

Lot 37
DP 416740

1935016814

**TASMAN DISTRICT COUNCIL
CONSENT NOTICE UNDER SECTION 221
RESOURCE MANAGEMENT ACT 1991**

TASMAN DISTRICT COUNCIL CONSENT NO. RM050607

The **TASMAN DISTRICT COUNCIL** hereby gives notice pursuant to Section 221 of the Resource Management Act 1991 that the subdivision consent in respect of Land Transfer Plan 416740 a subdivision of all Certificate of Title 463704 was granted subject to the following conditions being complied with on a continuing basis pursuant to Section 108(2) of the Resource Management Act 1991 in respect of Lots 2 to 10 (inclusive) and 36, 37 and 38:

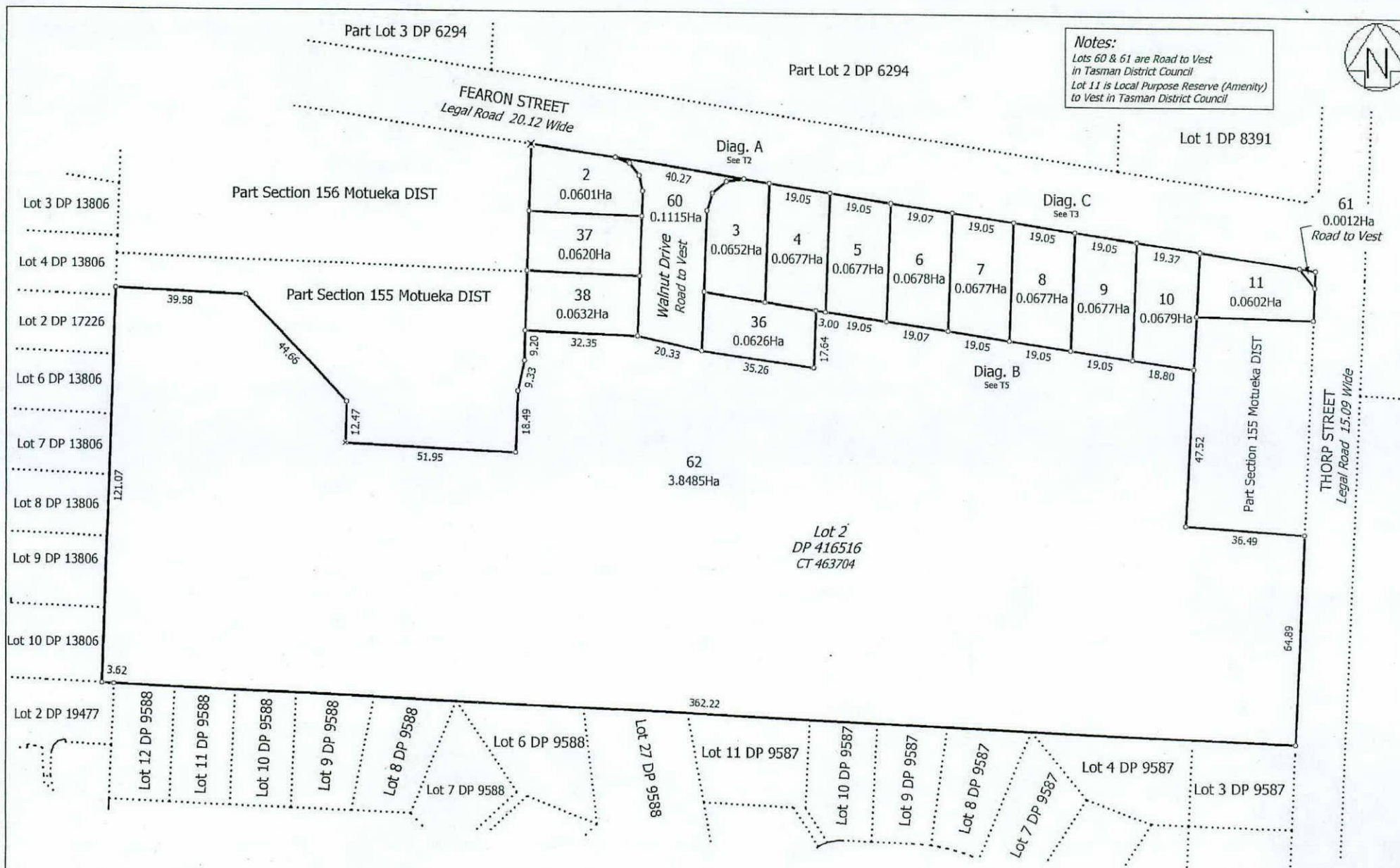
1. Any structure requiring building consent to be erected on the Lot requires specific design of building foundations by a Chartered Professional Engineer.

Dated at Richmond this 3rd day of March 2009

Signed by an Authorised Officer of the
TASMAN DISTRICT COUNCIL under
Delegated authority given pursuant to
Section 716 of the Local Government Act 1974

) M. D. Morris
)
)
)

An oval-shaped official stamp of the Tasman District Council. The outer ring contains the text "TASMAN DISTRICT COUNCIL". The inner part of the stamp contains the name "M. D. Morris" and the title "Authorised Officer".



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An oval-shaped official stamp of the Tasman District Council. The outer ring contains the text "TASMAN DISTRICT" at the top and "COUNCIL" at the bottom. Inside the ring, the name "M. D. Morris" is printed, with "Authorised Officer" printed below it.

CAMERON GIBSON & WELLS LTD

CONSULTING CIVIL, STRUCTURAL,
ENVIRONMENTAL & GEOTECHNICAL ENGINEERS

12583-40

20th March 2009

Everbright Realty Nelson Ltd
c/o Lydia Heyward
P.O Box 3184
Richmond

Attention Lydia Heyward:

Re: RM 050607 Subdivision Geotechnical Report

Issued by: Cameron Gibson & Wells Ltd
To: Everbright Realty Nelson Ltd
To be Supplied to: Tasman District Council
In Respect of: Subdivision Pt Sections 155-156 Motueka District (CT NL 2D/142).
At: Motueka

Cameron Gibson & Wells Ltd has been engaged by Everbright Realty Nelson Ltd to provide certification of the suitability for building a residential dwelling on each proposed lots 2-11 and .36-38.

This report is to address the requirements of conditions of consent RM050607 number 12ii.

Engineering Certification

12ii) *Certification that a site has been identified on each new lot suitable for the erection of a residential building shall be submitted from a chartered professional engineer or geotechnical engineer experienced in the field of soils engineering (and more particularly land slope and foundation stability). The certificate shall define on each lot the area suitable for the erection of residential buildings.*



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1.0 Site Description

The development adjoins Fearon and Thorp St in Motueka on land that slopes gently toward Thorp St. Soils comprise outwash formation of gravel, sand and silt lenses overlying estuarine deposits. Deep trench excavations are representative of the building site areas and show ground conditions of loose silt and sand deposits with fluctuating water tables depth from 1.2m to 1.6m below general road levels. The underlying gravels are highly permeable.

2.0 Site Investigation

Investigation has included a detailed walkover, penetrometer testing of the building site areas and inspection of trench excavations of up to four to five meters depth.

3.0 Control Testing

Suitability for residential development has been tested for compliance with NZS 3604:1999 by scala penetrometer.

4.0 Acceptance Criteria

Residential building development must satisfy the building code and as a means of compliance with that code, the Department of Building and Housing approved document B1:Structure is relevant. Section B1/AS1 defines NZS 3604 as an acceptable solution.

NZS 3604:1999 'Code of practice for timber framed buildings' is a code allowing non-specific design. In order to comply with this code, foundations are to be supported on "*good ground*" with ultimate soil bearing capacity of greater than 300 kPa. To achieve this, NZS 3604 stipulates that three or more penetrometer blows per 75mm depth of penetration (i.e. 12 blows per 300mm) is required to a depth equal to the width of the widest footing below the underside of the proposed footing. This can correspond to a depth of 400mm to 800mm below the ground surface. Verification of ground conditions beyond this level is required for a further 1.2 metres with a minimum of two blows per 75mm (8 per 300mm). Specific foundation design is required for strip footings when ground conditions do not meet these minimum bearing strengths and for piled foundations when lateral stability criteria are not met.

5.0 Test Results Summary

Test results indicate variation in bearing strength with depth and generally penetrometer results average less than 12 blows/300 mm for depths in the order of 1.5m. Ground bearing does not satisfy the requirements of NZS 3604. This does not preclude residential development provided building foundations are specifically designed.

We recommend that a consent condition be applied to each title requiring specific design of foundations by a Chartered Professional Engineer. Testing and investigation will be required as appropriate to each building.

Normal care and review of foundations should be exercised during construction as ground conditions are expected to vary.

6.0 Earthworks

Given that the underlying soils do not satisfy NZS3604 and specific foundation design will be required general lot levels are built up with on site materials overlain with topsoil.

7.0 Conclusions & Recommendations

As a result of our site observations and testing recorded above we are satisfied that each lot is suitable for the erection of a residential dwelling in accordance with Department of Building and Housing approved documents B1: Structure subject to the following conditions.

7.1 We recommend that a consent condition be applied to each title requiring specific design of foundations by a Chartered Professional Engineer.

7.2 Any structure outside the scope of NZS 3604:1999 must have specific foundation and or structural design carried out by a Chartered, Professional Engineer.

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8.0 Limitations

1. This report has been prepared for the benefit of Everbright Realty Nelson Ltd. Reliance by other parties on this information or opinions shall without our prior review and agreement be at such parties sole risk.
2. Recommendations and opinions in this report are based on data and observations from excavations and scala penetrometer tests at specific locations. The nature and continuity of subsoil conditions away from these are inferred and it must be appreciated that actual conditions could vary considerably from the model assumed.

Yours sincerely,



Rod Gibson

CAMERON GIBSON & WELLS LTD

Reviewed:



Simon Cameron

CAMERON GIBSON & WELLS LTD