General Property Information

10 Sanctuary Drive, Nelson

Created: 3 November 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:

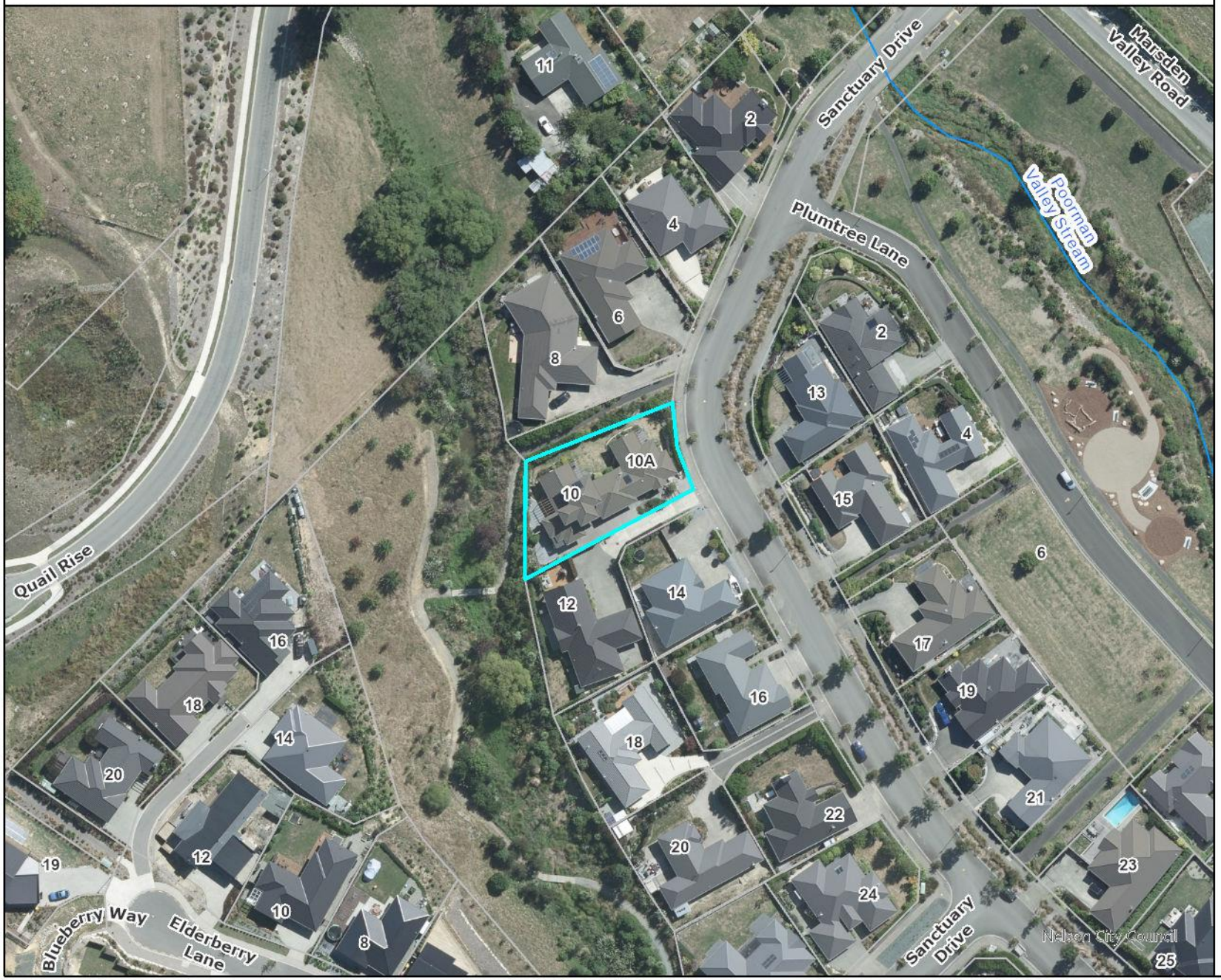
- confidential records
- building consents that have no Code Compliance Certificate
- resource consents that are still being monitored
- subdivision resource consents
- Land Information Memorandums (LIMs)
- Slip information

Contents

1. Nelson Resource Management Plan (NRMP) Hazard Overlay Map
2. Hazard Study Information
3. Hazardous Activities and Industries List (HAIL) site information brochure
4. Information about Property Files
5. General Property Information (GPI) Summary
6. Property Conditions

NRMP Hazard Overlay

10 Sanctuary Drive, Nelson



Nelson City Council | Te Kaunihera o Whakatū

Legend

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0 20 40 m

Created 03 November 2023

The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Nelson City Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented. Nelson City Council information is licensed under a Creative Commons Attribution 4.0 International License, and the use of any data or plan must be in accordance with the terms of that licence. For more information please contact us. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED.

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.

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** and search on **HAIL.**

A1297066

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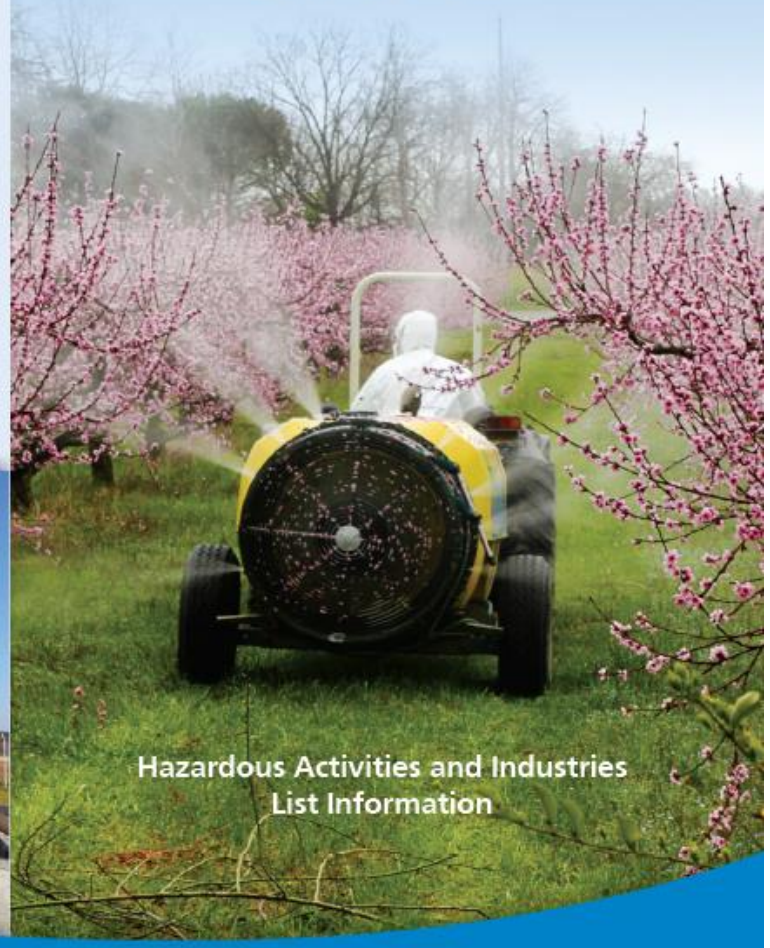
Civic House, 110 Trafalgar Street, Nelson
03 546 0200 • nelson.govt.nz

H.A.I.L SITES



Hazardous Activities and Industries List Information

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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: 1965000124

Property

Valuation No	1965000124
Location	10 Sanctuary Drive, Nelson
Legal Description	Lot 62 DP 433210
Area (Hectares)	0.0855

Rates

Government Valuation

Land	530,000
Improvements	980,000
Capital Value	1,510,000

Current Rates Year 2023 to 2024

Planning/Resource Management

19/07/11	RESOURCE CONSENT 115126 : Creation of a Right of Way : RIght of Way approval s.348 LGA 9/02/12
25/08/10	RESOURCE CONSENT 105067 : Establish an office and install associated signage : Decision Notified 4/08/10 (Found on related property: X1947036100)
2/02/10	RESOURCE CONSENT 095282 : TO locate a temporary office and istall sign : Decision Notified 24/12/09 (Found on related property: 1947036100)
15/01/10	RESOURCE CONSENT 095290 : Operation of 8 Show Homes : Decision Notified 4/12/09 (Found on related property: 1947036100)
21/05/09	RESOURCE CONSENT 085367 : Boundary adjustment : Lapsed 28/02/17 (Found on related property: 1947036100)
30/01/09	RESOURCE CONSENT 085326 : Variation to RM065553 relating to Condition 4 (financial and reserve contributions) Refer now to RM105048 : Decision Notified 19/12/08 (Found on related property: 1947036101)
10/12/08	RESOURCE CONSENT 085008 : Variation to RM 065553 relating to conditions 13, 59, 60 and 63; refer to current consent RM105048 : Variation 23/03/10 (Found on related property: 1947036101)
13/11/08	RESOURCE CONSENT 085318 : Establish a skid site for removal of pine trees involving earthworks : Decision Notified 22/10/08 (Found on related property: 1947036100)
30/09/08	RESOURCE CONSENT 085173 : Change of Consent conditions - RM 065553; Refer now to RM105048 : Surrendered 23/03/10

	(Found on related property: 1947036100)
29/11/07	RESOURCE CONSENT 065553 : 117 Lot residential subdivision and associated consents; refer now to RM105048 : Variation 23/03/10 (Found on related property: 1947036100)
22/09/05	RESOURCE CONSENT 055360 : Works associated with the construction of a second circuit to the existing Blenheim to Stoke transmission line : Decision Notified 1/09/05 (Found on related property: 1965000101D)
19/09/05	RESOURCE CONSENT 055250 : Second Circuit to the existing Blenheim - Stoke 110kV transmission line : Decision Notified 29/08/05 (Found on related property: 1965000101D)
19/05/04	RESOURCE CONSENT 045101 : Locate an ex shipping container on property, increasing the site coverage to 33% (30% allowable) : Decision Notified 28/04/04 (Found on related property: 1977010000B)
3/20/04	RESOURCE CONSENT 045100 : Discharge water from the Roding River and from the Water Treatment Plant : Decision Notified 30/03/04 (Found on related property: 1947036100)
31/07/02	RESOURCE CONSENT 025144 : Construct, maintain & operate the Nelson City Water Treatment Plant & associated pipelines & pump stations : Decision Notified 10/07/02 (Found on related property: 1947050200)
5/11/96	RESOURCE CONSENT 960206 : 49 RURAL RESIDENTIAL LOTS & ROADS TO VEST : Lapsed 3/06/04 (Found on related property: 1947036100)
2/05/96	RESOURCE CONSENT 950551 : SUBDIVIDE 1 LOT INTO 2 : Lapsed 9/04/98 (Found on related property: 1947036100)
1/03/94	TOWN PLANNING PERMIT 920318 SUBDIVIDE 32HA OF RURAL C LAND INTO 37 ALLOTMENTS : APPLICATION WITHDRAWN (Found on related property: X1947036100)
18/11/69	RESOURCE CONSENT 691970 : WATER PERMIT - IRRIGATION Poormans Valley Stream 818m3/d : Surrendered 7/07/21 (Found on related property: 1947036100)
12/05/69	RESOURCE CONSENT 664170 : WATER PERMIT : PASTURE SPRINKLER SPRAY SYSTEM : Consent Effective 12/05/69 (Found on related property: 1947036100)
	RESOURCE CONSENT 932169 : 37 LOT SUBDIVISION : Withdrawn 7/01/94 (Found on related property: 1947036100)
	RESOURCE CONSENT 940001 : SPRAY GORSE : Withdrawn 12/01/94 (Found on related property: X1947036100)
	RESOURCE CONSENT 995475 : To subdivide 1 lot into 3 lots : Withdrawn 6/04/09 (Found on related property: 1947036100)

Building

24/11/21	BUILDING CONSENT 210612 : Dwelling Alterations : CODE COMPLIANCE CERT ISSUED 4/08/22
27/03/12	BUILDING CONSENT 120148 : Install STS 20 tube & STS 30 tube solar HW system : CODE COMPLIANCE CERT ISSUED 12/02/13
18/11/11	BUILDING CONSENT 110662 : Erect dwelling : CODE COMPLIANCE CERT ISSUED 13/08/12
2/03/10	BUILDING CONSENT 100045 : New Bridge over Poormans Stream at Marsden Park Subdivision : CODE COMPLIANCE CERT ISSUED 1/04/11 (Found on related property: 1947036100)
14/07/88	BUILDING PERMIT 057488 INSTALL WOODBURNER : APPROVED (Found on related property: X1947036100)
2/06/88	BUILDING PERMIT 057375 INSTALL WOODBURNER : APPROVED INBUILT SCHOONER (Found on related property: X1947036100)
27/03/86	BUILDING PERMIT T2/9/1/826 SUBDIVIDE 60H OF RURAL C LAND INTO 27 ALLOTMENTS : DECLINED NOTIFIED PLANNING APPLICATION NO.826 (Found on related property: X1947036100)
	BUILDING CONSENT 210612T : Dwelling Alterations : Territorial Planning Check Completed 14/10/21

Licences

No information located

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

6/09/22	LIM APPLICATION L220479L220479 : LAND INFORMATION MEMORANDUM
1/03/22	SERVICE REQUEST 2208518 : Information / Advice Requested

12/11/19 LIM APPLICATION L190538L190538 : LAND INFORMATION MEMORANDUM

INTERNAL NOTES THIS PROPERTY FILE HAS BEEN SCANNED

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Conditions Report

Search

View All Conditions (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402" OR Filename:"Property Condition C1533" OR Filename:"Property Condition C1534" OR Filename:"Property Condition C1532")

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
7313660	10 Sanctuary Drive, Nelson	C1402	Air Plan	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402")
7313660	10 Sanctuary Drive, Nelson	C1533	Consent Notice	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1533")
7313660	10 Sanctuary Drive, Nelson	C1534	Consent Notice	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1534")
7313660	10 Sanctuary Drive, Nelson	C1532	Restricted Area and Stability	Y	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1532")

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.

Type of heating appliance	**Cessation Date** **May no longer be used from:**
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 July 2011	Condition No.	C1532
Street address	Sanctuary Drive, Plumtree Lane & Elderberry Lane		
Diagram	Yes		
Legal Description	Lots 1 to 13 inclusive, 15, 17, 19, 21, Lots 56 to 64 inclusive, Lots 99, 129 and 130 DP 433210		
Property Owner or Subdivider	Marsden Park Ltd		
Scheme Plan No.			
Resource Consent No.	RM105048		
Authority	Mike Johnston		
Reason for condition	As a result of subdivision		

For 224 Certification for Stage 1 Marsden Park Subdivision Council has received the following documentation from Nelson Consulting Engineers Ltd (ref.08201):

- *Geotechnical Assessment for Proposed Marsden Park Subdivision – Stages 1 to 4 Marsden Valley, Stoke*, dated 1 May 2008 HTTP://Tardis/1099664
- *Construction Monitoring report Stage 1 Marsden Park Subdivision, Marsden Valley, Stoke*, dated , 11 May 2011, HTTP://Tardis/1099649
- *Geotechnical Certificate for Lots 1 through 13, Lots 15, 17, 19, 21, Lots 56 through 64, Lots 99, 129 and 130 Marsden Park Subdivision Stage 1, Marsden Valley, Nelson*, dated 20 March 2011. HTTP://Tardis/1091720

Condition

Lot 1 to 13 inclusive, Lots 15, 17, 19, 21, Lots 56 to 64 inclusive, Lots 99, 129 and 130 DP 433210

1. Development shall be positioned within the *Building Area Generally Suitable for Residential Development following NZS3604:1999* depicted on the *Geotechnical Certificate Plan,* dated 12 May 2011. Note that other conditions may limit development within the designated areas, such as those associated with yard setbacks, daylight angles or site coverage.

2. For Lot 99 no development shall be undertaken in the secondary flood path area shown on the appended Lot 99 Secondary Flood Level plan without advice from a chartered professional engineer practising in civil, hydraulic or geotechnical engineering.

3. The *Building Area Generally Suitable for Residential Development following NZS3604:1999* has been assessed by Nelson Consulting Engineers Ltd as generally suitable for structures in regards to NZS 3604: 1999 - *Timber Framed Buildings,* however this is dependent on the specific footprint and position of the dwelling. Some localised soft spots may be present.

4. Subsurface foundation investigations meeting Section 3 of NZS 3604, (as a minimum level of investigation) are required prior to the design of any residential development.

5. Retaining walls shall 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%).

6. 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.

7. 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: 1999 – *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.

8. Where structures comply with NZS 3604 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.

9. All earthworks and ground shaping shall be constructed to prevent ponding and provide a positive gradient away from foundation elements. Lot development shall not adversely alter overland flows on neighbouring properties.

10. All seepages encountered in any excavations or during site development shall be conveyed away from the building sites in controlled manner.

11. Concentrated stormwater discharges collected from roofs, driveways and developed yards shall be conveyed away from building sites and into the Nelson City Council stormwater reticulation system as not to adversely impact slopes and/or neighbouring building areas.

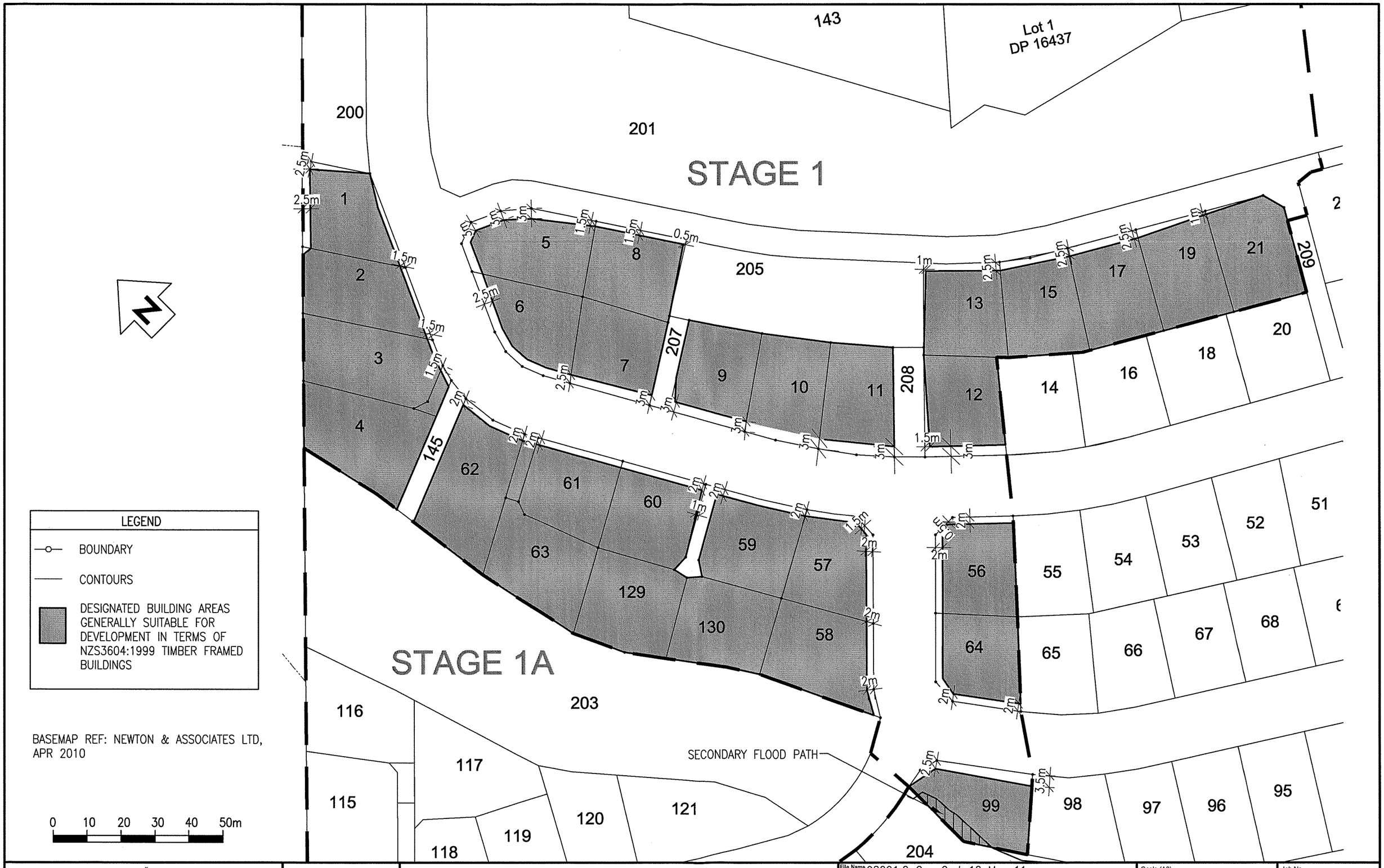
12. In order to protect the low impact swale stormwater system, and the adjacent stream, all stormwater generated on each lot shall discharge through a suitable-sized simple sediment trap prior to discharging into the provided Nelson City Council stormwater lateral. The trap is envisaged to be a standard yard sump, with either a grate or cover plate, no smaller than 450mm square, and at least 900mm deep. The outlet invert shall be set to allow at least 400mm of depth below for sediment storage. The trap shall be cleaned on a regular basis.

13. The location of existing services shall be confirmed at the onset of construction. Foundation elements near the services shall be positioned in accordance with the Nelson City Council *Land Development Manual 2010* requirements.

14. 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 Erosion and Sediment Control Layouts” HTTP://Tardis/1091720

The Nelson Consulting Engineers Ltd (ref.08201) *Geotechnical Assessment for Proposed Marsden Park Subdivision – Stages 1 to 4 Marsden Valley, Stoke*, dated 1 May 2008, HTTP://Tardis/1099664. *Construction Monitoring report Stage 1 Marsden Park Subdivision, Marsden Valley, Stoke*, 11 May 2011, HTTP://Tardis/1099649 , and *Geotechnical Certificate for Lots 1 through 13, Lots 15, 17, 19, 21, Lots 56 through 64, Lots 99, 129 and 130 Marsden Park Subdivision Stage 1, Marsden Valley, Nelson*, dated 11 May 2011, HTTP://Tardis/1091720 relate to the general suitability of the building sites; they do not remove the need for specific site investigation, design and inspection as required by the Building Code, NZS 3604: 1999 and NZS 4431: 1989.

Date entered: 28th July 2011



Nelson Consulting Engineers Ltd
CIVIL - GEOTECHNICAL - STRUCTURAL

140 Collingwood Street
Nelson

Phone 03 5394145
Fax 03 5394146
Email john@nce.co.nz

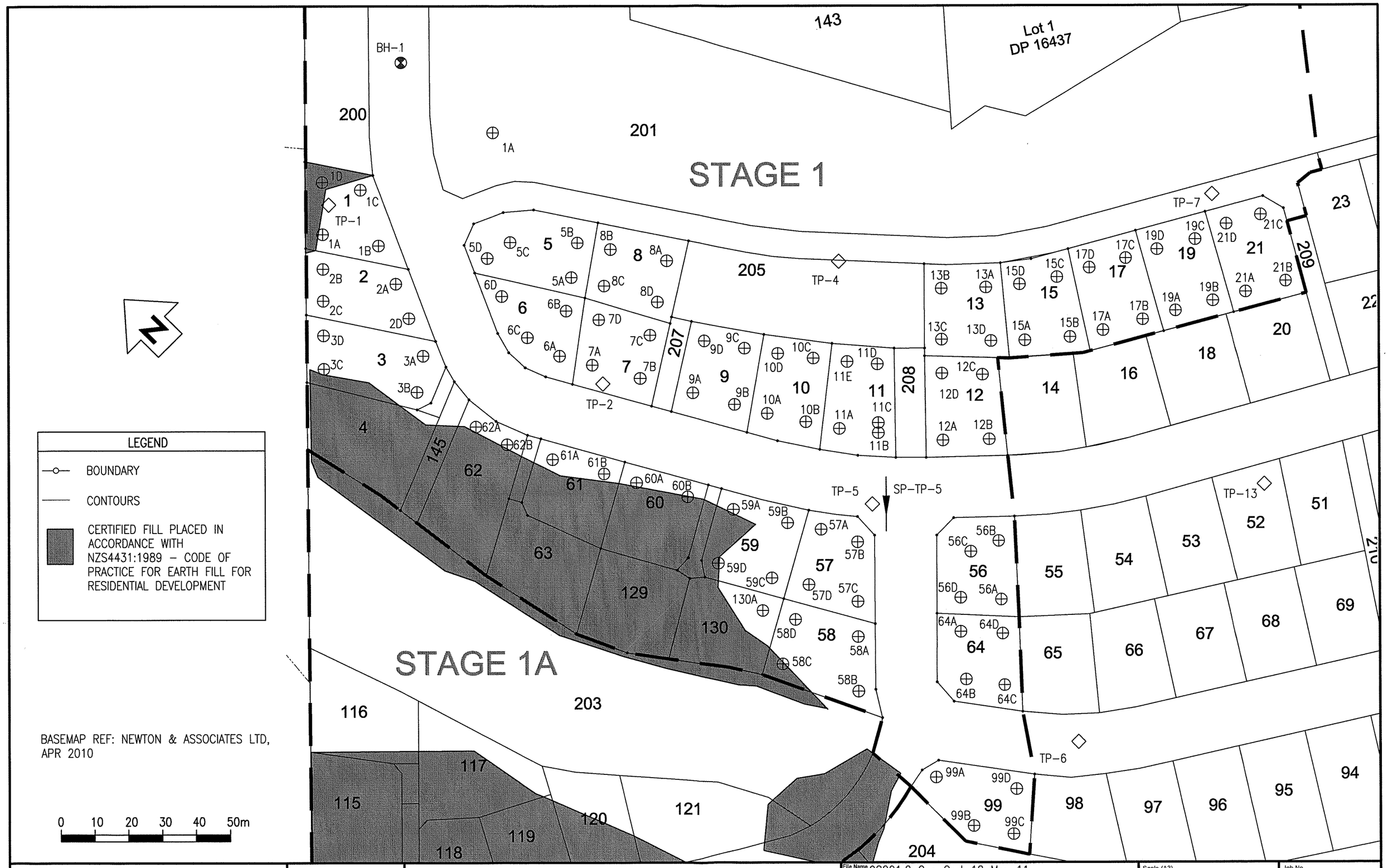
MARSDEN PARK LTD

MARSDEN PARK STAGE 1 SUBDIVISION, STOKE, NELSON

GEOTECHNICAL CERTIFICATE

SITE PLAN

File Name: 08201.2 Geo Cert 12 May 11		Scale (A3): 1:1000	Job No: 08201
		Stamp: AS BUILT	Sheet No: 01 OF 02
Rev	Comment / Date / Int	Date: 12 MAY 11	Revision:
Designed by: JH	Drawn by: JE	Approved by:	



LEGEND

- BOUNDARY
- CONTOURS
- CERTIFIED FILL PLACED IN ACCORDANCE WITH NZS4431:1989 – CODE OF PRACTICE FOR EARTH FILL FOR RESIDENTIAL DEVELOPMENT

BASEMAP REF: NEWTON & ASSOCIATES LTD, APR 2010

0 10 20 30 40 50m

Nelson Consulting Engineers Ltd
CIVIL - GEOTECHNICAL - STRUCTURAL

140 Collingwood Street
Nelson

Phone 03 5394145
Fax 03 5394146
Email john@nce.co.nz

MARSDEN PARK LTD

MARSDEN PARK STAGE 1 SUBDIVISION, STOKE, NELSON

CERTIFIED FILL PLAN AND GROUND TESTING LOCATIONS
SITE PLAN

File Name 08201.2 Geo Cert 12 May 11

Rev	Comment	Date	Int

Designed by JH | Drawn by JE | Approved by

Scale (A3)	1:1000
Job No	08201
Stamp	AS BUILT
Sheet No	02 OF 02
Date	02 MAR 11
Revision	

Nelson Consulting Engineers Ltd
CIVIL - GEOTECHNICAL - STRUCTURAL

140 Collingwood Street
Nelson

Phone 03 539 4145
Fax 03 539 4146
Email john@nce.co.nz

PROJECT MARSDEN PARK LTD PROJECT NO. 08201
DESCRIPTION LOT 99 SECONDARY FLOOD LEVEL
PREPARED BY JWE DATE 10 MAY 2011
REVIEWED/CHECKED BY [illegible] DATE 11 May 2011
REF/DWGS SHEET 01 OF 01

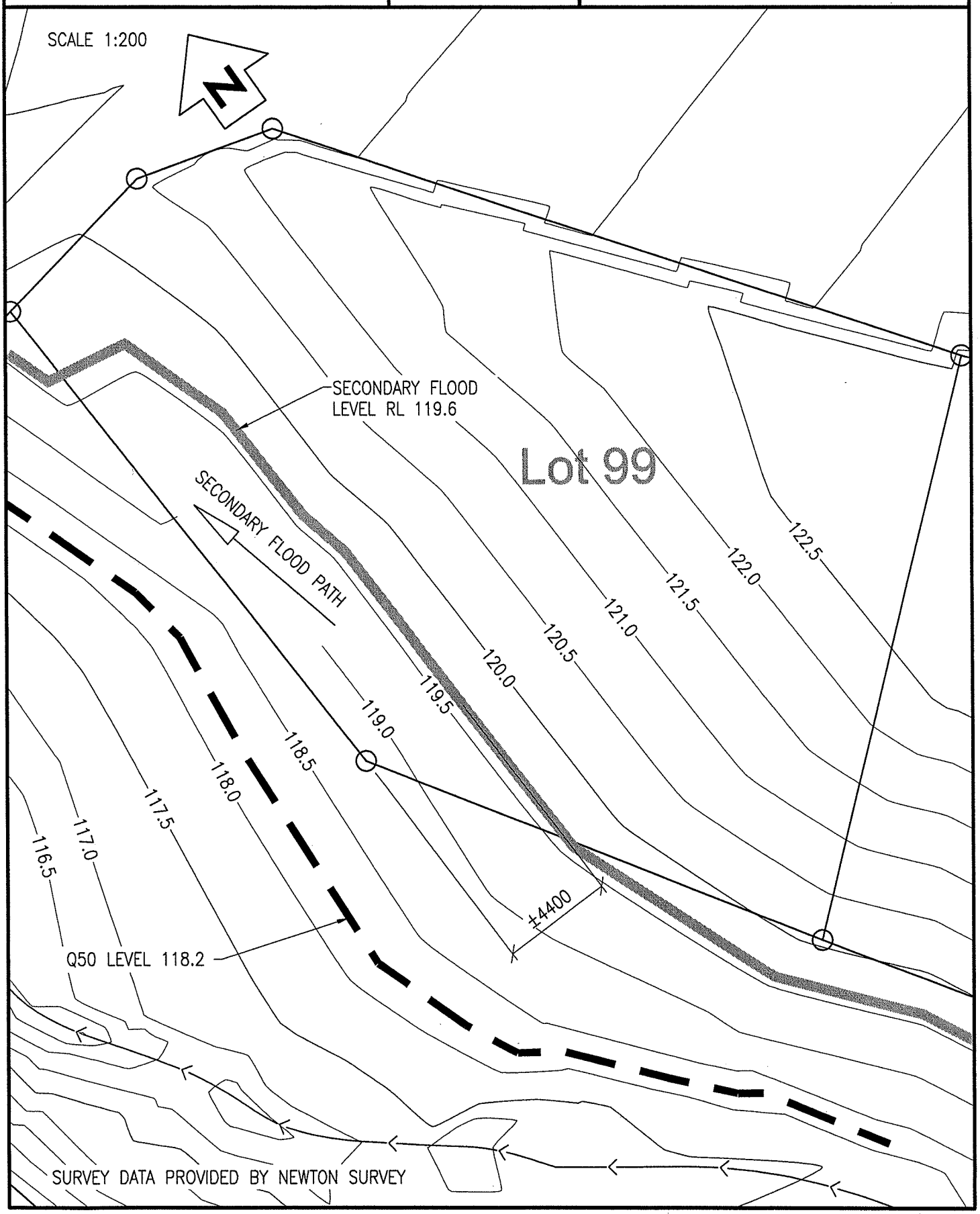
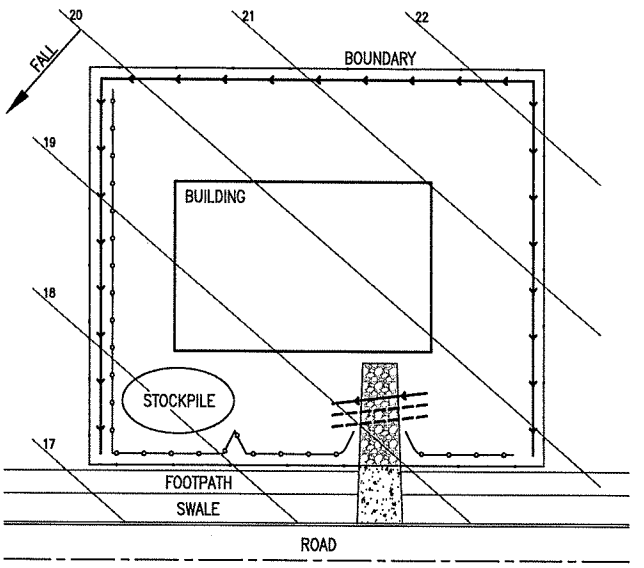


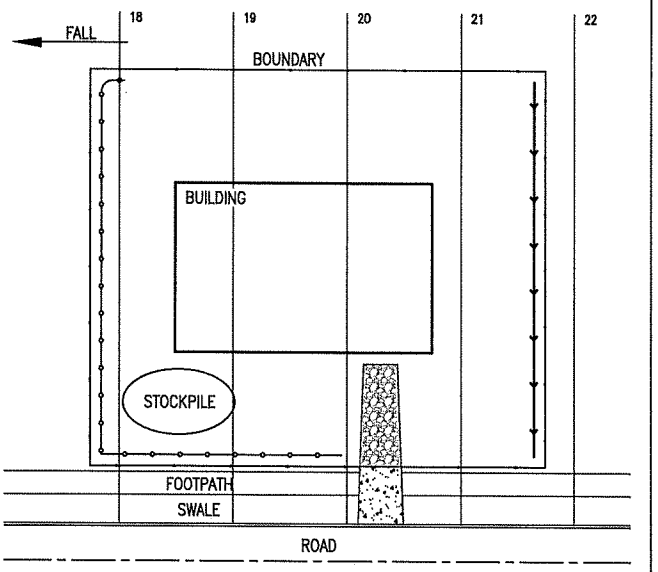
Figure 1

TYPICAL DRAINAGE AND SEDIMENT CONTROL LAYOUTS

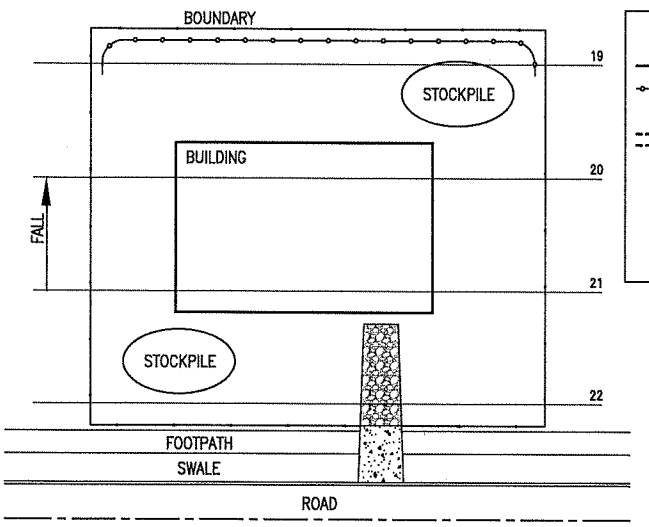
PROPERTY FALLS TOWARDS ROAD



PROPERTY FALLS ALONG ROAD



PROPERTY FALLS AWAY FROM ROAD



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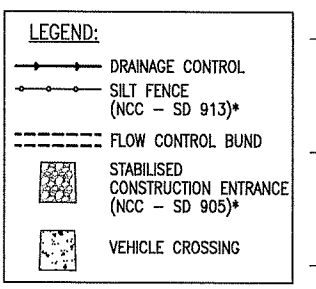
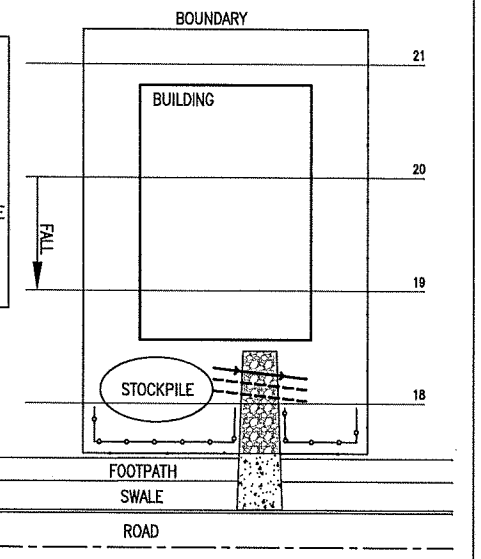
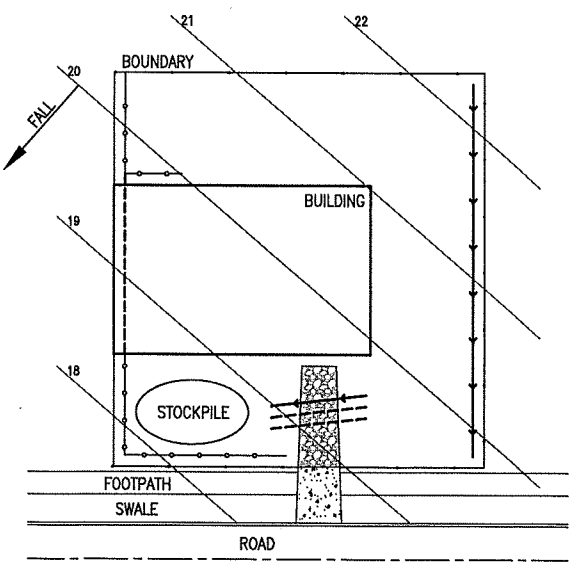


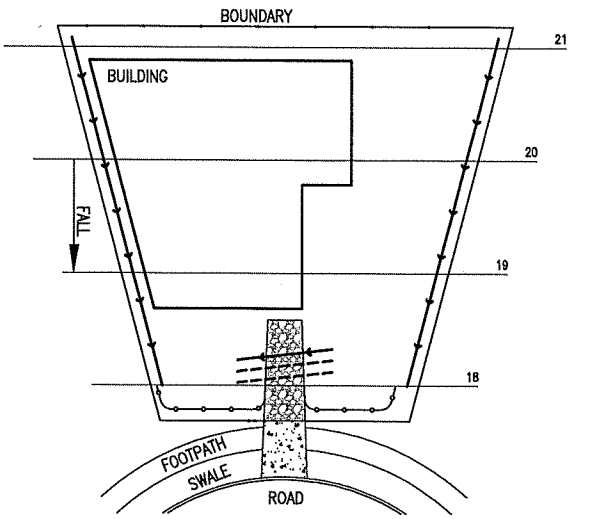
NARROW LOT



ZERO LOT ALIGNMENT



CUL–DE–SAC PROPERTY



* REFER TO NCC – "LAND DEVELOPMENT MANUAL 2010"

Date	27th July 2011	Condition No.	C1533
Street address	Sanctuary Drive, Plumtree Lane & Elderberry Lane		
Diagram	No		
Legal Description	DP 433210		
Property Owner or Subdivider	Marsden Park		
Scheme Plan No.	RM105048, 065553 & ors		
NCC Plan No.			
Authority	Don Ballagh		
Reason for condition	Consent notice relating to fences, and minimum site area etc (conditions 34 & 58 of consolidated consent RM105048)		

Condition

Consent Notice – to be complied with on a continuing basis

(a) in respect of Lots 7, 8 9 (CT's 532768, 532769, 532770); 11, 12, 13 (CT's 532772, 532773, 532775); 4, 62 (CT's 532765 and 532784) ("the Subject Lots") and Lot 21 (CT 532778):

Fences on boundaries of the Subject Lots adjoining the walkway/cycleway Lots namely: Lots 207, 208 or 145 and that part of Lot 21 which adjoins Lot 250 shall be limited to a maximum height of 1.2m except that a trellis fence not less than 50% permeability and no higher than 0.6m may be erected on such fence.

(b) in respect of Lots 1-13, 15, 17, 19, 21, 56-64, 99, 129, 130 (CT's 532762 – 532788 and 532790 and 532791)

any future development on the Lot shall be in accordance with the provisions of the Nelson City Council District Plan Residential (Standard Density) Zone in relation to minimum site area, site coverage, height, daylight and yard requirements.

(c) Lot 143 (CT 532789) must be serviced for power prior to occupation of any building that may be erected on the Lot.

Date entered: 28th July 2011

Date	27 July 2011	Condition No.	1534
Street address	Sanctuary Drive, Plumtree Lane & Elderberry Lane		
Diagram	No		
Legal Description	DP 433210 & Lots 14-20, 51-55 LT460530 & Lots 65-69 LT468811		
Property Owner or Subdivider	Marsden Park Ltd		
Scheme Plan No.	RM105048		
Resource Consent No.			
Authority	Shane Overend		
Reason for condition	As a result of subdivision		

Consent Notice

To be complied with on a continuing basis

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 stormwater from 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.

Updated 18th September 2012

Updated 26th June 2013 to include LT460530

Updated 17th March 2014 to include Lots 65-69 LT468811

Date entered: 28th July 2011