

View Instrument Details



Instrument No	11500170.11
Status	Registered
Date & Time Lodged	18 July 2019 11:56
Lodged By	Penketh, Simon Kim
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
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887089	Nelson
887090	Nelson
887091	Nelson
887092	Nelson
887093	Nelson
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887143	Nelson
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887145	Nelson

Annexure Schedule Contains 2 Pages.

Signature

Signed by Kim Penketh as Territorial Authority Representative on 04/07/2019 02:50 PM

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

TASMAN DISTRICT COUNCIL

CONSENT NOTICE

PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

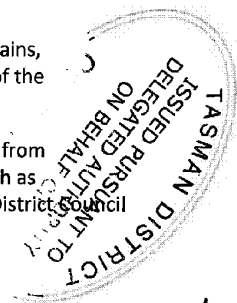
TASMAN DISTRICT COUNCIL NUMBER SH180003

LT PLAN 535766

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 535766 being a subdivision of the land in Record of Title 865132 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:

1. Future development on the Lot must be undertaken in accordance with Resource Consent SH180006. Non-compliance with this resource consent will require an additional resource consent.
2. The construction of any future buildings on the Lots must not exceed four storeys and 12m in height. This condition is to ensure compliance with the qualifying development criteria of the Richmond West (The Meadows) Special Housing Area.
3. Foundations shall penetrate topsoil, organic and weak ground if present, to bear in 'good ground' in accordance with NZS 3604: 2011. Foundations straddling fill/natural ground boundaries shall be verified by a chartered professional engineer experienced in foundation design or experienced engineering geologist.
4. Foundations not complying with NZS 3604: 2011 shall be designed and constructed under the supervision of a chartered professional engineer experienced in foundation design.
5. All structures on lots 162 to 167 inclusive must be set back at least 1 m horizontally from the timber wall located along the northern boundaries of these lots. This is to ensure no loads from these structures surcharge the boundary retaining wall.
6. All excavations, including for foundations and service trenches for cables and drains, shall be designed and constructed in a manner that does not induce saturation of the adjacent ground, and in particular the fill.
7. Storm water from roofs, paved, hardstanding and impermeable areas, drainage from retaining walls, surface drains, and overflows from standing bodies of water, such as ponds, shall be collected and discharged in a controlled manner to the Tasman District Council storm water system.



8. Any earthworks involving cuts or fills greater than 1.2 m in height shall be subject to specific investigation and design by a chartered professional engineer experienced in geotechnical engineering or by an experienced engineering geologist.
9. The Lots will be serviced by a low-pressure sewer system where the pump station will be owned by Council and an easement will allow access to the site. Owners will install a power board unit on the side of the dwelling and will allow unrestricted access to the Board for Council's contractors. Power for the pump station is to be supplied and paid for by the home owner.
10. All residential dwelling/units shall have a system in place ensuring that such dwelling/unit houses are capable of internal ventilation at night, such that ventilation may take place without opening windows.
11. All residential dwelling/units shall be orientated, screened sited or acoustically insulated to minimise internal noise levels and meet a night-time (9.00 pm-7.00am) noise level of 30dBA LAeq (15min) and 45dBLAFmax with the ventilation system required in condition 10 above operating.
12. Prior to, or at the time an application is made for building consent, the owner must provide a report to the Team leader, Compliance Monitoring, from a suitably qualified acoustic expert that demonstrates the building consent design will meet the requirements of conditions 10 and 11 above.
13. Prior to the occupation of any dwelling/unit, a report prepared by a suitably qualified acoustic expert must be provided to the Team leader, Compliance Monitoring, confirming the construction of each residential dwelling/unit has been undertaken in accordance with the report provided in conjunction with condition 12 above.

The following conditions shall apply to Lots 139, 140, 141 and 154:

14. The Lot owner shall take their rubbish and recycling to the collection area at the frontage of Lot 142 on the corner of Kotata Street and Youngberry Drive.

The following conditions shall apply to Lots 132-141 and 166 to 172:

15. Fencing and planting along the north-east boundary of Lots 132-141, the northern boundary of Lot 137, the southern boundary of Lot 138 and the western boundary of Lots 166-172 must be maintained at a maximum height of 1.2m above ground level to maintain passive surveillance over these adjoining reserve/recreation spaces.

Dated at Richmond this 4th day of July 2019



(Principal Administrative Officer/Authorised Officer)

ANNE-MARIE REED

