



# LAND INFORMATION MEMORANDUM



# GENERAL INFORMATION

## Applicant Details

Prepared for	Address	Telephone Email
Craig & Kim Mcneilly	288 Trafalgar Street Nelson	03 546 9455 shalini.jeewandara@bayleynelsontasman.co.nz

## Land Information Memorandum Details

Property	10 Kingfisher Lane, Nelson
LIM number	L240471
Application Date	14 August 2024
Issue Date	<b>26</b> August 2024

### Important note

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information & Meetings Act 1987, and contains information known to the Nelson City Council.

No inspections of the property have been undertaken. Every care has been taken to ensure that the information is correct at the time of issue. However, the Council cannot guarantee that the information is accurate and does not accept any liability for errors in its records or for errors in the presentation of information from these records.

Some information is notified to Council by other statutory organisations which Council is required to include in this Land Information Memorandum. The Council is not in a position to verify the correctness of the information and cannot accept any responsibility for its accuracy.

## Property File Service

This LIM may not contain all information held on a property file as some information will not fall within the matters required to be included in a LIM. You can request the full property file at the Customer Service Centre counter or by emailing your request to [propertyfiles@ncc.govt.nz](mailto:propertyfiles@ncc.govt.nz) and paying online. For further information please visit <http://www.nelson.govt.nz/building-and-property/property-land-use/property-ownership/requesting-property-files/>



Signed: \_\_\_\_\_

Date: 26 August 2024

Information Officer

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Section	Description
1	<p>Section 1 - Mandatory information provided under Local Government Official Information and Meetings Act 1987 Section 44(2)</p> <p>Information held by the Territorial Authority, is provided under LGOIMA 1987 Section 44 (2) (a) through to (h) within this section. This is a requirement of the legislation and is mandatory and must be released if held by the Territorial Authority.</p> <p>Property Information</p> <ul style="list-style-type: none"><li>• Rates</li><li>• Infrastructure Services, including wastewater, stormwater and water</li><li>• Planning</li><li>• Resource Consents</li><li>• Building Consents</li><li>• Weathertight Homes</li><li>• Land Use</li><li>• Legal Classification</li><li>• Special Features or characteristics of the land, including natural or other hazards</li></ul> <p>This information is provided under Section 44(2) of the Local Government Official Information and Meetings Act 1987 (mandatory)</p>
2	<p>Other Information</p> <ul style="list-style-type: none"><li>• Site services</li><li>• Nelson Resource Management Plan Overlays<ul style="list-style-type: none"><li>◦ Potential and known hazards information,</li><li>◦ Heritage</li></ul></li><li>• Exposure Zones</li></ul> <p>This information is provided under Section 44(3) of the Local Government Official Information and Meetings Act 1987 (discretionary)</p>
3	<p>Additional Information</p>

## Section 1 - Mandatory information provided under Local Government Official Information and Meetings Act 1987 Section 44(2)

Information held by the Territorial Authority, is provided under LGOIMA 1987 Section 44 (2) (a) through to (h) within this section. This is a requirement of the legislation and is mandatory and must be released if held by the Territorial Authority.

### Property Information

Valuation Assessment	1965000246
Location	10 Kingfisher Lane, Nelson
Legal Description	LOT 100 1/4SH IN LOT 312 DP 505218
Area (Hectares)	0.1920

### Rates

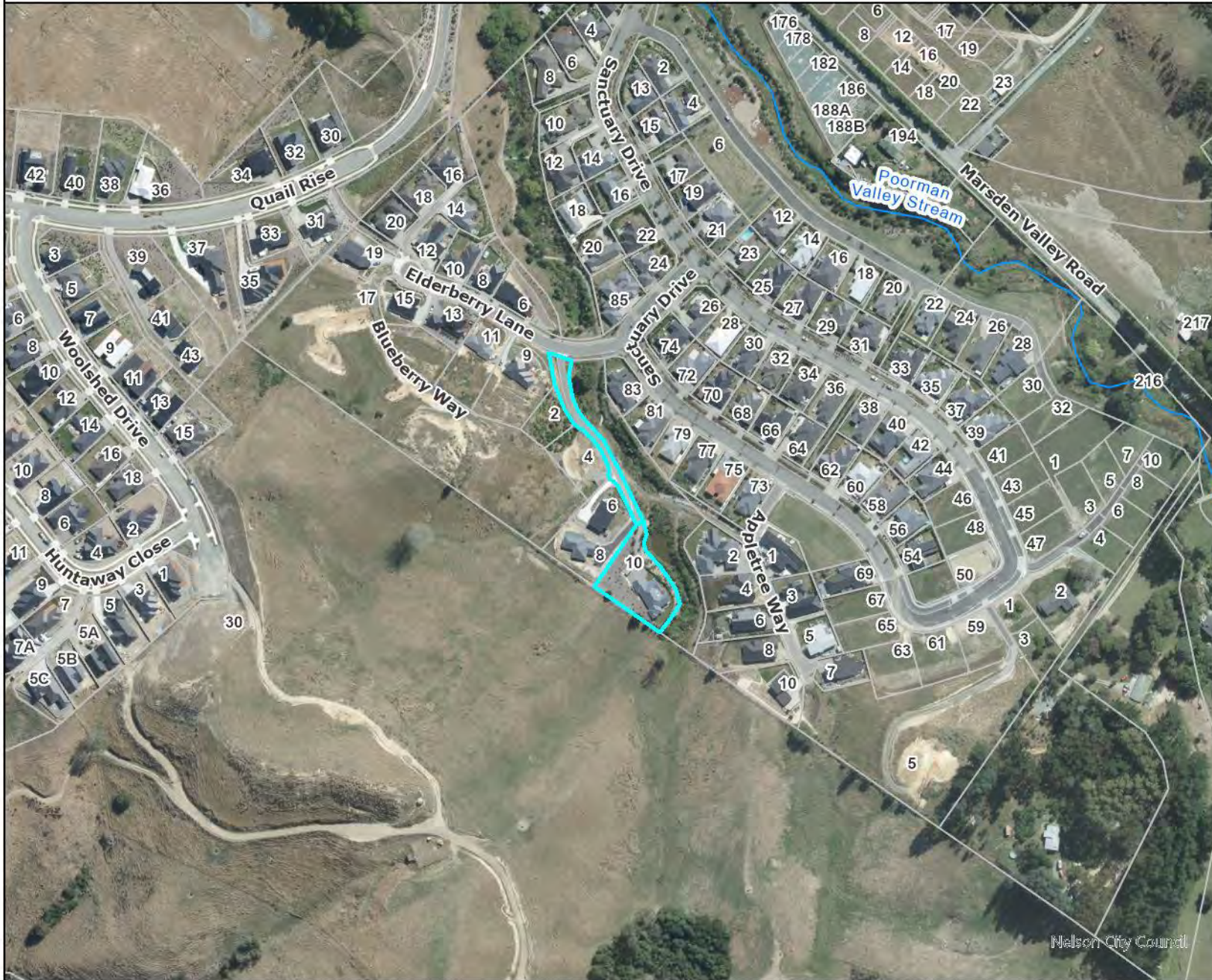
*Rates: 44A(2)(c)*

Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

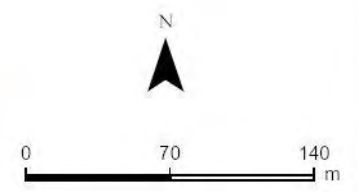
Land Value	\$560,000
Capital Value	\$1,300,000
Improvements Value	\$740,000
Current Rates Year	2024 to 2025
Annual Rates	\$4,416.57
Outstanding rates owing	\$411.93
No solar saver or clean heat charge	

# Property Location

10 Kingfisher Lane, Nelson



Nelson City Council



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## Infrastructure Services – private or public wastewater and stormwater

*Provided under Section 44A(2)(b)*

Wastewater	Connected - Waste Water Charge/Residential
Stormwater	Refer to Infrastructure Network Map
Drainage Plan	Refer to Drainage Plan in Section 3

## Infrastructure Services – drinking water

*Provided under Section 44A(2)(ba) for drinking water provision and 44A(2)(bb) for drinking water supplier*

Water	NETWORK SUPPLIER: Nelson City Council - Connected. Water charges billed separately.
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### Water Meters

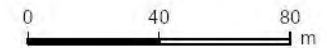
Meter Type	Meter I D	Meter Reader Note
Residential	16MC205640	LB 5.6M -1M INSIDE FRONT BDRY

# Infrastructure Network

10 Kingfisher Lane, Nelson



-  Water Features
-  Water Pipe
-  Private Water Pipe
-  Wastewater Features
-  Wastewater Pipe
-  Private Wastewater Pipe
-  Wastewater Drainage As-Builts
-  Stormwater Features
-  Stormwater Pipe
-  Private Stormwater Pipe
-  Stormwater Drainage As-Builts



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## Planning

*Provided under Section 44A(2)(d) information on any consent, certificate order or notice affecting land or buildings issued by territorial authority, under Building Act 1991 and 2004 or any other Act*

### Resource Management

The Nelson Resource Management Plan (NRMP) comprises a combined District Plan, Regional Plan and Regional Coastal Plan for Nelson City.

The Regional and District Plan components became operative on 1 September 2004.

The Regional Coastal Plan became operative on 19 November 2012.

The Nelson Air Plan became operative on 3 November 2008.

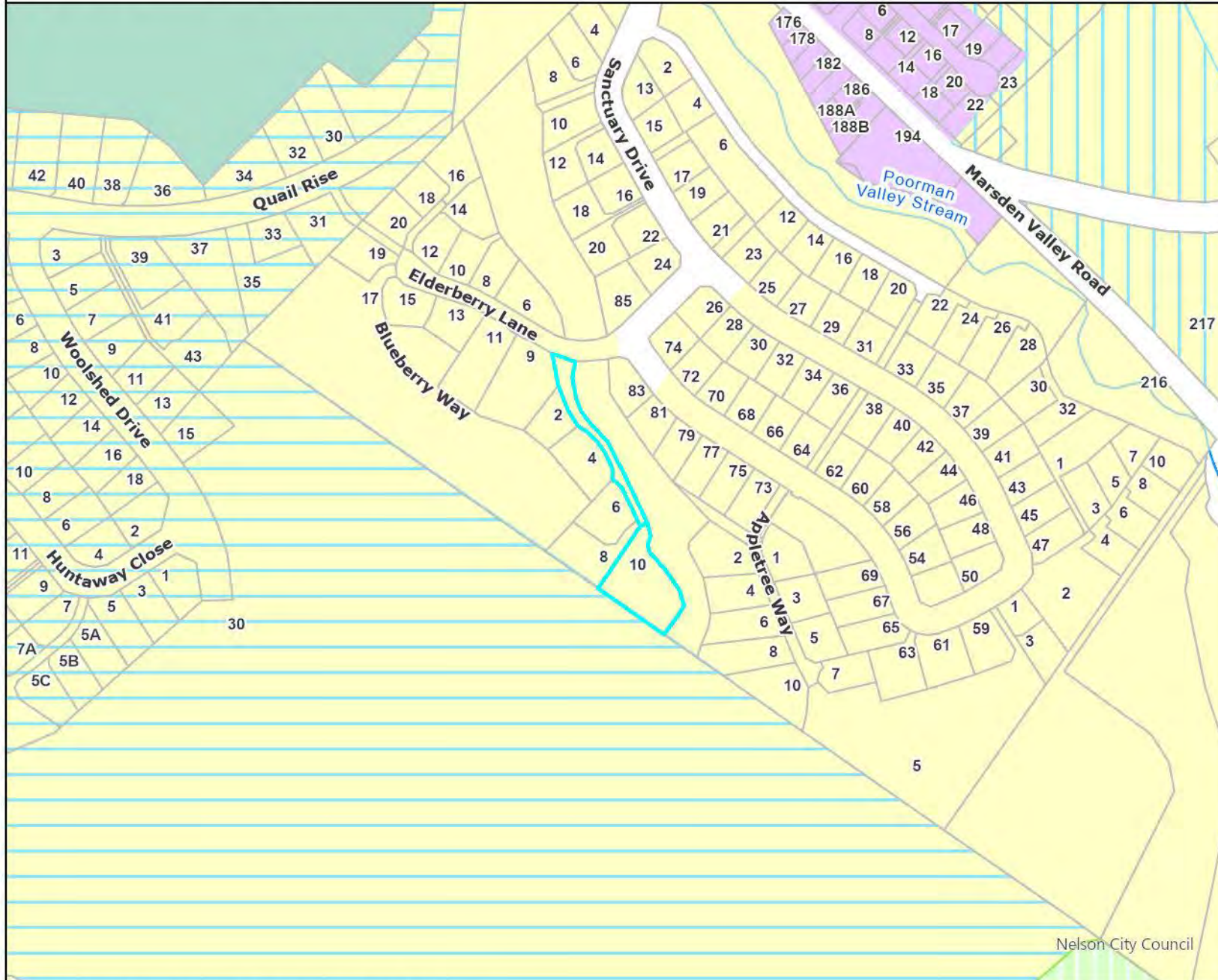
This site is zoned: Residential

Please note that Council is currently working on several Plan Changes to amend a number of District Plan provisions, this property may be affected in some way. For the status and details of any changes to the District Plan, please see the following link [Council and Private plan changes](#).

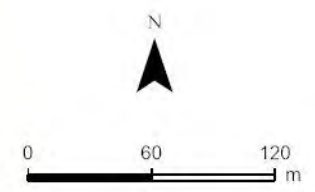
Please contact the Planning administrator for further information on 546 0200.

# NRMP Zones

10 Kingfisher Lane, Nelson



- Open Space Recreation
- Residential
- Residential - Higher Density Area
- Residential - Lower Density
- Rural
- Rural - Higher Density Small Holdings Area
- Suburban Commercial



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## Resource Consents

*Provided under Section 44A(2)(d) information on any consent, certificate order or notice affecting land or buildings issued by territorial authority, under Building Act 1991 and 2004 or any other Act*

Resource Consents				
Start Date	Consent ID	Proposal	Status	Status Date

No information located

Resource Consents <i>Found on Related Property</i>				
Start Date	Consent ID	Proposal	Status	Status Date

16/01/2019	125202	RESOURCE CONSENT IS SOUGHT (I) TO CONSTRUCT A FRONT YARD GARAGE ON EACH SITE WHICH COMPLIES WITH OPERATIVE RULE RER.25 OF THE NELSON RESOURCE MANAGEMENT PLAN (NRMP) BUT WHICH DOES NOT COMPLY WITH NRMP PROPOSED RULE RER.25.1(B) AND; (II) TO UNDERTAKE LANDSCAPING ON EACH SITE WHICH DOES NOT MEET THE LANDSCAPING REQUIREMENT FOR FRONT YARDS UNDER NRMP PROPOSED RULE RER.25.1(E)	OBJECTION DECISION NOTIFIED	04/12/2018
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Resource Consents *Found on Related Property*

Start Date	Consent ID	Proposal	Status	Status Date
02/08/2018	185254	UN-RETAINED EARTHWORKS IN EXCESS OF 1.2M RELATED TO THE CONSTRUCTION OF A NEW DWELLING.	DECISION NOTIFIED	02/08/2018
27/11/2017	105048V7	VARIATION TO CONDITIONS 1, 2, 5 AND 15 OF RESOURCE CONSENT RM105048 AS ALREADY VARIED BY RM105048V6 TO: REVERT TO ROW ACCESS FOR LOTS 78 & 79 AND EXTEND ROW K TO ALLOW RIGHTS FOR LOT 76; ADDITIONAL LOT (133); REDUCTION OR WIDTH OF ROW E; AMEND BOUNDARY BETWEEN LOTS 132 & 39-42; FORMALISE TWO CORRECTIONS IN CONDITION 5 RE ESPLANADE RESERVES AND UPDATE STAGE BOUNDARIES	SECTION 224 ISSUED	05/03/2020
03/08/2015	105048V6	VARIATION TO CONDITIONS OF RESOURCE CONSENT RM105048 (WITH SUBSEQUENT VARIATIONS) BY VARIATION TO ACCESSWAYS 311 AND 312, REDUCTION OF NUMBER OF ALLOTMENTS, SOME ADJUSTMENT TO LOT SIZES AND CONSEQUENTIAL CHANGES IN EASEMENTS.	VARIATION DECISION NOTIFIED	27/11/2017

Resource Consents *Found on Related Property*

Start Date	Consent ID	Proposal	Status	Status Date
10/07/2014	105048V5	VARIATION TO CONDITIONS 1 & 2 OF RM105048V4 TO ALLOW A CHANGE TO THE PROPOSED STAGING OF THE SUBDIVISION	LETTER SENT	20/10/2015
19/07/2013	105048V4	VARIATION TO CONDITIONS 1,2, 14 AND 15 OF RM105048V3	SECTION 224 ISSUED	03/04/2014
01/11/2012	105048V3	VARIATION SOUGHT TO AMEND CONDITION 58 WHICH REQUIRES COMPLIANCE WITH RESIDENTIAL ZONE DESIGN STANDARDS	SECTION 224 ISSUED	05/07/2013
26/10/2012	105048V2	VARIATION TO CONDITIONS 1, 2, 46 AND 63 OF RM105048 AS ALREADY VARIED BY RM105048V1 TO ALLOW ALTERNATIVE STAGING AND TIMING OF LANDSCAPING	DECISION NOTIFIED	04/10/2012
26/05/2011	105048V1	VARIATION TO CONDITIONS	DECISION NOTIFIED	05/05/2011
15/04/2010	105048	VARIATION TO RM085008 RELATING TO CONDITION 13	SECTION 224 ISSUED	22/06/2011

Resource Consents *Found on Related Property*

Start Date	Consent ID	Proposal	Status	Status Date
13/11/2008	085318	ESTABLISH A SKID SITE FOR REMOVAL OF PINE TREES INVOLVING EARTHWORKS	DECISION NOTIFIED	22/10/2008

Town Planning Permits

Issue Date	Permit ID	Project	Decision	Notes
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No information located

Town Planning Permits *Found on Related Property*

Issue Date	Permit ID	Project	Decision	Notes
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No information located

Planning Notes

Issue Date	Note ID	Project	Decision	Notes
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No information located

Planning Notes *Found on Related Property*

Issue Date	Note ID	Project	Decision	Notes
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No information located

[Building Consents](#)

*Provided under Section 44A(2)(d) information on any consent, certificate order or notice affecting land or buildings issued by territorial authority, under Building Act 1991 and 2004 or any other Act*

Building Consents

Issue Date	Description	Consent ID	Type of Work	Status	Status Date
26/06/2017	BUILDING CONSENT	170438	DWELLING	CODE COMPLIANCE CERT ISSUED	06/11/2017

Building Consents *Found on Related Property*

Issue Date	Description	Consent ID	Type of Work	Status	Status Date
02/03/2010	BUILDING CONSENT	100045	NEW BRIDGE OVER POORMANS STREAM AT MARSDEN PARK SUBDIVISION	CODE COMPLIANCE CERT ISSUED	01/04/2011

### Compliance Schedules

Issue Date	Description	Consent ID	Type of Work	Status	Status Date
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No information located

### Building Permits

Issue Date	Permit ID	Project	Decision	Notes
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No information located

### Building Permits *Found on Related Property*

Issue Date	Permit ID	Project	Decision	Notes
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No information located

### Building Notes

Issue Date	Note ID	Project	Decision	Notes
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No information located



Building Notes *Found on Related Property*

Issue Date	Note ID	Project	Decision	Notes
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No information located

## Other Certificates or notices to be issued under Building Act 2004

Refer to Section 3

## Swimming Pools Act 1987 (Repealed) Building (Pools) Amendment Act 2016

License No	Description	Status	Status Date
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No information located

## Building Act 2004 Section 362T

*Provided under Section 44A(2)(da) information provided to the territorial authority at completion of a residential building consent (only on post 2015 consents):*

Building Act 2004 Section 362T; (where over \$30,000 inc GST of work is undertaken). This includes any information and documentation provided by the contractor stating:

- The identity of the building contractor
- Details of any guarantees /insurances obtained by the building contractor in relation to the work
- Maintenance requirements for any products incorporated in the building

No information located

## Building Certifier

*Provided under Section 44A(2)(e) information concerning or any certificate issued by a building certifier (Building Act 1991 and 2004)*

No information located

## Weathertight Homes Resolution Service

*Provided under Section 44A(2)(ea) information provided under s124 of the Weathertight Homes Resolution Services Act 2006*

## Weathertight Homes

Issue Date	Notes
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No information located

## Earthquake Prone Buildings

The Building Act 2004 (as amended by the Building (Earthquake-prone Building) Amendment Act 2016) requires Nelson City Council (NCC) to undertake a review of buildings and identify which, due to their construction, condition and ground on which they are built, are or are potentially, earthquake prone.

The approach taken is set out in the EPB Methodology referred to in the Act, and published by the Ministry of Business, Innovation and Employment. Guidance information can be viewed on the Ministries website at

<https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>

### Earthquake Prone Building Records

Issue Date	Description	Number	Business Name	Expiry Date
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No information located

### Earthquake Prone Building Notes

Issue Date	Notes
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No information located

## Property Conditions

*Provided under Section 44A(2)(f) information relating to the use to which the land may be put and conditions attached to that use*

### Property Conditions

Condition	Description
C1402	Air Plan
C1754	Geotechnical Report
C1756	Open Drains

### Planning conditions monitoring information

No information located

### Structures on Road Reserve

Lease ID	Lease Code	Lease Type
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No information located

### Easements

Refer to Record of Title

### Abatement Notices

Condition ID	Description
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No information located

## Land and Building Classification

*Provided under Section 44A(2)(g) information from any other Act, notified to the territorial authority by any other statutory organisation having power to classify land and buildings for any purpose*

### Heritage New Zealand

No information located

### Food Act 2014 / Sale and Supply of Alcohol Act 2012

Last Issue Date	Description	Licence Number	Manager	Expiry Date
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No information located

### Health Act 1956

Last Issue Date	Description	Licence Number	Manager	Expiry Date
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No information located

### Burial and Cremations Act 1964

No information located

## Network Utility

*Provided under Section 44A(2)(h) Any information notified to the territorial authority from network utility operator pursuant to the Building Act 1991 or the Building Act 2004*

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator

## Special Features of the Land

*Provided under Section : 44A(2)(a) special features of the land*

### Fault Hazard

No information located

### Slope Failure

No information located on the Slope Failure Register

### HAIL (Hazardous Activities and Industries List)

HAIL information can be placed within Section 44(2)(a) where there is certainty around the presence of contaminants. However, where indications of HAIL have taken place historically, but no information is held by Council, this information is provided as discretionary. Both mandatory and discretionary information is included in this section for ease of reference.

No information located

### Closed Landfill Hazard

No information located

### Liquefaction Hazard

No information located

### Slope Instability Hazard

The Council holds a report (NCC Slope Instability Overlay Report, 9 December 2021) that **suggests this property, or part of this property, may be 'land potentially susceptible to slope instability, including debris run-out'**.

The data contained within the NCC Slope Instability Overlay Report 2021 has been **generated at a regional scale (1:5,000). It is therefore indicative only of a potential slope instability hazard affecting any individual site or property.** To determine the specific

slope instability affecting any individual site or property, site-specific assessment may **need to be undertaken.**

Further refinements to the geographic extent of the identified Slope Instability Overlay may occur in the future, for example as the Nelson Resource Management Plan (NRMP) is updated. As a result, the slope instability information recorded on the LIM for this **property may be updated in the future.**

Following the August 2022 severe weather event, Council commissioned a review of the NCC Slope Instability Overlay Report. The purpose of the review was to consider whether the observed types and distribution of slope instability following the severe weather event aligns with the assigned susceptibility and definitions of the slope instability and debris run-out tiers in the 2021 report.

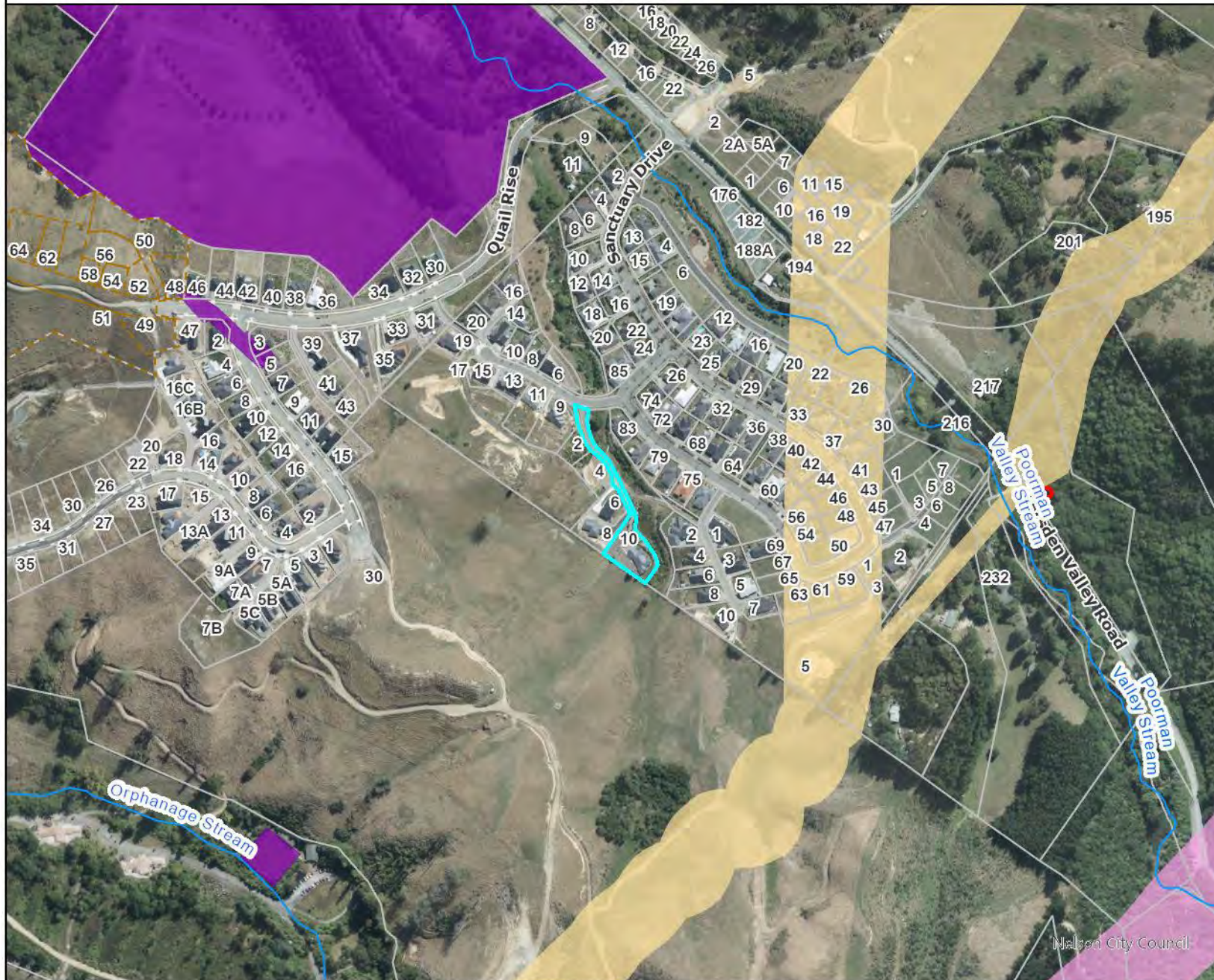
The review, the NCC Slope Instability Overlay – Post August 2022 Severe Weather Event Review, resulted in recommended minor updates to the tiers to account for the observed post-August 2022 damage.

Both reports should be read to understand the slope instability hazard and the impact of the August 2022 severe weather event on the categorisation of the hazard provided.

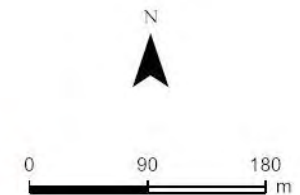
A copy of the NCC Slope Instability Overlay Report 2021 and NCC Slope Instability Overlay – Post August 2022 Severe Weather Event Review, can be viewed online at [Slope Instability - Nelson City Council](#) or obtained by contacting the Planning Administrator on 03 546 0200.

# Hazards Information

10 Kingfisher Lane, Nelson



-  Slope Failure
-  Hazardous Activities (HAIL)
- Fault Deformation Overlay**
  -  Updated Fault Deformation Corridor
  -  Existing Section of Fault Rupture Overlay



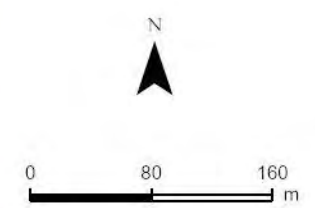
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# Hazards Information - Liquefaction Hazard

10 Kingfisher Lane, Nelson



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# Hazards Information - Slope Instability Overlay


10 Kingfisher Lane, Nelson




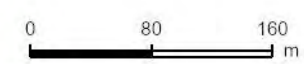
Slope Instability Susceptibility Area

Areas potentially susceptible to slope instability

 Type II

 Type III

 Areas potentially susceptible to debris run-out



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## Section 2 - Discretionary information provided under Local Government Official Information and Meetings Act 1987 Section 44(3)

Information provided under this section is information which the Territorial Authority has but is not required to release under the legislation. As such the information has been provided at Nelson City Council's discretion with a view it is useful information for applicants.

Historically and up until 1 July 2017 the Nelson City Council recorded elevations (heights) in terms of the 'Nelson City Council Vertical Datum'. In this datum, high tide is approximately 14m.

However, from 1 July 2017 a change to the New Zealand Vertical Datum 2016 has been made. In the new datum, high tide is approximately 1.6m.

**For further information search for 'NZVD2016' on the Nelson City Council website, contact Nelson City Council or refer to the LINZ website.**

### Site services

Attached where located

See Detailed Infrastructure Network Map

### Survey levels

Attached drawings show information which may or may not be correct at present and is subject to verification. Levels are to be confirmed and surveyed from survey standard blocks to Nelson City Council Datum

Survey Standard within 50 metres of the property (Elevation Reduced Level) 107.558

Benchmark ID

BP 16 DP 433210

## Minimum floor levels

Absolute minimum floor shall be the higher of the following levels in terms of NCC datum surveyed from survey standard blocks.

150mm above lid of sewer manhole immediately upstream of sewer connection (where practical).

550mm above flood levels (where known)

RL 3.10m (3.30m Monaco) (for concrete floors)

RL 3.25m (3.45m Monaco) (for timber floors)

150mm above surrounding ground (brick) 225mm any other exterior wall covering not protected by permanent paving. (NZS3604 page 7.22 – fig 7.10)

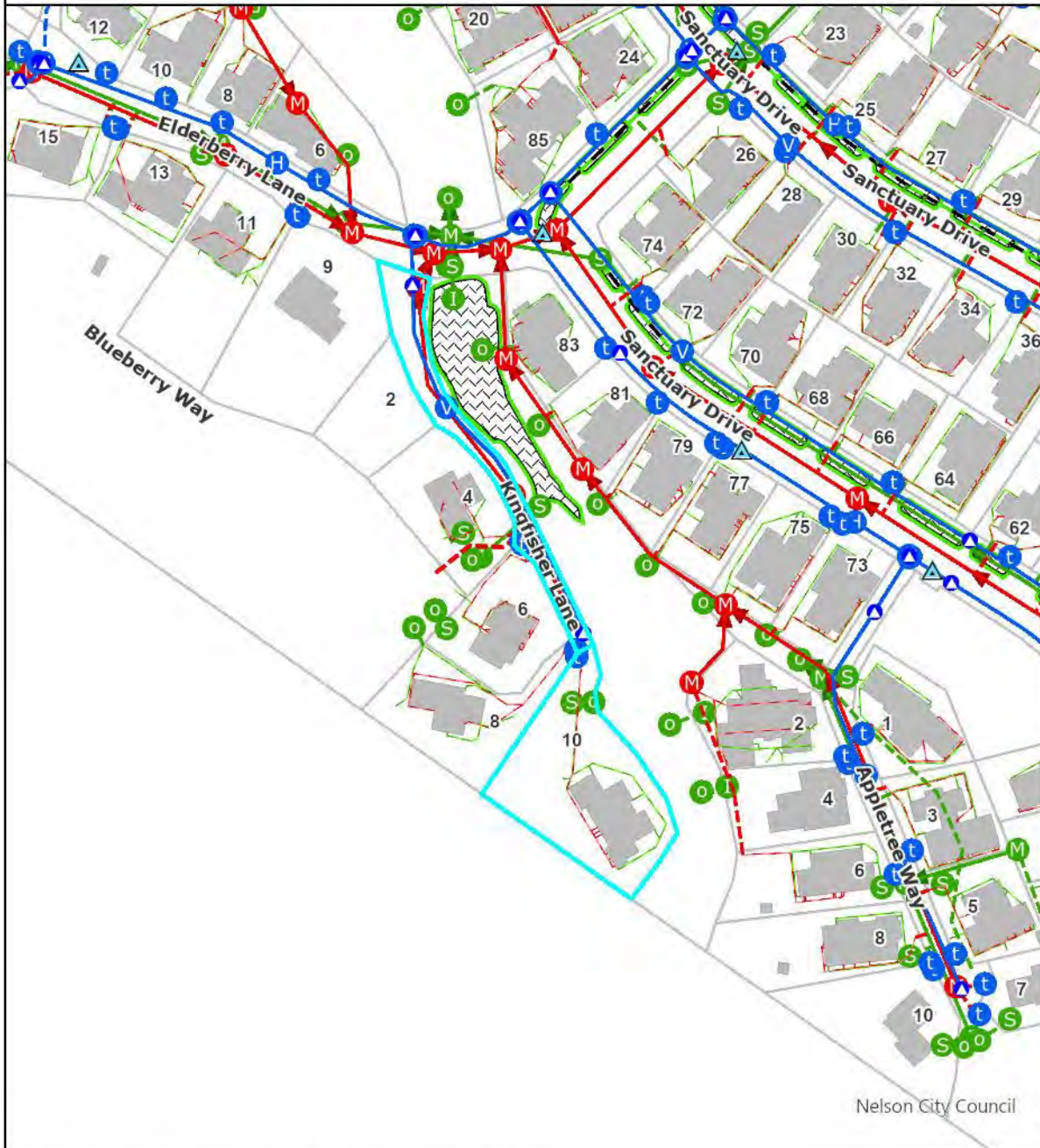
150mm above road crown level (if site ground levels fall towards the street)

150mm above lowest boundary level (if site ground levels fall away from the street)

NOTE: minimum floor level information is the Councils current standard and may not reflect the existing building levels on site.

# Detailed Infrastructure Network

10 Kingfisher Lane, Nelson



- NCC Benchmark
- Water Fittings
- Hydrant
- Toby
- Valve
- Water Pipe
- Private Water Pipe
- Manhole
- Wastewater Pipe
- Private Wastewater Pipe
- Wastewater Drainage As-Builts
- Stormwater Pipe
- Private Stormwater Pipe
- Stormwater Drainage As-Builts
- LIMD
- Storm Low Impact Areas
- Abandoned Wastewater Pipes
- Access Point
- Intake
- Manhole
- Outfall
- Sump

Nelson City Council



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## Discretionary hazards information

### Flood

The Council holds modelling information that suggest this property, or part of this property, may be at risk of flooding from streams or rivers in a flood event. The information is held in a series of flood modelling maps available online. The modelling considers flooding in events up to a magnitude that has a 1% chance of being exceeded in any given year (1% AEP, or annual exceedance probability). The range of modelled events includes scenarios that allow for the impacts of climate change out to the Year 2130.

The models have been prepared by consultants on behalf of Council. A total of seven catchment flood models were prepared to inform the maps. Tonkin + Taylor updated five of the models in 2021 and these were peer reviewed by consultants Stantec and WSP. WSP updated two of the models in 2020 which were peer reviewed by Stantec in 2021. In 2023, the Orchard/Orphanage catchment model was updated by Tonkin & Taylor and peer reviewed by WSP.

The flood mapping and technical reports are available online at [River Flooding - Nelson City Council](#) along with an explanation of the terms and scenarios.

The river flood information recorded on the LIM for this property may be updated in the future.

### Coastal Inundation

No information located

### Interim guidance on the use of sea level rise projections

New interim guidance from the Ministry for the Environment on the use of sea level rise projections has yet to be applied by Council and may be of relevance to your property. The interim data is available here:

<https://environment.govt.nz/assets/publications/Files/Interim-guidance-on-the-use-of-new-sea-level-rise-projections-August-2022.pdf>

### **Toka Tū Ake EQC Natural Hazards Portal**

**Toka Tū Ake EQC** has released a new Portal that makes it easier for New Zealanders to find information on natural hazard risks in their communities. This includes the ability to see settled EQCover claims (from 1997 to present) on residential buildings and land throughout Aotearoa New Zealand in one place for the first time. The portal can be viewed online at: [www.naturalhazardsportal.govt.nz](http://www.naturalhazardsportal.govt.nz)

## Exposure Zones (sea spray)

### Zone C

Medium. Inland Coastal areas with medium risk from wind blown sea-spray salt deposits. This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation.

This information is available indicative only for guidance – [www.branz.co.nz](http://www.branz.co.nz)

## Nelson Resource Management Plan Hazards

The Nelson Resource Management Plan contains other information relating to this property, and some useful information is provided for reference below.

Refer to Nelson Resource Management Plan Hazards Overlay map

Refer to Nelson Resource Management Plan Heritage Overlay map


<http://nelson.govt.nz/environment/nelson-resource-management-plan/nelson-resource-management-plan-2/view-the-nrmp/download-the-nrmp-2/>


# Potential Hazards Information – River Flooding Present Day Event

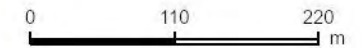
10 Kingfisher Lane, Nelson



River Flooding Present Day Event

 Flood hazard overlay

 Floodway



Created 21 August 2024

# Potential Hazards Information - River Future Flooding Event (up to the year 2130)

10 Kingfisher Lane, Nelson



River Future Flooding Event (up to the year 2130)

- High flood hazard overlay
- Flood hazard overlay
- Floodway



0 110 220 m

Created 21 August 2024

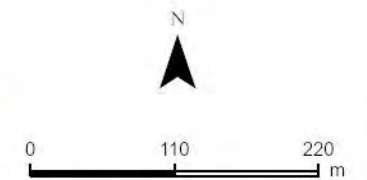
Nelson City Council

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# Potential Hazards Information - Coastal

10 Kingfisher Lane, Nelson

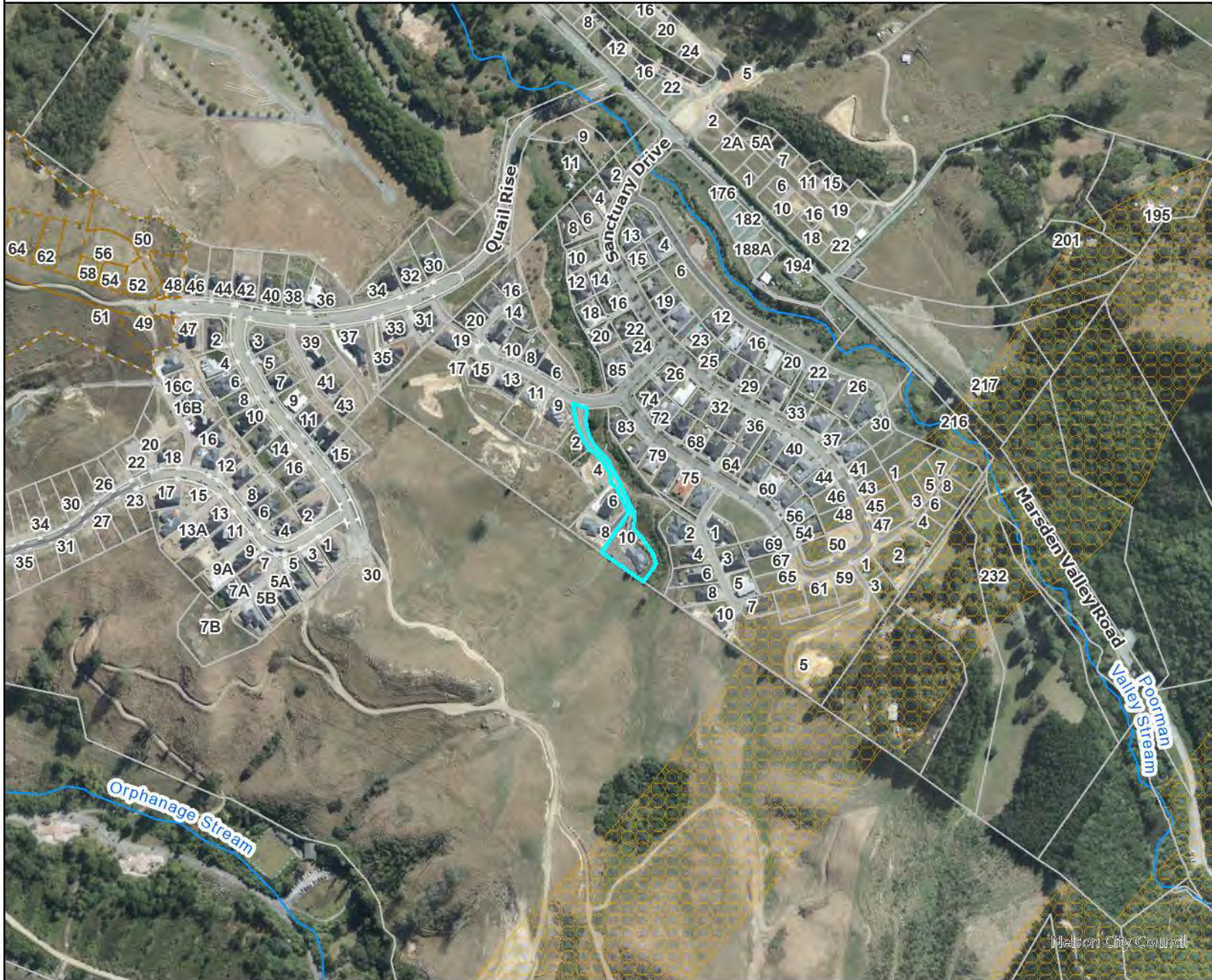


Nelson City Council

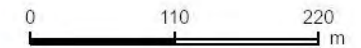
Created 21 August 2024

# Nelson Resource Management Plan Hazard Overlays

10 Kingfisher Lane, Nelson



-  Maitai Dam
-  NRMP Flood Overlay
-  NRMP Floodpath Overlay
-  NRMP Inundation Overlay
-  NRMP Slope Risk Overlay Grampians
-  NRMP Slope Risk Overlay Tahunanui Slump Core
-  NRMP Slope Risk Overlay Tahunanui Slump Fringe
-  NRMP Fault Hazard Overlay



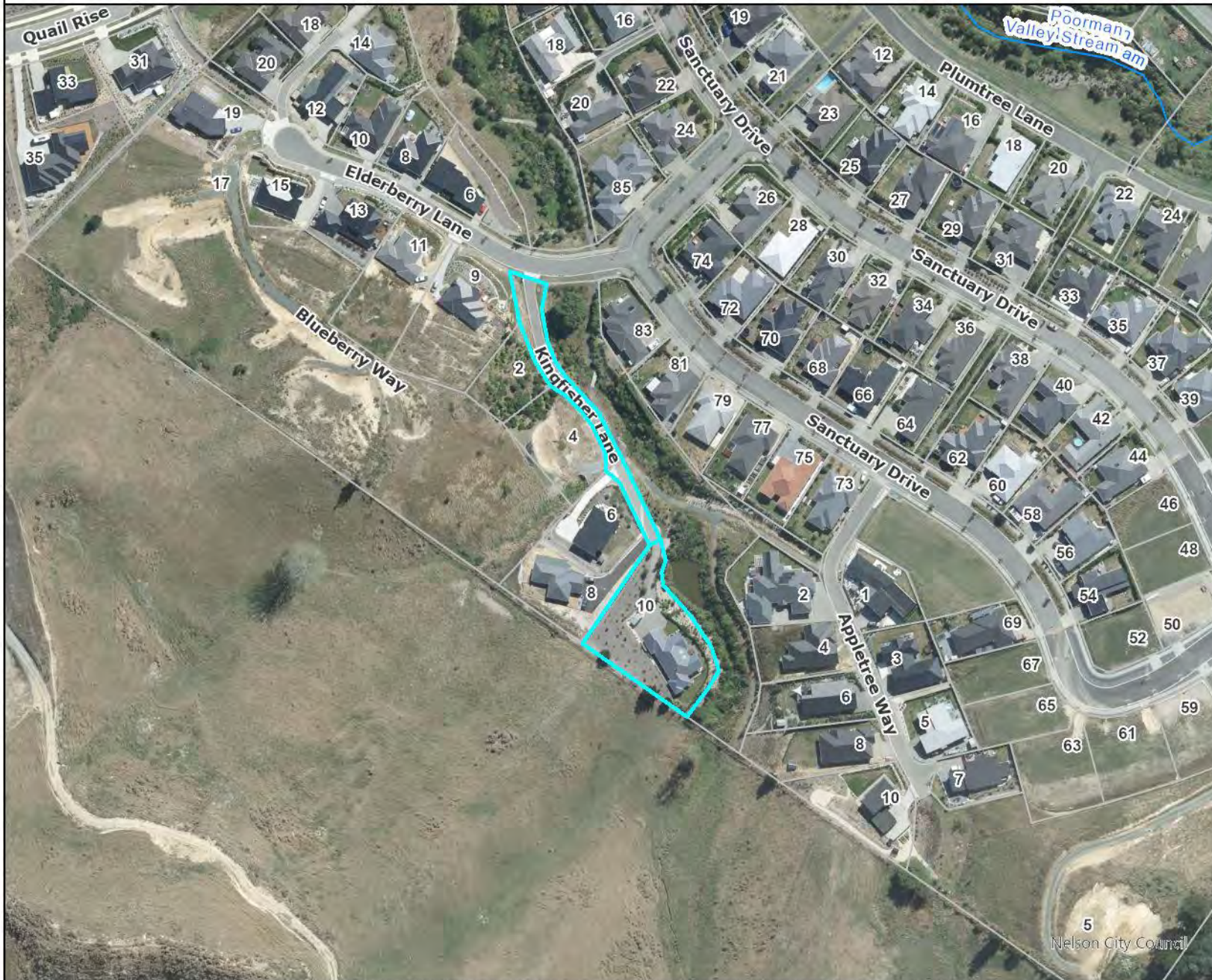
Created 21 August 2024

Nelson City Council

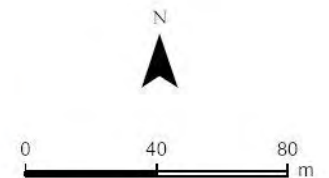
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# Nelson Resource Management Plan Heritage Overlays

10 Kingfisher Lane, Nelson



Nelson City Council



Created 21 August 2024

## Section 3 - Additional Information

Including

- Drainage As-Builts
- Code Compliance Certificate
- Plans
- Conditions
- Record of Title

Rec'd 02/10/17

Approved: NM

Address

10 Kingsbury Lane Marsden Valley, Sicks.

Owner

Stovs & Country Vicos.

Consent No

170438

Drainlayer

Tom Brankley

Inspector

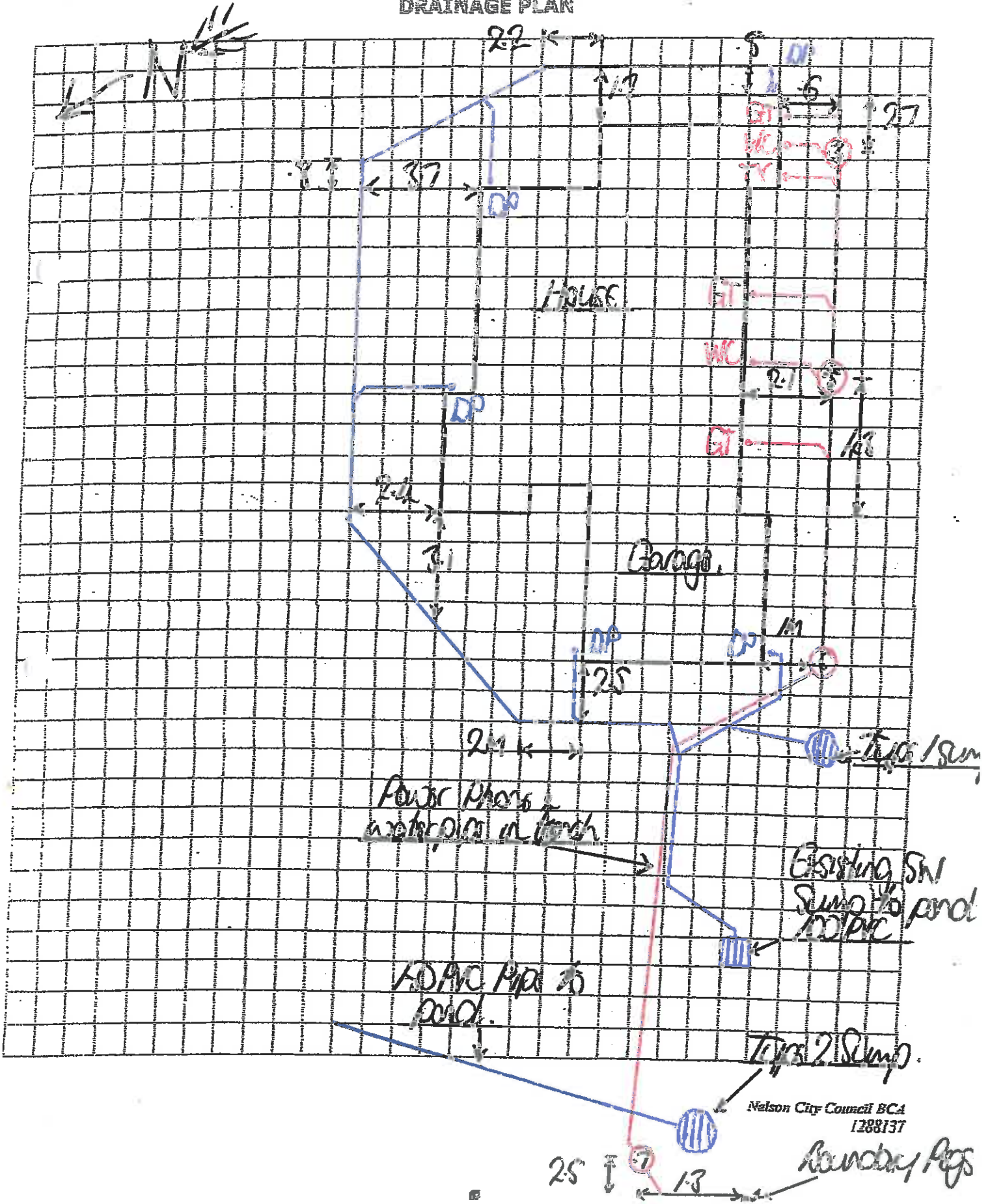
Drainlayer Registration No:

11x755

Date

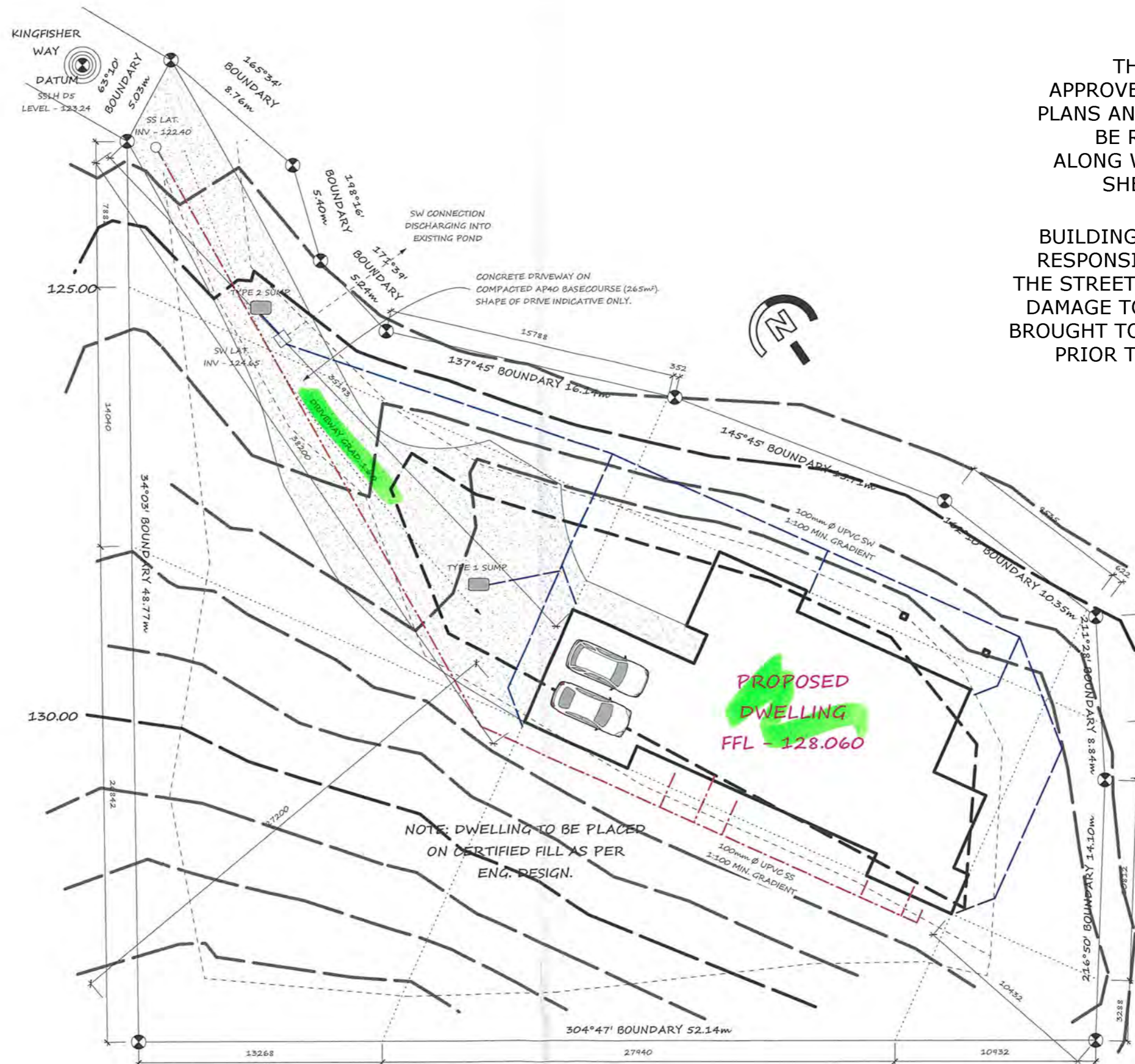
20, 9, 17

DRAINAGE PLAN



THIS COPY OF THE APPROVED BUILDING CONSENT PLANS AND SPECIFICATION MUST BE RETAINED ON SITE ALONG WITH THE INSPECTION SHEET AT ALL TIMES

BUILDING CONSENT HOLDERS ARE RESPONSIBLE FOR ALL DAMAGE TO THE STREET FRONTAGE. ANY EXISTING DAMAGE TO THE FRONTAGE MUST BE BROUGHT TO THE COUNCILS ATTENTION PRIOR TO WORK COMMENCING.



**PLANNING**

LEGAL DESCRIPTION: LOT 100 DP

SITE AREA: 1920m<sup>2</sup>

ZONE: RESIDENTIAL

WIND ZONE: HIGH

WIND REGION: A

EARTHQUAKE ZONE: ZONE TWO

EXPOSURE ZONE: ZONE C

FLOOR AREA: 226.84m<sup>2</sup> (OVER FRAMING)

COVERAGE AREA: 239.27m<sup>2</sup>

SITE COVERAGE: 12.46%

CONDITIONS:

**SITE & DRAINAGE PLAN**

ISSUED  
03 JUL 2017  
Nelson City Council

AMENDED PLAN  
29 JUN 2017  
Nelson City Council

145293 STEVE & COURTNEY VERCOE  
LOT 100, KINGFISHER WAY, STOKE

scale 1:250  
30/05/2017

**G.J. Gardner. HOMES**

Boulder Bank  
ARCHITECTURAL DESIGN

1A  
of 13



# Code Compliance Certificate

# 170438

Section 95, Building Act 2004

## The building

Street address of building: **10 Kingfisher Lane, Nelson**  
Legal description of land where building is located: Lot 100 DP 505218  
Valuation number: 1965000246  
Building name:  
Location of building within site/block number:  
Level/unit number:  
Current, lawfully established, use: Housing - detached dwelling  
Year first constructed: 2017

## The owner

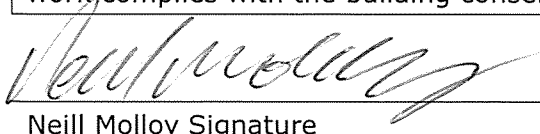
Name of owner: S & C Vercoe  
Mailing address: 1  
Contact person:  
Street address/registered office:  
Telephone: Landline: Mobile No:  
Daytime: After hours:  
Facsimile:  
Email address:  
First point of contact for communications with the council/building consent authority:  
Full Name: LSK Builders 2011 Limited  
Mailing Address:  
Phones: :  
Email:

## Building work

Building consent number: 170438  
Issued by: NELSON CITY COUNCIL  
Description: Dwelling

## Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that the building work complies with the building consent.

  
Neill Molloy Signature

On behalf of: NELSON CITY COUNCIL

**Building Officer**

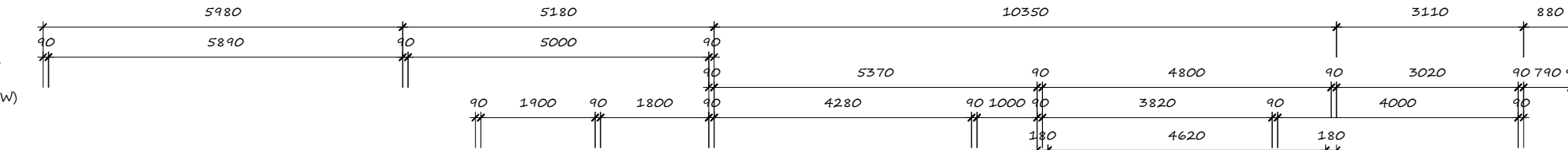
Position

**Date: 6/11/17**

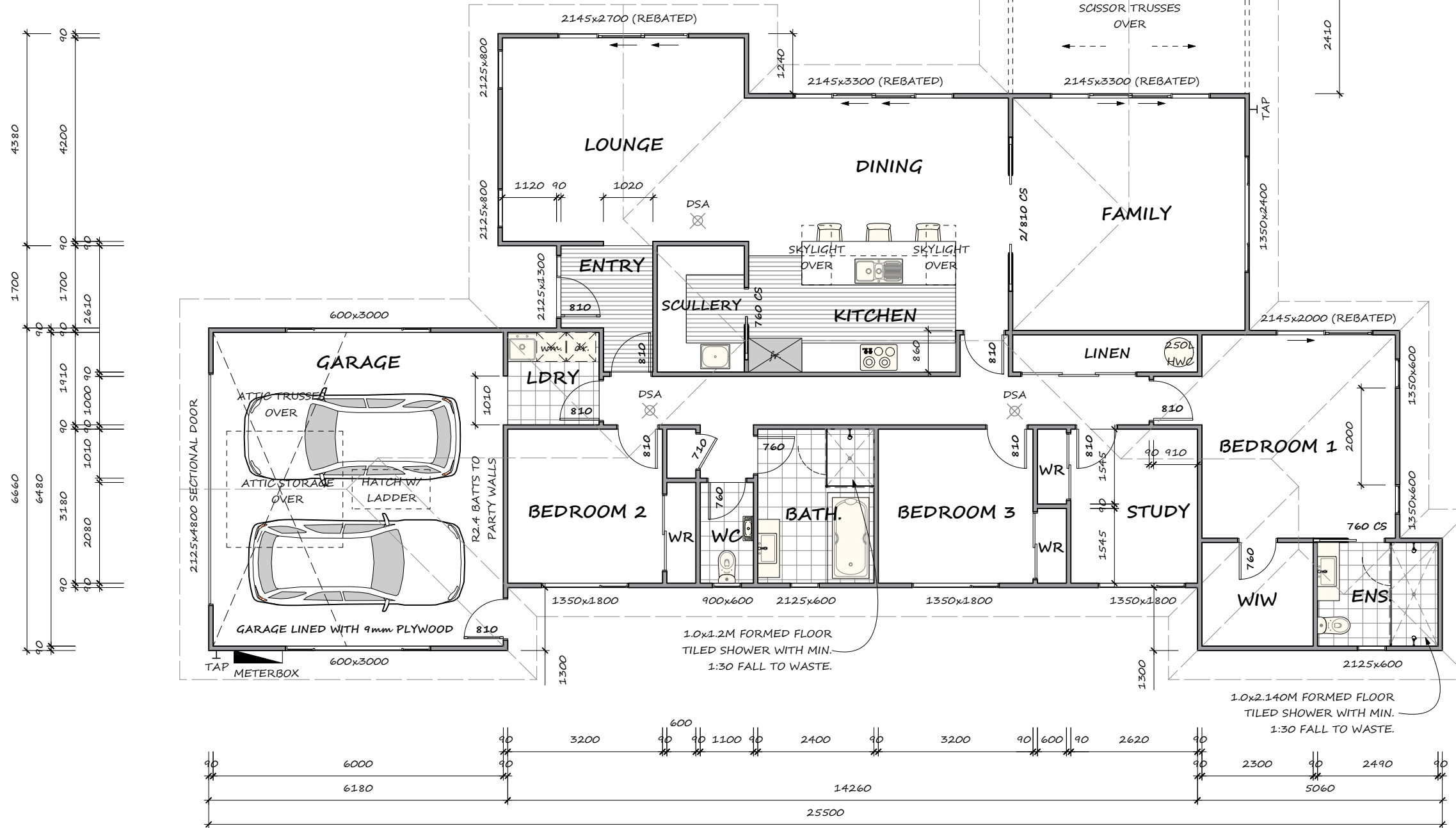
PLAN LEGEND

DOMESTIC SMOKE ALARM  
COMPLYING WITH ANY OF THE  
FOLLOWING STANDARDS, UL217,  
ULC-S531, AS3786 OR BS5446 -  
PART 1

LINTEL FIXING TYPE  
TYPE G  
190x90L  
800x600  
LINTEL SIZE  
OPENING SIZE (H X W)



NOTE: 2.550 STUD THROUGHOUT



**DIMENSIONS**

ALL DIMENSIONS ARE TO FRAMING  
UNLESS OTHERWISE STATED.

**LINTELS**

ALL LINTELS & BEAMS TO BE SG8 AND  
SHALL BE PRESERVATIVE TREATED "H1.2"  
UNLESS OTHERWISE SHOWN. FOR  
PREVENTION OF UPLIFT REFER TO "MITEK  
LUMBERLOK" LINTEL FIXING SCHEDULE  
FOR LINTEL FIXING "TYPE" DEFINITIONS.

**NAILPLATE TRUSSES**

TRUSS MANUFACTURER SHALL PROVIDE  
A PRODUCER STATEMENT PRIOR TO  
FABRICATION

**RECESSED DOWNLIGHTS**

ALL RECESSED LUMINAIRES TO BE C.A.  
RATED

**WET AREAS WALL LININGS**

10mm GIB AQUALINE WALL LININGS  
FINISHED WITH SEMI-GLOSS, OR GLOSS  
PAINT. AS PER ACCEPTABLE SOLUTION  
E3/AS1 3.1.2 WALLS (A) TO  
BATHROOM/ENSUITE.

BATH TO HAVE 150mm HIGH CERAMIC OR  
STONE TILE SURROUND HAVING 6%  
MAXIMUM WATER ABSORPTION,  
WATERPROOF GROUDED JOINTS, AND  
BEDDED WITH AN ADHESIVE SPECIFIED BY  
THE TILE MANUFACTURER AS BEING  
SUITABLE FOR THE TILES, SUBSTRATE  
MATERIAL AND THE ENVIRONMENT OF USE.

ISSUED  
03 JUL 2017  
Nelson City Council

**FLOOR PLAN**

FLOOR AREA OVER FRAMING: 226.84M<sup>2</sup>

**FLOOR PLAN**

145293 STEVE & COURTNEY VERCOE  
LOT 100, KINGFISHER WAY, STOKE

scale 1:100  
30/05/2017

**G.J. Gardner. HOMES**

Boulder Bank  
ARCHITECTURAL DESIGN



RISK MATRIX ALL FACADES	1	WIND (NZS3604)
	0	STOREYS
	0	R/W INTERSECTION
	1	EAVES WIDTH
	0	COMPLEXITY
	0	DECK DESIGN
	2	TOTAL RISK SCORE



4.5mm HARDIFLEX SOFFIT LINING FIXED WITH 40x2.8mm HARDIFLEX NAILS, REFER TO JAMES HARDIE EAVE AND SOFFIT INSTALLATION MANUAL FOR DETAILS. PROVIDE 70x45mm BLOCKING TO ALL SHEET EDGES AND PACK AS REQUIRED TO FIT SELECTED "COLORSTEEL" FASCIA.

**POWDER COATED ALUMINIUM JOINERY**  
 ALL POWDER COATED ALUMINIUM JOINERY UNITS TO BE DOUBLE GLAZED. ALL GLAZING SHALL COMPLY WITH NZS4223. ALL WINDOWS HEAD HEIGHT TO BE SET AT 2145mm UNLESS OTHERWISE SHOWN.  
 O DENOTES OBSCURE GLAZED JOINERY.  
 SG DENOTES GRADE "A" SAFETY GLAZING.  
 T DENOTES INDIVIDUAL TINTED UNITS.  
 RS DENOTES RESTRICTOR STAYS TO UNITS.

**ROOF BRACING**  
 ALL GABLE ROOFS SHALL HAVE 1 PAIR OF DIAGONALLY OPPOSED 25 x 0.6mm GALVANISED MILD STEEL STRAPS WITH 8kN TENSIONER FOR EVERY 50m<sup>2</sup> - REFER TO SPECS FOR DETAILS

**NAILPLATE TRUSSES**  
 TRUSS MANUFACTURER SHALL PROVIDE A PRODUCER STATEMENT PRIOR TO FABRICATION

**BARRIERS TO AIRFLOW**  
 WHERE WALLS ARE NOT LINED, SUCH AS ATTIC SPACES AT GABLE ENDS AND UNLINED GARAGE SPACES THERMAKRAFT INDUSTRIES (NZ) LTD "COVER-OP" (BRANZ APPRAISAL NO.356) OR A RIGID SHEATHING COMPLYING WITH NZBC ACCEPTABLE SOLUTION E2/AS1, TABLE 23 MUST BE FIXED TO FRAMING PRIOR TO FIXING CLADDING OR CAVITY BATTENS.

IN THE ABSENCE OF INTERNAL LININGS, AN AIR BARRIER IS REQUIRED TO SUPPORT WIND PRESSURES AT SUCH LOCATIONS - ACCEPTABLE SOLUTION E2/AS1 9.1.4. (BARRIERS TO AIRFLOW).



CORRUGATED "COLORCOTE" PROFILED ROOFING FIXED OVER SELF SUPPORTING ROOF UNDERLAY TO "H1.2" 70x45mm PURLINS @ 900mm MAX. CRS (700mm CRS @ RIDGE & GUTTER). PURLINS SHALL BE FIXED TO TRUSSES/RAFTERS AS STATED IN CROSS SECTION NOTES.

LUMBERLOCK STRAP BRACE TENSIONED IN ROOF PLANE 1.0x25mm (G550 Z 275)



180x16mm LINEA WEATHERBOARD TO 45x20mm "H3.1" BATTENS FIXED THROUGH SYNTHETIC BUILDING WITH 60x3.15mm HARDIFLEX NAILS FINISH FLUSH WITH BOARD SURFACE FOR CONCEALED NAILING OR 75x3.15mm HOT-DIPPED GALVANISED MAY BE DRIVEN THROUGH BOTH THICKNESSES AT BOARD LAP FOR FACE NAILING.



WINDOWS & DOORS TO BE FITTED WITH FACINGS & SILLS.

ISSUED  
 03 JUL 2017  
 Nelson City Council

**ELEVATIONS**

145293 STEVE & COURTNEY VERCOE  
 LOT 100, KINGFISHER WAY, STOKE

scale 1:100  
 30/05/2017

**G.J. Gardner. HOMES**

Boulder Bank  
 ARCHITECTURAL DESIGN

3C

of 13



DATE: 21-Aug-12      CONDITION No: C1402

STREET ADDRESS: All properties contained in Airshed B2 (consult Fig A2.2B in Air Plan)

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER or SUBDIVIDER: Various

SCHEME PLAN No: NA

NCC PLAN No: Air Quality Plan

AUTHORITY: Principal Adviser, City Development (see David Jackson or Richard Frizzell)

**REASON FOR CONDITION:**

(Abbreviated) This property may contain a domestic spaceheater or open fire that falls under the rules set out in the Council’s Air Quality Plan. Under rule AQR.24.1, within the Urban Area the use of open fires must cease on or before 1 January 2008 (except that any ‘Jetmaster’ type open fire (including Warmington brands) may continue until 1 January 2013). Discharge to air from open fires is prohibited after that date. In addition, within Airshed B2 (as defined in the air plan) the use of existing enclosed burners installed before 1991 was phased out by 1 Jan 2010 and burners installed between 1991-95 by 1 Jan 2012. This is necessary to meet the targets imposed by the National Environmental Standards for air quality.

**CONDITION:**

The Air Quality Plan states that within this airshed (Airshed B2 – consult Fig A2.2 in Air Plan) no discharge from domestic-type fires may occur after the cessation date below.

<b>Type of heating appliance</b>	<b>Cessation Date</b> <b>May no longer be used from:</b>
Open fires (‘Jetmaster’ type Open Fires)	1/01/2008 (1/01/2013)
Burners installed before 1991	1/01/2010
Burners installed between 1991 and 1995	1/01/2012

Council approved wood burners may only be installed in place of an existing 'lawfully installed' burner (rule AQR.25). (continues next page)

If you live in Airshed B2 (Stoke) and are either building a new home or do not have an existing enclosed wood burner, you can apply for a building consent to install an ultra-low emission wood burner (ULEB) (rule Aqr.26A)

NOTE: In buildings that currently do not have a solid fuel burner, a limit of 999 ULEBs applies in Airshed B2.

For further information on other approved burner options refer to the NCC website:  
<http://www.nelson.govt.nz/environment/air-quality/approved-burners/>

Note: rule AQR.25A contains special transitional provisions for houses in former Rural Areas which have become part of the Urban Area since the Air Quality Plan was notified in August 2003.

Amended: 1 October 2018

Date Entered: 21-Aug-12

<b>Condition No</b>	<b>C1754</b>
---------------------	--------------

Condition to be  Created  Amended  Removed

Address	1 to 10 Appletree Way; 6 to 10 Kingfisher Lane
Legal Description	Lots 81, 83-87, 91-93 and 100-103 DP505218
Property Owner or Subdivider	Marsden Park Ltd
Diagram included	Yes
Engineering Plan No	NA
Resource Consent No	RM105048V6
Reason for Condition	As a result of subdivision

Date condition created	29 June 2017
Condition recommended by (Name & Role) <i>Any staff member</i>	Kathy Mardon, Administrator Consents & Compliance
Condition authorised by (Name & Role) <i>Team Leader or Manager</i>	Carl Jenkins, Team Leader Consents & Compliance

Date created in GIS	29 June 2017
Created by Name & Role	Ian Tyler GIS Analyst

1. Development shall be preferentially positioned within the Designated Building Areas deemed Generally Suitable for Residential Development following NZS 3604:2011 depicted on the Geotechnical Certificate Site Plan, Sheets 01 and 02 Rev A and dated 12 May 2017. Note that other conditions may limit development within the designated areas, such as those associated with yard setbacks, daylight angles or site coverage.
2. All building work located outside the designated building areas shall be subject to Specific Investigation and Design by or under the supervision of a chartered professional engineer practising in geotechnical engineering.

3. The Designated Building Areas Generally Suitable for Residential Development following NZS 3604:2011 will generally be suitable for structures in regards to NZS 3604:2011 - Timber Framed Buildings. Subsurface foundation investigations meeting Section 3 of NZS 3604:2011, or as otherwise advised by Chartered Professional Engineer practising in civil, structural or geotechnical engineering, are suggested prior to the design of any residential development.
4. Ground conditions indicated by the Scala penetrometer testing and test pit logs contained in the *Construction Monitoring and Completion Report Marsden Park Subdivision – Stages 4D, 6A and 6B, Marsden Valley, Stoke*, by NCE, dated 12 May 2017 are informational only. The actual conditions may vary according to surface moisture or other seasonal or local variation in ground composition. Where soft spots are encountered, foundations in compliance with NZS3604 may be deepened as required or the footing trenches may be undercut to the 'Good Ground' level and replaced with hardfill or site concrete to the preferred design level. Alternatively footings may be widened to reduce bearing pressure at shallower depths under the advice of a Chartered Professional Engineer practising in civil, structural or geotechnical engineering, experienced in foundation design.
5. Foundations for all buildings, including concrete slab-on-ground floors, shall extend through topsoil to bear in competent natural ground or fill certified in accordance with NZS 4431:1989 - Code of Practice for Earth Fill for Residential Development. Alternatively, concrete slab-on-ground floors meeting the provisions of NZS 3604:2011 – Timber Framed Buildings, may be founded on granular fill up to 600mm thick placed over competent natural ground in the manner specified per Clause 7.5.3.1 of that Standard.
6. Where structures comply with NZS 3604:2011 and are positioned within in the Designated Building Areas Generally Suitable for Residential Development following NZS 3604:2011 all foundation excavations shall be inspected by a building inspector, or otherwise, a Chartered Professional Engineer practising in civil, structural or geotechnical engineering, prior to placing formwork, poles, DPM or reinforcing steel.
7. Unretained fill shall not be placed on batters steeper than 3H:1V unless advised otherwise by a chartered professional engineer practicing in either civil or geotechnical engineering or an experienced engineering geologist and recognised as such by Council.
8. To control the potential effects of surcharge on the existing batters along the frontage, and in some instances the side of the sections, fill shall be placed no closer to the top of the batter than twice its thickness, unless advised otherwise by a Chartered Professional Engineer practising in civil or geotechnical engineering.
9. Foundations and earthworks not conforming to NZS3604:2011 shall be specifically investigated, designed and construction monitored by a chartered professional engineer practising in civil, structural or geotechnical engineering and experienced in foundation design.
10. Retaining walls should be designed and inspected during construction by a Chartered Professional Engineer practising in civil, structural or geotechnical engineering when:
  - a. the wall is 1.2 m in height or greater,
  - b. the wall is retaining ground supporting surcharge loads such as buildings,
  - c. the wall retains non-level slopes of over 1V:5H (20%), or
  - d. the wall is founded on sloping ground of over 1V:5H (20%).Regardless of the above requirements, all retaining walls must be in compliance with the Building Act 2004 and the Nelson Resource Management Plan.
11. All retaining walls shall include provision for an adequate, appropriate and maintainable groundwater drainage system behind the wall. Surface stormwater shall not be directed into this system.

12. All earthworks and ground shaping shall be constructed to prevent ponding and provide a positive gradient away from foundation elements.
13. Where practical concentrated stormwater discharges collected from roofs, driveways and developed yards, where practical, must be conveyed away from building sites and into the NCC stormwater reticulation system via a sediment trap (as described in Condition 12) so as not to adversely impact neighbouring building areas.
14. At the time a residential dwelling is constructed on each of the allotments, a suitably sized sediment trap shall be constructed within the allotment and all stormwater from roofs and driveway/parking areas (except the first segment of driveway where it is impractical to contain the stormwater) shall be directed through the trap prior to being discharged to Council's reticulated storm water system. The minimum specifications for the trap shall be a standard yard sump with either a grate or cover plate, no smaller than 450mm square and 900mm deep. The outlet invert shall be set to provide at least 400mm of sediment storage depth. The owner of the allotment shall be responsible for keeping the trap clean and free of sediment by maintaining the sump on a regular basis and after significant rain events
15. All seepages encountered, including those discovered in excavations, or during site development, must be conveyed away from dwellings and discharged into the NCC stormwater system, unless otherwise advised by a chartered professional engineer practising in geotechnical engineering.
16. The location of existing services must be confirmed at the onset of construction. Foundation elements near the services must be positioned in accordance with the NCC Land Development Manual 2010 requirements.
17. Any application for building and/or resource consent for earthworks shall be accompanied by a site specific sediment and erosion control plan. The plan shall detail the measures that will be implemented prior to and during building works or earthworks to minimise erosion and sediment runoff. These measures may include stabilised construction entrances, silt fences and earth bunds complying with Nelson City Council Land Development Manual 2010, Section 9.3. As a general guide, generic sediment control plans are depicted in "Figure 1-Typical Drainage and Sediment Control Layouts".
18. All slopes and batters shall be planted and maintained with appropriate vegetation to minimise the effects of rilling, minor topsoil loss and other minor surficial instability. Covering steeper slopes or slopes subject to elevated stormwater run-off, with weed cloth is not recommended unless the effects of concentrated runoff are considered.

These conditions relate to the general suitability of the site, and do not remove the need for specific site investigation design and development as required by the Building Code, NZS3604:2011 and NZS4431:1989.

#### **LOT SPECIFIC CONDITIONS**

19. **Lot 81** – Development within the specific investigation and design area shall specifically consider mitigation measures to manage overland stormwater flow, limit ponding at the toe of the natural slope and enhance surficial slope stability by planting of appropriate species.
20. **Lots 83- 85, 91, 92, 93, 100 and 102** – Development within the specific investigation and design area are near to or comprise of fill and cut batters and will be subject to specific investigation and design by or under the supervision of a chartered professional engineer practising in geotechnical engineering. The investigation shall take into consideration measures to adequately manage surficial slope or batter instability, such as stormwater cut-off drains and planting appropriate species to enhance slope stability.
21. **Lot 86** – A fill batter supporting the building platform of Lot 85 extends into this Lot. Any development near to the toe of this batter will be subject to specific investigation

and design by a chartered professional engineer practising in geotechnical engineering. The investigation shall consider mitigation measures to maintain the stability of the fill platform above.

All development within the services easement is subject to specific investigation and design by a chartered professional engineer practising in civil, structural or geotechnical engineering experienced in foundation design and must be in compliance with the LDM 2010 and the conditions of easement.

22. **Lot 87** - All development within the services easement is subject to specific investigation and design by a chartered professional engineer practising in civil, structural or geotechnical engineering experienced in foundation design and must be in compliance with the LDM 2010 and the conditions of easement.

23. **Lot 101** – This lot contains variable ground conditions and is subject to specific investigation and design of all foundations by a chartered professional engineer practising in civil, structural or geotechnical engineering experienced in foundation design.

24. A subsoil drain is situated within **Lots 91, 92 and 93** at the levels and positions indicated on Drawing NO. AB613 Rev 3 dated 18 April 2017. Building foundations are required to be designed to ensure that the drain is protected and remains functional.

25. To maintain protection from the secondary flood path in the ROW, the driveway crossings and entrance pads of **Lots 91 and 92** will be required to be built to comply with NCC SD411 stormwater break over control detail in the Land Development Manual 2010. The existing levels shall not be lowered without the written advice of a chartered professional engineer practising in civil or geotechnical engineering and experienced in stormwater design.

**Advice Note:** *All ground investigations may be undertaken by an experienced engineering geologist experienced in hill slope design.*

#### Condition

Geotech Reports referenced:

- A report titled 'Construction Monitoring and Completion Report – Marsden Park Subdivision - Stages 4D, 6A, and 6B – Marsden Valley, Stoke' dated 12 May 2017. \_\_\_\_\_
- A letter titled 'Geotechnical Certificate for Lots 81, 83- 87, 91-93, 100-103, Marsden Park Subdivision – Stages 4D, 6A, and 6B, Marsden Valley, Stoke, Rev B' dated 12 May 2017. \_\_\_\_\_







### STORMWATER FEATURE COORDINATE SCHEDULE

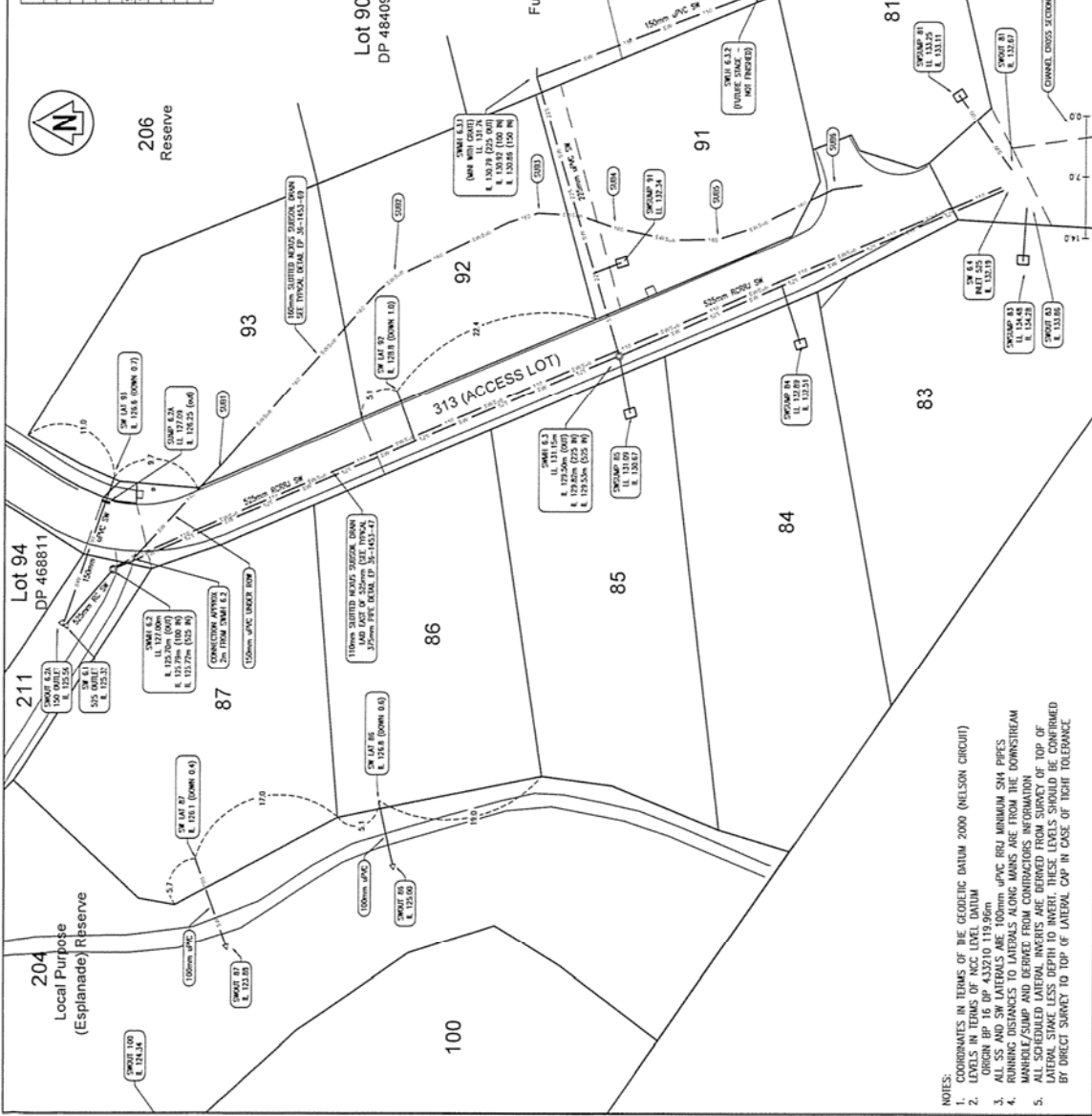
NODE	NORTHING	EASTING	INVERT OUT	INVERT IN	REMARKS
SW101	794191.50	125.1	125.1		570mm RC90 OUTLET
SW102	794191.50	127.00	127.00		100mm MANHOLE
SW103	794191.50	129.00	129.00		100mm MANHOLE
SW104	794191.50	131.00	131.00		100mm MANHOLE
SW105	794191.50	133.00	133.00		100mm MANHOLE
SW106	794191.50	135.00	135.00		100mm MANHOLE
SW107	794191.50	137.00	137.00		100mm MANHOLE
SW108	794191.50	139.00	139.00		100mm MANHOLE
SW109	794191.50	141.00	141.00		100mm MANHOLE
SW110	794191.50	143.00	143.00		100mm MANHOLE
SW111	794191.50	145.00	145.00		100mm MANHOLE
SW112	794191.50	147.00	147.00		100mm MANHOLE
SW113	794191.50	149.00	149.00		100mm MANHOLE
SW114	794191.50	151.00	151.00		100mm MANHOLE
SW115	794191.50	153.00	153.00		100mm MANHOLE
SW116	794191.50	155.00	155.00		100mm MANHOLE
SW117	794191.50	157.00	157.00		100mm MANHOLE
SW118	794191.50	159.00	159.00		100mm MANHOLE
SW119	794191.50	161.00	161.00		100mm MANHOLE
SW120	794191.50	163.00	163.00		100mm MANHOLE
SW121	794191.50	165.00	165.00		100mm MANHOLE
SW122	794191.50	167.00	167.00		100mm MANHOLE
SW123	794191.50	169.00	169.00		100mm MANHOLE
SW124	794191.50	171.00	171.00		100mm MANHOLE
SW125	794191.50	173.00	173.00		100mm MANHOLE
SW126	794191.50	175.00	175.00		100mm MANHOLE
SW127	794191.50	177.00	177.00		100mm MANHOLE
SW128	794191.50	179.00	179.00		100mm MANHOLE
SW129	794191.50	181.00	181.00		100mm MANHOLE
SW130	794191.50	183.00	183.00		100mm MANHOLE
SW131	794191.50	185.00	185.00		100mm MANHOLE
SW132	794191.50	187.00	187.00		100mm MANHOLE
SW133	794191.50	189.00	189.00		100mm MANHOLE
SW134	794191.50	191.00	191.00		100mm MANHOLE
SW135	794191.50	193.00	193.00		100mm MANHOLE
SW136	794191.50	195.00	195.00		100mm MANHOLE
SW137	794191.50	197.00	197.00		100mm MANHOLE
SW138	794191.50	199.00	199.00		100mm MANHOLE
SW139	794191.50	201.00	201.00		100mm MANHOLE
SW140	794191.50	203.00	203.00		100mm MANHOLE
SW141	794191.50	205.00	205.00		100mm MANHOLE
SW142	794191.50	207.00	207.00		100mm MANHOLE
SW143	794191.50	209.00	209.00		100mm MANHOLE
SW144	794191.50	211.00	211.00		100mm MANHOLE
SW145	794191.50	213.00	213.00		100mm MANHOLE
SW146	794191.50	215.00	215.00		100mm MANHOLE
SW147	794191.50	217.00	217.00		100mm MANHOLE
SW148	794191.50	219.00	219.00		100mm MANHOLE
SW149	794191.50	221.00	221.00		100mm MANHOLE
SW150	794191.50	223.00	223.00		100mm MANHOLE

### STORMWATER LATERAL COORDINATE SCHEDULE

NODE	NORTHING	EASTING	INVERT OUT	REMARKS
SWLAT 81	794281.00	196.53	196.53	131.1 PRIVATE VARD SUMP
SWLAT 82	794281.00	198.53	198.53	131.1 PRIVATE VARD SUMP
SWLAT 83	794281.00	200.53	200.53	131.1 PRIVATE VARD SUMP
SWLAT 84	794281.00	202.53	202.53	131.1 PRIVATE VARD SUMP
SWLAT 85	794281.00	204.53	204.53	131.1 PRIVATE VARD SUMP
SWLAT 86	794281.00	206.53	206.53	131.1 PRIVATE VARD SUMP
SWLAT 87	794281.00	208.53	208.53	131.1 PRIVATE VARD SUMP
SWLAT 88	794281.00	210.53	210.53	131.1 PRIVATE VARD SUMP
SWLAT 89	794281.00	212.53	212.53	131.1 PRIVATE VARD SUMP
SWLAT 90	794281.00	214.53	214.53	131.1 PRIVATE VARD SUMP
SWLAT 91	794281.00	216.53	216.53	131.1 PRIVATE VARD SUMP
SWLAT 92	794281.00	218.53	218.53	131.1 PRIVATE VARD SUMP
SWLAT 93	794281.00	220.53	220.53	131.1 PRIVATE VARD SUMP
SWLAT 94	794281.00	222.53	222.53	131.1 PRIVATE VARD SUMP
SWLAT 95	794281.00	224.53	224.53	131.1 PRIVATE VARD SUMP
SWLAT 96	794281.00	226.53	226.53	131.1 PRIVATE VARD SUMP
SWLAT 97	794281.00	228.53	228.53	131.1 PRIVATE VARD SUMP
SWLAT 98	794281.00	230.53	230.53	131.1 PRIVATE VARD SUMP
SWLAT 99	794281.00	232.53	232.53	131.1 PRIVATE VARD SUMP
SWLAT 100	794281.00	234.53	234.53	131.1 PRIVATE VARD SUMP
SWLAT 101	794281.00	236.53	236.53	131.1 PRIVATE VARD SUMP
SWLAT 102	794281.00	238.53	238.53	131.1 PRIVATE VARD SUMP
SWLAT 103	794281.00	240.53	240.53	131.1 PRIVATE VARD SUMP
SWLAT 104	794281.00	242.53	242.53	131.1 PRIVATE VARD SUMP
SWLAT 105	794281.00	244.53	244.53	131.1 PRIVATE VARD SUMP
SWLAT 106	794281.00	246.53	246.53	131.1 PRIVATE VARD SUMP
SWLAT 107	794281.00	248.53	248.53	131.1 PRIVATE VARD SUMP
SWLAT 108	794281.00	250.53	250.53	131.1 PRIVATE VARD SUMP
SWLAT 109	794281.00	252.53	252.53	131.1 PRIVATE VARD SUMP
SWLAT 110	794281.00	254.53	254.53	131.1 PRIVATE VARD SUMP
SWLAT 111	794281.00	256.53	256.53	131.1 PRIVATE VARD SUMP
SWLAT 112	794281.00	258.53	258.53	131.1 PRIVATE VARD SUMP
SWLAT 113	794281.00	260.53	260.53	131.1 PRIVATE VARD SUMP
SWLAT 114	794281.00	262.53	262.53	131.1 PRIVATE VARD SUMP
SWLAT 115	794281.00	264.53	264.53	131.1 PRIVATE VARD SUMP
SWLAT 116	794281.00	266.53	266.53	131.1 PRIVATE VARD SUMP
SWLAT 117	794281.00	268.53	268.53	131.1 PRIVATE VARD SUMP
SWLAT 118	794281.00	270.53	270.53	131.1 PRIVATE VARD SUMP
SWLAT 119	794281.00	272.53	272.53	131.1 PRIVATE VARD SUMP
SWLAT 120	794281.00	274.53	274.53	131.1 PRIVATE VARD SUMP

### STORMWATER SUBSOIL COORDINATE SCHEDULE

NODE	NORTHING	EASTING	INVERT OUT	REMARKS
SUB1	794171.50	127.1	127.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB2	794171.50	129.1	129.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB3	794171.50	131.1	131.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB4	794171.50	133.1	133.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB5	794171.50	135.1	135.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB6	794171.50	137.1	137.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB7	794171.50	139.1	139.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB8	794171.50	141.1	141.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB9	794171.50	143.1	143.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB10	794171.50	145.1	145.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB11	794171.50	147.1	147.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB12	794171.50	149.1	149.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB13	794171.50	151.1	151.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB14	794171.50	153.1	153.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB15	794171.50	155.1	155.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB16	794171.50	157.1	157.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB17	794171.50	159.1	159.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB18	794171.50	161.1	161.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB19	794171.50	163.1	163.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB20	794171.50	165.1	165.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB21	794171.50	167.1	167.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB22	794171.50	169.1	169.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB23	794171.50	171.1	171.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB24	794171.50	173.1	173.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB25	794171.50	175.1	175.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB26	794171.50	177.1	177.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB27	794171.50	179.1	179.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB28	794171.50	181.1	181.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB29	794171.50	183.1	183.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB30	794171.50	185.1	185.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB31	794171.50	187.1	187.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB32	794171.50	189.1	189.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB33	794171.50	191.1	191.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB34	794171.50	193.1	193.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB35	794171.50	195.1	195.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB36	794171.50	197.1	197.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB37	794171.50	199.1	199.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB38	794171.50	201.1	201.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB39	794171.50	203.1	203.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB40	794171.50	205.1	205.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB41	794171.50	207.1	207.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB42	794171.50	209.1	209.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB43	794171.50	211.1	211.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB44	794171.50	213.1	213.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB45	794171.50	215.1	215.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB46	794171.50	217.1	217.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB47	794171.50	219.1	219.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB48	794171.50	221.1	221.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB49	794171.50	223.1	223.1	LEVEL ON TOP OF GRAVEL SUBROUND
SUB50	794171.50	225.1	225.1	LEVEL ON TOP OF GRAVEL SUBROUND



<b>Condition No</b>	<b>C1756</b>
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Condition to be  Created  Amended  Removed

Address	1 to 10 Appletree Lane; 4 to 10 Kingfisher Lane
Legal Description	Lots 81, 83-87, 91-93, 100-103, 251 and 252 DP 505218
Property Owner or Subdivider	Marsden Park Ltd
Diagram included	NA
Engineering Plan No	NA
Resource Consent No	RM105048V6
Reason for Condition	As a result of subdivision

Date condition created	2 July 2017
Condition recommended by (Name & Role) <i>Any staff member</i>	Kathy Mardon, Administrator Consents & Compliance
Condition authorised by (Name & Role) <i>Team Leader or Manager</i>	Carl Jenkins, Team Leader Consents & Compliance

Date created in GIS	2 July 2017
Created by Name & Role	Ian Tyler GIS Analyst

<b>Condition</b>
<p>In respect of Lots 103, 251 and 252:</p> <ol style="list-style-type: none"> <li>The owners of Lots 103 and 251 DP 505218 shall maintain the existing open drain within easement areas Q and V DP 505218. No structures shall be placed and nothing but grass planted within the easement areas. The intention is to ensure continued, unobstructed stormwater flows. The capacity of the existing open drain shall not be reduced. For the avoidance of doubt, cross-sections of</li> </ol>

the open drain have been recorded on the as-built plan for Stage 6A of the Marsden Park subdivision. Nelson City Council holds copies of the as-built plan.

2. The owner of Lot 103 DP 505218 shall ensure that secondary stormwater flows, that may overtop the culvert pipe in easement Q DP 505218, are considered in the construction of any new driveway. The stormwater flows shall not be allowed to cause erosion of damage the access formation in Lot 312 DP 505218.
3. The owners of Lot 252 DP 505218 (future Lot 82) shall maintain the existing open drain within easement areas X and Y DP 505218. No structures shall be placed and nothing but grass planted within the easement areas. The intention is to ensure continued, unobstructed stormwater flows. The capacity of the existing open drain shall not be reduced. For the avoidance of doubt, cross-sections of the open drain have been recorded on the as-built plan for Stage 6B of the Marsden Park subdivision. Nelson City Council holds copies of the as-built plan.
4. The owner of Lot 252 DP 505218 (future Lot 82) shall ensure that secondary stormwater flows, that may overtop the culvert pipe in easement X DP 505218, are considered in the construction of any new driveway. The stormwater flows shall not be allowed to cause erosion of damage the access formation in Lot 313 DP 505218.

In respect of Lots 81, 83-87, 91-93, 100-103

5. At the time a residential unit is constructed on each of the residential allotments, a suitably sized sediment trap shall be constructed within the allotment and all stormwater from roofs and driveway/parking areas (except the first segment of driveway where it is impractical to contain the stormwater) shall be directed through the trap prior to being discharged to Council's reticulated stormwater system. The minimum specifications for the trap shall be a standard yard sump with either a grate or cover plate, no smaller than 450mm square and 900mm deep. The outlet invert shall be set to provide at least 400mm of sediment storage depth. The owner of the allotment shall be responsible for keeping the trap clean and free of sediment by maintaining the sump on a regular basis and after significant rain events



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **762089**  
**Land Registration District** **Nelson**  
**Date Issued** 08 June 2017

**Prior References**  
685734 715611

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**Estate** Fee Simple  
**Area** 1920 square metres more or less  
**Legal Description** Lot 100 Deposited Plan 505218  
**Registered Owners**  
Craig John McNeilly and Kim Michelle McNeilly

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**Estate** Fee Simple - 1/4 share  
**Area** 847 square metres more or less  
**Legal Description** Lot 312 Deposited Plan 505218  
**Registered Owners**  
Craig John McNeilly and Kim Michelle McNeilly

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**Interests**

Land Covenant in Easement Instrument 8814182.9 - 14.7.2011 at 3:42 pm (affects part Lot 312 DP 505218 formerly Lot 251 DP 492026)

9473563.1 Variation of Land Covenant 8814182.9 - 31.7.2013 at 9:35 am

Land Covenant in Easement Instrument 9468749.6 - 13.8.2013 at 11:10 am (affects part Lot 312 DP 505218 formerly Lot 251 DP 492026)

Land Covenant in Easement Instrument 9595023.8 - 17.12.2013 at 12:03 pm (affects part Lot 312 DP505218 formerly Lot 251 DP 492026)

Appurtenant hereto is a right of way, the right to convey electricity, telecommunications and computer media and a utilities right and appurtenant to part Lot 312 DP 505218 formerly Lot 251 DP 492026 is a right to drain sewage created by Easement Instrument 9595023.9 - 17.12.2013 at 12:03 pm

The easements created by Easement Instrument 9595023.9 are subject to Section 243 (a) Resource Management Act 1991 Subject to Section 241(2) Resource Management Act 1991 (affects DP 505218)

10720189.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 8.6.2017 at 11:56 am (affects Lot 100 DP 505218)

Subject to a right of way (in gross) over Lot 312 DP 505218 marked M, N and O, a right (in gross) to convey water over Lot 312 DP 505218 marked M, a right to drain sewage (in gross) over Lot 312 DP 505218 marked M, N, O and P and to drain water (in gross) over Section 312 DP 505218 marked O on DP 505218 in favour of Nelson City Council created by Easement Instrument 10720189.8 - 8.6.2017 at 11:56 am

The easements created by Easement Instrument 10720189.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over Lot 312 DP 505218 marked M, N, O and P on DP 505218 in favour of Chorus New Zealand Limited created by Easement Instrument 10720189.9 - 8.6.2017 at 11:56 am

The easements created by Easement Instrument 10720189.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity, telecommunications and computer media over Lot 312 DP 505218 marked M, N and O on DP 505218 in favour of Network Tasman Limited created by Easement Instrument 10720189.10 - 8.6.2017 at 11:56 am

The easements created by Easement Instrument 10720189.10 are subject to Section 243 (a) Resource Management Act 1991

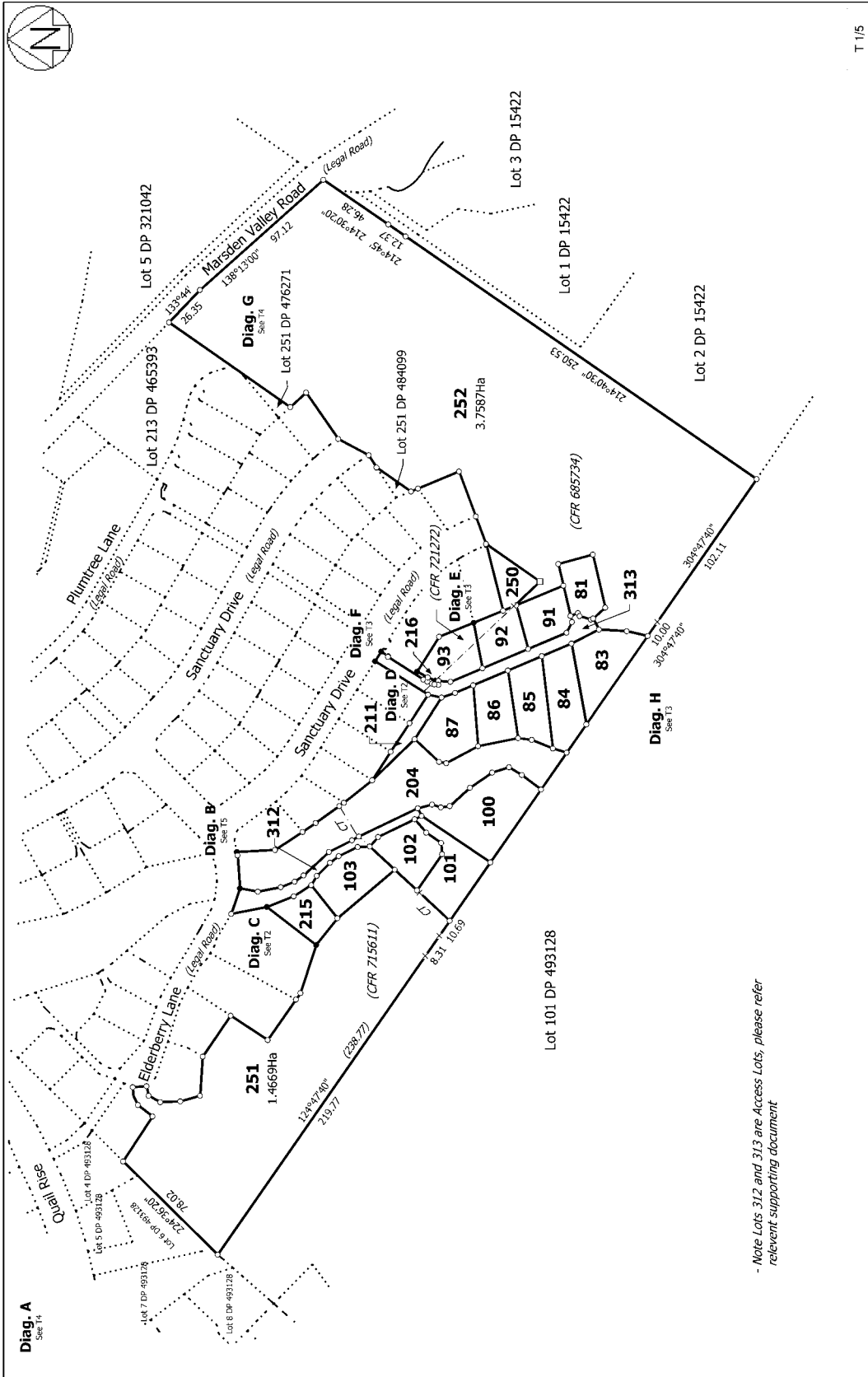
Subject to a right to drain sewage over Lot 312 DP 505218 marked O on DP 505218 created by Easement Instrument 10720189.11 - 8.6.2017 at 11:56 am

The easements created by Easement Instrument 10720189.11 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 10720189.12 - 8.6.2017 at 11:56 am (affects Lot 100 DP 505218)

Fencing Covenant in Transfer 10855763.1 - 3.8.2017 at 4:19 pm

11106414.3 Mortgage to ASB Bank Limited - 15.6.2018 at 12:13 pm



<p>Land District: Nelson</p>	<p>Surveyor: Paul Gordon Newton Firm: Newton &amp; Associates Ltd</p>	<p>Title Plan LT 505218 Approved on: 6/05/2017</p>
<p>Lots 81, 83-87, 91-93, 100-103, 204, 211, 215, 216, 250-252, 312 and 313 Being a Subdivision of Lots 250, 252 and 253 DP 484099 and Lot 251 DP 492026</p>		
<p>Digitally Generated Plan Generated on: 05/05/2017 07:31 am Page 6 of 10</p>		

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- Note Lots 312 and 313 are Access Lots, please refer relevant supporting document