

General Property Information

25 Montebello Avenue, Nelson

Created: 2 August 2024

**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

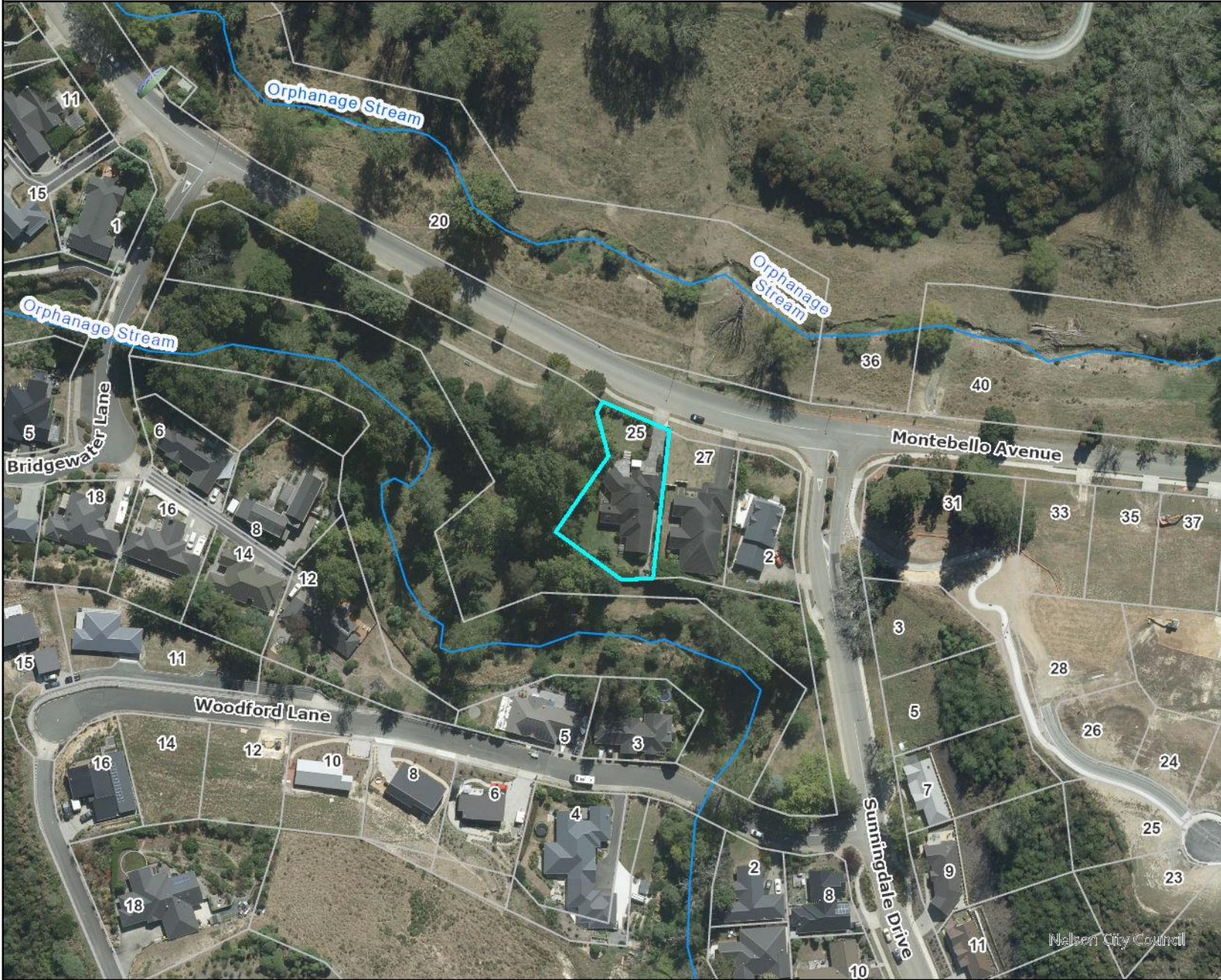
1. Nelson Resource Management Plan (NRMP)
Hazard Overlay Map
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3. Hazardous Activities and Industries List (HAIL) site
information brochure
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NRMP Hazard Overlay

25 Montebello Avenue, Nelson

Legend



0 25 50 m

Created 02 August 2024

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.



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: 1963092124

Property

Valuation No	1963092124
Location	25 Montebello Avenue, Nelson
Legal Description	LOT 19 DP 353023
Area (Hectares)	0.1121

Rates

Government Valuation

Land	590,000
Improvements	760,000
Capital Value	1,350,000

Current Rates Year 2024 to 2025

Planning/Resource Management

21/03/05	RESOURCE CONSENT 045661 : 2 residential Lots from Lot 35 Rm045085 : Section 224 Issued 19/10/05 (Found on related property: 1947036500)
28/01/05	RESOURCE CONSENT 045529 : Formalize two existing stormwater culverts within RM045085 (Stage 1) : Decision Notified 17/12/04 (Found on related property: 1947036500)
2/09/04	RESOURCE CONSENT 045085 : Subdivision; 21 residential lots, 3 roads, 3 esplanade strips, 4 local purpose reserves. Landuse; Site Area, Setback, Discharge, Carriageway width, Earthworks, Woodland status. : Section 224 Issued 19/10/05 (Found on related property: 1947036500)
7/10/03	RESOURCE CONSENT 035399 : Approval for an on-licence at the Ngawhatu Bowling Club : Decision Notified 16/09/03 (Found on related property: 1947036500)
1/10/03	RESOURCE CONSENT 035263 : 4 Residential allotments & amalgamations : Section 224 Issued 19/10/05 (Found on related property: 1947036500A)
10/09/01	RESOURCE CONSENT 015152 : To create 23 rural & residential use allotments : Section 224 Issued 22/07/02 (Found on related property: 1963064500)
1/05/00	RESOURCE CONSENT 005135 : To create 1 further lot than approved in previous consent : INFORMATION RECEIVED 6/08/02 (Found on related property: 1983098500)
26/11/99	RESOURCE CONSENT 995405 : Operate a Kohanga Reo between the hours of 8a.m. & 5 p.m. daily, training 2 evenings/week & meetings twice weekly : Decision

Notified 5/11/99

(Found on related property: 1947036500A)

19/11/99	RESOURCE CONSENT 995400 : Erect temporary signs at Miyazu Park & Waimea Road for National exhibition : Decision Notified 29/10/99 (Found on related property: 1982024201)
19/11/99	RESOURCE CONSENT 995402 : Erect temporary signs at Miyazu Park & Waimea Road to advertise performances of "One Woman Show" : Decision Notified 29/10/99 (Found on related property: 1982024201)
13/11/97	RESOURCE CONSENT 975512 : Subdivide 1 lot (sports field) - as remote from rest of title : Section 224 Issued 10/02/98 (Found on related property: 1947036500A)
16/07/97	RESOURCE CONSENT 975314 : Variation of conditions of consent (975139) for the lay out & marking out of carparking spaces : Decision Notified 25/06/97 (Found on related property: 1947036500A)
9/05/97	RESOURCE CONSENT 975139 : Establish a Montessori Pre School & Primary School : Decision Notified 17/04/97 (Found on related property: 1947036500A)
2/12/96	RESOURCE CONSENT 960682 : ERECT TEMPORARY SIGN FOR AUCTION OF SURPLUS GOODS - NGAWHATU HOSPITAL : Decision Notified 11/11/96 (Found on related property: 1947036500A)
2/10/96	RESOURCE CONSENT 960451 : ESTABLISH & OPERATE A TE KOHANGA REO (MON-FRI, 9AM-3PM) FOR A MAXIMUM OF 30 CHILDREN BETWEEN THE AGES OF 0 - 5 YRS : Decision Notified 11/09/96 (Found on related property: 1947036500A)
25/01/96	RESOURCE CONSENT 950594 : COMPLETE ROW STARTED 10 YEARS AGO : Section 224 Issued 1/05/97 (Found on related property: 1947036500A)
20/12/95	RESOURCE CONSENT 950560 : ESTABLISH & OPERATE PRIVATE SCHOOL FOR FOREIGN & NZ STUDENTS AGED 10-18 : Consent Effective 16/01/96 (Found on related property: 1947036500A)
13/09/94	RESOURCE CONSENT 940420 : CONVERT EXISTING STAFF HOSTEL TO ACCOMMODATE INTELLECTUALLY DISABLED RESIDENTS : Decision Notified 23/08/94 (Found on related property: 1947036500A)
14/09/90	TOWN PLANNING PERMIT ALTER RECREATION HALL (OUTLINE PLANS) : APPROVED (Found on related property: X1947036500A)
	RESOURCE CONSENT 025135 : 12 new lots from 2 & amalgamations : Withdrawn 3/07/03 (Found on related property: 1947036500A)
	RESOURCE CONSENT 035395 : PRE-APPLICATION - Relocate contaminated material from Nghawatu dump site to York Valley : Withdrawn 30/03/09

(Found on related property: 1947036500)

RESOURCE CONSENT 045534 : Formalise numerous culverts constructed as part of the former Ngawhatu Hospital Infrastructure : Withdrawn 11/10/04
(Found on related property: 1947036500)

Building

25/05/06	BUILDING CONSENT 060180 : Erect Dwelling with Internal Access Garage : CODE COMPLIANCE CERT ISSUED 29/04/11
4/08/05	BUILDING CONSENT 050623 : Erect Entranceway to Subdivision : CODE COMPLIANCE CERT ISSUED 23/10/08 (Found on related property: 1947036500)
22/06/04	BUILDING CONSENT 040576 : Removal or Demolition of Buildings : GRANTED 22/06/04 (Found on related property: 1947036500)
	BUILDING CONSENT 021342 : Erect stairway from deck for emergency access : CANCELLED 8/01/03 (Found on related property: 1947036500A)
17/10/01	BUILDING CONSENT 010960 : Refurbish pool & changing rooms, construct boilerhouse : Code Compliance Certificate issued 12/06/02 (Found on related property: 1947036500A)
26/10/99	COMPLIANCE SCHEDULE CS990027 : COMPLIANCE SCHEDULE CS990027 : : Cancelled 31/08/05 (Found on related property: 1947036500)
30/06/97	BUILDING CONSENT 970687 : REPLACE BEARER WITH POST AND BEAM : GRANTED 30/06/97 (Found on related property: 1947036500A)
30/10/95	BUILDING CONSENT 951189 : INSTAL HOT WATER CYLINDER : Code Compliance Certificate issued 27/11/96 (Found on related property: 1947036500A)
5/07/94	BUILDING CONSENT 940732 : UPGRADING HOSPITAL BLOCK : Code Compliance Certificate issued 4/12/96 (Found on related property: 1947036500A)
30/06/94	COMPLIANCE SCHEDULE CS940157 : COMPLIANCE SCHEDULE CS940157 : : Cancelled 28/07/05 (Found on related property: 1947036500)
24/06/94	PIM APPLICATION 940474 : CONVERT STAFF HOSTEL INTO PSYCH WARD : PIM ISSUED 24/06/94 (Found on related property: 1947036500A)
8/02/90	BUILDING PERMIT G030000 ALTER LAUNDRY : APPROVED (Found on related property: X1947036500A)
14/09/89	BUILDING PERMIT G029608 UPGRADE KITCHEN FACILITIES : APPROVED (Found on related property: X1947036500A)

6/03/89 BUILDING PERMIT 058069 DEMOLISH VIEWMONT VILLA : APPROVED
(Found on related property: X1947036500A)

10/09/82 BUILDING PERMIT A40803 ERECT A BOWLING PAVILLION : APPROVED
(Found on related property: X1947036500A)

BUILDING NOTES PLANS ONLY NGAWHATU HOSPITAL UPGRADE NGAIO VILLA
ABLUTION
(Found on related property: X1947036500A)

Licences

1/07/03 Dangerous Goods DG121 : Stoke Valley Holdings Ltd : Stoke Valley Holdings Ltd :
LICENCE ISSUED 11/07/03
(Found on related property: 1947036500A)

14/01/94 ENVIRONMENTAL HEALTH NOTES NELSON MARLBOROUGH HEALTH BOARD
REQUIREMENTS TO CLOSE TIP APPROVED WITH CONDITIONS
(Found on related property: X1947036500A)

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

2/03/23 SERVICE REQUEST 2309018 : Dogs - Barking Dog

11/01/21 LIM APPLICATION L210009L210009 : LAND INFORMATION MEMORANDUM

Conditions Report



View All Conditions (<https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1290" OR Filename:"Property Condition C1324" OR Filename:"Property Condition C1402">)

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
6802596	25 Montebello Avenue, Nelson	C1290	Restricted Area and Stability	Y	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1290")
6802596	25 Montebello Avenue, Nelson	C1324	Services	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1324")
6802596	25 Montebello Avenue, Nelson	C1402	Air Plan	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402")

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: 18-Oct-05 CONDITION No: 1290

STREET ADDRESS: Montebello Stage 1, Ngawhatu Road

DIAGRAM: Yes x2

LEGAL DESCRIPTION Various

PROPERTY OWNER
or SUBDIVIDER: Stoke Valley Holdings

SCHEME PLAN No: RM0405085

NCC PLAN No:

AUTHORITY: Mike Johnston

REASON FOR CONDITION:
(Abbreviated) As the Result of a Subdivision

CONDITION:

1. The subdivision comprises land formerly occupied by hospital buildings and as a consequence of this, and subsequent redevelopment, ground conditions are variable with natural ground and certified and uncertified fill as depicted on Nelson Consulting Engineers Plan *Geotechnical Site Plan* (ref.04018.5/1), dated 3 October 2005. Lots with similar ground conditions have been grouped:

Lots 3, 4, 9, 10, 11, 17, 18, 22 and 23 comprise cut ground, natural ground and/or certified fill meeting the provisions of NZS 4431:1989 – *Code of Practice for Earth Fill for Residential Development* with some areas of non-certified fill outside of the *Designated Building Areas Generally Suitable for Development in terms of NZS 3604:1999*, as delineated on Nelson Consulting Engineers Plan *Designated Building Areas* (ref.04018.5/2), dated 3 October 2005.

Lots 12, 13, 14, 15, and 16 comprise mostly cut natural ground and/or certified fill meeting the provisions of NZS 4431:1989.

Lots 5, 6, 7, 8, 19, 20 and 21 comprise generally natural ground and some relatively shallow non-certified fill associated with infilling old foundation and utilities trenches as well as some fill about 500 to 800 thick placed over the natural ground on the northern part of Lot 21. Deeper utility trenches have been filled with certified fill,

meeting the provisions of NZS 4431:1989, to the level of the shallower surrounding competent natural ground.

2. Foundations for all buildings, including concrete slab-on-ground floors, shall extend through topsoil, and where present, any loose or weak materials such as colluvium or non-certified fill, to bear on competent natural ground or certified fill meeting the requirements of 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 placed over competent natural ground in the manner specified in Clause 7.5.3.1 of the standard.
3. Buildings within the *Designated Building Areas Generally Suitable for Development in terms of NZS 3604:1999* may generally utilise foundations constructed in terms of NZS 3604: 1999.
4. Within the *Designated Building Areas* Scala penetrometer testing, test pitting and fill monitoring indicate that “good ground”, as defined by the Building Code, is on lots 12, 13, 14, 15 and 16 encountered at depths below 200 to 500 mm beneath the surficial topsoil layer. On the other lots the depth is about 200 to 600 mm below topsoil except in the northern portion of Lot 21 where it was encountered about 300 mm deeper. On all lots localised softer areas may be encountered within natural ground and “good ground” must be confirmed as required by NZS 3604: 1999. All foundation excavations associated with NZS 3604: 1999 requirements shall be inspected by a building consent authority officer.
5. Within the *Designated Building Areas* on lots 5, 6, 7, 8, 19, 20 and 21 shallow uncertified fill areas may be unsuitable to carry concrete slab-on-ground floors and the shallow in-filled old footing trenches, while they can normally be safely spanned using conventional footings, may in some instances required deeper footings. Alternatively the shallow fill may be removed and replaced in accordance with Condition 2
6. Foundations for buildings within the *Designated Building Areas Generally Suitable for Development in terms of NZS 3604:1999* but not meeting the other aspects of NZS 3604: 1999, and all structures elsewhere on the lots shall be specifically designed by a chartered professional engineer practising in civil engineering.
7. Buried water, sewer, and stormwater mains and laterals may exist adjacent to the Designated Building Areas (see as-built plans by Staig and Smith) and shall be allowed for if building is contemplated in their vicinity. Prior to building design commencing, Nelson City Council should be consulted as to the location of such services. The backfill above underground services


may be unsuitable to support foundations and mitigation to minimise differential settlement may be required if built upon.

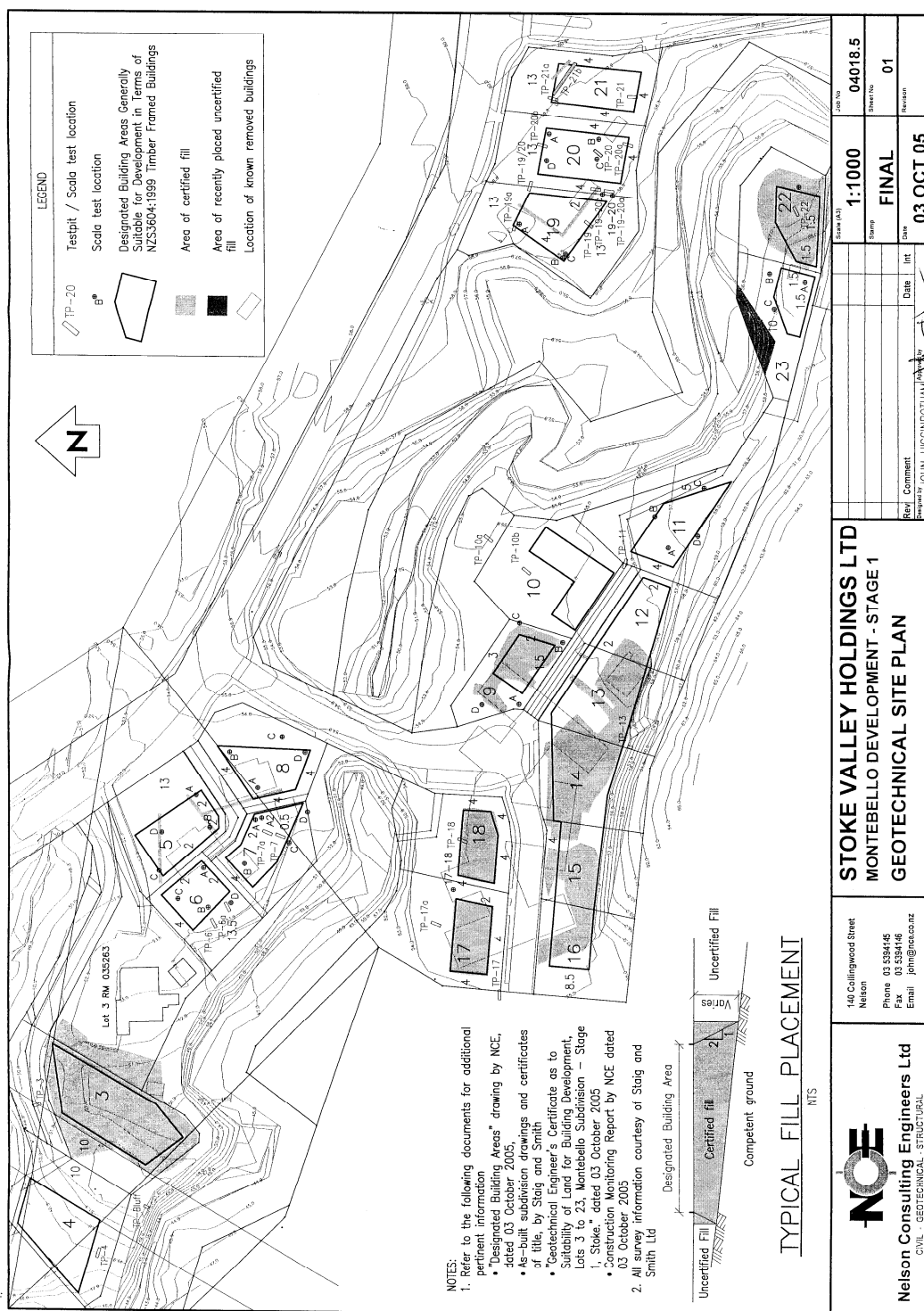
8. Paths and other yard structures not founded on competent ground may be subject to differential settlement.
9. All earthworks and ground shaping shall be constructed to prevent water ponding and provide a positive gradient away from foundation elements.
10. Any development, either buildings or earthworks other than for garden paths and associated minor landscaping, proposed within or above the *Area of Slope Management* as delineated on the *Designated Building Areas* drawing 04018.5/2, shall be specifically investigated, designed and inspected by a chartered professional engineer practising in civil engineering or on slopes steeper than 2.5H: 1V a chartered professional engineer practising in geotechnical engineering or, where appropriate, an experienced engineering geologist recognised as such by Nelson City Council.
11. Fill over 0.9 m in thickness and placed on slopes over 15°, or all fills placed within 3 m of a boundary that may pose a hazard to neighbouring properties shall be placed in accordance with NZS 4431:1989 - *Code of Practice for Earth Fill for Residential Development*. All other fills on slopes shall be placed in a competent manner with track rolling in thin incremental layers with adequate stripping, benching and drainage of the underlying ground.
12. All cuts over 1.2 m high or any cut under building, construction or vehicle surcharge loading or any cuts over 0.6 m high on slopes greater than 15° shall be retained unless specifically assessed as not necessary by a chartered professional engineer practising in geotechnical engineering or an experienced engineering geologist and recognised as such by the Nelson City Council.
13. Retaining walls shall be designed and constructed under the supervision of a chartered professional engineer practicing in civil engineering, if:
 - a) the wall is 1.2 m in height or greater,
 - b) the wall is retaining ground supporting surcharge loads,
 - c) the wall retains back slopes of over 15°, or
 - d) the wall is founded on sloping ground of over 15°.
14. All retaining walls shall include an adequate and maintainable groundwater drainage system behind them. Surface stormwater shall not be directed into this system.
15. If excavations for foundations or development of the lot generally reveal ground conditions that are not as anticipated, such as the presence of soft and/or water saturated ground, or layers of plastic clay, the immediate services of a chartered professional engineer practising in geotechnical engineering or an experienced engineering geologist shall be obtained.

16. Stormwater from roofs, hardstanding or impermeable areas, discharges from retaining wall drainage, surface drains and subsoil drains, overflows from ponds or pools and any seepages encountered during development of the building site, shall be conveyed in a controlled manner to the Nelson City Council Stormwater System or a natural watercourse.
17. Where practical to do so slopes, and in particular the steep bank on lots 12, 13, 14, 15 and 16 designated as *Area of Slope Management* as delineated on Nelson Consulting Engineers Plan *Designated Building Areas* dated 3 October 2005, shall be planted and maintained in an appropriate vegetation cover that minimises erosion, including rilling and topsoil loss, and enhances slope stability. If cleared of vegetation, the *Area of Slope Management* may require maintenance while vegetation is being established and consideration should be made to allow room along the toe of the slope for access within the Designated Building Area.



- NOTES:
- Refer to the following documents for additional pertinent information
 - "Geotechnical Site Plan" drawing by NCE, dated 03 October 2005,
 - As-built subdivision drawings and certificates of title, by Stag and Smith
 - "Geotechnical Engineer's Certificate as to Suitability of Land for Building Development, Lots 3 to 23, Montebello Subdivision – Stage 1, Stoke," dated 03 October 2005
 - Construction Monitoring Report by NCE dated 03 October 2005
 - All survey information courtesy of Stag and Smith Ltd

 Nelson Consulting Engineers Ltd <small>CIVIL · GEOTECHNICAL · STRUCTURAL</small>	140 Collingwood Street Nelson Phone 03 5394145 Fax 03 5394146 Email john@nce.co.nz		STOKE VALLEY HOLDINGS LTD MONTEBELLO DEVELOPMENT - STAGE 1 DESIGNATED BUILDING AREAS		Scale (A3) 1:1000	Job No 04018.5
	Date 03 OCT 05		Date 03 OCT 05		Stamp FINAL	Sheet No 02
Drawn by JOHN HIGGINBOTHAM		Checked by [Signature]		Date 03 OCT 05		Revision 02



DATE: 24-Aug-06 CONDITION No: C1324

STREET ADDRESS: 25-27 Montebello Dr & 1 Sunningdale Dr

DIAGRAM: No

LEGAL DESCRIPTION Lots 19, 20 & 21 DP 353023

PROPERTY OWNER
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:
(Abbreviated) Sewer lateral depth limits floor level

CONDITION:

Details:

These sites slope away from Montebello Drive
Minimum floor levels are limited in order to ensure efficient wastewater drainage.
Minimum floor levels must be designed to ensure that minimum grades can be achieved on sewer laterals, with minimum cover.
Private pumped sewer systems will not be permitted as the means of wastewater disposal.

The following must be considered carefully in establishing appropriate minimum floor level.

Invert level of lateral at boundary.
Minimum grades specified by New Zealand Building Code.
Minimum cover of laterals specified by NZBC.
Distance of sanitary fixtures from lateral.
Gully trap level relative to lowest sanitary fixture within dwelling.
Gully trap level relative to surrounding ground level.
Any other requirements not specifically mentioned above.

Date Entered: 28-Aug-06