

C	Land Use (s9)	Demolish Shearing Shed and Chimney
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Resource Consent:

Grants to: CCKV Maitai Dev Co Limited Partnership

Lapse Date: 2 years after consent commences

Expiry date: No expiry

Location: 7 Ralphine Way, Maitai Valley, Nelson

Subject to the following conditions:

General conditions

1. The activity shall be carried out in accordance with the application for resource consent, including any further information provided, and in accordance with the following conditions of consent. Where there is any apparent conflict between the application and consent conditions, the consent conditions shall prevail.
2. Prior to the “shearing shed” and “chimney” being demolished, the consent holder shall record the existing shearing shed and chimney by digital 3D scanning inside and outside and a 3D model produced.
3. At least 5 working days prior to any demolition works proceed on the “shearing shed” and “chimney”, the consent holder shall provide a copy of the 3D record to the Nelson City Council’s monitoring officer.
3. Prior to the “shearing shed” being demolished, the consent holder shall salvage the:
 - a) shearers’ graffiti on the rusticated weatherboard clad walls and sliding doors to Woolshed Part A1 and Part B (refer Miller 2022) for adaptive reuse and presentation; and
 - b) shearing equipment and the ground floor windows to Part A1 (refer Miller 2022), including any timber and building materials that are recoverable and reusable.

The shearers’ graffiti within Parts A1 and B of the shearing shed are shown in Photos 26 and 27 attached, being photos contained in the Miller 2022 investigation.

The shearing equipment and ground floor windows in Part A1 are shown in Photos 22-24 attached, being photos contained in the Miller 2022 investigation.

Note: Miller 2022 relates to the *‘Investigations into selected heritage structures – timber woolshed/barn, concrete chimney, and concrete/stone wall remnants’* (Updated 6 April 2022, prepared by Robin Miller from Origin Consultants Limited)

4. Photographs of the salvaged items, along with information as to their storage for reuse, and/or presentation shall be provided to the Nelson City Council’s monitoring officer within 15 working days of the demolition works being completed.

Advice Note 1: “Shearing shed” and “chimney” in this condition set relates to the specific structures identified within the Origin Consultants Limited Memo updated 6 April 2022 and entitled “Investigations into selected heritage structures – timber woolshed/barn, concrete chimney, and concrete/stone wall remnants” and presented within PPC28. Furthermore, in relation to the shearing shed, it is only part A1 of the building that is captured by this rule.

Advice Note 2: The consent holder is also reminded here that the works covered by this consent are also the subject of Archaeological Authority 2024/332.

Advice Note 3: the consent holder is also reminded that part of the site is also a HAIL site, and so appropriate care and consideration must be given to the NES-CS, along with the consent conditions in set ‘M’ Remediation of Contaminated Land.

Photo 26 (Source: Miller 2022)



Photo 26 Shearers' graffiti (mostly from 1960s) on the now internal wall between Part A1 and Part B.

Photo 27 (Source: Miller 2022)



Photo 27 Shearers' graffiti on the roller door to the south elevation of Part B.

Photo 28 (Source: Miller 2022)



Photo 28 Shearing equipment in Part A2.

Photo 22 (Source: Miller 2022)



Photo 22 One of the three-light mullion windows at ground floor level to the south elevation (with remaining piece of pressed pattern glass).

Photo 23 (Source: Miller 2022)



Photo 23 The other three-light ground floor south elevation window (with pressed pattern glazing).

Photo 24 (Source: Miller 2022)



Photo 24 Blocked up three-light window on the west side of Part A1.