

General Property Information

67 Sanctuary Drive, Nelson

Created: 16 May 2025

**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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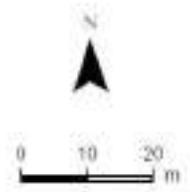
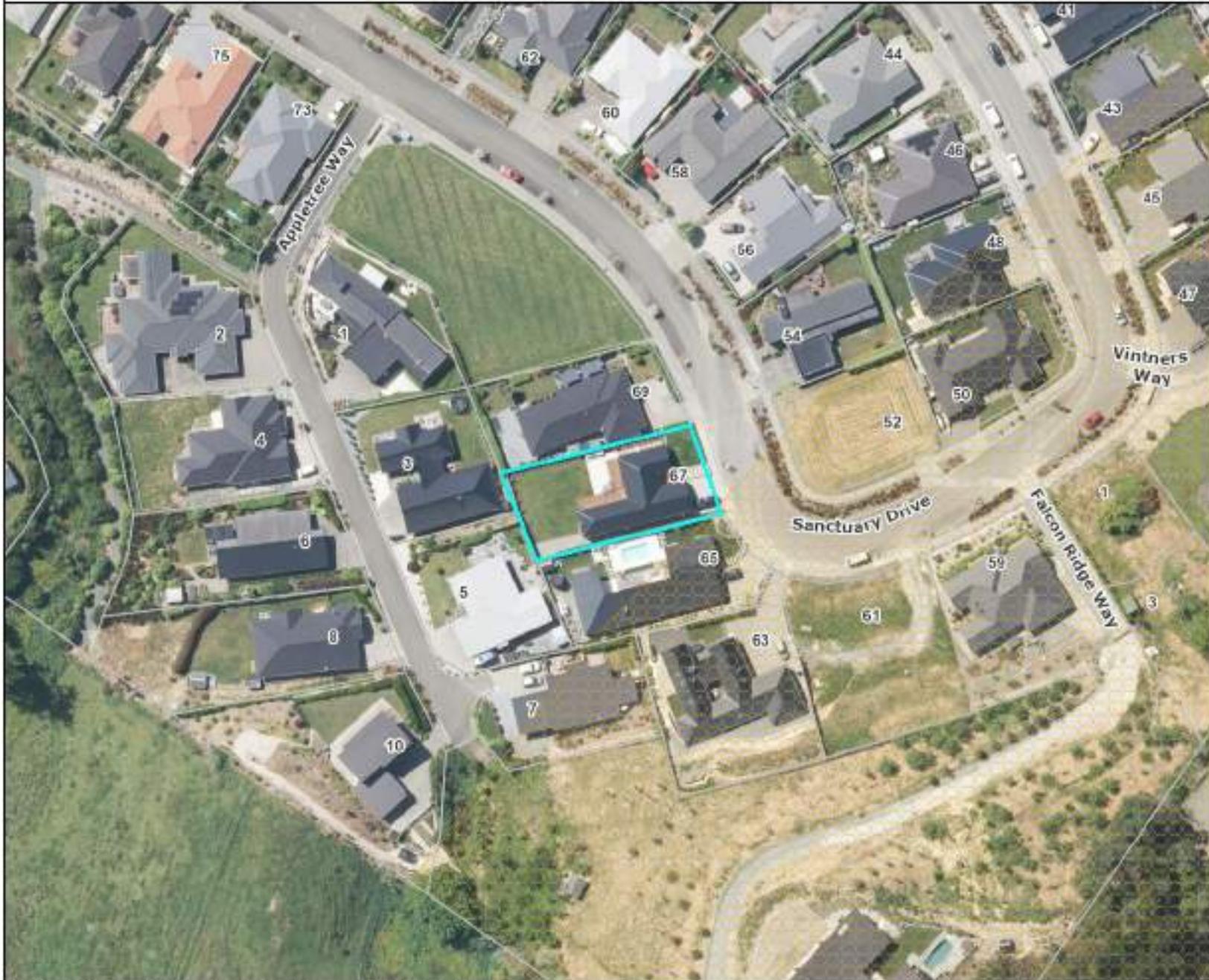


NRMP Hazard Overlay

67 Sanctuary Drive, Nelson

Legend

 Fault Hazard Overlay



Created 16 May 2025

This map is an approximate representation only and must not be used to determine the location or size of assets objects 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 losses, damages or injury suffered as a result of the use of this map or any part of it, or any survey or measurement of the information represented on this map. Nelson City Council information is licensed under a Creative Commons Attribution-NonCommercial-ShareAlike license. The use of any data or map must be in accordance with the terms of that source. For more information please contact us. Database information derived from Land Information New Zealand. CC-BY-NC-SA 4.0

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

<https://www.nelson.govt.nz/6environment/natural-hazards/fault-lines>

River Flooding

<https://www.nelson.govt.nz/6environment/natural-hazards/river-flooding>

Liquefaction

<https://www.nelson.govt.nz/6environment/natural-hazards/liquefaction>

HAIL Sites

<https://www.nelson.govt.nz/6environment/nelson-hail-sites>

Coastal Inundation

<https://www.nelson.govt.nz/6environment/natural-hazards/coastal-inundation>

Slope Instability

<https://www.nelson.govt.nz/6environment/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

<https://www.nelson.govt.nz/6environment/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 kaunhera o whakatū

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

 Nelson City Council
te kaunhera 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: 1965000315

Property

Valuation No	1965000315
Location	67 Sanctuary Drive, Nelson
Legal Description	LOT 89 DP 534240
Area (Hectares)	0.0739

Rates

Government Valuation

Land	415,000
Improvements	625,000
Capital Value	1,040,000

Current Rates Year 2024 to 2025

Planning/Resource Management

22/08/23	RESOURCE CONSENT 185038V2 : Change of conditions 12 of RM185038 (take surface water from Poorman Valley Stream weir) to amend frequency of leak test from 6 monthly to 24 monthly. : Decision Notified 1/08/23 (Found on related property: X1965000236)
16/01/19	RESOURCE CONSENT 125202 : Resource consent is sought (i) to construct a front yard garage on each site which complies with Operative Rule REr.25 of the Nelson Resource Management Plan (NRMP) but which does not comply with NRMP proposed rule REr.25.1(b) and; (ii) to undertake landscaping on each site which does not meet the landscaping requirement for front yards under NRMP proposed rule REr.25.1(e) : Objection Decision Notified 4/12/18 (Found on related property: 1947036105)
3/08/18	RESOURCE CONSENT 185038V1 : Change of conditions 1 and 2 and insert Conditions 12a and 12b of resource consent RM185038 to amend the requirements for water measurement and to require any consequential repairs from identified leakages. : Variation Decision Notified 1/08/23 (Found on related property: 1965000236)
30/05/18	RESOURCE CONSENT 185038 : Water Permit to take and use water from Poorman Valley Stream for construction purposes, domestic use including swimming pool, bowling green irrigation and stock watering. : Variation Decision Notified 13/07/18 (Found on related property: 1965000236)
30/05/18	RESOURCE CONSENT 185138 : Water Permit to authorise a weir structure in Poorman Valley Stream. This consent should be read in conjunction with RM185038 : Decision Notified 9/05/18 (Found on related property: 1965000236)

23/04/18	RESOURCE CONSENT 185050 : To operate up to 8 showhomes within the final 27 lots of the Marsden Valley Subdivision (RM105048V7) : Lapsed 29/03/23 (Found on related property: 1965000253)
18/12/17	RESOURCE CONSENT 105048V7 : Variation to conditions 1, 2, 5 and 15 of resource consent RM105048 as already varied by RM105048V6 to: revert to ROW access for Lots 78 & 79 and extend ROW K to allow rights for Lot 76; additional lot (133); reduction or width of ROW E; amend boundary between Lots 132 & 39-42; formalise two corrections in condition 5 re esplanade reserves and update stage boundaries : Section 224 Issued 5/03/20 (Found on related property: X1965000164)
3/08/15	RESOURCE CONSENT 105048V6 : Variation to conditions of resource consent RM105048 (with subsequent variations) by variation to accessways 311 and 312, reduction of number of allotments, some adjustment to lot sizes and consequential changes in easements. : Variation Decision Notified 27/11/17 (Found on related property: X1965000164)
10/07/14	RESOURCE CONSENT 105048V5 : Variation to conditions 1 & 2 of RM105048V4 to allow a change to the proposed staging of the subdivision : Varied - see variation 27/11/17 (Found on related property: 1947036115)
19/07/13	RESOURCE CONSENT 105048V4 : Variation to conditions 1,2, 14 and 15 of RM105048V3 : Section 224 Issued 3/04/14 (Found on related property: 1947036105)
1/11/12	RESOURCE CONSENT 105048V3 : Variation sought to amend condition 58 which requires compliance with Residential Zone design standards : Section 224 Issued 5/07/13 (Found on related property: 1947036105)
26/10/12	RESOURCE CONSENT 105048V2 : Variation to Conditions 1, 2, 46 and 63 of RM105048 as already varied by RM105048V1 to allow alternative staging and timing of landscaping : Varied - see variation 10/10/12 (Found on related property: 1947036105)
26/05/11	RESOURCE CONSENT 105048V1 : Variation to Conditions : Decision Notified 5/05/11 (Found on related property: 1947036101)
25/08/10	RESOURCE CONSENT 105067 : Establish an office and install associated signage : Decision Notified 4/08/10 (Found on related property: X1947036100)
15/04/10	RESOURCE CONSENT 105048 : Variation to RM085008 relating to Condition 13 : Section 224 Issued 22/06/11 (Found on related property: 1947036101)
2/02/10	RESOURCE CONSENT 095282 : TO locate a temporary office and install sign : Expired 24/12/14 (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 : Expired 1/10/01 (Found on related property: 1947036100)
	RESOURCE CONSENT 095290X1 : Extension of time for the operation of 8 showhomes : Incomplete - Rejected Under section 88 1/03/18 (Found on related property: 1965000253)
	RESOURCE CONSENT 105058V6 : Created in error : Cancelled 24/06/15 (Found on related property: 1965000164)
	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

20/06/22	BUILDING CONSENT 220290 : Dwelling : CODE COMPLIANCE CERT ISSUED 11/04/23
11/10/13	PIM APPLICATION 130522P : Domestic dwelling : PIM ISSUED 11/10/13 (Found on related property: 1947036105)
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)
	PIM APPLICATION 150245T : Domestic dwelling : Territorial Planning Check Completed 19/05/15 (Found on related property: 1965000164)
	PIM APPLICATION 150437T : Dwelling : Territorial Planning Check Completed 26/08/15

(Found on related property: 1965000164)

PIM APPLICATION 160835T : Dwelling : Territorial Planning Check Completed
14/03/17

(Found on related property: 1947036104)

PIM APPLICATION 160857T : Dwelling with garage : Territorial Planning Check
Completed 18/04/17

(Found on related property: 1947036104)

PIM APPLICATION 170381T : Dwelling : Territorial Planning Check Completed
13/06/17

(Found on related property: 1947036104)

BUILDING CONSENT 220290T : Dwelling : Territorial Planning Check Completed
21/06/22

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

12/09/23 LIM APPLICATION L230438L230438 : LAND INFORMATION MEMORANDUM

29/11/21 SERVICE REQUEST 2150374 : Information / Advice Requested

13/09/19 LIM APPLICATION L190429L190429 : LAND INFORMATION MEMORANDUM
(Found on related property: 1965000253)

2/05/18 LIM APPLICATION L180252L180252 : LAND INFORMATION MEMORANDUM
(Found on related property: 1965000253)

29/09/16 LIM APPLICATION L160508L160508 : LAND INFORMATION MEMORANDUM
(Found on related property: 1947036104)

20/09/16 LIM APPLICATION L160488L160488 : LAND INFORMATION MEMORANDUM
(Found on related property: 1947036104)

8/07/13 LIM APPLICATION L130309L130309 : LAND INFORMATION MEMORANDUM
(Found on related property: 1947036105)

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Conditions Report



View All Conditions (<https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402" OR Filename:"Property Condition C1756" OR Filename:"Property Condition C1828">)

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
8021249	67 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")
8021249	67 Sanctuary Drive, Nelson	C1756	Open Drains	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1756")
8021249	67 Sanctuary Drive, Nelson	C1828	Geotechnical Report	Y	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1828")

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

Condition No	C1756
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Condition to be Created Amended Removed

Address	1 to 10 Appletree Lane; 4 to 10 Kingfisher Lane
Legal Description	Lots 81, 83-87, 91-93, 100-103, 251 and 252 DP 505218
Property Owner or Subdivider	Marsden Park Ltd
Diagram included	NA
Engineering Plan No	NA
Resource Consent No	RM105048V6
Reason for Condition	As a result of subdivision

Date condition created	2 July 2017
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 Consents & Compliance

Date created in GIS	2 July 2017
Created by Name & Role	Ian Tyler GIS Analyst

Condition
<p>In respect of Lots 103, 251 and 252:</p> <ol style="list-style-type: none"> The owners of Lots 103 and 251 DP 505218 shall maintain the existing open drain within easement areas Q and V DP 505218. No structures shall be placed and nothing but grass planted within the easement areas. The intention is to ensure continued, unobstructed stormwater flows. The capacity of the existing open drain shall not be reduced. For the avoidance of doubt, cross-sections of

the open drain have been recorded on the as-built plan for Stage 6A of the Marsden Park subdivision. Nelson City Council holds copies of the as-built plan.

2. The owner of Lot 103 DP 505218 shall ensure that secondary stormwater flows, that may overtop the culvert pipe in easement Q DP 505218, are considered in the construction of any new driveway. The stormwater flows shall not be allowed to cause erosion of damage the access formation in Lot 312 DP 505218.
3. The owners of Lot 252 DP 505218 (future Lot 82) shall maintain the existing open drain within easement areas X and Y DP 505218. No structures shall be placed and nothing but grass planted within the easement areas. The intention is to ensure continued, unobstructed stormwater flows. The capacity of the existing open drain shall not be reduced. For the avoidance of doubt, cross-sections of the open drain have been recorded on the as-built plan for Stage 6B of the Marsden Park subdivision. Nelson City Council holds copies of the as-built plan.
4. The owner of Lot 252 DP 505218 (future Lot 82) shall ensure that secondary stormwater flows, that may overtop the culvert pipe in easement X DP 505218, are considered in the construction of any new driveway. The stormwater flows shall not be allowed to cause erosion of damage the access formation in Lot 313 DP 505218.

In respect of Lots 81, 83-87, 91-93, 100-103

5. 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 all stormwater from roofs and 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

Condition No	C1828
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Condition to be Created Amended Removed

Address	Sanctuary Drive, Vintners Way and Falcon Ridge Way
Legal Description	DP 505218
Property Owner or Subdivider	Keystone Partners Trust
Diagram included	Yes
Engineering Plan No	NA
Resource Consent No	RM1050448V7 – Stage 7
Reason for Condition	As a result of subdivision

Date condition created	11/02/2020
Condition recommended by (Name & Role) <i>Any staff member</i>	Lynda Greer, Administrator Resource Consents
Condition authorised by (Name & Role) <i>Team Leader or Manager</i>	Adrian Ramage, Team Leader Resource Consents

Date created in GIS	10 March 2020
Created by Name & Role	Ian Tyler GIS Analyst

Condition
<p>1. Building development shall be located within the '<i>Building Location Areas deemed Generally Suitable for Residential Development either in general accordance with NZS3604:2011 in natural ground or Subject to Specific Investigation and Design where fill or ground not meeting the good ground requirements of NZS3604:2011 are present</i>' as defined by:</p>

- Nelson Consulting Engineers Ltd Figure 08201.15. Sheets 1 & 2 dated 18 September 2019.
2. Lots 29, 31, 37–41, 43, 45, 46 and 89 contain near level to gently sloping natural ground. The *Designated Building Area Generally Suitable for Residential Development following NZS3604:2011* will be generally suitable for structures in regards to NZS: 3604: 2011 *Timber Framed Buildings*.
 3. Lots 32 – 36, and 131 contain near level building platforms comprising certified fill and cut natural ground. The *Designated Building Area Generally Suitable for Residential Development following NZS3604:2011* will be generally suitable for structures in regards to NZS: 3604: 2011 *Timber Framed Buildings*.
 4. Lots 76, 77, 80, and 88 contain near level building platforms comprising certified fill and cut natural ground, with cut batters extending upslope to natural sloping or filled ground. The *Designated Building Area Generally Suitable for Residential Development following NZS3604:2011* will be generally suitable for structures in regards to NZS: 3604: 2011 *Timber Framed Buildings*.
 5. Development outside of the designated building area is *Subject to Specific Investigation & Design* by a Chartered Professional Engineer practising in civil, structural or geotechnical engineering, experienced in foundation design. Development within the services easement must be in compliance with the NCC 2019 Land Development Manual and the conditions of the easement. The investigation and design shall consider mitigation measures to manage overland stormwater flow, limit ponding at the toe of slopes (Lots 31 and 89), enhance surficial slope stability (Lot 31) by planting appropriate species as required to enhance stability.
 6. Lot 88 contains a services easement and development within the easement must be in compliance with the NCC 2019 Land Development Manual and the conditions of the easement.
 7. Lot 132 and 133 shall require engineered foundations, such as wider spread footings, shallow piles or waffle / pod foundations. Ground improvement measures shall also be considered, or a combination of solutions.
 8. For all building platforms located immediately below cut or fill batters; consideration should be given to installing a surface swale to intercept surface stormwater flows from the batter to enhance existing site stormwater controls.
 9. Lot 132, 133 and 252 Development on these three sections will be *Subject to Specific Investigation & Design* by a Chartered Professional Engineer practising in civil, structural or geotechnical engineering, experienced in foundation design.

Any proposed development within the designated 'No Build Areas' of these lots will require specific investigation by an experienced Geo-professional, who shall provide geotechnical development conditions specific to the building or development works proposed.

10. Foundations for all buildings, including concrete slab-on-ground floors, shall extend through topsoil to bear in competent natural ground or fill certified and placed in accordance with NZS 4431: 1989 - Code of Practice for Earth Fill for Residential Development.
11. All foundation excavations, including dwelling slab subgrades, shall be inspected by a Chartered Professional Engineer practising in civil, structural or geotechnical engineering and experienced in foundation design, or for the case where structures comply with *NZS 3604:2011*, a building inspector, prior to placing formwork, poles, DPM or reinforcing steel.
12. To control the potential effects of surcharge on the existing batters, fill shall be placed no closer to the top of the batter than twice its thickness, unless instructed otherwise by a Chartered Professional Engineer practising in civil or geotechnical engineering.
13. Unretained fill shall not be placed on batters steeper than 3H:1V unless instructed otherwise by a Chartered Professional Engineer practising in civil or geotechnical engineering.
14. Unless otherwise noted 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 slopes of over 5H:1V (20%), or
 - d. the wall is founded on sloping ground of over 5H:1V (20%).
15. Subsoil drains are situated within Lots 76, 77, 80, 133 and 252 at the levels and position indicated on Drawing Nos AB705 and 706 by Newton Survey dated 30 August 2019 and 1 May 2017 respectively. Site works and foundations shall be designed to ensure that the drains are protected and remain functional.
16. The cut-off drains / swales and sumps situated above Lots 76, 77 and 80 and the driveway serving the Lot 252 are designed to control stormwater and enhance slope stability. The owners of the lot shall ensure that the drains are kept clear

of obstructions and debris that may cause overtopping or impede the flow into the NCC stormwater system.

17. All excavations greater than 1.0 m must be retained unless considered unnecessary by a Geo-professional.

18. A suitably sized sediment trap shall be constructed within each section and stormwater from roofs, yard and 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 or stream. 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 section 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

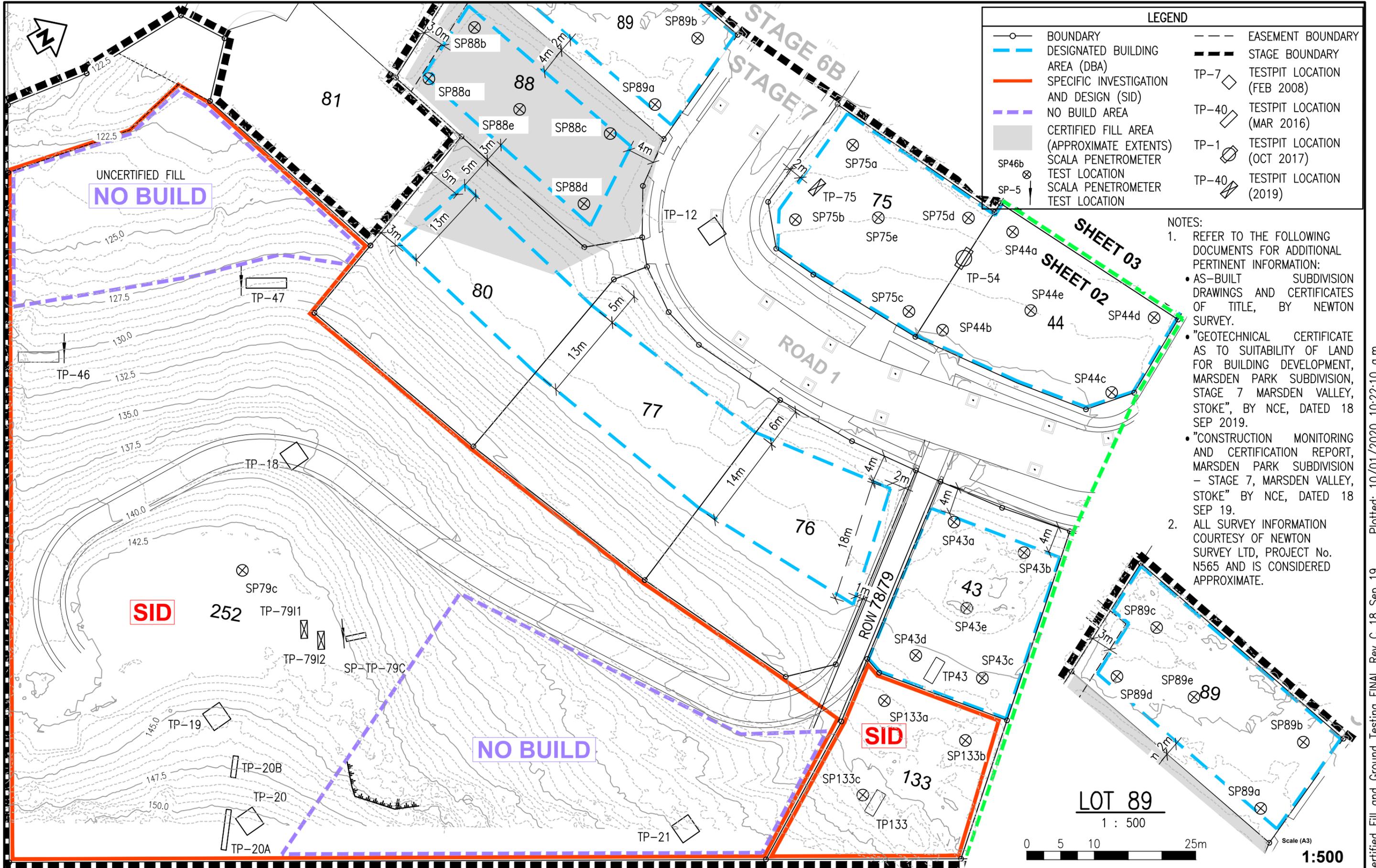
19. Any application for building and/or resource consent for earthworks shall be accompanied by a site specific sediment and erosion control plan. The plan shall detail the measures that will be implemented prior to and during building works or earthworks to minimise erosion and sediment runoff. These measures may include stabilised construction entrances, silt fences and earth bunds complying with '*Nelson/Tasman Erosion and Sediment Control Guidelines July 2019*'. As a general guide, generic sediment control plans are depicted in "Figure 1-Typical Drainage and Sediment Control Layouts".

20. In respect of Lot 133 RT 879974:

Depending on the desired dwelling floor level, the water service pressure may be less than the Council minimum of 300kPa and an individual pressure pump may be required to assure the standard is met. The design and details shall be included with the building plans and the Building Consent application. The design, installation and maintenance costs shall be borne by the property owner.

21. In respect of Lot 252 RT 879976:

At Building Consent stage dwellings shall be provided with an individual pressure pump to ensure an adequate water pressure (not less than 300 kPa) and quantity. The design details shall be included with the building plans and the Building Consent application. The design, installation and maintenance costs shall be borne by the property owner.



LEGEND			
	BOUNDARY		EASEMENT BOUNDARY
	DESIGNATED BUILDING AREA (DBA)		STAGE BOUNDARY
	SPECIFIC INVESTIGATION AND DESIGN (SID)		TP-7 TESTPIT LOCATION (FEB 2008)
	NO BUILD AREA		TP-40 TESTPIT LOCATION (MAR 2016)
	CERTIFIED FILL AREA (APPROXIMATE EXTENTS)		TP-1 TESTPIT LOCATION (OCT 2017)
	SCALA PENETROMETER TEST LOCATION		TP-40 TESTPIT LOCATION (2019)
	SCALA PENETROMETER TEST LOCATION		

- NOTES:
- REFER TO THE FOLLOWING DOCUMENTS FOR ADDITIONAL PERTINENT INFORMATION:
 - AS-BUILT SUBDIVISION DRAWINGS AND CERTIFICATES OF TITLE, BY NEWTON SURVEY.
 - "GEOTECHNICAL CERTIFICATE AS TO SUITABILITY OF LAND FOR BUILDING DEVELOPMENT, MARSDEN PARK SUBDIVISION, STAGE 7 MARSDEN VALLEY, STOKE", BY NCE, DATED 18 SEP 2019.
 - "CONSTRUCTION MONITORING AND CERTIFICATION REPORT, MARSDEN PARK SUBDIVISION - STAGE 7, MARSDEN VALLEY, STOKE" BY NCE, DATED 18 SEP 19.
 - ALL SURVEY INFORMATION COURTESY OF NEWTON SURVEY LTD, PROJECT No. N565 AND IS CONSIDERED APPROXIMATE.



MARSDEN PARK LTD
MARSDEN PARK SUBDIVISION STAGE 7
EARTHWORKS
GEOTECHNICAL CERTIFICATE SITE PLAN

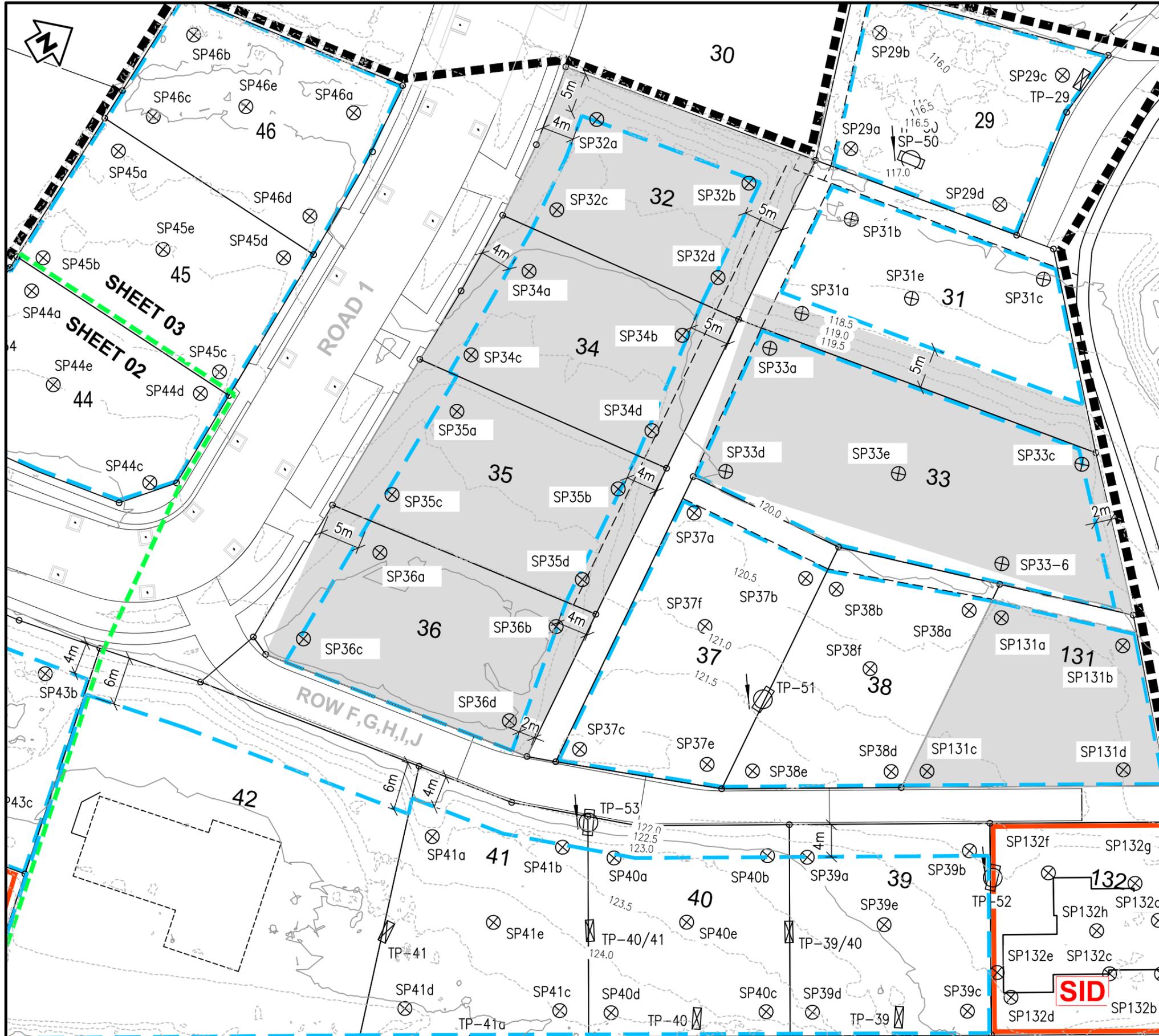
Nelson Consulting Engineers Ltd
 CIVIL - GEOTECHNICAL - STRUCTURAL

140 Collingwood Street
 Nelson
 Phone 03 5394145
 Fax 03 5394146
 Email john@nce.co.nz

Rev	Comment	Date	Int
A	CONTOUR LABELS CORRECTED	06 NOV 19	JH
Designed by	Drawn by	Approved by	
JH	JL		

Drawing No	Job No
08201.15.	08201.15
Stamp	Sheet No
FINAL	01 OF 02
Date	Revision
18 SEP 19	A

File Name: Stg 7 Certified Fill and Ground Testing FINAL Rev C 18 Sep 19 Plotted: 10/01/2020 10:22:10 a.m.



LEGEND			
	BOUNDARY		EASEMENT BOUNDARY
	DESIGNATED BUILDING AREA (DBA)		STAGE BOUNDARY
	NO BUILD AREA		TESTPIT LOCATION (FEB 2008)
	SPECIFIC INVESTIGATION AND DESIGN (SID)		TESTPIT LOCATION (MAR 2016)
	CERTIFIED FILL AREA (APPROXIMATE EXTENTS)		TESTPIT LOCATION (OCT 2017)
	SCALA PENETROMETER TEST LOCATION		TESTPIT LOCATION (2019)
	SCALA PENETROMETER TEST LOCATION		

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Nelson Consulting Engineers Ltd
 CIVIL - GEOTECHNICAL - STRUCTURAL

140 Collingwood Street
 Nelson
 Phone 03 5394145
 Fax 03 5394146
 Email john@nce.co.nz

Rev	Comment	Date	Int
C	NOTE 3 REMOVED	07 JAN 20	JH
B	CONTOUR LABELS CORRECTED	06 NOV 19	JH
A	ADDED NOTE 3	31 OCT 19	JH

Designed by JH Drawn by JL Approved by *J. Williams*

Drawing No	Job No
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