

# General Property Information

11 Woodford Lane, Nelson

Created: 1 May 2023

**PLEASE NOTE –  
THIS IS NOT A LAND INFORMATION MEMORANDUM (LIM)**

If you require further information on this property you can request the following:

1. A copy of the property file. There is a charge for this if you are not the owner of the property. The file will be either electronic or hard copy depending on the address.
2. Land Information Memorandum (LIM). There is a charge for this. The report contains information that is held by the council regarding the land.

Any property file whether electronic or paper will not contain:

- confidential records
- building consents that have no Code Compliance Certificate
- resource consents that are still being monitored
- subdivision resource consents
- Land Information Memorandums (LIMs)
- Slip information



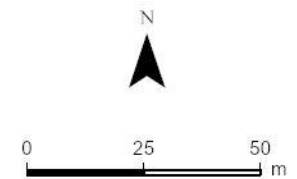
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# NRMP Hazard Overlay

11 Woodford Lane, Nelson



Created 01 May 2023

Nelson City Council

## **Hazard Study Information**

It is part of Council's role to research and collect new information on a variety of local hazards so we can help to appropriately manage the risk to people and property. Council is required by law not only to investigate hazards, but to make the research available to anyone who is affected or interested.

The information below only relates to the areas covered by Council's recent research. It is important to note that there is potential for flooding, liquefaction, landslides and other natural hazards to happen in other areas around Nelson too.

Refer to the links for maps and information on the hazards below.

### **Fault Hazard**

<http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/faults-line/>

### **Nelson Flood Models**

<http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/flooding/>

Interactive map <http://nelson.govt.nz/river-flooding-map>

### **Liquefaction**

<http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/liquefaction/>

### **Historic land use and potential soil contamination**

<http://www.nelson.govt.nz/building-and-property/hail-sites>

### **Coastal Inundation**

<https://shape.nelson.govt.nz/coastal-hazards>

### **Slope Instability Overlay**

<http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/slope-instability/>

### **More information**

Copies of all the latest reports and information that Council holds on hazards are available to download on our website at <http://nelson.govt.nz/environment/nelson-plan/natural-hazards/>

## How can I find out if my soil is contaminated or not?

Inclusion on the HAIL site database does not mean that the soil must be tested. However, if you have reason to believe your soil is definitely contaminated or you want to know for your own information, you could get it tested.

Where the NESCS requires that a preliminary or detailed site investigation is done as part of a proposed change to land use or earthworks at a potentially contaminated site, that must be done by a "Suitably Qualified and Experienced Person" (SQEP).

This means that soil sampling done by anyone other than a SQEP can't be accepted as evidence of the contamination status of the site.

A SQEP has to be well qualified and have lots of experience assessing potentially contaminated land. Nelson City Council and Tasman District Council hold a joint list of SQEP's who can provide a contamination assessment. See a copy of the current list on the website.

A12970 66



# H.A.I.L SITES

**More information**  
For more details about the HAIL, the Council database, soil testing, possible contaminants and the NESCS, please visit the Council website, [nelson.govt.nz](http://nelson.govt.nz) and search on HAIL.



Hazardous Activities and Industries  
List Information

 **Nelson City Council**  
te kaunihera o whakatū

Civic House, 110 Trafalgar Street, Nelson  
03 546 0200 • [nelson.govt.nz](http://nelson.govt.nz)

 **Nelson City Council**  
te kaunihera o whakatū



## What are HAIL sites?

HAIL sites are pieces of land where hazardous substances might have been used, stored or disposed of. These are identified by the Hazardous Activities and Industries List (HAIL), which is a group of activities and industries that are considered likely to cause land contamination. The list has been compiled by the Ministry for the Environment. The HAIL aims to identify most situations where hazardous substances could cause, and in many cases have caused, land contamination.

The fact that an activity or industry appears on the list does not mean that hazardous substances were used or stored on all sites occupied by that activity or industry. Nor does it mean that a site used by that industry will always have hazardous substances present in the land. The list just highlights that there is a greater probability of site contamination occurring than for other uses or activities.

You can download a copy of the HAIL on the Council website, [nelson.govt.nz](http://nelson.govt.nz) and search on HAIL.

## Why is Council identifying HAIL sites?

By identifying sites where hazardous substances might have been used, stored or disposed of, we can ensure that the sites do not present a risk to human health when they are used or developed.

It helps Council and the community to comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

It informs land owners that there is potential for the land to be contaminated and that further investigation would be needed before constructing new buildings or changing the land use. A resource consent may be needed in some cases.

## Is a HAIL site the same as a contaminated site?

No. It's important to note that this is a land use assessment and no soil testing has been carried out by Council. Inclusion on the database does not mean that soil contamination is present.

Nelson City Council has made a database of all the areas of Nelson where our information shows that HAIL activities are taking or have taken place. Research has been done using historical photos, trade directories and property information to establish which areas of land in Nelson could be at risk of contamination because they are likely to have been used for HAIL activities in the past. For example, if the land was once an orchard and chemical sprays were used, or perhaps it was a farm that had a sheep dip or a fuel tank, there is a risk of soil contamination.

## My property is listed as a HAIL site – what does that mean for me?

Inclusion on the HAIL site database does not necessarily mean that your soil is contaminated. Using a raised garden bed for growing vegetables can be helpful if you are concerned about soil contamination.

Also, if you want to build on your property, you will need to meet the requirements under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). This could mean you may need a resource consent to carry out certain work.

If you are especially concerned or have reason to believe that your soil is definitely contaminated you can get it tested at your own expense. For more information about soil testing see our website, [nelson.govt.nz](http://nelson.govt.nz) and search on HAIL.

## Can a property be removed from the database?

The only way to remove a property from the database is to show that HAIL activity has never taken place on that site.

However, if you have any soil testing or other relevant information, please let Council know as this can be included in the property file and used to update the status of the property on the database.

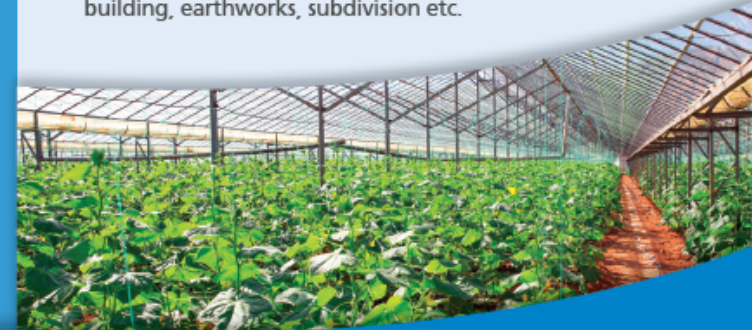
## I am considering selling, buying a property or building on a HAIL site. What does that mean?

Information about whether a property is on the HAIL site database will be included on a Land Information Memorandum (LIM) for the property you are considering. A LIM is advisable when purchasing a property to ensure you are aware of the most accurate information we have relating to that property.

Information relating to HAIL status is also included on the Project Information Memorandum (PIM) for the property which you should request before doing any building project.

Be aware that if a property is included on the HAIL site database, and you wish to carry out any Building works, you will have to comply with the NESCS regulations (Sections 7 to 11). A resource consent may be required if the project cannot comply with the "permitted standards" in these regulations. The NESCS regulations are also triggered when a subdivision consent is applied for.

The requirements will vary from case to case, so it's important to talk to the Council early in the process for any activity that you're planning to carry out, including building, earthworks, subdivision etc.



## Information about property files

Nelson City Council has made this information available under Sections 10 to 18 (inclusive) of the Local Government Official Information and Meetings Act 1987 only. Nelson City Council does not warrant its accuracy and disclaims all liability whatsoever for any error, inaccuracy or incompleteness of the information without seeking appropriate independent and professional advice. The information provided does not constitute a Land Information Memorandum or any similar document. All Property Records are the property of Nelson City Council.

Property information held on a property file is for completed applications only. Applications being processed are added to the property file once the process is completed or code compliance certificate issued.

Any property file whether electronic or paper may exclude:

- confidential records
- building consents that have no Code Compliance Certificate
- resource consents that are still being monitored
- subdivision resource consents
- Land Information Memorandums (LIMs)
- Slip information

Information regarding slip reports on a property can be obtained by purchasing a LIM.

Older plans may include microfiche records and be of poorer quality.

## General Property Information: 1963092145

### Property

Valuation No	1963092145
Location	11 Woodford Lane, Nelson
Legal Description	Lot 3 DP 479281
Area (Hectares)	0.1241

### Rates

#### Government Valuation

Land	330,000
Improvements	470,000
Capital Value	800,000

Current Rates Year 2022 to 2023

### Planning/Resource Management

28/09/17	RESOURCE CONSENT 075165X1 : Extension of time to resource consent RM075165 as amended by RM075165V1 and RM075165V2 : Decision Notified 7/09/17 (Found on related property: X1963092200)
28/07/14	RESOURCE CONSENT 145108 : To reduce a 4 Lot subdivision to 3 lots to allow for suitable building sites : Section 224 Issued 30/10/14 (Found on related property: 1963092147)
24/11/11	RESOURCE CONSENT 105331V1 : Cancellation of Conditions 6 and 8 of RM105331 : Decision Notified 3/11/11 (Found on related property: X1947036508)
12/04/11	RESOURCE CONSENT 105225 : Erect dwellings outside of the 20m radial setback from high voltage transmission lines : Decision Notified 22/03/11 (Found on related property: 1947036508)
16/04/10	RESOURCE CONSENT 075165V1 : Change to condition 36 of RM075165 - Montebello Subdivision : Decision Notified 24/03/10 (Found on related property: 1963092300)
4/05/09	RESOURCE CONSENT 085384 : 4 lot Subdivision : Lapsed 27/01/17 (Found on related property: 1947036501)
4/05/09	RESOURCE CONSENT 085385 : To undertake earthworks to form building platforms, hazards management and right of way construction : Lapsed 9/04/14 (Found on related property: 1947036501)
4/05/09	RESOURCE CONSENT 085386 : Discharge stormwater into Orphanage Creek : Lapsed 15/10/15 (Found on related property: 1947036501)



27/05/08	RESOURCE CONSENT 085078 : To establish and operate a quarry to provide material for subdivision construction and development with the controlled discharge of stormwater to Orphanage Creek : Decision Notified 6/05/08 (Found on related property: 1947036501)
27/09/07	RESOURCE CONSENT 075165 : Staged 42 lot subdivision with associated Land Use, Earthworks and Discharge consent. Montebello Subdivisioin : Letter Sent 8/08/12 (Found on related property: X1963092200)
4/09/07	RESOURCE CONSENT 065317 : Staged 30 lot subdivision with associated Land Use, Earthworks, Watercourse Disturbance & Stormwater Discharge. : Section 224 Issued 1/04/11 (Found on related property: 1947036508)
21/05/04	RESOURCE CONSENT 035542 : Construct a bridge across Poormans Valley Stream : Decision Notified 30/04/04 (Found on related property: 1947036501)
14/03/03	RESOURCE CONSENT 025548 : 6 lots : Section 224 Issued 29/01/04 (Found on related property: X1947036501B)
15/10/97	RESOURCE CONSENT 975464 : boundary adjustment & amalgamation : Section 224 Issued 10/12/97 (Found on related property: 1947036501A)
13/06/97	RESOURCE CONSENT 975233 : Upgrade existing culvet crossing through Poormans Valley Stream : Decision Notified 22/05/97 (Found on related property: 1947036501B)
23/07/96	RESOURCE CONSENT 950624 : SUBDIVIDE 340HA,2.5HA & BALANCE AMALGAMATED WITH PT CEMETERY : Section 224 Issued 7/04/97 (Found on related property: 1947036501A)
28/06/95	RESOURCE CONSENT 950263 : ACCESS TRACKING - LOGGING. HARVEST 3 HECTARES. : Consent Effective 29/06/95 (Found on related property: 1947036501A)
19/01/95	RESOURCE CONSENT 940607 : FORM ACCESS TRACK : Consent Effective 20/01/95 (Found on related property: 1947036501A)
22/04/94	RESOURCE CONSENT 940100 : OPERATE RIDING FOR THE DISABLED AT NGAWHATU : Consent Effective 26/04/94 (Found on related property:)
28/03/94	RESOURCE CONSENT 940091 : CLEAR SCRUB BY ROLLER CRUSHING AND BURNING, ROAD AND TRACK FORMATION AND REPLANTING P. RADIATA : Consent Effective 29/03/94 (Found on related property: 1947036501B)
27/05/93	RESOURCE CONSENT 930154 : LOG 5.0 HA OF RADIATA PINE : Consent Effective 27/05/93 (Found on related property: 1947036501B)

## Building

16/11/15	BUILDING CONSENT 150563 : Dwelling : CODE COMPLIANCE CERT ISSUED 18/05/20
25/01/96	BUILDING CONSENT 951329 : ERECT BRIDGE : Code Compliance Certificate issued 28/08/96 (Found on related property: 1947036501A)
29/06/89	BUILDING PERMIT G029323 EXTEND COVERED STOCK YARDS : APPROVED (Found on related property: X1947036501B)
8/03/89	BUILDING PERMIT 058075 LOWER SHEARING SHED FLOOR : APPROVED (Found on related property: X1947036501B)
18/02/87	BUILDING PERMIT 012476 ERECT DWELLING : APPROVED FILE AT MARSDEN VLY RD (Found on related property: X1947036501B)
13/02/87	BUILDING PERMIT 012463 ERECT GARAGE : APPROVED FILE AT MARSDEN VLY RD (Found on related property: X1947036501B)
	PIM APPLICATION 150563T : Dwelling : Territorial Planning Check Completed 30/10/15

## Licences

15/08/02	ENVIRONMENTAL HEALTH NOTES DANGEROUS GOODS INSPECTION Underground Fuel Tank - Ngawhatu (Found on related property: X1947036501)
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## Sewer and Drainage

No information located

## Land and Building Classifications

No information located

## Transport

No information located

## Special Land Features

No information located

## Swimming Pools

No information located

## Other

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**INTERNAL NOTES** This property file has been scanned or is fully electronic - RMcK -  
**13Mar2019**

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# Conditions Report



View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0800" OR Filename:"Property Condition C1402" OR Filename:"Property Condition C1522"](https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\))

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
7547877	11 Woodford Lane, Nelson	C0800	Restricted Development	N	Open in SharePoint ( <a c0800\""="" condition="" href="https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\" property="">https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0800"</a> )
7547877	11 Woodford Lane, Nelson	C1402	Air Plan	N	Open in SharePoint ( <a c1402\""="" condition="" href="https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\" property="">https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402"</a> )
7547877	11 Woodford Lane, Nelson	C1522	Restricted Area and Stability	Y	Open in SharePoint ( <a c1522\""="" condition="" href="https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\" property="">https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1522"</a> )

DATE: 6-May-95                      CONDITION No: 800

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION Various)

PROPERTY OWNER  
or SUBDIVIDER: Varioust

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY: Works Committee

REASON FOR CONDITION:  
(Abbreviated)                      Catchments Served By Inadequate Stormwater Systems

CONDITION:

Restricted Development Area:

Catchment is served by inadequate stormwater system. Subdivision or any increase in the number of household units to more than one per lot is unlikely to be permitted until the issue of stormwater disposal has been resolved. Subdivision may be permitted in some cases where a detention dam can be constructed with sufficient storage to restrict flood flows back to discharge rates that have occurred prior to development. Soakage may be acceptable for individual lots within the Wood and Stoke.

Amended 23-Sept-96

Date Entered: 16-Jun-95

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

Date	27 April 2011	Condition No.	C1522
Street address	Woodford & Bridgewater Lanes		
Diagram	Yes		
Legal Description	Lots 4 to 21 and 23 to 30 inclusive LT436492; Lots 1 & 2 DP 490813		
Property Owner or Subdivider	Solitaire Investments Ltd		
Scheme Plan No.			
Resource Consent No.	RM065317		
Authority	Mike Johnston		
Reason for condition	As a result of subdivision		

## Condition

### *Sub-conditions applying to all lots*

- Buildings shall be within the area designated as *NZS 3604 Certified Building Area* and/or *Area requiring Specific Investigation and Design* as shown on *Tonkin & Taylor Building Site Certification Plan Drawings 870412.121 05 & 06, Rev 2* dated April 2011.
- Foundations for all buildings shall extend through topsoil, sub soil and where present non-certified fill to bear in competent natural or cut materials and/or fill certified in accordance with NZS 4431: 1999 – *Code of Practice for Earth Fill for Residential Development*.
- No earthworks, other than footpaths to provide access for garden landscaping, shall be undertaken in *Restricted Building Area* or *Not Assessed* areas shown on *Tonkin & Taylor Building Site Certification Plan* unless specifically investigated by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist who shall consider the effects of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and the stability of adjacent lots.
- Areas of non certified fill exist on a number of lots as approximately shown on *Tonkin & Taylor Building Site Certification Plan Drawings 870412.121 05 & 06, Rev 2* dated April 2011. Additional areas of non certified fill are present adjacent to former farm tracks and possibly arising from other farming activities, and excavation of test pits as located on *Tonkin & Taylor Building Site Certification Plan*. As a result of extensive subdivision earthworks, small areas of fill not meeting the requirements of NZS 4431, and as allowed for in the standard, may be locally present within the building sites.
- No building shall take place in the *Restricted Building Area* or the *Not Assessed* area delineated on the *Tonkin & Taylor Building Site Certification Plan Drawings 870412.121 05 & 06, Rev 2* dated April 2011.

*Explanatory Note:* Development within the *Restricted Building Area* or the *Not Assessed* area may be possible following geotechnical investigation. Any application for building consent within these areas shall be accompanied by an appropriate building site certification from a chartered professional engineer practising in geotechnical engineering or from an experienced engineering geologist and recognised as such by the Nelson City Council.



6. The *NZS 3604 Certified Building Area* comprises ground that is generally suitable for shallow foundations constructed in accordance with NZS 3604: 1999 – *Timber Framed Buildings*. Foundations for all buildings not meeting NZS 3604 and requiring an ultimate bearing capacity greater than 300 kPa shall be specifically investigated and designed by a chartered professional engineer practising in civil or geotechnical engineering and experienced in foundation design. All foundations require Scala penetrometer proof testing.
7. Within the *Area requiring Specific Investigation and Design* and for structures straddling the *NZS 3604 Zone* and *Specific Investigation and Design Zone*, foundations shall be investigated by a chartered professional engineer practising in geotechnical engineering or an experienced engineering geologist. Foundations shall be designed and the construction inspected by a chartered professional engineer practising in civil or geotechnical engineering and experienced in foundation design. Specific attention shall be given to verifying the presence of fill margins, as depicted on the Tonkin & Taylor *Building Site Certification Plan* drawings, where they are shown to be under or close proximity to proposed buildings. On ground sloping at steeper than 2.5H: 1V, foundations shall be designed to resist lateral loads imposed by movement of surface soils.
8. In the *NZS 3604 Certified Building Area* all temporary or permanent cuts exceeding 1.2 m in height, including cuts to be retained, shall be specifically investigated by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist. Retaining walls greater than 1.2 m in height shall be specifically investigated and designed by a chartered professional engineer practising in civil or geotechnical engineering. All walls shall be adequately drained.
9. In the *Area requiring Specific Investigation and Design* involving other than lots 2 to 6 inclusive all temporary or permanent cuts exceeding 0.8 m in height, including cuts to be retained, shall be specifically investigated by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist who shall consider the effects of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and the stability of adjacent lots.

On lots 2 to 6 all temporary or permanent cuts exceeding 0.6 m in height, including cuts to be retained, shall be specifically investigated by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist who shall consider the effects of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and the stability of adjacent lots. In particular the engineer or engineering geologist shall consider the presence of a weak layer located at approximately 1.2 m below natural ground surface.
10. Retaining walls greater than 0.8 m in height in the *Area requiring Specific Investigation and Design* shall be specifically investigated and designed by a chartered professional engineer practising in geotechnical engineering. All walls shall be adequately drained.
11. Fill greater than 0.8 m thick, and all fill proposed beneath structures, including hardstanding areas, shall meet the requirements of NZS 4431:1989 – *Code of Practice for Earth Fill for Residential Development*, and shall include adequate stripping, benching, and underdrainage. All fills within the *Area requiring Specific Investigation and Design* greater than 1.0 m in thickness shall be specifically investigated and designed by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist who shall consider the effects of the earthworks on global stability, i.e. the effect of the works on the stability of the lot and the stability of adjacent lots. No unretained fill shall be placed on ground sloping greater than 2.5H: 1V.

12. Subsoil drains exist on a number of lots as approximately depicted on Tonkin & Taylor *Building Site Certification Plan* Drawings, dated March 2011. All building and site development works shall be planned and implemented to preserve and protect the subsoil drains.
13. All stormwater from roofs, hardstanding or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds, shall be collected and discharged in a controlled manner to the Nelson City Council Stormwater System.
14. Where practical and appropriate to do so lots shall be maintained in vegetation cover or utilise other surface protection to protect soils from erosion and slope instability.

*Consent notices applying to specific lots*

15. As required by a consent notice, the owner of Lot 8 shall construct a catch fence or provide alternative measures to protect the building site on the lot from a possible rock fall hazard arising from the steeply inclined cut slope on the southern side of the lot. The rock fall mitigation work shall be designed by a chartered professional engineer practising in geotechnical engineering.
16. As required by a consent notice the owner of Lot 20 shall maintain the deflection bund in the southwestern portion of the lot or shall provide alternative measures to protect the building site from possible debris inundation arising from possible slope failure above the building site. Any alternative debris inundation mitigation works shall be prior approved by the Nelson City Council and shall designed and construction inspected by a chartered professional engineer practising in geotechnical engineering.
17. As required by a consent notice the owners of lots 20, 29 and 30 shall be responsible for the ongoing maintenance of the subsoil drain outlets and open drains situated on the lots. All building and site development works shall be planned and implemented to preserve and protect the subsoil drains.

Tonkin & Taylor *Earthworks & Building Site Certification Report RM065317 Ngawhatu Subdivision – Ngawhatu Valley, Stoke*, dated April 2011, Ref 870412.001  
<http://tardis/1082410> and Appendix D <http://tardis/1082408> and *Geotechnical Certificate – Proposed building site areas for Ngawhatu Subdivision Lots 2 to 21 and 23 to 30 at Woodford and Bridgewater Lanes, Stoke (RM065317)*, dated 19 April 2011, Rev 2, <http://tardis/1082415>, and <http://tardis/1082412> relate to the general suitability of the site; they do not remove the need for specific site investigation, design and inspection as required by the Building Code, NZS3604:1999 and NZS 4431:1989.

Amended 18 August 2014 – Lots 2 and 3 have been re-evaluated See Condition C1667.

Amended 6 November 2015 Some Lots have had further subdivision.

Date entered: 5<sup>th</sup> May 2011