney & Shona Innes
56.	165 Ridgeview Road	1938080047	Lot 76 DP 525304	Joanne Wells & Brendan Cullen
57.	164 Ridgeview Road	1938080048	Lot 77 DP 525304	Jennie & Roeland Kruiswijk
58.	166 Ridgeview Road	1938080049	Lot 78 DP 525304	Jamie & Kelsie Evans
59.	168 Ridgeview Road	1938080050	Lot 79 DP 525304	Antony & Marjorie Vousden
60.	172 Ridgeview Road	1938080055	Lot 81 DP 532973	Bevan Rae Ikink
61.	174 Ridgeview Road	1938080056	Lot 82 DP 532973	Brian & Barbara Hanlon
62.	171 Ridgeview Road	1938080057	Lot 83 DP 532973	Timothy & Ingrid Strange
63.	175 Ridgeview Road	1938080058	Lot 84 DP 532973	Paul & Sandra Carter
64.	181 Ridgeview Road	1938080059	Lot 85 DP 532973	Jason Edkins & Kerryn Tasker
65.	180 Ridgeview Road	1938080060	Lot 86 DP 532973	Mitchell Phillip Amberger & Britney Lynn Casey
66.	176 Ridgeview Road	1938080061	Lot 87 DP 532973	Tim Gallagher
67.	3 Kohuhu Lane	1938080062	Lot 88 DP 532973	Bruce & Valerie Dewe
68.	5 Kohuhu Lane	1938080063	Lot 89 DP 532973	Ryan & Sophie Beattie
69.	7 Kohuhu Lane	1938080064	Lot 90 DP 532973	Nathan & Katrina Hylkema
70.	9 Kohuhu Lane	1938080065	Lot 91 DP 532973	Adam & Rachael Fraine
71.	10 Kohuhu Lane	1938080066	Lot 92 DP 532973	Tony & Kaye Farrer
72.	8 Kohuhu Lane	1938080067	Lot 93 DP 532973	Rowena & Wendell Field
73.	4 Kohuhu Lane	1938080068	Lot 94 DP 532973	Josh & Amita Douglas
74.	11 Shirtcliff Lane	1938080046	Lot 65 DP 525304	Ryan Dury & Jane Wilkie
75.	182 Ridgeview Road	1938080052	Lot 70 DP 532973	Jared & Anna Vivian
76.	186 Ridgeview Road	1938080053	Lot 71 DP 532973	Craig Heuvel & Teri Holgarth
77.	184 Ridgeview Road	1938080054	Lot 72 DP 532973	Lisa & Timothy Edwards

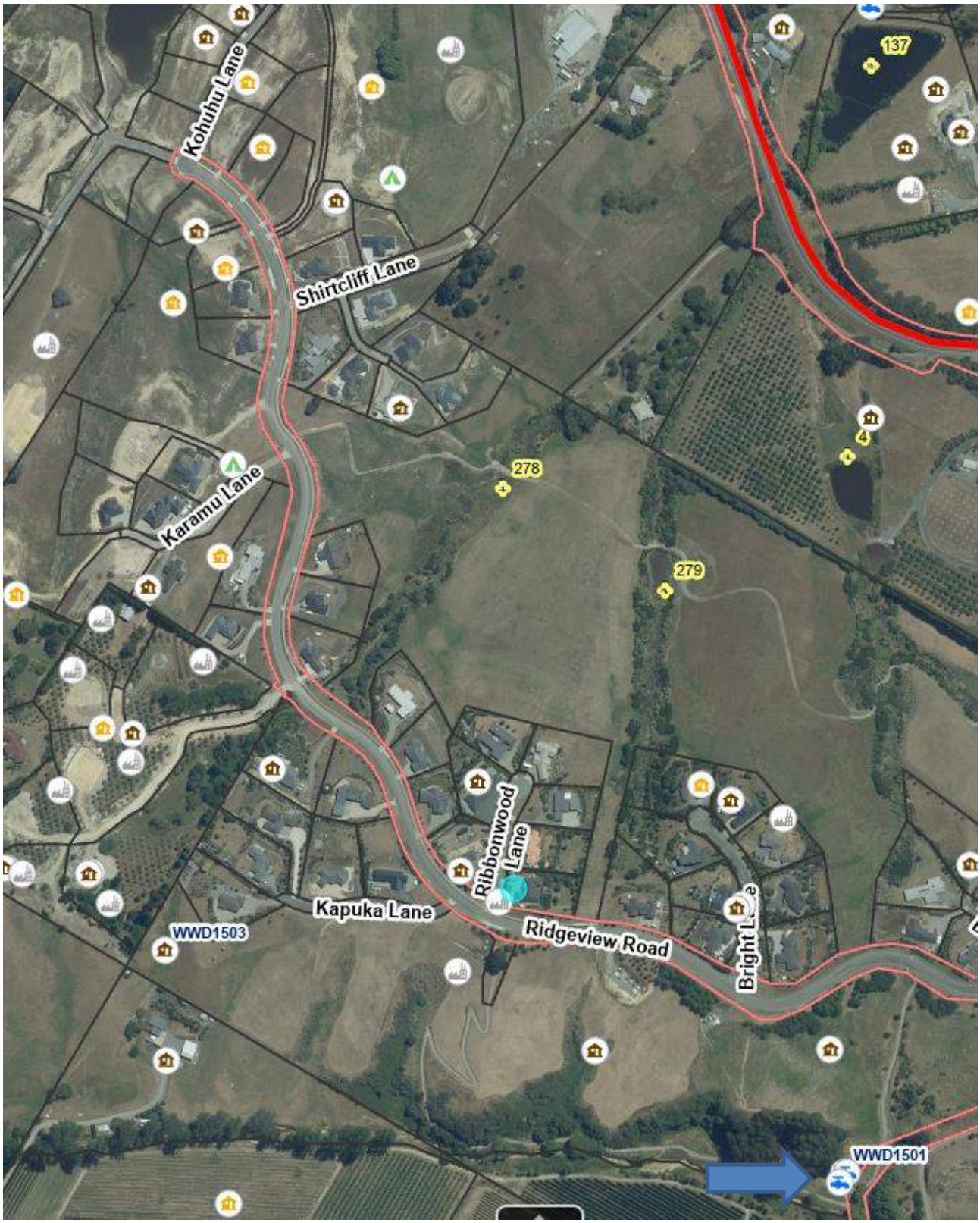
Number of properties: 77

Research Orchard Road Users - Service Agreement

Lot #	Property Address	Valuation Num	Legal Description	Current Owner Name
1.	4 Research Orchard Road	1938086700	Lot 1 DP 4794 Lot 16	Ian & Cheryl Brumwell
2.	40 Research Orchard Road	1938086800	Lot 1 DP 18598, Lot 14	Andrew & Jeniffer Bowley
3.	42 Research Orchard Road	1938086808	Lot 4 DP 415888	Antony Cliffe
4.	33 Ridgeview Road	1938079700	DP 375733	Ian & Sandra Eder
5.	22 Research Orchard Road	1938086802	Lot 8 DP 410968	Scott Fry
6.	30 Research Orchard Road	1938086812	Lot 12 DP 415888	Chris & Sarah Lydford
7.	12 Research Orchard Road	1938086803	Lot 9 DP 410968, Lot 14	Dion & Louise Dunlop
8.	44 Research Orchard Road	1938086809	Lot 5 DP 415888	Terry Bolitho & Shona Bolitho
9.	10 Research Orchard Road	1938086801	DP 410968	Renuka & Savita Prasad
10.	38 Research Orchard Road	1938086807	Lot 2 DP 415888	Chris & Cath Robinson
11.	16 Research Orchard Rd	1938086804	Lot 10 DP 410968, Lot 1	Michael & Susan Schruer
12.	20 Research Orchard Road	1938086811	Lot 7 DP 415888, Lot 14	Sylvia Walsh
13.	16a Research Orchard Road	1938086805	Lot 11 DP 410968, Lot 1	Brent & Morag Whyte
14.	18 Research Orchard Road	1938086810	Lot 6 DP 415888, Lot 14	Giles & Katrina Witney

Number of properties: 14
Total Number of Properties Serviced: (77 + 14) 91

Map A: Showing some serviced properties and bore WWD 1501 location



REASONS FOR THE DECISION

Background

The Applicant (Appleby Hills Residents Association Inc (the "Association")) is seeking to update the list of properties supplied by the scheme as required under Condition 11 RM130144. The Association is keen on getting its permit updated as soon as possible and advises the list is currently incomplete due to an omission by the developer, which the Association has inherited.

The Association also seeks to amend Condition 11 to clarify that if no changes are identified each 5 year period then they should not be required to submit unchanged data. This change is also supported by the Council.. Furthermore, given the consent's expiry in 2027 (i.e., in approximately 5 years) it is proposed that Condition 11 be removed under RM130144V1.

No other changes of consent are sought including relating to the 31 May 2027 consent term, or the rates of take. The applicant has supplied an updated list of all properties serviced by the water scheme which has been updated within the replacement decision.

Tasman Resource Management Plan ("TRMP") Rules Affected

A change of conditions of consent are subject to Section 128 of the RMA and is provided for as a Discretionary Activity. As a Discretionary Activity, consent may be granted by the Council and relevant (Section 108 RMA) conditions adopted or the application may be declined.

Relevant Statutory Provisions

In considering this application, the Council has had regard to the matters outlined in Section 104 of the Act. In particular, the Council has 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 Resource Management (Measurement and Reporting of Water Takes) Regulations 2020; and
(d) the National Policy Statement (NPS) for Freshwater Management 2020.

Most of the objectives and policies contained within the TRPS are mirrored in the TRMP and the activity is considered to be consistent with the relevant objectives and policies contained in Chapters 30 and 31 of the TRMP.

Principal Issues (Actual and Potential Effects on the Environment)

The application raises no issues other than of an administrative nature and the changes include condition renumbering and minor condition updates.

In conclusion, the proposed consent conditions are appropriate and it is recommended that the consent be granted subject to conditions and for the reasons referred to in this assessment.

Notification and Affected Parties

The adverse environmental effects of the activity are considered to be no more than minor and of an administrative nature.

This consent is granted on 23 November 2021 under delegated authority from the Tasman District Council by:





Neil Tyson
Senior Consent Planner, Water

RM050447V3
Writer's Direct Dial No. (03) 543 8420
Writer's E-mail: mark.morris@tdc.govt.nz

26 November 2008

CBH Ltd & ROR Property Holdings Ltd
C/- Coastal Group
PO Box 2054
Stoke
Nelson 7041

Dear Sir/Madam

DECISION ON APPLICATION TO CHANGE CONDITIONS FOR RESOURCE CONSENT NO. RM050447V3 – CBH LTD & ROR PROPERTY HOLDINGS

Pursuant to Section 114 of the Resource Management Act 1991 ("the Act"), please find enclosed a copy of the Council's decision on your application to change consent conditions of the resource consent referred to above.

Section 357A of the Act provides you with the right to lodge an objection with the Council in respect of this decision and/or any associated conditions. Any such objection must be made in writing setting out the reasons for the objection and must be lodged with the Council, together with a fixed fee of $175.00 (GST inclusive), within 15 working days of receiving this letter.

At this stage the Council has not calculated the final costs of processing your application. Should the final costs exceed the deposit already paid, then as previously advised, you will be invoiced separately for these costs. Should the final costs be 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 regarding the final costs of processing your application.

The changes to your consent take effect immediately unless you lodge an objection to this decision.

Please feel free to contact me if you have any questions regarding any aspect of your consent or its conditions. My contact details are listed at the top of this letter.

Yours faithfully

Mark Morris
Co-ordinator Subdivision Consents

DECISION ON APPLICATION TO CHANGE CONSENT CONDITIONS

Resource Consent Being Changed: RM050447V2
New Resource Consent Number: RM050447V3
Consent Holder: CBH Ltd & ROR Property Holdings Ltd

Pursuant to Section 104B of the Resource Management Act 1991 ("the Act"), the Tasman District Council ("the Council") hereby authorises changes to Resource Consent RM050447V2. The changes authorised are as follows:

Advice Note: Only those consent conditions which are changed are presented below and the changes are shown either as underlined for additions or ~~strikethrough~~ for deletions. For the purposes of clarity, a complete amended set of conditions for the consent is attached at the end of this decision. The revised set of conditions is hereinafter referred to as Resource Consent RM050447V3.

21 Staging

The following staging is approved:

Stage 1:

Lots 3, 8, 9, 10 and 11 to be created as separate titles (plus Lots 14, 13, 15 and 16 for access and as amalgamations with existing titles.

Stage 2:

Lots 1, 2, 4, 5, 6, 7 and 12 (plus Lots 17 and 18 as local purpose reserves).

REASONS FOR THE DECISION

Background to the Application and Conditions Requested to be Changed and Reasons

This is an application made pursuant to Section 127 of the Resource Management Act ("the Act") to add an additional staging condition for Resource Consent RM050447V2, which authorises the subdivision of Lot 1 DP 18765 and Lot 1 DP 18598. The changes relate to including a staging condition. These are discussed in more detail below.

21 **Staging**

This additional condition is to allow the subdivision to be split into two stages. There are no other changes required.

Principal Issues (Actual and Potential Effects on the Environment)

The principal issue(s) associated with the application to change the conditions of consent involve the actual and potential effects on the environment associated with the change. The Council considers that the adverse effects on the environment as a result of the changes will be no more than minor for the following reasons:

(a) the staging condition does not change the overall environmental effects of the subdivision and does not adversely affect any other party.

Relevant Statutory Provisions

Section 127(3)(a) of the Act states that any application to change consent conditions is deemed to be a discretionary activity.

In considering this application, the Council has had regard to the matters outlined in Section 104 of the Act. In particular, the Council has 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).

How the activity relates to the objectives and policies contained within the TRPS and TRMP were covered in the original decision. It is considered that the changes being sought by the Consent Holder do not change these considerations.

Part II Matters

The Council has taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act and it is considered that granting these changes to the conditions achieves the purpose of the Act as presented in Section 5.

Notification and Affected Parties

The adverse environmental effects of the changes being sought 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 94(2) of the Act have been met and therefore the application has been processed without notification. In making this determination the Resource Consents Manager has considered the matters outlined in Section 127(4) of the Act.

Duration of the Consent

No change to the duration of consent is being sought and in any case cannot be changed under Section 127 of the Act.

This consent is granted on **26 November 2008** under delegated authority from the Tasman District Council by:

Mark Morris
Co-ordinator Subdivision Consents

FULL SET OF AMENDED CONSENT CONDITIONS FOR RM050447V3

1 **Subdivision Plan**

The subdivision shall conform with the application plan RM050447V1 No. R630 Sheet B dated 4 April 2007 prepared by Aubrey Survey & Land Consultancy Ltd, and attached to this consent as Plan A. Where specific conditions conflict with these plans, the conditions shall prevail.

2 **Building Location Plan**

A building location plan for Lots 1 to 12 inclusive shall be prepared by a registered professional surveyor and shall be submitted to the Environment & Planning Manager for approval as part of the Section 223 title plan.

The building location area (BLA) and building platforms on Lots 1-12 inclusive shall be in accordance with the application plan RM050447V1 No. R630 Sheet B dated 4 April 2007 (attached to this consent).

Building Location Areas on Lots 6 and 7 shall be set back from the boundary of Lot 1 DP 18764 and Lot 2 DP 8227 in accordance with the building line restriction shown on application plan RM050447V1 No. R630 Sheet B dated 4 April 2007 prepared by Aubrey Survey & Land Consultancy Ltd, and attached to this consent.

3 **Amalgamation Conditions**

That Lot 13 hereon be amalgamated with Lot 1 DP 18764 (NL12B/938) and one certificate of title issue.

That Lot 16 hereon be amalgamated with Lot 1 DP 4794 (NL119/73) and one certificate of title issue.

That Lot 14 hereon (legal access) be held as to six undivided one-sixth shares by the owners of Lots 3, 6, 7, 9, 10 and 11 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith.

Land Information New Zealand reference number is 628618.

The amalgamation conditions shall be shown on the survey plan prior to Section 223 approvals.

Advice Note:
The District Land Registrar has advised that the condition is practicable provided all the normal requirements apply to the issuing of amalgamated titles. These include requirements that the land is in the same ownership and that any existing joint family settlements are cancelled or extended to include all the land being amalgamated.

4 **Landscape Planting**

Prior to the issue of the Section 224(c) certificate for the subdivision, planting shall be undertaken in accordance with the plan prepared by Rory Langbridge Landscape Architects Appendix C Revised Plan dated April 2007 (attached as Plan B). A written statement shall be provided from a suitably qualified landscaping professional that the plantings have been fully completed in accordance with the landscaping plan. Note that this condition does not limit additional planting.

5 ***(Deleted)***

6 **Existing Building on Lot 1**

The existing accessory building on Lot 1 shall be removed from the site prior to the issue of the Section 224(c) certificate.

7 **Consent Notice**

The following consent notice shall be registered on the certificate of title for the relevant allotments pursuant to Section 221 of the Resource Management Act.

The consent notice shall be prepared by the applicant's solicitor and submitted to Council for approval and signing. All costs associated with approval and registration of the consent notices shall be paid by the Consent Holder.

A ***Building Location Restrictions***

That the construction of buildings on Lots 1 to 12 inclusive shall be restricted to the building location area shown on Title Plan DP …. and the buildings shall be fully contained within the area identified.

B ***Building Restrictions (Land use consent RM050448)***

That all buildings on Lots 1-12 inclusive shall comply with the conditions of the land use consent granted under RM050448. This includes restrictions as to height, colour, building form and landscaping.

C ***Building Site Stability***

The Consent Holder shall ensure that each building location area for Lots 1 to 12 is subject to an investigation, evaluation and report by a chartered professional engineer to ensure the site is suitable for residential building, particularly in relation to any cuts, fills or batters. If the engineer identifies the need for any special design (especially foundation design) then that shall be recorded on the relevant title by way of a consent notice.

The engineering report shall also cover stormwater run-off from each building site, with any recommended conditions to ensure that run-off does not adversely affect stability or cause adverse effects off-site.

The Consent Holder shall provide a geotechnical report, undertaken by a geotechnical engineer, on the suitability of the building location area on Lot 2. The report shall identify if the site is affected by elevated groundwater levels, including levels generated by the dam. In addition, the report shall identify any other limitations on the proposed use of Lot 2 for residential purposes. If the geotechnical engineer identifies the need for any special design (especially foundation design) or other limitations on the use of the site then that shall be recorded on the relevant title by way of a consent notice.

D ***Future Subdivision***

No further subdivision of any of the residential allotments and the rural allotment shall be permitted.

E ***(Deleted)***

Council will issue a **consent notice** pursuant to Section 221 of the Resource Management Act 1991 requiring compliance with the Residents' Association Management Plan by lot owners on an ongoing basis.

8 **Easements to be Created**

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 or appurtenant to the appropriate allotment.

Any private services within road reserve shall be covered by a licence to occupy and an application shall be made to the Council's Engineering Department for such an instrument.

Easements are required over any right of way, public and communal services (including the water reticulation network, the wastewater reticulation network, and all associated devices such as pump stations, electricity and power cables and substations) where these pass through the lots in the subdivision. Easements shall be shown on the Land Transfer title plan and any documents shall be prepared by a solicitor at the Consent Holder's expense.

Reference to easements is to be included in the Council resolution on the title plan at the Section 223 stage and shall be shown as a memorandum of easements on the plan.

Right of way Easement

A right of way easement shall be created over Lot 14 in favour of Lot 1 DP 18764 and Lot 13 to provide access to Research Orchard Road.

A memorandum of easements showing the rights of way in Table 1 and the servient and dominant tenements shall be provided on the title plan at the Section 223 stage.

Table 1 Right of way	
Right of way	**Access to be created in favour of the following Lots**
Right of way A	Lots 1,2, 4, and 5
Right of way B	Lots 9, 10 and 11
Right of way C	Lots 6 and 7
Lot 14	Lot 1 DP 18764 and Lot 13; Lots 3, 6, 7, 9, 10, 11 and Lot 1 DP 18764

Rural Emanations Easement

A rural emanations easement shall be recorded on the title of Lots 2 to 12 inclusive in favour of Lot 1 DPXX and Lots 1-12 DP XX in favour of Lot 2 DP 8227.

Advice Note:
It is most likely that a separate agreement will also be required from Transit New Zealand for services within Transit road reserve.

Similarly, a "licence to occupy" will be required to be entered into with Council for any private services contained within road reserve.

8 **Easements to be Extinguished**

The existing right of way easement registered under 373485.1 and shown as easement area A DP 18598 and B DP 18598 on Lot 1 DP 18598 (NL12B/937) and Lot 2 DP 18674 (NL12B/938) shall be extinguished.

The Consent Holder shall supply from a solicitor the documentation and confirmation that the easement will be extinguished. This shall include written agreement from all users of the existing right of way that they surrender the benefit of the right of way and an undertaking that the right of way will be extinguished simultaneously with the registration of the title for Lot 14.

The existing right of way shall be shown in the memorandum of easements to be extinguished at the Section 223 stage.

Advice Note:
The existing easement is considered to be redundant because Lot 14 is to be created to provide shared access, which is to include access rights for Lot 1 DP 18764 and Lot 13.

9 **Services**

9.1 ***Power and Telephone***

(a) Full servicing for live underground power and telephone cables shall be provided to the boundary of Lots 1 to 12 inclusive. The existing overhead lines on the site shall be removed and placed underground. The relevant utility provider shall be required to provide written confirmation to the Tasman District Council Engineering Manager that live power and telephone connections have been made to the boundaries of the allotments.

(b) Confirmation that these requirements have been met shall be provided in a written statement from the supply authority. A copy of the supplier's certificate of compliance shall be provided to the Tasman District Council Engineering Manager prior to a completion certificate being issued pursuant to Section 224(c) of the Resource Management Act 1991.

(c) All servicing shall be accordance with Tasman District Engineering Standards & Policies 2004.

(d) Electricity substations, where required, shall be shown as road to vest on the land transfer survey plan if they are located adjacent to a road or road to vest. These shall be shown on the survey plan prior to Section 223 approval.

9.2 ***Water Supply and Reticulation***

The subdivision shall be reticulated for water supply for domestic use in general accordance with the Aubrey Survey & Land Consultancy Water Reticulation Concept Plan Job Number 630 Sheet 3 of 3, Revision 9 dated May 2006.

As-built plans and a producer statement from a chartered professional engineer identifying the location of the reticulated network and certifying the reliability and potability of the supply, the adequacy of the reticulation network for the intended purpose, and confirming all allotments have been provided with a working connection shall be provided to the Council's Environment & Planning Manager prior to the Section 224 stage.

9.3 ***Wastewater Reticulation***

The subdivision shall be reticulated for wastewater treatment and disposal, in general accordance with the Wastewater Drainage Concept Plan Aubrey Survey & Land Consultancy Water Reticulation Concept Plan Job Number 630, Sheet 1 of 3, Revision 9 dated May 2006 and Resource Consent RM050286.

As-built plans and a producer statement from a chartered professional engineer identifying the location of the reticulated network and certifying the reliability and the adequacy of the sewer reticulation network for the intended purpose, and confirming all allotments have been provided with

a working connection shall be provided to the Council's Environment & Planning Manager prior to the Section 224 stage.

Advice Note:
All wastewater treatment and disposal is controlled under RM050727V.

9.4 ***Stormwater***

The management of stormwater shall be carried out in accordance with the Aubrey Survey & Land Consultancy Stormwater Reticulation Concept Plan Job Number 630 Sheet 2 of 3, Revision 9 dated May 2006.

The stormwater system on rights of way A to D inclusive shall be designed and installed in accordance with Tasman District Engineering Standards 2004 or to the satisfaction of the Tasman District Council Engineering Manager.

Advice Note:
All stormwater treatment and disposal is controlled under RM060795.

10 **Esplanade Reserve to Vest in Tasman District Council**

10.1 ***Esplanade Reserve***

(a) That Lots 17 and 18 vest in the Tasman District Council as Local Purpose Reserve (Esplanade).

(b) The survey plan submitted under Section 223 shall show the area of esplanade reserve land to be set aside.

10.2 ***Esplanade Strip***

(c) That an esplanade strip 10 metres wide (from MHWS) be created over Lot 1 adjoining the Waimea Estuary for the purpose of contributing to the protection of conservation values, to enable public access to the estuary and to enable public recreational use of the strip and the estuary. All the provisions of Clause 2 of the Tenth Schedule shall apply to the strip. The provisions of Clause 3 (Fencing) and Clause 7 (Closure) shall not apply.

(d) That an instrument shall be prepared and registered on the title of Lot 1 in favour of the Tasman District Council that sets out the provisions to be included in the instrument creating the esplanade strip.

11 **Research Orchard Road and State Highway 60 Formation and Upgrade**

Engineering plans shall be provided to the Council's Engineering Manager, once approved and signed by Transit New Zealand.

Advice Note:
Transit will need to approve and sign of the plans Connell Wagner "Research Orchard Road Intersection Upgrade" Drawing 7732.40 (SK26 – Revision 2, Preliminary Concept, undated) for the intersection of Research Orchard Road with State Highway 60.

Intersection street lighting is likely to be a requirement in accordance with Transit New Zealand Standards.

12 **Rights of way and Lot 14**

(a) Rights of way A-C and Lot 14 shall be formed to the specifications in Table 1 provided that the legal width includes all cuts and batters.

Table 1 Right of way and Lot 14 Specifications and Formation Standards					
Right of way	**Allotments**	**Seal width metres**	**Shouders**	**Side Drains**	**Legal Width**
Right of way A	Lots 1,2, 4, and 5	4.5	2 x 500	2 x 1.0	7.50
Right of way B	Lots 9, 10 and 11	4.5	2 x 500	2 x 1.0	7.50
Right of way C	Lots 6 and 7	3.5	2 x 500	2 x 1.0	7.50
Lot 14	Lots 3, 6,7,9, 10, 11 and Lot 1 DP 18764 and Lot 13.	5.0	2 x 500	2 x 1.0	8.00

(b) Rights of way A-C and Lot 14 inclusive shall be permanently surfaced with a minimum requirement of a Grade 4 chip first coat, followed by a Grade 6 void fill second coat.

(c) The seal formation shall extend to the edge of the road seal.

13 **Vehicle Crossing and On-Site Access**

(a) The vehicle access crossings for Lots 8 and 12 shall be a minimum carriageway width of 3.5 metres and shall be designed and constructed in accordance with Figure 1 with:

(i) a formed and sealed surface between the edge of the seal of the carriageway of the road to the property boundary for Lots 8 and 12;

(ii) an extension of the road surface standard of seal, as a minimum standard, into Lots 8 and 12 and for a distance of 5.0 metres;

(iii) the first 6 metres in from the road carriageway formation shall be more or less level with the road carriageway formation.

(b) Each allotment with legal access rights over right of way A-C and Lot 14 shall be provided with:

(i) a 3.5 metre sealed turnout extending from the property boundary to the sealed right of way formation;

(ii) an extension of the right of way surface standard of seal into the site for a minimum distance of 5 metres;

(iii) vehicle crossings and on-site seal (5 metres) shall be permanently surfaced with a minimum requirement of a Grade 4 chip first coat, followed by a Grade 6 void fill second coat.

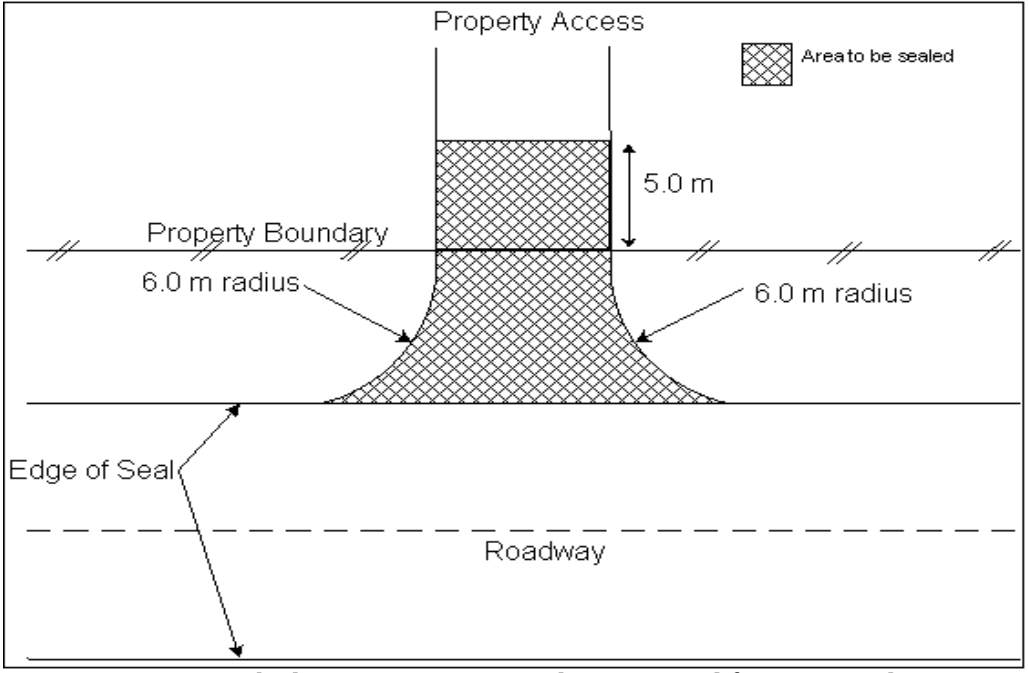


Figure 1 – Vehicle Crossing Design and On-Site Seal for Lots 8 and 12

(c) The vehicle access and on-site access to Lot 8 shall be upgraded to meet the standards in (a)(i) to (iii) and Figure 1.

(d) The vehicle access crossing to Lot 12 shall be located at the south-west corner of Lot 12, adjoining Lot 11.

Footpath

The Consent Holder shall at its own cost provide a footpath with a general width of 1.4 metres along the frontage of the subdivision. The footpath shall link with the formed end of Research Orchard Road and the cluster of letterboxes adjacent to the State Highway.

A plan of the proposed footpath design and formation, including the location and levels of the footpath shall be provided to the Council's Engineering Manager for approval prior to undertaking the works.

The footpath shall be constructed to a minimum standard of chip seal.

Research Orchard Road Extension

Any works to extend the unformed part of Research Orchard Road shall be formed up to a 5.5 metre width carriageway together with shoulders and side drains in accordance with the Tasman District Council Engineering Standards. A turning head shall be provided at the end of the extended road with a minimum 16 metre diameter.

14 **Street Numbers**

(a) The street numbers shall be shown on the engineering plans, where they are allocated.

Advice Note:
The street numbers allocated are based on the rural numbering system and are yet to be allocated to this area.

15 **Engineering Plans**

Engineering plans detailing the rights of way A to D design and formation, the footpath design and formation, the vehicle access crossing design for Lots 2, 8, and 12 DP XXX and all public services are required to be submitted to the Tasman District Council Engineering Manager for approval prior to the commencement of any works. All engineering details are to be in accordance with the

Tasman District Council Engineering Standards & Policies 2004. All necessary fees for engineering plan approval shall be payable.

As-built plans detailing rights of way A to D, and vehicle crossing accesses for Lots 2, 8 and 12 out to the existing road carriageway, and public services, power and telephone shall be provided to the Tasman District Council Engineering Manager.

The Section 223 title plan shall not be submitted until the engineering plans have been approved by the Tasman District Council Engineering Manager, so that easement areas can be accurately determined.

16 **Commencement of Works and Inspection**

The Tasman District Council Engineering Department shall be contacted five working days prior to the commencement of any engineering works. In addition, five working days' notice shall be given to the Engineering Department Inspectors when soil density testing, pressure testing, beam testing or any other major testing is undertaken.

No works shall commence on-site until the engineering plans as required to be submitted for approval have been approved by the Tasman District Council Engineering Manager.

17 **Engineering Works**

All public works, private services within Council road reserve, and rights of way shall be constructed in strict accordance with the Tasman District Council Engineering Standards & Policies 2004 or to the Tasman District Council Engineering Manager's satisfaction.

Advice Note:
Works within the Council's road reserve associated with the extension and upgrade of Research Orchard Road will require a road opening permit from the Council's Engineering Department.

18 **Engineering Certification**

(a) At the completion of works, a suitably experienced chartered professional engineer or registered surveyor shall provide the Tasman District Council Engineering Manager with written certification that the works have been constructed in accordance with the approved engineering plans, drawings and specifications and any Council approved amendments.

(b) Certification that the nominated building sites on Lots 1 to 12 inclusive are suitable for the erection of a residential building shall be submitted from a chartered professional engineer or geotechnical engineer experienced in the field of soils engineering (and more particularly land slope and foundation stability). The certificate shall define on Lots 1 to 12 within the building location area, the area suitable for the erection of residential buildings and shall be in accordance with Appendix B Section 11 of the Tasman District Engineering Standards 2004.

(c) Where fill material has been placed on any part of Lots 1 to 12, a suitably experienced chartered professional engineer shall certify that the filling has been placed and compacted in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development. The certification statement of suitability of earth fill for residential development shall be made in accordance with Appendix A Section 11 of the Tasman District Engineering Standards & Policies 2004 and shall be provided to the Tasman District Council Engineering Manager.

19 **Maintenance Performance Bond**

The Consent Holder shall provide Council with a bond to cover maintenance of any roads or services that will vest in Council. The amount of the bond shall be $1,000 per residential lot to a maximum of $12,000 or a lesser figure agreed by the Engineering Manager and shall run for a period of two years from the date of issue of 224(c) certification for the subdivision.

20 **Financial Contributions**

Payment of financial contributions assessed as follows:

Reserves and Community Services
5.5% of the assessed market value of the area of the allotment or a notional 2,500 square metre building site, whichever is the lesser within Lots 2 to 12.

If payment is not made within two years of the granting of this resource consent, a revised valuation must be provided and the contribution recalculated. The cost of any valuation shall be paid by the Consent Holder.

Advice Note:
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 that are current at the time the relevant development contribution is paid in full.

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

21 Staging

The following staging is approved:

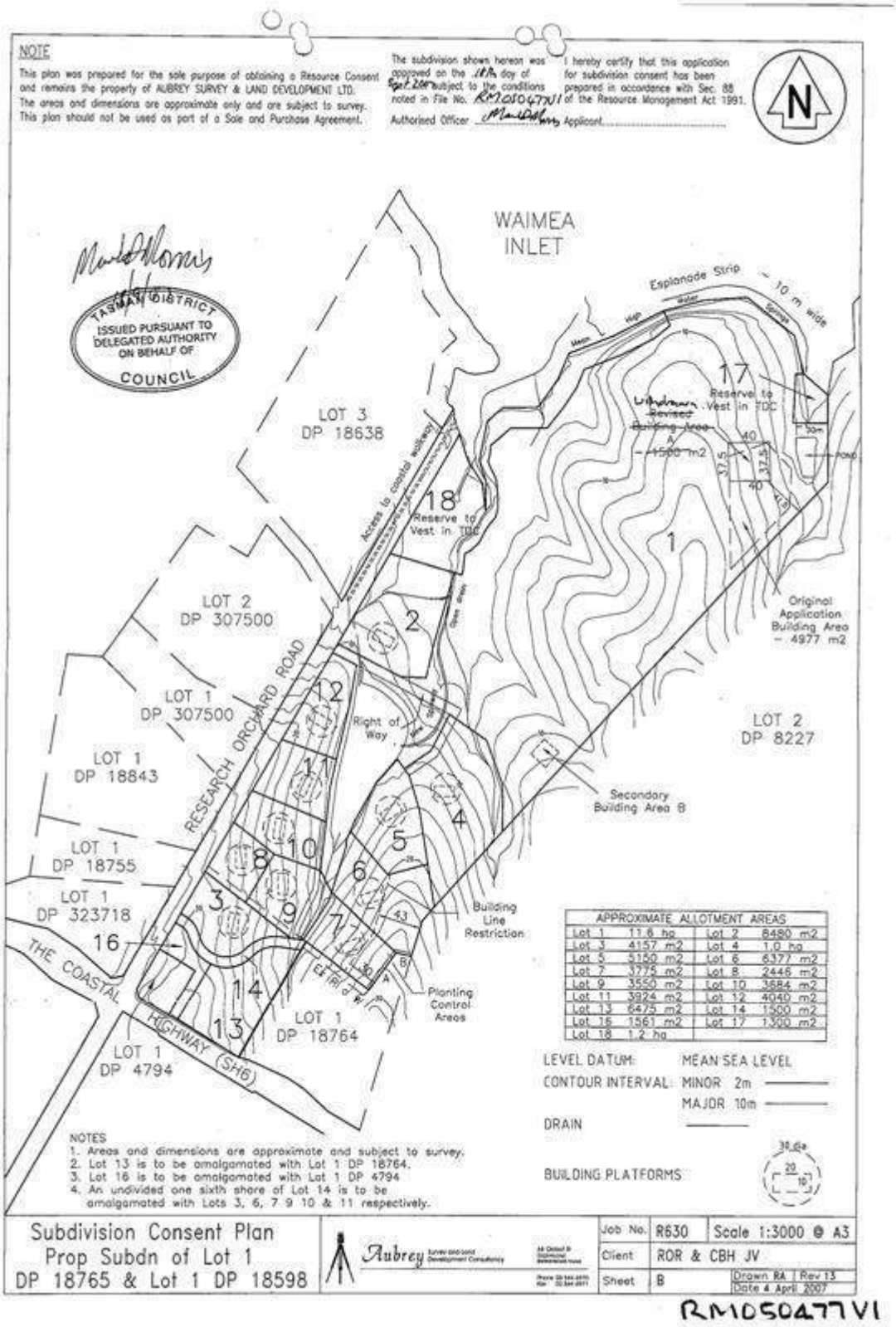
Stage 1:

Lots 3, 8, 9, 10 and 11 to be created as separate titles (plus Lots 14, 13, 15 and 16 for access and as amalgamations with existing titles.

Stage 2:

Lots 1, 2, 4, 5, 6, 7 and 12 (plus Lots 17 and 18 as local purpose reserves).

Plan A
RM050447V2, CBH Limited & ROR Property Holdings Ltd



Plan B
RM050447V2, CBH Limited & ROR Property Holdings Ltd



CAMERON GIBSON & WELLS LTD

CONSULTING CIVIL, STRUCTURAL,
ENVIRONMENTAL & GEOTECHNICAL ENGINEERS

12615-1:8
30 April 2008

Coastal Landholding Ltd
P O Box 2054
Stoke
NELSON

Attn: Gina Boyd

Dear Gina

Re: Site suitability for building RM050448 – Research Orchard Road
Lots 1-12

Cameron Gibson & Wells Ltd has been engaged to provide certification of the suitability for building construction on lots 1-12 of the Research Orchard Road subdivision. These lots are shown on attached CGW plan No. 12615-1 Sheet A. This report is to address the requirements of condition of consent number 17C, building site stability which states :

7c. Building Site Stability

The consent holder shall ensure that each building location area for Lots 1 to 12 is subject to an investigation, evaluation and report by a chartered professional engineer to ensure the site is suitable for residential building, particularly in relation to any cuts, fills, or batters. If the engineer identifies any need for special design (especially foundation design) then that shall be recorded on the relevant title by way of consent notice.

The engineering report shall also cover stormwater run-off from each building site, with any recommended conditions to ensure that run-off does not adversely affect stability or cause adverse effects off-site.

The consent holder shall provide a geotechnical report, undertaken by a geotechnical engineer, on the suitability of the building location area on Lot 2. The report shall identify if the site is affected by elevated groundwater levels, including levels generated by the dam. In addition the report shall identify any other limitations on the proposed use of Lot 2 for residential purposes. If the geotechnical engineer identifies the need for any special design (especially foundation design) or other limitations on the use of the site then that shall be recorded on the relevant title by way of a consent notice.

1.0 Site Description

The sub division is situated on the northern side of State Highway 60 and on the eastern side of the Research Orchard Road. Twelve new rural/residential allotments are created, accessed either off Research Orchard Road, or from new accesses formed from this road. The topography is typical rolling hill country, comprising materials of Moutere Gravels formation.

2.0 Site Investigation

Investigation has included a detailed walkover of the developed lots during construction, an excavated test pit representative of each lot, and 4 penetrometer tests generally located on each lot. Plans showing the location of test pits and penetrometer tests, and pit log and penetrometer test results are attached to this report.

3.0 Earthworks

The development of these lots involved clearance of orchards and pasture, and forming roads with minor recontouring and resowing grass. No significant earthworks have been carried out during construction of the sub division but we are aware that some earthworks have previously been carried out to form the dam and reservoir situated adjoining lots 2,4,5,6,10,11 and 12.

4.0 Control Testing

Suitability for residential development has been tested for compliance with NZS 3604:1999 by scala penetrometer and excavated test pit. A minimum of four penetrometer tests were carried out on each lot. Tests results are appended.

5.0 Acceptance Criteria

Residential building development must satisfy the building code and as a means of compliance with that code, the Building Industry Authority approved document B1:Structure is relevant. Section B1/AS1 defines NZS 3604 as an acceptable solution.

NZS 3604:1999 'Code of practice for timber framed buildings', is a code allowing non-specific design. In order to comply with this code, foundations are to be supported on "*good ground*" with ultimate soil bearing capacity of greater than 300 kPa. To achieve this, NZS 3604 stipulates that three or more Penetrometer blows per 75mm depth of penetration (i.e. 12 blows per 300mm) is required to a depth equal to the width of the widest footing below the underside of the proposed footing. This can correspond to a depth of 400mm to 800mm below the ground surface. Verification of ground conditions beyond this level is required for a further 1.2 metres with a minimum of two blows per 75mm (8 per 300mm). Specific foundation design is required when ground conditions do not meet these minimum bearing strengths.

6.0 Test Results Summary

A: Lots 1 and 3-12

Results of test pits and penetrometer testing of each lot are appended to this report.

Test pits, representative of all sites, show ground conditions typical of the Moutere Gravels formation . Typically these comprise surface topsoils, 300-400 mm deep, overlaying highly weathered plastic clays, which grade to firmer, drier, stoney clay at depths around 1.5 to 2.0 m. A small amount of fill overlying topsoil was located in one test

pit, on lot 4. This was clear of the building site area, and above the reservoir, and is interpreted as being associated with construction of the dam and reservoir.

Penetrometer test results on all sites were also typical of those expected in the variable Moutere Gravels formation. They show that ground bearing for lot 1, and 3-12 satisfies the requirements of B1 Structure and NZS 3604, and does not require a specific design for foundations for residential building development.

Test results indicate some variation in bearing strength with depth and in some locations penetrometer results average less than 12 blows/300 mm. These results however are the exception and are typical of normal variation in natural ground. NZS 3604 provides for this variation by allowing for excavation of soft spots and mass filling excavations with low strength (10 MPa) concrete, up to the underside of standard foundations.

Normal care and review of foundations should be exercised during construction to verify whether soft spots are encountered. We expect that over the sub division soft spots will be encountered for foundations and these should be addressed as per the requirements of NZS 3604 as outlined above.

B: Lot 2

Consent conditions require special consideration of lot 2, and a geotechnical assessment of the building site, because of the location of this lot in proximity to, and below the existing storage reservoir in the property.

As part of the subdivision works, the spillway from this reservoir has been repositioned, remote from Lot 2, and the old spillway has been sub excavated and filled.

Geotechnical investigations on Lot 2 have focused on confirming the stability and water tightness of the dam, ensuring that lot 2 is not affected by any seepage from the dam, and confirming that good foundation conditions exist on the lot. Investigations have comprised a digger test pit on Lot 2, near the downstream dam face, and four penetrometer tests around the proposed building site.

The digger test pit showed a depth of stoney clay fill, to 1.2m overlying 0.5 m of topsoil over in-situ Moutere Gravel materials. All strata were dry, and no seepages from the dam, or uphill ground were observed. It is inferred that during construction of the dam, surplus fill material was placed over natural ground, downslope of the dam, without removing topsoil, to re contour this area to harmonise with the toe of the dam.

Penetrometer rests around the building site on lot 2 show a harder surface layer, consistent with strong clay fill, overlying softer materials. It is likely that the buried topsoil layer encountered in the test pit extends under at least part of the designated building site.

As a result of our investigations we are satisfied that a safe and stable building site exists on lot 2, but because of its location, and the subsoil conditions encountered, special site conditions are provided for this lot (refer section 8, Conclusions and Recommendations)

7.0 Stormwater Run-off

Consent condition 7c requires this engineering report to cover stormwater run-off from each building site, with any recommended conditions to ensure that the run-off does not adversely affect the stability or cause adverse effects off site.

Stormwater design has been addressed to maintain flow to existing natural water courses. Building sites have been selected clear of these waterways. This report is to comment on the effect that stormwater run-off may have on foundation stability.

Stormwater infiltration has the potential to reduce soil bearing strength and the concentration of stormwater run-off into single point discharges has the potential to cause scour, erosion and sedimentation. To avoid these affects run-off from roof and hard surfaced areas such as driveways and vehicle turning areas, should be collected into sumps or swales to allow for some sedimentation prior to discharge to an existing defined waterway or roadway swale where this is the only pathway to an existing waterway.

Stormwater run-off should discharge down slope of the house clear of the building area into a stormwater ponding basin/swale (reinforced with rip-rap where necessary due to slope) or a bubble up type of sump to help avoid scour and to disperse the flow"

8.0 Conclusions & Recommendations

A: Lots 1, and 3-12

8.1 As a result of our site observations and testing recorded above we are satisfied that ground of suitable bearing for the erection of residential dwellings in accordance with BIA approved documents B1: Structure exists over lots 1. and 3-12.

8.2 There is a variable depth of topsoil over each site and foundations for all buildings should extend to bear on suitable ground beneath this topsoil.

8.3 Any structure outside the scope of NZS 3604:1999 must have specific foundation and or structural design carried out by a chartered, professional engineer.

8.4 Specific design will be required if any fill exceeding 600 mm in depth is to be placed on the sections, and if such fill abuts any foundations, then specific design of foundations will also be required.

8.5 Stormwater run-off should discharge down slope of the house sites clear of the building areas into a stormwater ponding basin/swale (reinforced with rip-rap where necessary due to slope) or a bubble-up type of sump to help avoid scour and to disperse the flow".

B: Lot 2

8.6 Because it is likely that buried topsoil extends under the building site area, foundations for any building to be erected on this lot should be subject to specific investigation and design by a Chartered engineer

8.7 Specific design will be required if any fill exceeding 600 mm in depth is to be placed on the sections, and if such fill abuts any foundations, then specific design of f foundations will also be required.

8.8 Stormwater run-off should discharge down slope of the house sites clear of the building areas into a stormwater ponding basin/swale (reinforced with rip-rap where necessary due to slope) or a bubble-up type of sump to help avoid scour and to disperse the flow".

9.0 Limitations

1. This report has been prepared for the benefit of CBH Ltd & ROR Property Holdings Ltd. Reliance by other parties on this information or opinions shall without our prior review and agreement be at such parties sole risk.

2. Recommendations and opinions in this report are based on data from test pits and scala penetrometer tests at specific locations. The nature and continuity of subsoil conditions away from these tests are inferred and it must be appreciated that actual conditions could very considerably from the model assured.

Yours sincerely,

RWL Wells
CAMERON GIBSON & WELLS LTD

Reviewed:

Rod Gibson
CAMERON GIBSON & WELLS LTD

Appended: Penetrometer test results
Digger Pit logs
Site Plan
Certificate of Professional Opinion as to Suitability of Land for Building Development.

CAMERON GIBSON & WELLS LTD

CONSULTING CIVIL, STRUCTURAL,
ENVIRONMENTAL & GEOTECHNICAL ENGINEERS

TO: Consent Planner Subdivisions Tasman District Council, Private Bag 4, Richmond

Certificate of Professional Opinion as to Suitability of Land for Building Development

Subdivision RM: 050448
Subdividing Owner: ROR Property Holdings and CBH Ltd
Location: Research Orchard Road
Full name; Simon Robert Cameron
Of, Cameron Gibson & Wells Ltd, 44 Halifax Street, Nelson
Registration No: 125308

Hereby confirm that:

1. I am a Chartered Professional Engineer suitably experienced in the field of soils engineering and more particularly land slope and foundation stability as applicable. I am a Director of Cameron Gibson Wells Ltd, and Cameron Gibson & Wells Ltd was retained by the subdividing owners as the Soils Engineer on the above subdivision.

2. Site investigations have been carried out under my direct and are described in the CGW Ltd report dated 30 April 2008

3. I am aware of the details of the proposed scheme of subdivision, and the general nature of proposed engineering works as shown on the following drawings:

   Cameron Gibson & Wells Ltd plan titled Research Orchard Road Subdivision, No. 12615-1, Sheets 51-58 dated November 2077

4. In my professional opinion, not to be construed as a guarantee, I consider that the proposed works give due regard to land slope and foundation stability considerations and the land shown as Lots 1 - 12 are suitable for the erection of residential buildings, subject to the conditions listed below:

A: Lots 1, and 3-12

1 As a result of our site observations and testing recorded in the CGW Ltd report, we are satisfied that ground of suitable bearing for the erection of residential dwellings in accordance with BIA approved documents B1: Structure exists over lots 1, and 3-12.

2 There is a variable depth of topsoil over each site and foundations for all buildings should extend to bear on suitable ground beneath this topsoil.

3 Any structure outside the scope of NZS 3604:1999 must have specific foundation and or structural design carried out by a chartered, professional engineer.

4 Specific design will be required if any fill exceeding 600 mm in depth is to be placed on the sections, and if such fill abuts any foundations, then specific design of foundations will also be required.

5 Stormwater run-off should discharge down slope of the house sites clear of the building areas into a stormwater ponding basin/swale (reinforced with rip-rap where necessary due to slope) or a bubble-up type of sump to help avoid scour and to disperse the flow".

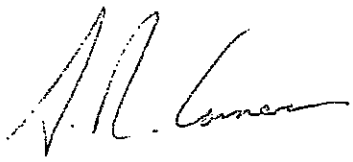
B: Lot 2

6 Because it is likely that buried topsoil extends under the building site area, foundations for any building to be erected on this lot should be subject to specific investigation and design by a Chartered engineer

7 Specific design will be required if any fill exceeding 600 mm in depth is to be placed on the sections, and if such fill abuts any foundations, then specific design of foundations will also be required.

8 Stormwater run-off should discharge down slope of the house sites clear of the building areas into a stormwater ponding basin/swale (reinforced with rip-rap where necessary due to slope) or a bubble-up type of sump to help avoid scour and to disperse the flow".

5. This professional opinion is furnished to the Tasman District Council and the subdividing owner for their purposes alone.
   It is acknowledged that the Council is entitled to provide information contained in this certificate pursuant to Section 31 of the Building Act 1991 and Section 44A of the Local Government Official Information Act 1987.



S. R Cameron
BE Hons. MIPENZ (Geotechnical & Structural) CPEng
Chartered Professional Engineer

Code Compliance Certificate BC160300

Form 7: Section 95, Building Act 2004

The building

Street address of building: 16 Research Orchard Road, Appleby

Legal description of land where building is located: Lot 10 DP 410968

Valuation number: 1938086804

Current, lawfully established, use: Dwelling/garage

Year first constructed: 2016

The owner

Name of owner: Schruer Michael Russell John & Schruer Susan Mary

Contact person: Michael and Susie

Mailing address: 40 Crescent Street, Richmond 7020

Phone number: Landline: Mobile: 0274589026

Daytime: 035445732 Email address: schruer@xtra.co.nz

First point of contact for communications with the council/building consent authority:
Full Name: Endeavour Homes (1996) Limited

Mailing Address: 56 Fairose Drive, Richmond 7020

Phones: 035440886

Fax: 035440887

Email: bevan@endeavourhomes.co.nz

Building work

Building consent number: 160300 Issued by: Tasman District Council

New three bedroom dwelling with wood burner and garage: Intended Use: Housing - detached

Code compliance

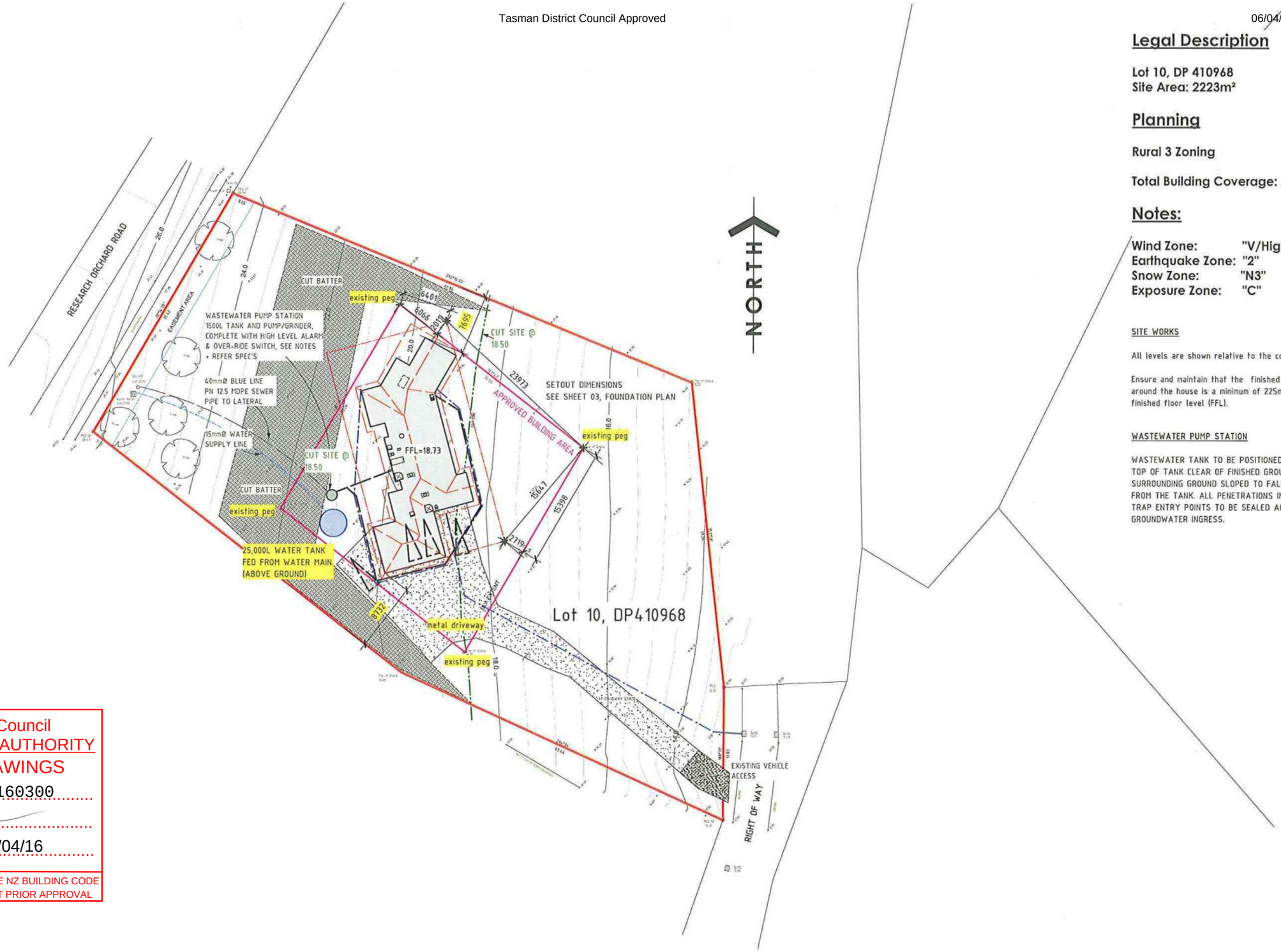
The building consent authority named below is satisfied, on reasonable grounds, that —

(a) the building work complies with the building consent.

TASMAN DISTRICT
Issued by
ADMINISTRATION OFFICER
pursuant to delegated
authority under the
Building Act
on behalf of

29/11/2016
COUNCIL

Signature Position Date: 29/11/16
On behalf of: Tasman District Council



Legal Description

Lot 10, DP 410968
Site Area: 2223m²

Planning

Rural 3 Zoning

Total Building Coverage: 235m²

Notes:

Wind Zone: "V/High"
Earthquake Zone: "2"
Snow Zone: "N3"
Exposure Zone: "C"

SITE WORKS

All levels are shown relative to the council datum.

Ensure and maintain that the finished ground level around the house is a minimum of 225mm below finished floor level (FFL).

WASTEWATER PUMP STATION

WASTEWATER TANK TO BE POSITIONED WITH TOP OF TANK CLEAR OF FINISHED GROUND LEVEL. SURROUNDING GROUND SLOPED TO FALL AWAY FROM THE TANK. ALL PENETRATIONS IN TANK AND GULLY TRAP ENTRY POINTS TO BE SEALED AGAINST GROUNDWATER INGRESS.

Tasman District Council
BUILDING CONSENT AUTHORITY
APPROVED DRAWINGS
Consent Number BC 160300
Signed .....
Date 06/04/16

ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

Endeavour Homes

DICK BAKER, KEVIN SATHERLEY
56 FAIROSE DRIVE, RICHMOND
Phone: (03) 544-0886
Fax: (03) 544-0887

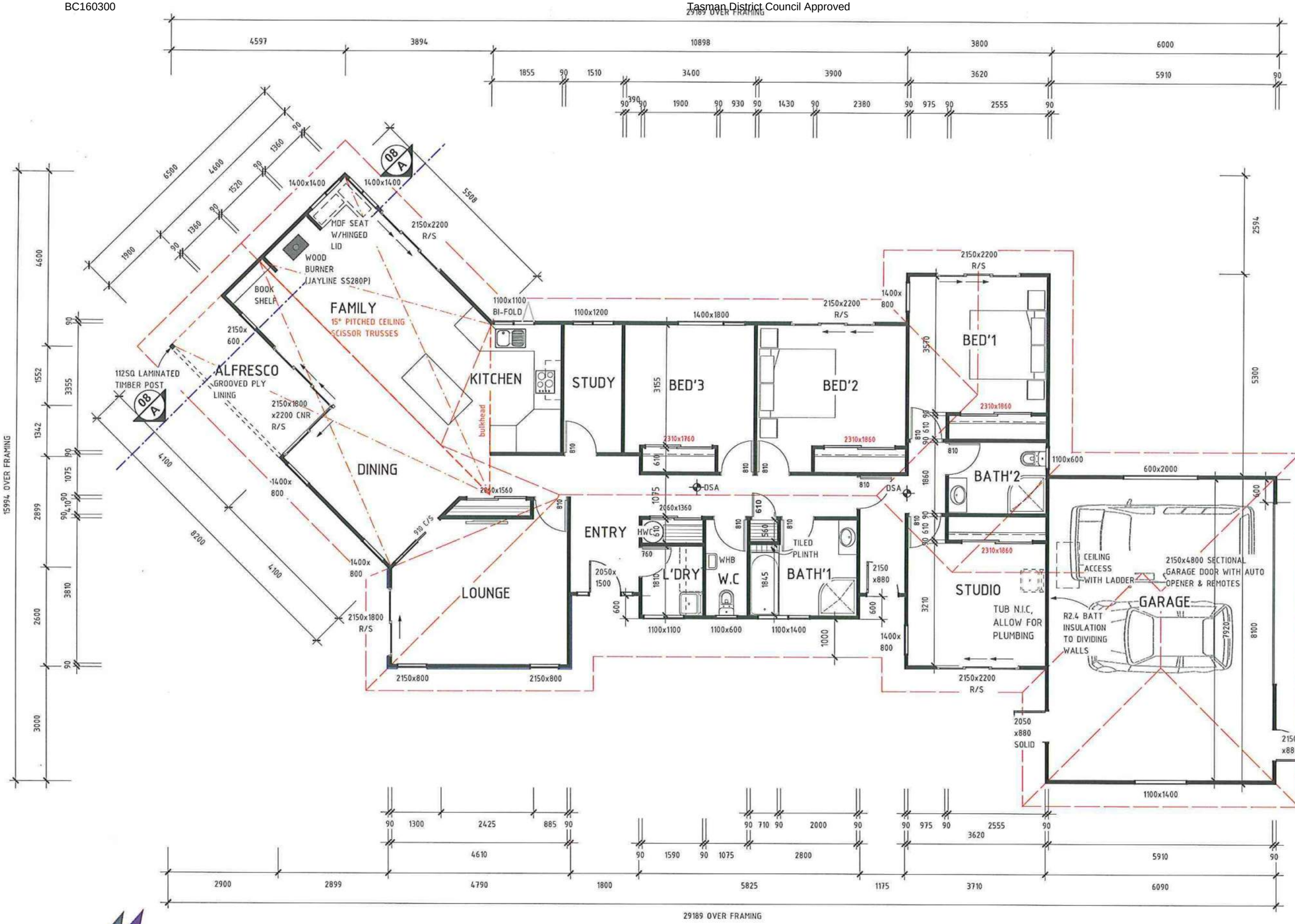
Registered Master Builder

PROJECT
Schruer Residence
Lot 10 (No.16) Research Orchard Road, Redwood Valley

DRAWING TITLE
Site Plan

AMENDMENT(S):
A: 5/4/16

DRAWN: BM
ISSUE DATE: March 2016
SCALE: 1:500 @ A3
STATUS: CONSENT
SHEET: 01



Notes:

DIMENSIONS

ALL DIMENSIONS ARE TO THE FRAMING UNLESS OTHERWISE SHOWN.

GLAZING

ALL GLAZING SHALL COMPLY WITH NZS 4223.

WALL FRAMING DURABILITY

ALL WALLS FRAMED WITH 90X45, SG8, H1.2 TREATED RADIATA PINE STUDS AT 400mm MAX. CRS, UNLESS OTHERWISE SHOWN.

ROOF TRUSSES & PRENAILED WALL FRAMES

ROOF TRUSSES:

25° PITCH, H1.2 TREATED RADIATA PINE NAILPLATE ROOF TRUSSES AT 900mm CRS. FIX TO WALLS IN ACCORDANCE WITH PRECUTTERS 'TRUSS FIXING REPORT'.

THE MANUFACTURER SHALL PROVIDE A PRODUCER STATEMENT PRIOR TO BUILDING CONSENT APPLICATION.

PRENAILED FRAMES:

ENSURE THAT ALL FRAMING IS FABRICATED IN COMPLIANCE WITH NZS 3604:2011 "TIMBER FRAMED BUILDINGS" AND THAT A LINTEL SCHEDULE IS PROVIDED PRIOR TO BUILDING CONSENT APPLICATION.

SHOWERS

BOTH SHOWERS ARE PREFABRICATED ACRYLIC ENCLOSURE TYPE, INSTALLED BY A CERTIFIED INSTALLER

BATH' & ENSUITE WALL FINISHES

GIB SHEET LININGS WITH SEMI-GLOSS COATING IN ACCORDANCE WITH NZBC E3/AS1 3.0

HOBB

HOBB IS SET BACK Min. 50MM FROM BACK OF BENCH.
A GRAPHIC GLASS OR CERAMIC TILE SPLASH-BACK SHALL BE INSTALLED Min. 150MM HIGH FROM BENCH TOP.

Endeavour Homes

DICK BAKER, KEVIN SATHERLEY

56 FAIROSE DRIVE, RICHMOND
Phone: (03) 544-0886
Fax: (03) 544-0887

Registered Master Builder

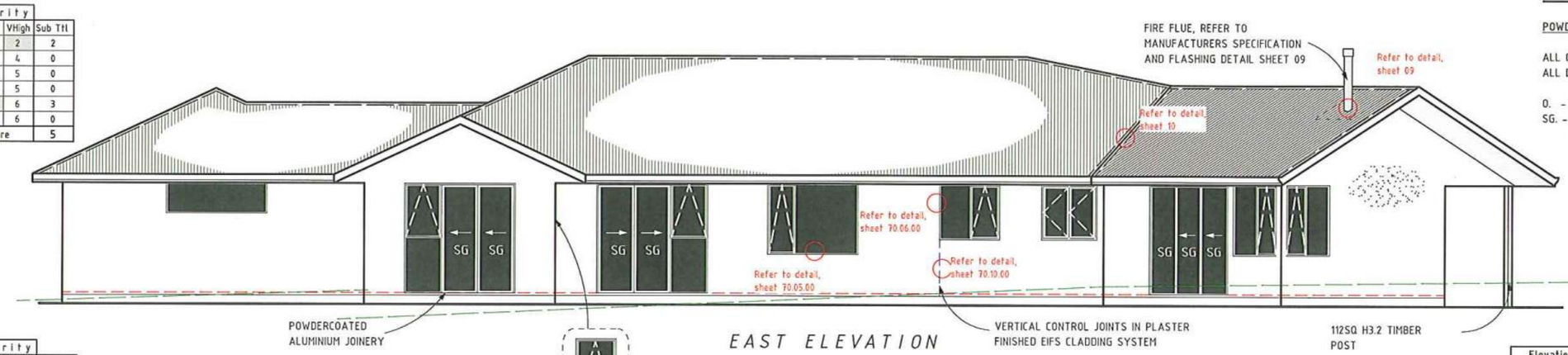
PROJECT
Schruer Residence
Lot 10 (No.16) Research Orchard Road, Redwood Valley

DRAWING TITLE
Floor Plan

AMENDMENT(S):

DRAWN:	BM
ISSUE DATE:	March 2016
SCALE:	1:100 @ A3
STATUS	CONSENT
SHEET:	04

Elevation : EAST	Risk Severity				
Risk Factor	Low	Med	High	VHigh	Sub Ttl
Wind Zone (per NZS 3604)	0	0	1	2	2
Number of Storeys	0	1	2	4	0
Roof / Wall Intersection Design	0	1	3	5	0
Eaves Width	0	1	2	5	0
Envelope Complexity	0	1	3	6	3
Deck Design	0	2	4	6	0
Total Risk Score					5



EAST ELEVATION

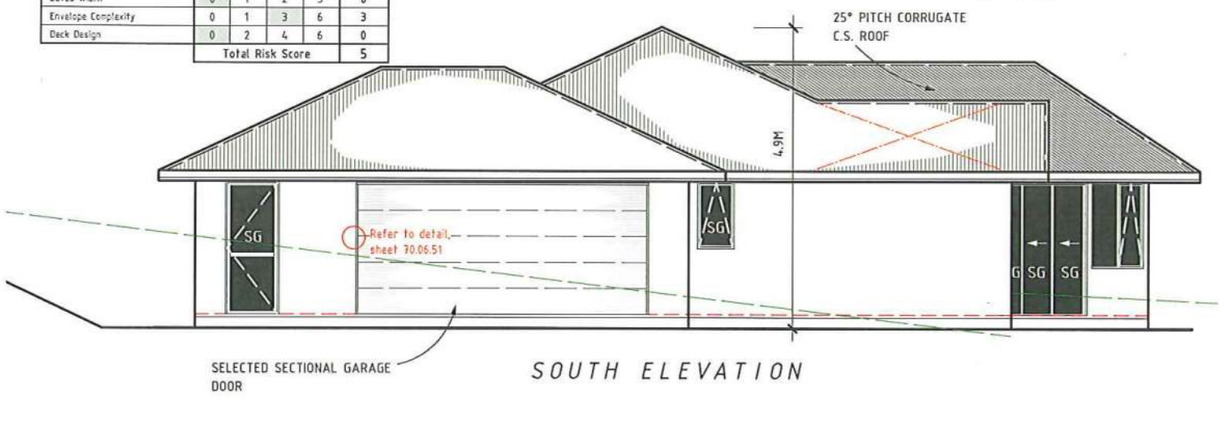
Notes:

POWDER COATED ALUMINIUM JOINERY

ALL GLAZING SHALL COMPLY WITH NZS 4223.
ALL DWELLING UNITS DOUBLE GLAZED

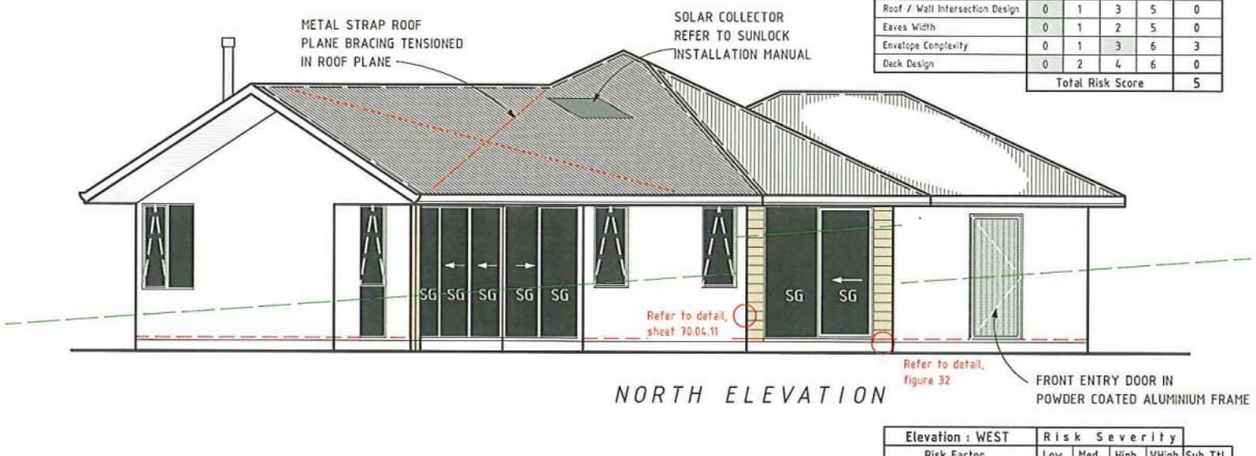
O. - DENOTES OBSCURED GLAZED JOINERY
SG. - DENOTES GRADE "A" SAFETY GLAZING
(BATH' & ENS' INSIDE PANES ONLY)

Elevation : SOUTH	Risk Severity				
Risk Factor	Low	Med	High	VHigh	Sub Ttl
Wind Zone (per NZS 3604)	0	0	1	2	2
Number of Storeys	0	1	2	4	0
Roof / Wall Intersection Design	0	1	3	5	0
Eaves Width	0	1	2	5	0
Envelope Complexity	0	1	3	6	3
Deck Design	0	2	4	6	0
Total Risk Score					5



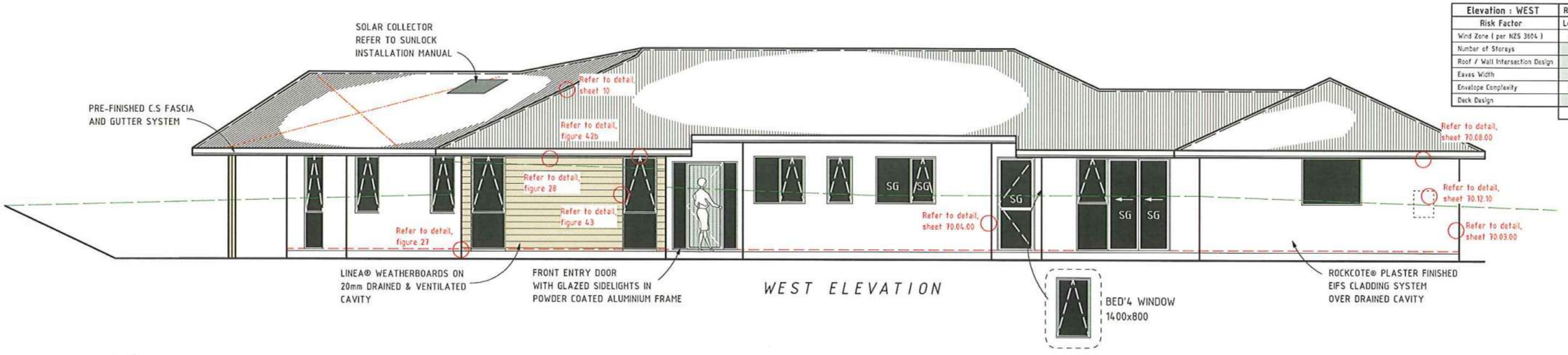
SOUTH ELEVATION

Elevation : NORTH	Risk Severity				
Risk Factor	Low	Med	High	VHigh	Sub Ttl
Wind Zone (per NZS 3604)	0	0	1	2	2
Number of Storeys	0	1	2	4	0
Roof / Wall Intersection Design	0	1	3	5	0
Eaves Width	0	1	2	5	0
Envelope Complexity	0	1	3	6	3
Deck Design	0	2	4	6	0
Total Risk Score					5



NORTH ELEVATION

Elevation : WEST	Risk Severity				
Risk Factor	Low	Med	High	VHigh	Sub Ttl
Wind Zone (per NZS 3604)	0	0	1	2	2
Number of Storeys	0	1	2	4	0
Roof / Wall Intersection Design	0	1	3	5	0
Eaves Width	0	1	2	5	0
Envelope Complexity	0	1	3	6	3
Deck Design	0	2	4	6	0
Total Risk Score					5



WEST ELEVATION

Endeavour Homes

DICK BAKER, KEVIN SATHERLEY

56 FAIROSE DRIVE, RICHMOND
Phone: (03) 544-0886
Fax: (03) 544-0887

Registered Master Builder

PROJECT
Schruer Residence
Lot 10 (No.16) Research Orchard Road, Redwood Valley

DRAWING TITLE
Elevations

AMENDMENT(S):
A: 5/4/16

DRAWN:	BM
ISSUE DATE:	March 2016
SCALE:	1:100 @ A3
STATUS	CONSENT
SHEET:	05

Tasman District Council: Richmond Office
189 Queen Street, Private Bag 4, Richmond 7050, New Zealand
Phone 03 543 8400 Fax 03 543 9524
Email: info@tasman.govt.nz Website: www.tasman.govt.nz

DRAINLAYING FIRM Elliott Drainage Services

BUILDING CONSENT NO. 160300

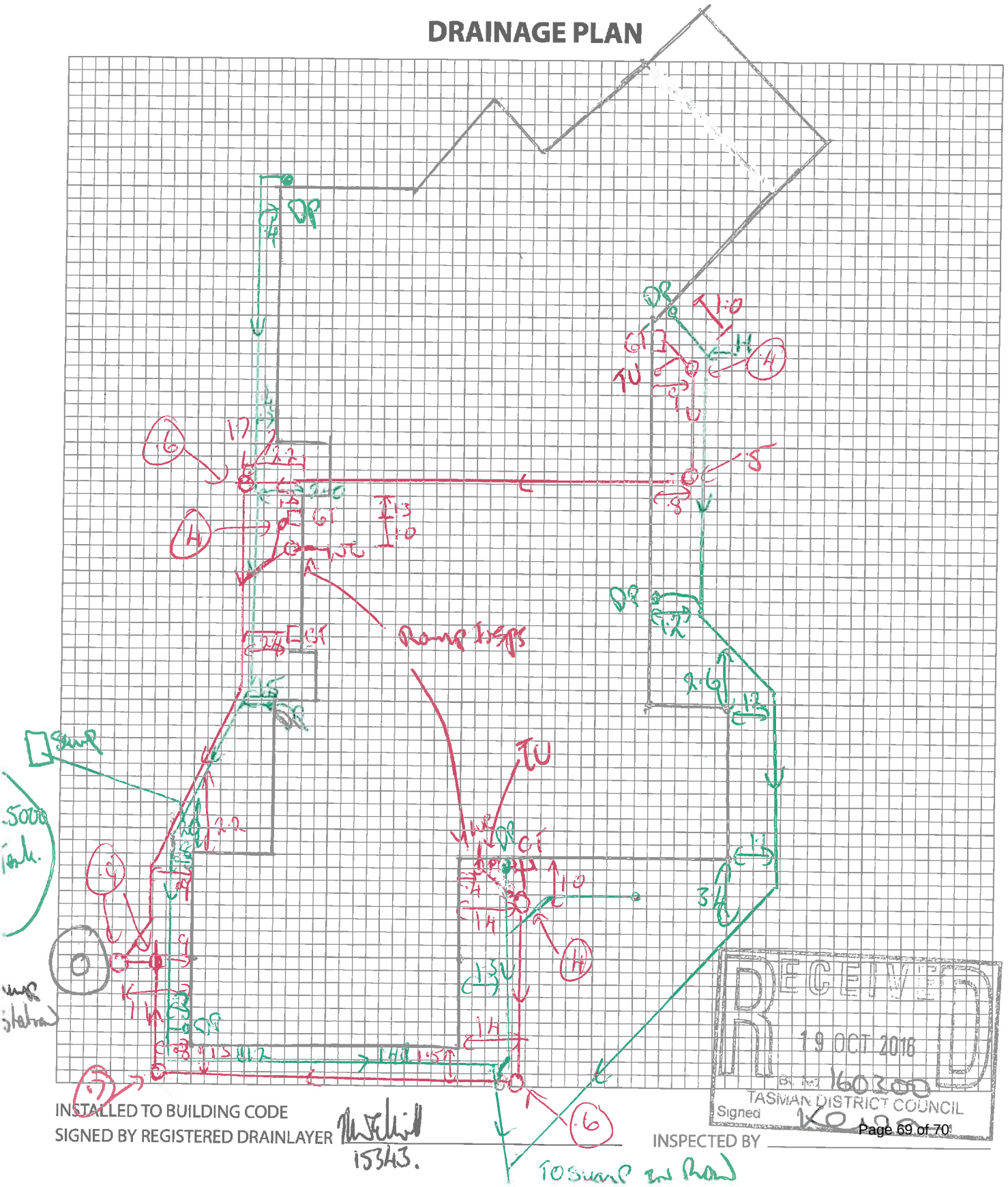
PROPERTY OWNER Schreuer (Endeavour Homes Ltd)

LOCATION/STREET 16 Research Orchard Rd

TOWNSHIP Redwood Valley

DATE 19/10/16

DRAINAGE PLAN



RECEIVED
19 OCT 2016
BC No 160300
TASMAN DISTRICT COUNCIL
Signed

INSTALLED TO BUILDING CODE

SIGNED BY REGISTERED DRAINLAYER 15343.

INSPECTED BY

M Schruer
16 Research Orchard Road
RD 1
Richmond 7081

Tax Invoice/ Credit Note

GST Reg No:	51076806
Invoice Date:	2/08/23
ACCOUNT NUMBER:	11607
Tax Invoice Number:	170585
Order Number:	

QTY	Description	Rate	Amount
	L230461 2/08/23 : M Schruer : Richmond 1938086804 : 16 Research Orchard Road, Appleby		
	Land Information Memorandum		347.00 *
		(* Incl GST $45.26)	
		Cash Received	**347.00CR**

Invoices are due 20th of month following invoice date.

Please help the environment.
Send your email address to debtors@tasman.govt.nz to receive your invoices by email.

INVOICE TOTAL DUE	**$0.00**

Tasman District Council **Email** debtors@tasman.govt.nz **Website** www.tasman.govt.nz

Richmond	189 Queen Street, Private Bag 4, Richmond, Nelson 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

Account Name:	M Schruer	Account Number:	11607
Tax Invoice:	170585	Total Due (Inc GST):	**$0.00**
Invoice Date:	2/08/23	Amount Paid: $	_____

Telephone/Internet Banking payments can be made to bank account 12-3193-0002048-03.

Please quote 11607 as reference.