

General Property Information

29 Hill Street North, Nelson

Created: 14 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

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Hazard Overlay Map
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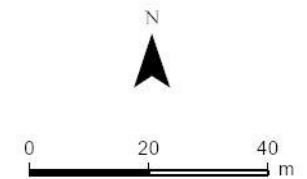


NRMP Hazard Overlay

29 Hill Street North, Nelson



Legend



Created 14 November 2023

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



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

 **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 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 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.

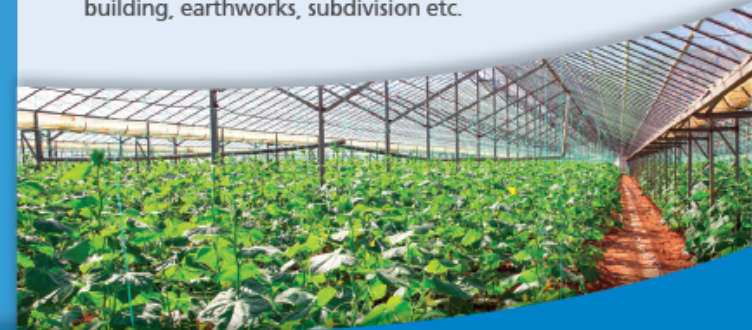
I am considering selling, buying a property or building on a HAIL site. What does that mean?

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: 1962076039

Property

Valuation No	1962076039
Location	29 Hill Street North, Nelson
Legal Description	LOT 35 DP 443566
Area (Hectares)	0.0768

Rates

Government Valuation

Land	530,000
Improvements	790,000
Capital Value	1,320,000

Current Rates Year 2023 to 2024

Planning/Resource Management

5/11/15	RESOURCE CONSENT 085003V2 : Variation to conditions of RM085003V1 to provide for changes to staging in the Waimeha Subdivision : Section 224 Issued 29/06/16 (Found on related property: 1962076000)
22/02/13	RESOURCE CONSENT 085003V1 : Waimeha: Variation to RM085003 to provide for connecting road links between approved Stage 2 and proposed Stage 3 (subject to RM125264) in the Waimeha Subdivision : Sec 133A Minor Amendment 12/02/13 (Found on related property: X1962076001)
14/02/13	RESOURCE CONSENT 125257 : Erect signage in front yard : Decision Notified 22/01/13
18/07/11	RESOURCE CONSENT 115110 : Operation of 12 showhomes : Decision Notified 27/06/11 (Found on related property: 1962076001)
27/05/08	RESOURCE CONSENT 085003 : 82 lot residential subdivision with associated works also to operate 10 showhomes with less than required parking. Waimeha Subdivision Stages 1 & 2 : Section 224 Issued 17/10/11 (Found on related property: 1962076001)
14/06/05	RESOURCE CONSENT 055121 : 2 rural Lots. Lot 1 to be amalgamated with Lot 1 DP 335875. : Section 224 Issued 5/07/05 (Found on related property: 1962076000)

Building

18/03/21	BUILDING CONSENT 210092 : Extend dwelling : CODE COMPLIANCE CERT ISSUED 9/08/22
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7/08/12 BUILDING CONSENT 120421 : New single story residential dwelling with internal access garage : CODE COMPLIANCE CERT ISSUED 9/10/13

11/08/06 BUILDING CONSENT 060532 : Alter & Extend Dwelling, Alter Basement Garage, and Erect Decks : NO CCC WILL BE ISSUED : Decision made under S93 BA2004 12/10/20
(Found on related property: 1962076000)

16/02/93 BUILDING CONSENT 25089 : ALTER,EXTEND DOMEST.WORK : Code Compliance Certificate issued 19/11/99
(Found on related property: 1962076000)

PIM APPLICATION 210092T : Extend dwelling : Status note: 9/04/21

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

15/05/14 LIM APPLICATION L140227L140227 : LAND INFORMATION MEMORANDUM

3/11/04 LIM APPLICATION L040276L040276 : LAND INFORMATION MEMORANDUM
(Found on related property: 1962076000)

Conditions Report



View All Conditions (<https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402" OR Filename:"Property Condition C1546" OR Filename:"Property Condition C1552" OR Filename:"Property Condition C1554" OR Filename:"Property Condition C1717">)

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
7343719	29 Hill Street Nelson	C1402	Air Plan	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402")
7343719	29 Hill Street Nelson	C1546	Consent Notice	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1546")
7343719	29 Hill Street Nelson	C1552	Foundations/Topsoil	Y	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1552")
7343719	29 Hill Street Nelson	C1554	Consent Notice	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1554")
7343719	29 Hill Street Nelson	C1717	Stormwater Management	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1717")

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	30 August 2011	Condition No.	C1546
Street address	Champion Road Hill Street North & New Streets		
Diagram	No		
Legal Description	Lots 1 to 43 DP 443566, Lot 2 DP356002		
Property Owner or Subdivider	Wahanga Ltd		
Scheme Plan No.			
Resource Consent No.	RM085003		
Authority	Shane Overend		
Reason for condition	Landowners must install and maintain low impact stormwater devices within their lots		

Condition

1. At the time of building consent the landowner shall install low impact stormwater devices to the requirements and details outlined in the documents referenced below. A consent notice has been registered on the title of these lots setting out this requirement and also that the landowner is responsible for the ongoing maintenance and works to ensure the devices are kept in good working order at all times.

Refer to documents:

1. "Woods Stormwater Information Kit Waimeha Subdivision, Stage 1 Lots 1 to 43, July 2011, Job Number 40036" [HTTP://Tardis/1147563](http://Tardis/1147563)
2. "Woods Stormwater Management Brochure – A Guide for Landowners – Waimeha Subdivision Stage 1 Lots 1 to 43, July 2011, Job number 40036" [HTTP://Tardis/1147562](http://Tardis/1147562)
3. "Cardno TCB Stormwater Disposal Report, December 2007", [HTTP://Tardis/1150909](http://Tardis/1150909) and appendices A to D of this report [HTTP://Tardis/1150932](http://Tardis/1150932)

Date entered: 22nd September 2011

Date	21 September 2011	Condition No.	C1552
Street address	Champion Rd, Hill St North and New Streets		
Diagram	Yes		
Legal Description	Lots 1 to 42 DP443566		
Property Owner or Subdivider	Wahanga Ltd		
Scheme Plan No.			
Resource Consent No.	RM085003		
Authority	Mike Johnston		
Reason for condition	As a result of subdivision		

Condition

1. All of the subdivision has been certified by Swanney Geotechnical and Civil Engineering as geotechnically suitable for building on. Where tested 'good ground', as defined in NZS3604: 1999 – *Timber Framed Buildings*, is present at shallow depth (<800 mm).
2. As part of the subdivision, structural fill certified by Swanney Geotechnical and Civil Engineering as placed in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*, exists within the subdivision as approximately depicted on drawings *Depth of Cut/Fill Asbuilt* Sheets 1 to 4, dated July 2011 [HTTP://Tardis/1161124](http://Tardis/1161124) --+ Interfaces between fill and *in situ* materials exist on a number of lots and should be taken into account during development of those lots. Fill thickness is generally <400 mm but is locally up to 1.1 m in thickness.
3. Topsoil may be of variable thickness and, possibly as a result of past agricultural activities, patches of softer ground may be present in natural ground.
4. Foundations shall penetrate topsoil, subsoil and, where present, non-certified fill to found in competent natural ground or fill certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*.
5. Ground for foundations complying with NZS 3604: 1989 – *Timber Framed Buildings* shall be tested in accordance with that code.
6. Beneath concrete ground slab foundations all topsoil shall be removed and replaced by compacted hard fill.
7. Foundations not meeting NZS 3604: 1989 shall be specifically investigated, designed and inspected during construction by or under the direction of a chartered professional engineer practising in civil engineering and experienced in foundation design.
8. All excavations and their backfilling shall be in a manner that minimises infiltration into the adjacent ground.
9. All fills supporting buildings, driveways and hardstanding areas shall be placed in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*.

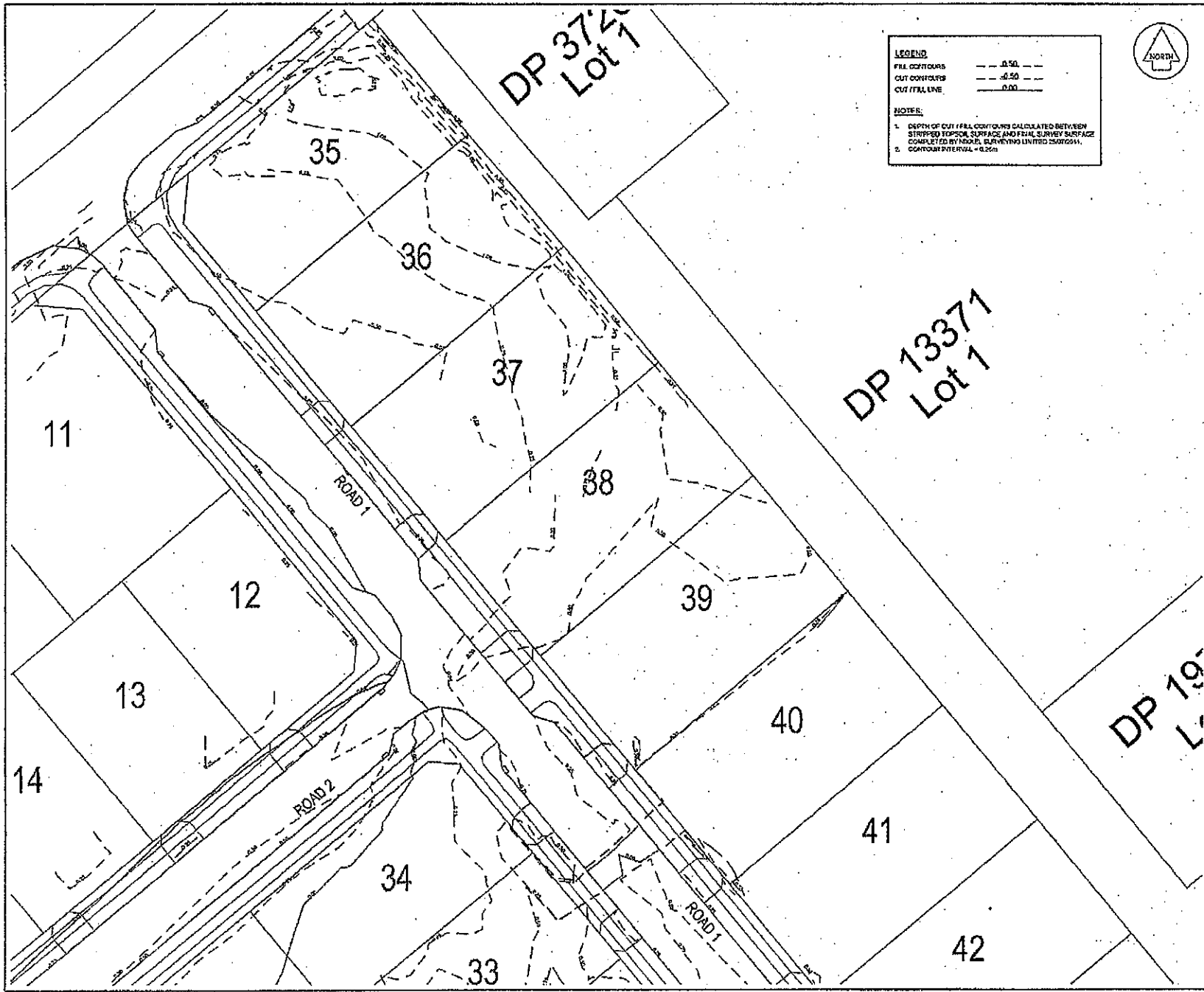
10. Lots shall be graded and/or appropriate drainage put in place to prevent detrimental ponding and to divert water away from foundation elements. Lot development generally shall not negatively alter surface drainage of adjacent properties.
11. On lots 1 to 3 and 19 to 24 inclusive, stormwater from roofs, hardstanding or impermeable areas, retaining wall drainage, surface drains and new subsoil drains, and overflows from ponds or pools and any seepages encountered during development of the lots shall be collected and discharged in a controlled manner as described in "*Stormwater Information Kit – Waimeha Subdivision – Stage 1 (Lots 1 to 43)*", dated July 2011 ([HTTP://Tardis/1147563](http://Tardis/1147563)).

Advisory Note: Lot 43 has no certified building site it being part of a future stage of the subdivision.

12. All stormwater from roofs, hard standing or impermeable areas, and overflows from ponds and pools shall be collected and discharged in a controlled manner to the Nelson City Council Stormwater System.

Swanney Geotechnical and Civil Engineering *Waimeha Subdivision, Hill Street North, Nelson Stage 1 Building Site and Fill Certification* (ref.1180 le01), dated 8 August 2011, [HTTP://Tardis/1161124](http://Tardis/1161124) relates to the general suitability of the lots. It does 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: 23rd September 2011



LEGEND

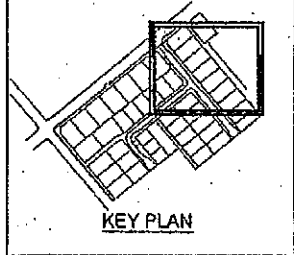
FILL CONTOURS - - - 0.50 - - -
 CUT CONTOURS - - - 0.50 - - -
 CUT FILL LINE - - - 0.00 - - -

NOTES:

1. DEPTH OF CUT/FILL CONTOURS CALCULATED BETWEEN STRIPPED TOPSOIL SURFACE AND FINAL SURVEY SURFACE COMPLETED BY MODEL SURVEYING LIMITED (25/07/2011). CONTOUR INTERVAL = 0.25m



LATEST REVISION DETAILS	NAME	DATE



CERTIFICATION

I, LICENSED CADASTRAL SURVEYOR, HEREBY CERTIFY THE ACCURACY OF THIS AS-BUILT INFORMATION.

SIGNED: _____
 LICENSED CADASTRAL SURVEYOR

DATE: _____

ISSUES

1. LEVELS ARE IN TERMS OF HELLSON CITY CORNER - EASTERN MERIDIAN 1927
2. ORIGIN OF LEVELS SET BY S.O.P.M. (P.L. 74.29)
3. COORDINATES ARE IN TERMS OF HELLSON LOCAL GRID, DATUM 2000
4. LOT BOUNDARIES ARE SUBJECT TO FINAL SURVEY.


CLIENT:



Molineux Project Management Ltd
 Ray Molineux
 Project Manager
 20 Fildes Street, Auckland, New Zealand
 Phone: +64 9 307 1433 FAX: +64 9 307 1441 WWW.MOLINEUX.CO.NZ



Wahanga Ltd



WOODS
 Engineers, Surveyors, Planners

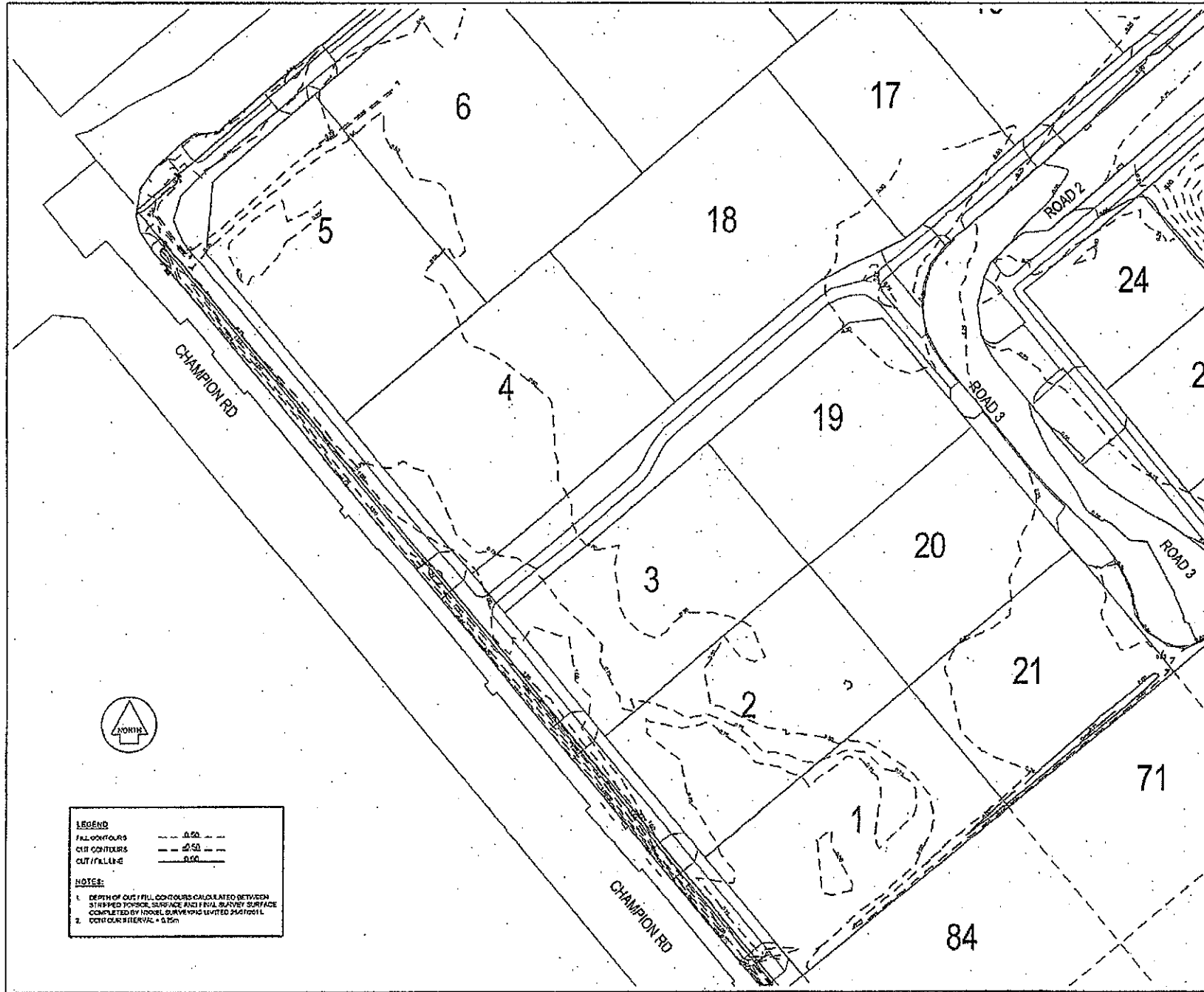
PO BOX 31602, HANAUROO, CHRISTCHURCH 8141
 LEVEL 2, 48 HURSTVALE AVE., CHRISTCHURCH 8011
 PHONE: +64 3 357 7443 FAX: +64 3 357 7441 WWW.WOODS.CO.NZ

WAIMEHA SUBDIVISION

DEPTH OF CUT / FILL ASBUILT SHEET 2

NELSON CITY COUNCIL

DESIGNED: WOODS	224c APPLICATION
CHECKED: _____	DRAWN: NPLM
APPROVED: _____	SURVEYED: NIKHIL SURY, LTD
JOB NUMBER: 40036	SCALE: 1:500 @ A3
ISSUED: JULY 2011	REV: _____
100-CUT FILL ASBUILT	



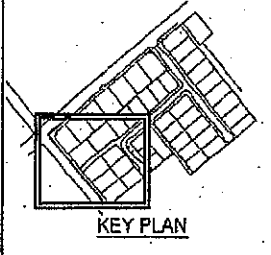
LEGEND

FILL CONTOURS --- 0.50 ---
 CUT CONTOURS --- 0.50 ---
 CUT/FILL LINE --- 0.50 ---

NOTES:

1. DEPTH OF CUT/FILL CONTOURS CALCULATED BETWEEN STRIPPED FINISH SURFACE AND FINAL SURFACE COMPLETED BY ROAD SURVEYS LIMITED 25/01/2011.
 2. CONTOUR INTERVAL = 0.25m

LATEST REVISION DETAILS	NAME	DATE



CERTIFICATION

I, LICENSED CADASTRAL SURVEYOR, HEREBY CERTIFY THE ACCURACY OF THIS AS-BUILT INFORMATION.

SIGNED: _____
 LICENSED CADASTRAL SURVEYOR

DATE: _____

NOTES

- LEVELS ARE IN TERMS OF NELSON CITY COUNCIL DATUM 1954-1957
- DEIGN OF LEVELS SEEN SO 1434 (PL 2629)
- COORDINATES ARE IN TERMS OF NELSON COUNCIL GRID AT DATUM 1950
- LOT BOUNDARIES ARE SUBJECT TO FINAL SURVEY.


CREDIT:



Wahanga Ltd



Melieux Project Management Ltd
 Ray Melieux
 Project Manager and
 Consultant Civil Engineer
101 Upper Moutere Road, Moutere, Nelson
 Phone: 051 331 740 Fax: 051 331 741 www.melieux.co.nz



WOODS
 Specialist Surveyors, Planners

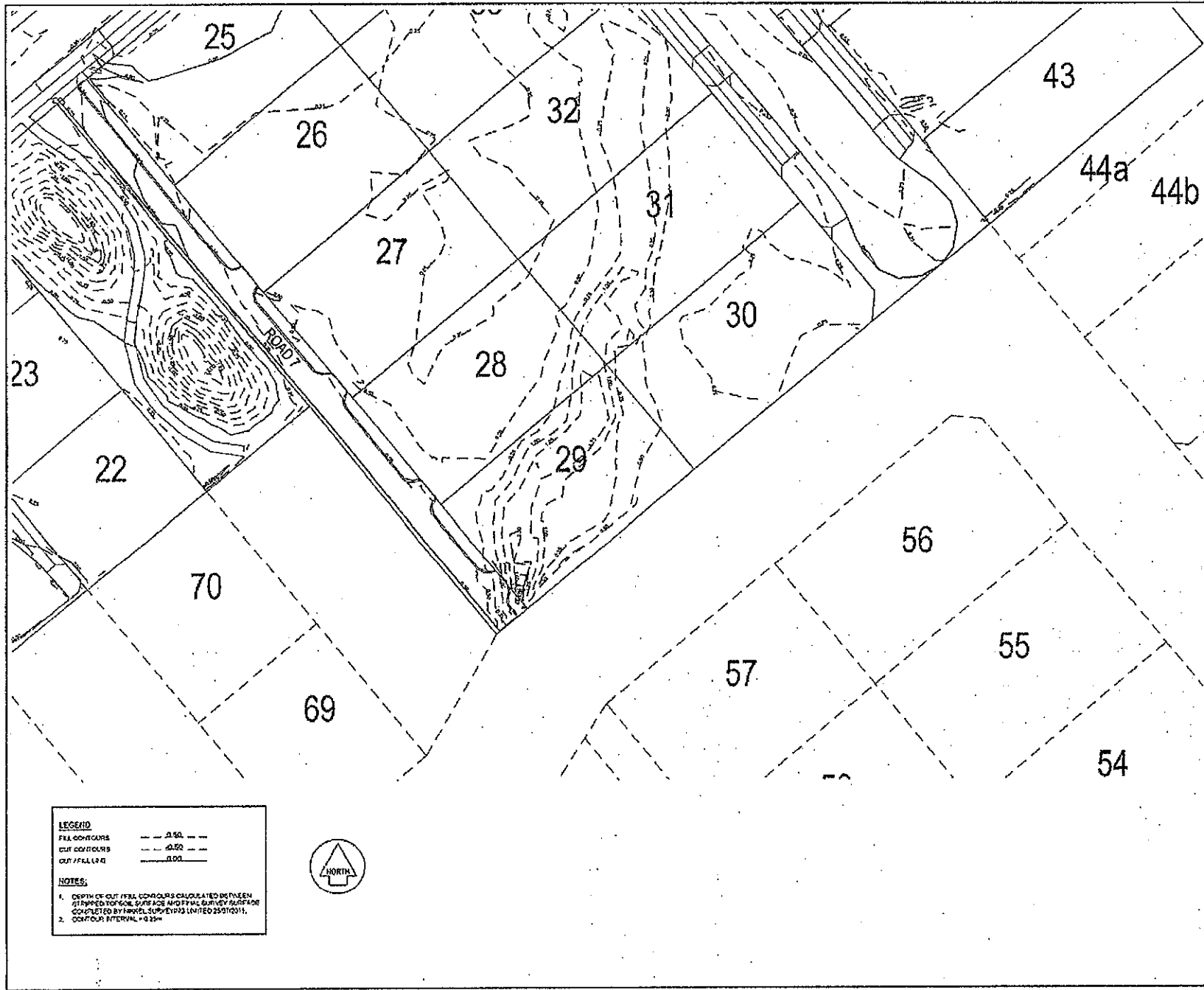
70 ROK STILES, HAKEWOOD, CHRISTCHURCH 8014
 LEVEL 2, 45 TUZOSPAID AVE, CHRISTCHURCH 8011
 PHONE +64 3 351 7403 FAX +64 3 351 7461 WWW.WOODS.CO.NZ

WAIMEHA SUBDIVISION

DEPTH OF CUT/FILL ASBUILT SHEET 3

NELSON CITY COUNCIL

DESIGNER: WOODS	2244 APPLICATION
DRAWN: JPM	DATE: 2011
APPROVED: _____	SUPPLIER: HIKEL SURV. LTD
PROJECT NUMBER: 45016	SCALE: 1:500 @ A3
ISSUED: JULY 2011	
DWG. NO. 100-CUT FILL ASBUILT	REV. _____



LEGEND

FILL CONTOURS --- 0.50 ---
 CUT CONTOURS --- 0.50 ---
 CUT/FILL LINE --- 0.00 ---

NOTES:

1. DEPTH OF CUT/FILL CONTOURS CALCULATED BETWEEN STRIPPED TOP SOIL SURFACE AND FINAL CUT/FILL SURFACE COMPLETED BY TRENCH SURVEYORS LIMITED 25/01/2011.
 2. CONTOUR INTERVAL = 0.25m

LATEST REVISION DETAILS		NAME	DATE

KEY PLAN

CERTIFICATION

I, _____
 LICENSED CADASTRAL SURVEYOR, HEREBY CERTIFY
 THE ACCURACY OF THIS AS-BUILT INFORMATION.

SIGNED: _____
 LICENSED CADASTRAL SURVEYOR

DATE: _____

NOTES

- LEVELS ARE IN TERMS OF NELSON CITY COUNCIL DATUM (MSL+12.87)
- ORIGIN OF LEVELS: SERIES 2014/284 (PL 2429)
- COORDINATES ARE IN TERMS OF NELSON LOCAL CIRCUIT, DATUM 2000
- LOT BOUNDARIES ARE SUBJECT TO FINAL SURVEY.

CURT:

Molineux Project Management Ltd
 Ray Molineux
 Project Manager and
 Completion Cost Control
217-Ard St East, Wellington
 Phone: 04 378 8111 Mobile: 04 378 8111
 Email: r.molineux@mpm.co.nz

WOODS
 Engineers, Surveyors, Planners
PO BOX 3162, HAREWOOD, CHRISTCHURCH 8041
 LEVEL 2, 73 FRIGERAO AVE, CHRISTCHURCH 8011
 PHONE: +61 3 317 7643 FAX: +61 3 357 7647 WWW.WOODS.CO.NZ

WAIMEHA SUBDIVISION

DEPTH OF CUT / FILL ASBUILT SHEET 4

NELSON CITY COUNCIL

DESIGNED: WOODS	224c APPLICATION
CHECKED: _____	DRAWN: RMB
APPROVED: _____	SURVEYED: NIKEL SURV, LTD
JOB NUMBER: 40016	SCALE: 1:500 @ A3
ISSUED: JULY 2011	
DWG. NO. 100-CUT FILL ASBUILT	REV. _____

Date	1 September 2011	Condition No.	C1554
Street address	135 Champion Road		
Diagram	No		
Legal Description	Lots 1 to 11, Lot 35 DP 443566		
Property Owner or Subdivider	Wahanga Ltd		
Scheme Plan No.	LT 443566		
Resource Consent No.	RM085003		
Authority	Kathy Mardon		
Reason for condition	A condition of subdivision		

Fencing Height

Lots 1 to 11 and Lot 35, DP 443566

On the lots listed above, fences on the road boundary shall not exceed 1.2m in height, and any side boundary fencing on these lots shall be constructed to taper from 1.2m at the road boundary up to a maximum height of 2 metres, reaching the maximum height no closer than 5 metres from the boundary.

Date entered: 4/10/11

Condition No	C1717
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Condition to be Created Amended Removed

Address	99 to 105 Champion Rd; 29 to 43 Hill St North; 2 to 20 Marino Grove; 3 to 17 Mako St; 3 to 5 Iti Lane
Legal Description	Lots 1 to 43 DP443566
Property Owner or Subdivider	Wahanga Ltd
Diagram included	NA
Engineering Plan No	NA
Resource Consent No	RM085003
Reason for Condition	As a result of subdivision

Date condition created	12 May 2016
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

Date created in GIS	12 May 2016
Created by Name & Role	Ian Tyler – GIS Analyst

Condition	
1.	<p>All owners and prospective owners should obtain a copy of the following documents:</p> <p>(a) "Stormwater Information Kit Waimeha Subdivision – Stage 1 Lots 1 to 43" dated July 2011, prepared by Woods Ltd, and held by Nelson City Council under Document No. A797068, HTTP://Tardis/A797068 ; and</p> <p>(b) "Stormwater Management Brochure – a Guide for Landowners – Waimeha Subdivision, Stage 1, Lots 1 to 43", prepared by Woods Ltd, Dated July</p>

2011; this document is available electronically from Nelson City Council, [HTTP://Tardis/A797037](http://Tardis/A797037)