

# General Property Information

5 Buckingham Court, Nelson

Created: 9 January 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



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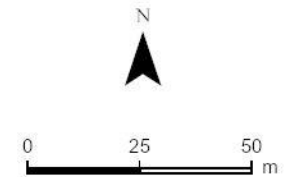


# NRMP Hazard Overlay

5 Buckingham Court, Nelson



## Legend



Created 09 January 2024

Nelson City Council

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.

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](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.

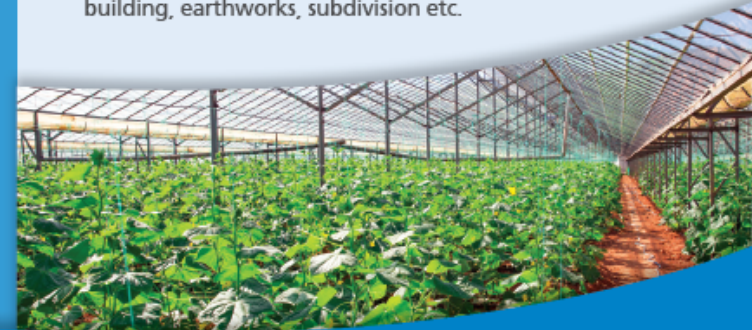
## I am considering selling, buying a property or building on a HAIL site. What does that mean?

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: 1969037827****Property**

Valuation No	1969037827
Location	5 Buckingham Court, Nelson
Legal Description	LOT 80 DP 451692
Area (Hectares)	0.1204

**Rates****Government Valuation**

Land	510,000
Improvements	590,000
Capital Value	1,100,000

Current Rates Year 2023 to 2024

**Planning/Resource Management**

16/05/13	RESOURCE CONSENT 115160V1 : Variation to Conditions 1,2,3 & 8 of RM115160 : Section 224 Issued 10/07/13 (Found on related property: 1969037808)
17/12/12	RESOURCE CONSENT 125246 : To undertake earthworks associated with Stages 10, 11, 12 and 13 of approved subdivision RM115160 : Expired 26/11/22 (Found on related property: 1969037804)
31/01/12	RESOURCE CONSENT 115160 : Create in 4 stages: 47 Residential lots, road to vest, local purposes reserve to vest & 6 lots to transfer for the future southern arterial road: stages 10-13 : Decision Notified 16/12/11 (Found on related property: 1969037808)
13/10/11	RESOURCE CONSENT 115201 : Establish, operate & maintain a telecommunications facility comprising 3 panel antennas & 2 microwave dish antennas attached to a 10m high mast, with 4 associated equipment cabinets : Decision Notified 22/09/11 (Found on related property: 1969037800)
26/04/10	RESOURCE CONSENT 105057 : Erect sign : Decision Notified 1/04/10 (Found on related property: 1969037801)
24/08/09	RESOURCE CONSENT 095129 : Earthworks for access road : Decision Notified 3/08/09 (Found on related property: 1969037801)
21/03/07	RESOURCE CONSENT 065514 : Freestanding sign for future development of site : Decision Notified 28/02/07 (Found on related property: 1969037801)
7/02/02	RESOURCE CONSENT 005140 : Stage 2, 22 lots, a new road & 2 reserves to vest (Tasdale MRJV) (Creating LT 328935) : Section 224 Issued 14/04/04



(Found on related property: 1970015422)

7/02/02	RESOURCE CONSENT 005142 : stage 4, 11 lots & extension to Princes Drive (Bishopdale Farmpark stage 11) : Decision Notified 20/12/01 (Found on related property: 1969037800)
7/02/02	RESOURCE CONSENT 005143 : stage 5, 49 lots & 2 walkway reserves to vest (Bishopdale Farmpark stage 111) : Decision Notified 20/12/01 (Found on related property: 1969037800)
19/12/01	RESOURCE CONSENT 005144 : stage 6, 19 lots, SW reserve & walkway to vest (Bishopdale Farmpark stage 1V) : Decision Notified 28/11/01 (Found on related property: 1969037800)
5/07/00	RESOURCE CONSENT 995442 : To create 172 residential lots, roads & reserves. : Variation 13/08/03 (Found on related property: 1969037800)
28/03/00	RESOURCE CONSENT 005052 : Undertake an upgrade of a mobil phone site network : Decision Notified 7/03/00 (Found on related property: 1969037800)
2/12/99	RESOURCE CONSENT 995074 : Stagell - subdivide a further 6 lots, - 58 to 63. : Section 224 Issued 11/04/01 (Found on related property: 1970015228)
3/10/96	RESOURCE CONSENT 960409 : ESTABLISH CELL SITE WITH ROD SHAPED ANTENNAS (TOTAL HGT 25M) SMALL EQUIPMENT CONTAINER, TRANSMIT CELLULAR RADIO SIGNALS : Decision Notified 12/09/96 (Found on related property: 1969037800)
2/04/93	RESOURCE CONSENT 930108 : CLEAR 10M STRIP AROUND BOUNDARY AND CONSTRUCT ACCESS ROAD : Consent Effective 2/04/93 (Found on related property: 1969037801)
	RESOURCE CONSENT 035287 : Boundary Adjustment between Lot 1 DP 7959 & Pt Section 11 Suburban South. : Process Suspended 10/11/04 (Found on related property: 1969041100)
	RESOURCE CONSENT 065514X1 : Extension of time to RM065514 : Withdrawn 2/03/10 (Found on related property: 1969037801)
	RESOURCE CONSENT 125043 : Boundary reorganisation of five titles (567267, 567266, 118047, NL121/60, NL59/252) into three titles : Withdrawn 17/04/12 (Found on related property: 1969037807)
	RESOURCE CONSENT 995073 : Creation of a passing lane on SHWAY 6 : Withdrawn 6/04/99 (Found on related property: 1969037800)
	RESOURCE CONSENT 995394 : To subdivide 19 res lots (lots 31-34 & 132-144) and new road : Withdrawn 17/05/00 (Found on related property: 1970015228)
	RESOURCE CONSENT 995399 : To subdivide 9 res lots (lots 123-131) reserve & road to vest : Withdrawn 17/05/00

(Found on related property: 1970015228)

## Building

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10/02/17	BUILDING CONSENT 160827 : Dwelling : Code Compliance Certificate issued 1/11/17
24/01/06	BUILDING CONSENT 051029 : Construct Floor Detention Dam : NO CCC WILL BE ISSUED : Decision made under S93 BA2004 4/03/20 (Found on related property: 1969037803)
	BUILDING CONSENT 000090 : Slope stabilisation to dam,construct spillway : CONSENT TO AMENDMENT SHELF 25/02/00 (Found on related property: 1969037800)
18/12/96	BUILDING CONSENT 961431 : 20M FREESTANDING TOWER : Code Compliance Certificate issued 20/04/98 (Found on related property: 1969037800)
28/09/79	BUILDING PERMIT I057544 EXTEND DWELLING : APPROVED B/PERMIT EXTENDED TO 28/11/81 (Found on related property: X1969037800)
	PIM APPLICATION 160827T : Dwelling : Territorial Planning Check Completed 11/01/17

## Licences

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5/01/04	ENVIRONMENTAL HEALTH NOTES Flammable Vegetation Legal Notice Issued (Found on related property: X1969037800)
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## Sewer and Drainage

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No information located	
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## Land and Building Classifications

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No information located	
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## Transport

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No information located	
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## Special Land Features

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No information located	
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## Swimming Pools

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No information located	
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## Other

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OTHER Flammable Vegetation-Legal Notice served 12-12-12 JBH (Found on related property: X1969037800)	
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## Conditions Report



View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1628" OR Filename:"Property Condition C1401" OR Filename:"Property Condition C1629"](https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\))

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
7425195	5 Buckingham Court, Nelson	C1628	Restricted Area and Stability	N	Open in SharePoint ( <a c1628\""="" 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 C1628"</a> )
7425195	5 Buckingham Court, Nelson	C1401	Air Plan	N	Open in SharePoint ( <a c1401\""="" 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 C1401"</a> )
7425195	5 Buckingham Court, Nelson	C1629	Consent Notice	N	Open in SharePoint ( <a c1629\""="" 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 C1629"</a> )

Date	12 January 2006	Condition No.	C1401
Street address	All properties contained in the Nelson Urban Area within Airshed A or B1 (consult Fig A2.1, A2.2A and A2.2B in Air Plan)		
Diagram	No		
Legal Description	Various		
Property Owner or Subdivider	Various		
Scheme Plan No.	N/A		
NCC Plan	Air Quality Plan		
Authority	Principal Adviser - City Development (see David Jackson)		
Reason for condition	<p>(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 was allowed to continue up until 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 Airsheds A and B1 (as defined in the Air Plan) the use of existing enclosed burners has been phased out. The use of all enclosed burners that do not comply with the emissions standards set out by the Air Quality Plan has been progressively banned between 2010 and 2012, starting with the oldest burners. This was necessary to meet the targets imposed by the National Environmental Standards for air quality. Updated 7<sup>th</sup> June 2012.</p>		

### Condition

The Air Quality Plan states that in the Nelson Urban Area within these airsheds (Airshed A and B1 – consult Fig A2.1, A2.2A and A2.2B in Air Plan) no discharge from domestic-type fires may occur after the cessation date below.

Type of Heating Appliance	Disused By
Open fires (Jetmaster type open fires)	<b>1/01/2008</b> <b>(1/01/2013)</b>
Burners installed before 1996	<b>1/01/2010</b>
Burners installed between 1996 and 1999	<b>1/01/2012</b>

Date entered: 12<sup>th</sup> January 2006

Date	13/3/13	Condition No.	C1628
Street address	390, 392, 394-398 Princes Drive; 1-10 & 12 Buckingham Court; 2 Clarence Drive		
Diagram	Yes		
Legal Description	Lots 66-76, 78-83 & 87-89 DP 451692		
Property Owner or Subdivider	K B Quarries		
NCC Plan No.			
Scheme Plan No.	LT 451692		
Resource Consent No.	RM105043V1 – Stage9B		
Authority	Mike Johnston		
Reason for condition	As a result of subdivision		

### Condition

- Buildings shall be within the areas designated as *Area generally suitable for development in accordance with NZS3604* and/or *Specific Investigation & Design Area* as shown on Tonkin & Taylor drawing 81069.017- 05 Rev S, titled *Lot Suitability Plan*, dated 29 January 2013 – <http://tardis/1458262>
- The subdivision that has involved substantial earthworks resulting in natural, cut and filled ground as depicted on Tonkin & Taylor drawing 81069.017-03 Rev S, titled *Earthworks Cut and Fill Plan*, dated 29 January 2013 <http://tardis/1458262> No earthworks or buildings shall be undertaken within the *Restricted Building Area* or *Not Assessed* areas shown on Tonkin & Taylor drawing 81069.017- 05 Rev S, titled *Lot Suitability Plan*, dated January 2013.  
*Advisory Note:* Development may after geotechnical investigation be possible within these areas but any application for building and/or resource consent must be accompanied by documentation and certification from a chartered professional engineer practising in geotechnical engineering or from an experienced engineering geologist and recognised as such by Nelson City Council.
- As required by a consent notice on lots 66 and 74, where any building or part of a building are within 3 m of the *Restricted Building Area* deep rooted trees and shrubs shall be planted within a corridor of 8 m of the building and/or such other slope strengthening works as designed and approved by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist shall be constructed within the corridor.
- Foundations for all buildings shall extend through topsoil, subsoil and any fill not certified in accordance with NZS 4431: 1991 – *Code of Practice for Earth Fill for Residential Development* and be founded on "Good Ground" as defined by the New Zealand Building Code. Foundations on land sloping in excess of 1V:3H shall be designed to accommodate lateral loads.
- The *Area generally suitable for development in accordance with NZS3604* comprises cut ground, natural ground and filled ground, which is suitable for shallow foundations constructed in accordance with NZS 3604: 1999 – *Timber Framed Buildings*. Foundations for all buildings not meeting NZS 3604 or requiring an ultimate bearing capacity greater than 300 kPa shall be specifically investigated, designed and constructed under the supervision of a chartered professional

engineer practising in civil or geotechnical engineering and experienced in foundation design. The builder shall undertake site testing as prescribed in NZS 3604: 2011.

6. Within the *Specific Investigation & Design Area*, foundations shall be specifically investigated, designed and inspected during construction by or under the direction of a chartered professional engineer practising in geotechnical engineering.
7. Within the *Area generally suitable for development in accordance with NZS3604* all temporary and permanent cuts greater than 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 in the *Generally Suitable for Development in Accordance with NZS3604* areas shall be specifically investigated and designed by a chartered professional engineer practising in civil or geotechnical engineering. All walls shall be adequately drained.
8. As required by a consent notice on lots 66-76, 78-83 and 87-89 (inclusive), all temporary and permanent cuts within the *Specific Investigation & Design Area*, greater than 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. No existing slopes inclined on a grade steeper than 2.5H: 1V shall be steepened by unretained cutting.
9. Fill greater than 0.8 m thick, all fill to be placed on ground sloping steeper than 3H: 1V and all fill proposed to be beneath structures, including hardstanding areas, shall be certified as meeting the requirements of NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*, and shall include geotechnical investigation, adequate stripping, benching and underdrainage. No unretained filling shall be placed on slopes steeper than 2.5H: 1V.
10. In the *Specific Investigation & Design Area* retaining walls shall be specifically investigated, designed and inspected during construction by or under the direction of a chartered professional engineer practising in geotechnical engineering. All walls shall be adequately drained.
11. Lot development shall not detrimentally alter overland flows, including on adjacent lots, and if necessary additional drainage shall be installed under the direction of a chartered professional engineer practising in civil or geotechnical engineering or an experienced engineering geologist.
12. All stormwater from roofs, hardstanding or impermeable areas, retaining wall drainage, surface and subsoil drains and overflows 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.
13. Subsoil and other drains are present on Lots 66, 67, 72, 74, 79-81 and 87-88 as depicted on Land Dimensions Drawing 2, Sheet 1 titled *Iso Contour Plan Stage 9B* (ref.10224), dated 18 October 2012. These drains do not require specific maintenance but, as required by a consent notice, lot owners shall maintain and keep clear from obstruction any subsoil drain outlets on their property and shall not undertake any activity that compromises the integrity of the drains. Should a subsoil drain be damaged it shall be repaired or replaced under the direction of a chartered professional engineer practising in geotechnical engineering.
14. Where practical to do so, the lot shall be maintained in a vegetation cover or other surface cover that protects the surface soils from erosion and enhances slope stability.

The following Tonkin & Taylor documentation (ref.81069.017) 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: 2011 and NZS 4431: 1989:

- *Earthworks and Building Site Suitability Report, Princes Drive Subdivision, Stage 9b, Tasman Heights, Nelson*, dated January 2013. <http://tardis/1458262> and <http://tardis/1458298>
- *Statement of suitability of earthfill for residential development, Princes Drive Subdivision Stage 9b, Tasman Heights, Nelson*, dated 29 January 2013. <http://tardis/1452528>
- *Geotechnical Statement of Suitability – Proposed Building Sites, Lots 66-76, 78-83 and 87-89 Princes Drive Subdivision, Stage 9b, Tasman Heights, Nelson, (RM 105043 and RM 105043V1)*, dated 29 January 2013. <http://tardis/1452527>

Date entered: 21 March 2013

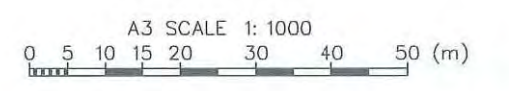
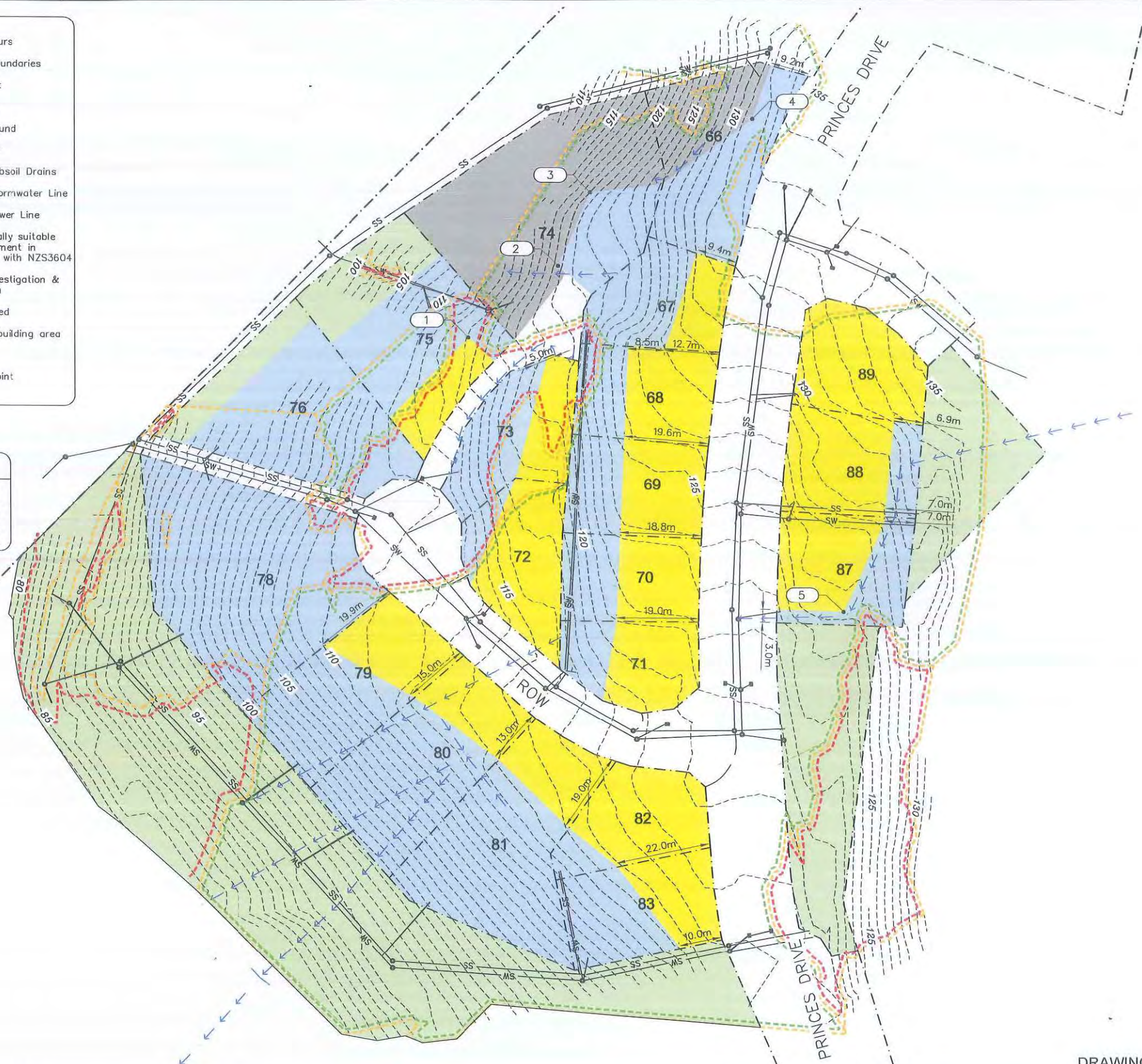


**LEGEND**

- 110 --- Final Contours
- - - - - Property Boundaries
- Area of Cut
- Area of Fill
- Natural Ground
- 80 Lot Number
- → → As Built Subsoil Drains
- SW — As Built Stormwater Line
- SS — As Built Sewer Line
- Area generally suitable for development in accordance with NZS3604
- Specific Investigation & Design Area
- Not Assessed
- Restricted building area
- 1 Set-Out Point

**SET-OUT POINTS**

Point	Northing	Easting
1	797675.3m	396380.9m
2	797694.3m	396399.5m
3	797712.2m	396404.8m
4	797733.7m	396440.0m
5	797622.7m	396475.0m



**DRAWING STATUS: AS-BUILT ISSUE**

DESIGNED :	JXWW Nov. 12
DRAWN :	DJAA Jan. 13
DESIGN CHECKED :	29/1/13
DRAFTING CHECKED :	29/1/13
CADFILE :	\\81069.017-03_05.dwg
APPROVED :	29/1/13
REVISION DESCRIPTION	BY DATE
S As Built Issue	7 29/1/13

**NOTES :**

- Lot Boundaries, contours, service locations and earthworks boundaries from Land Dimensions. (Asbuilt Plans for KB Quarries Ltd. Tasman Heights Subdivision RM 105043 Stage 9B, August 2012)
- Coordinates are to Nelson (2000) Circuit.

**REFERENCE :**

**Tonkin & Taylor**  
Environmental and Engineering Consultants

43 Halifax St, Nelson  
Tel. (03) 546 6339 Fax. (03) 546 7619  
www.tonkin.co.nz

CLIENT, PROJECT	KB QUARRIES LTD
TASMAN HEIGHTS SUBDIVISION – STAGE 9B	
TITLE	PRINCES DRIVE, NELSON
Lot Suitability Plan	
SCALES (AT A3 SIZE)	DWC. No.
1: 1000	8 1069.017-05
REV.	S

P:\81069\81069.017\WorkingMaterial\CAD\81069.017-03\_05.dwg, 05, 29/01/2013 2:44:07 p.m., caduser, 1:1

Date	13/3/13	Condition No.	C1629
Street address	390, 392, 395, 397 Princes Drive; 4, 8, 3, 5 7, Buckingham Court		
Diagram	No		
Legal Description	Lots 66, 67, 72, 74, 79-81 and 87-88 DP 451692		
Property Owner or Subdivider	K B Quarries		
NCC Plan No.			
Scheme Plan No.	LT 451692		
Resource Consent No.	RM105043V1 – Stage9B		
Authority	Mike Johnston		
Reason for condition	As a result of subdivision		

### Condition

1. Registered proprietors of Lots 66, 67, 72, 74, 79-81 and 87-88 (inclusive) on LT Plan 451692 are required to maintain subsoil and other drains located on each of the said lots as depicted on Land Dimensions Drawing 2, Sheet 1 titled ISO Contour Plans Stage 9B (Reference 10224) dated 18 October 2012. While the drains do not require specific maintenance each of the respective Lot owners will be required to maintain and keep any subsoil drain outlets on their property clear from obstruction and not undertake any activity that compromises the integrity of the drains.
2. Where any subsoil drain is damaged, it shall be repaired or replaced under the direction of a chartered professional engineer practising in geotechnical engineering.

Date entered: 21 March 2013