

PROCESSED

Ref: 985336
209 Annesbrook Dr
Please Ask for: Don Ballagh
Phone No: (03) 546 0275
E-Mail: dballagh@ncc.govt.nz
Ref: DB:kg

NELSON CITY COUNCIL

PO BOX 645 NELSON NEW ZEALAND PHONE 03-546 0200 FAX 03-546 0239

18 August 1998

Mr S Luscombe
21 Douglas Road
NELSON 7001

Dear Sir

**Notice of Decision - Resource Consent Application : 985336
Section 88 of the Resource Management Act 1991**

Applicant: S Luscombe
Owner: V Stewart
Property: 209 Annesbrook Drive
Discretionary Activity: Earthworks: Rule REr.60 of the Proposed Nelson Resource Management Plan

Your application for resource consent to excavate land within the Land Management Overlay to a depth in excess of 1.2 metres to form a building platform, was considered by the Resources Officer (Soil & Water) acting under delegated authority on 18 August 1998.

This application was not publicly notified pursuant to Section 94 of the Act because no other persons were considered to be adversely affected, and because the effect on the environment was considered to be minor.

Consent was granted pursuant to Sections 104 and 105 of the Act subject to the following conditions imposed pursuant to Section 108 of the Act:

- a) The activity shall be carried out strictly in accordance with the application and the plans submitted with the application, with the exception of any changes imposed as conditions of consent.
- b) All cut soil batters, requiring support to meet a factor of safety of 1.5, shall be retained immediately following completion of earthworks.
- c) At the completion of the retaining walls, a suitably experienced registered engineer shall certify in writing to Council that the retaining walls have been constructed in accordance with the plan submitted with the application, and that the walls meet the Building Code requirements of a factor of safety of 1.5.
- d) The consent holder shall utilise all reasonable measures to ensure any sediment eroded from bare soil surfaces is retained on site.
- e) Drainage water from behind the walls shall be piped directly to a reticulated stormwater system.

- f) The consent holder shall ensure that the recommended conditions attached to Tonkin & Taylor's certificate, dated 21 April, reference 81041, are met.

Reasons for Decision

Provided all conditions of consent are met adverse environmental effects should be negligible.

Your status as applicant for this resource consent provides you with certain rights with regard to the Council's decision.

For your general guidance, Sections 120, 127 and 357 of the Resource Management Act 1991 provide rights with respect to:

1) Objection to certain decisions and requirements of consent authorities. (Section 357)

If your consent was not publicly notified, or was notified and no submissions were received or any submissions received were withdrawn, you have the right to object to all or part of this decision. An objection must be lodged with the Council within 15 working days of your receipt (or receipt by the person who filed the application on your behalf) of the Council's formal decision. Reconsideration of the decision will require further assessment of costs incurred in accordance with Council processing charges.

2) Application for change or cancellation of consent conditions. (Section 127)

An application to change or cancel a consent condition can be made to the Council at any time. Such an application is treated in a similar manner to a resource consent application incurring normal Council processing charges. If the consent condition(s) you wish to have deleted or changed resulted from a resource consent application that was publicly notified, you should first obtain written consent from all those persons who made a submission on this application.

3) Right of Appeal. (Section 120)

This requires that a "Notice of Appeal" be lodged with the Registrar of the Environment Court and with the Council within 15 working days of your receipt (or receipt by the person who filed the application on your behalf) of the Council's formal decision.

The address of the Environment Court is PO Box 5027, Lambton Quay, Wellington. An appeal must be lodged on Form 7 prescribed by the Resource Management Forms Regulations 1991 and must be accompanied by a filing fee of \$55 (GST inclusive) as specified in those Regulations under Part VI, Section 28(3).

If you are intending to exercise your legal rights regarding the Council's decision and you are in any doubt as to how to proceed, it is strongly recommended that you consult your Agent/Lawyer.

You should note that a resource consent lapses on the expiry of **two years** after the date of commencement of that consent, unless the consent is given effect to, or after the expiry of such a shorter/longer period as is expressly provided for in the consent. Section 125 of the Resource Management Act 1991 details matters relating to the extension of consent duration.

This letter deals with certain Resource Management aspects of this proposal only and in no way indicates that the application satisfies the requirements of the Building Act 1991 with respect to drainage, retaining walls or any other structure subject to a consent pursuant to the Building Act 1991. A separate application for a building consent may be required.

If a building consent is required and you have not already done so, you should now apply for a building consent and await confirmation or otherwise that your proposal meets building code requirements.

Please find enclosed an invoice of the costs incurred in processing this application. If your invoice shows a refund due to you, a cheque will be sent out under a separate cover.

Where conditions of consent which require monitoring have been imposed a monitoring charge has been included in your invoice. This charge covers one visit to monitor compliance with consent conditions. Where additional monitoring visits are required to determine that conditions have been met these will be charged at the rate of \$45 (exclusive of GST) for each additional visit.

If you have any enquiries please contact Don Ballagh on (03) 546 0275.

Yours faithfully



J S Pattison
Development Planner

RESOURCE MANAGEMENT DIRECTORATE

APPLICANT: S. LUSCOMBE

FILE REFERENCE: 985336

PROPERTY: 209 LINESBROOK DRIVE

This application for discretionary and/or non-complying activity consents to:

Excavate land within the land
management overlay to a depth in
excess of 1.2 metres.

is considered to have no more than a minor effect on the environment because

- 1) The site and proposed works have
been inspected and considered by a
registered engineer who has also
provided Council with a Professional Statement
for design of retaining structures.
- 2) Appropriate locations of consent have been
inspected to avoid minimise or mitigate
potential adverse environmental effects.

and the written approval has been obtained from every person whom, in the opinion of the Nelson City Council, may be potentially adversely affected by the granting of this resource consent.

In terms of Section 94 of the Resource Management Act 1991, and under the Authority delegated to Officers, it is decided that this application, as presented, does not need to be publicly notified.

DATED this _____ day of _____ 1998

Development Planner / Director of Resource Management / Chief Executive

APPLICATION FOR RESOURCE CONSENT

Pursuant to Section 88, Resource Management Act 1991

TO: The Consents Officer
Nelson City Council
PO Box 645
NELSON

Administration

Application No: 985336

Deposit Paid: \$100.00 p.a.

Receipt No: 2703

I (full name and address of applicant)

STEUG LUSCOMBE 21 Douglas rd.
Nelson

apply for the resource consent (s) described below:

- Brief description of the activity to be undertaken, and any waiver/exemption sought.

Earthworks as per plan and covered by
Tonkin + Taylors producer statement and inspection schedule.

- The location to which this application relates is: (all details to be completed)

Number: 209 Street: Amersbrook drive

Locality: Nelson

Valuation Roll Number:

Legal Description:

(Copy of current Certificate of Title to be supplied)

(Describe the location in a manner which will allow it to be readily identified-e.g. the street address, the legal description, the name of any relevant stream, river or other water body to which the application may relate, proximity to any well known landmark, the grid reference (if known), etc)

- The names and addresses of the owner and occupier of any land to which the application relates are as follows:

Owner:

Occupier:

- The type of resource consent(s) sought is/are: Earthworks consent.

- ☒ Land Use Consent
☐ Discharge Permit (Air/ Water)
☐ Subdivision Consent

- ☐ Water Permit
☐ Coastal Permit
☐ Development
(under Local Government Act)

• Attach the following information: (tick where appropriate)

- ☐ Copy of Certificate of Title
- ☐ Site Plan to a recognised scale such as 1:100 or 1:200 if appropriate showing site boundaries, north point, buildings, car parking and access, features such as roads and rivers, and any other relevant information.
- (OR in the case of a proposed subdivision)
- ☐ Plans which adequately define proposed boundaries, allotments, reserves and accordance with both Section 219 of the Resource Management Act 1991 and the District Plan.
- ☐ A full description of the proposed activity. This may included details such as days and hours of operation, number of staff, number of vehicles involved, duration of activity etc
- ☐ An assessment of any specific matters required to be addressed by the District Plan
- ☐ An assessment of effects, both actual and potential, which the activity may have on the surrounding environment, together with any measures to be taken to avoid or mitigate these effects. A copy of the Fourth Schedule of the Resource Management Act 1991 and a guide to making an assessment are both available at the Resource Management counter
- ☐ The written consent of any affected persons (on the appropriate forms supplied by Council and on any plans)
- ☐ A deposit in accordance with the Nelson City Schedule of Administration Charges. In terms of Section 36 of the Resource Management Act 1991 further charges may be imposed for processing the application, including consideration by the Applications Committee
- ☐ In the case of a development under the Local Government Act, the total estimated value of work \$ _____ (GST inclusive)

I acknowledge that further charges may be incurred in the processing of this application. (NB If public notification and/or a hearing are necessary, the total costs may significantly exceed the required deposit).

S.J. Lusecar

3.8.98

(signature of applicant/ person authorised to sign
on behalf of applicant)

Date

Address for service of applicant:

21 Douglas Rd.
Nelson

Telephone Number: 03 5485704

Fax Number: _____

Note: This application will be checked for completeness. If further information is required, you will be notified accordingly. When adequate information is supplied and the full deposit received, the application will be processed.

VIC STEWART
21 Douglas Road
Nelson
Ph/Fax (03) 548 5704
Mobile 025 358 883

Dear Sir/Madam, I hereby give the
authority for Steve and Emily Luxemba
to apply for building consent to
build a dwelling on the front
of our property. The site fronts
down onto Annesbrook Dr.

Yours Sincerely,

V Stewart

600/1009

Copy will be returned
if search requested and must
be paid for any query

624709

TE OF TITLE UNDER LAND TRANSFER ACT

Copy Requested

2B-1009

day of January one thousand nine hundred and SIXTY-SEVEN
Registrar of the Land Registration District of NELSON

WITNESSETH that PHILIP ERNEST McDONALD of Nelson, Company director and OLIVE DIXIE
McDONALD his wife are -

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by
memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon,
be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2 rods

22.6 perches more or less situated in the City of Nelson being Part Lot 5
Deposited Plan 5476 and being Part Section 19 Suburban South District.



10797 Building line restriction

Kwooladen
A.L.R.

Transfer 62037 fencing covenant

Kwooladen
A.L.R.

Appurtenant hereto is a right of
way over part lot 23 D.P. 6882
(O.T. 2A/1050) as set out in Easement
Certificate 101299.

Kwooladen
A.L.R.

101299 Easement Certificate certifying
that the following rights of way are
the easements intended to be created
by the operation of Sec. 30A of the
Land Transfer Act 1952.

Servient Schedule Dominant

Lot 23 yellow } O.T. 32/772 Land herein
Lot 24 Blue }

Kwooladen
A.L.R.

101300 Conditions of consent in
respect of the rights of way on
D.P. 6882.

Kwooladen
A.L.R.

111901 Settled under the Family
Homes Act 1964 on Philip Ernest
McDonald and Olive Dixie
both above named - 29.10.1964.

Kwooladen
A.L.R.

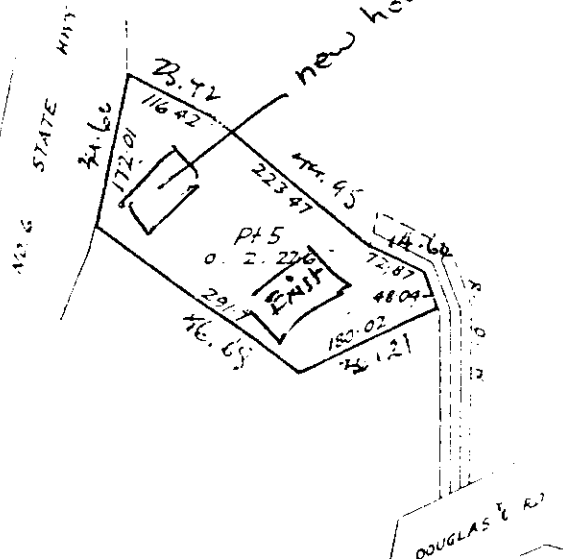
244737.1 Transmission to Philip Ernest
McDonald, as survivor - 18.10.1964 at 2.00 p.m.

Philip Ernest McDonald
A.L.R.

Scale: 1 inch = 2 Chains
C.S. 100.

24 11

No 2B/1009



7.1 Transfer to Graham Ernest Dash of
on, Company Employee and Susan Elizabeth
n his wife - 28.2.1985 at 2.32 o'clock.

Prince

A.L.R.

247707.2 Mortgage to Housing Corporation
- 28.2.1985 at 2.32 o'clock.

DISCHARGED
29.5.1991
S. M. Wall

Prince

A.L.R.

307527.2 Mortgage to Westland Bank Limited
- 20.5.1991 at 10.33 o'clock.

DISCHARGED
21.10.1993
S. M. Wall

S. M. Wall

A.L.R.

327914.2 Transfer to Victor ~~Stewart~~, Seaman and
Jillian Mina Richman, Sales Representative,
both of Nelson - 14.6.1993 at 11.57 o'clock.

S. M. Wall

A.L.R.

327914.3 Mortgage to Westland Bank Limited -
14.6.1993 at 11.57 o'clock.

S. M. Wall

A.L.R.



TONKIN & TAYLOR LTD. ENVIRONMENTAL & ENGINEERING CONSULTANTS

155 KILMORE STREET CHRISTCHURCH NEW ZEALAND

PO BOX 13055 CHRISTCHURCH NEW ZEALAND

PH 64-3-365 3703 FAX 64-3-365 3742

5466337

Our Ref.: 81041
20 July 1998

The Chief Executive Officer
Nelson City Council
PO Box 645
NELSON

Attention: Mr Don Bellagh

Dear Sir

**109 Annesbrook Drive, Tahuna, Nelson
Geotechnical Supervision of Earthworks**

I confirm that Mr S Luscombe has requested Tonkin and Taylor Ltd to carry out Geotechnical Supervision of the proposed earthworks and retaining wall construction at 109 Annesbrook Drive.

Our proposed schedule of site visits is as follows:

1) Supervision Phase 1

- 1) Following topsoil stripping to inspect driveway foundations.
- 2) With construction bench at RL 29.5
- 3) On completion of excavation to RL 28.3 and after five pilot pole holes have been drilled to full depth and a trench has been excavated to RL 25.5 within area of garage box cut.

We will inspect the soil conditions beneath the house foundations but understand that the inspection and certification of the foundation structural elements is to be carried out by others)

2) Supervision Phase 2

- 1) On completion of box cut excavation prior to tilt slab erection.
- 2) Inspection of structural details in walls and strip footing.

3) Supervision Phase 3

- 1) With excavation level at RL 26
- 2) On completion of driveway excavation and after drilling of five pilot pole holes.
- 3) On completion of fill placement for driveway ramp and construction of retaining walls.

4) Producer Statement



On satisfactory completion of the earthworks we will prepare a producer statement - construction (review).

Yours faithfully
TONKIN & TAYLOR LTD


Graham Wallace
Registered Engineer



TONKIN & TAYLOR LTD. ENVIRONMENTAL & ENGINEERING CONSULTANTS
155 KILMORE STREET CHRISTCHURCH NEW ZEALAND
PO BOX 13055 CHRISTCHURCH NEW ZEALAND
PH 64-3-365 3709 FAX 64-3-365 3742
5466337

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20 July 1998

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Graham Wallace
Registered Engineer



TONKIN & TAYLOR LTD. ENVIRONMENTAL & ENGINEERING CONSULTANTS
109 FEATHERSTON STREET WELLINGTON NEW ZEALAND
PO BOX 12 152 WELLINGTON NEW ZEALAND
PH 64-4-472 6997 FAX 64-4-472 6977

Our Ref.: 81041
21 April 1998

The Chief Executive Officer
Nelson City Council
PO Box 645
NELSON

Attention: Mr J Rudhall

Dear Sir

**CERTIFICATE - PROPOSED BUILDING SITE
LOT 1 OF PROPOSED SUBDIVISION OF PART LOT 5 DP 5476,
TAHUNA, NELSON**

This certificate defines an area suitable for the erection of a dwelling and the geotechnical conditions which should be applied to any development on the site.

We have carried out an investigation in accordance with sound engineering principles and practice on the above property. The soils investigation on which this certificate is based on are documented in our letter report "Lot 1 of Proposed Subdivision of Part Lot 5 DP 5476, Tahuna, Nelson, Geotechnical Investigations" Ref: 81041, dated 21 April 1998. This certificate should be read in conjunction with the report.

It is our professional opinion not to be construed as a guarantee that there is a building site on proposed Lot 1, as indicated on Figure 1 of our report, which is suitable for the erection of a residential dwelling subject to the conditions set out below.

1. Foundations

Foundations should be taken through loose fill materials, the colluvium and the residually weathered siltstone to derive support from the dense, highly or less weathered siltstone at depth. Investigations indicate that founding depth is variable across the site, but will be range from 0.9 to 1.8m below the existing ground surface within the building envelope.

2. Cut Slopes.

Unsupported cut slopes can be excavated above the RL 27m contour within the following limits:



	Recommended max. Unsupported slope angle
Cuts less than 1m in height	45° (1H: 1V)
Cuts 1 to 2m in height	26° (2 H: 1 V)
Cuts 2m to 4m in height	Top 2m section cut at 26°, Bottom 2m section at 36° (1.5H:1V)
Cuts greater than 4m in height	Requires specific design

Once an earthworks plan has been developed we should review it. No earthworks should be carried out until the review is completed.

A stormwater cutoff drain shall be installed along the top of any cut slope greater than 2m in height.

3. Filling

Fill should not be placed on ground sloping at greater than 26° unless designed by a registered engineer experienced in soil mechanics and slope stability. No fill should be placed up slope of the crib wall within a line drawn at 45° from the foot of the crib wall. Elsewhere, any filling in excess of 1m in height should be designed by a registered engineer experienced in soil mechanics and soil stability.

4. Small Slip.

The loose soils within the existing small slip shown on Figure 1 should be removed above the RL 25m contour to a depth of 0.8m and this section of slope should be re-graded to a maximum slope angle of 26°.

5. Stormwater

All stormwater from roof and paved areas shall be collected and piped to the Council's reticulation system.

6. Vegetation

Vegetation generally enhances the stability of slopes. Site clearance should therefore be kept to a minimum and cleared areas should be planted as soon as possible.

7. Foundation Investigation.

This certificate does not remove the need for inspection and design of foundations that would normally ensue in natural ground as required in NZS3604:1990 "Code of Practice for Light Timber Buildings Not Requiring Specific Design"

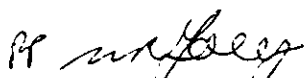
TONKIN & TAYLOR LTD
Nelson City Council, Nelson

3

Our Ref: 81041
21 April 1998

This certificate is furnished to the Nelson City Council alone. It is acknowledged that the Nelson City Council is entitled to provide information contained in this certificate pursuant to Section 31 of the Building Act 1992 and Section 44A of the Local Government Official Information and Meeting Act 1987.

Yours faithfully
TONKIN & TAYLOR LTD



Graham Wallace
Registered Engineer

Prepared by Mark Foley
Reviewed by Gary Smith

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: Graham I Wallace
(Suitably qualified Design Professional)

TO: Mr S Luscombe
(Owner)

TO BE SUPPLIED TO: Nelson City Council
(Territorial Authority)

IN RESPECT OF: new residence
(Description of Building Work)

AT: 209 Annesbrook Drive, Nelson
(Address)

DT 5 DP 5476 SO --

Tonkin & Taylor Ltd has been engaged by Mr S Luscombe
(Design Firm) (Owner/Developer/Contractor)

to provide design of edge of slab, strip foundations services in respect of the
(Extent of Engagement)

requirements of Clauses B1 Structure of the Building Regulations 1992 for

☐ All

☒ Part only as specified

of the building work. The design has been prepared in accordance with B1/VM4
(Verification Method/s acceptable solution/s)

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on
the attached sketch

(Design Firm)

~~drawings~~ titled

and numbered and the specification and other documents according to which the
building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value
of \$200,000, **I BELIEVE ON REASONABLE GROUNDS** that subject to:

- (i) the site verification of the following design assumptions : inspection of footing excavations,
foundation subgrade to comply with NZS3604.

and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and
other documents according to which the building is proposed to be constructed comply with the relevant provisions of the
building code.

(Signature suitably qualified Design Professional)

Date 6 August 1998

BE, Dip. Mgmt, MIPENZ - Reg. Engineer
(Professional Qualifications)

ERB/ACENZ Reg No. 5473

Member

ACENZ ☐

IPENZ ☒

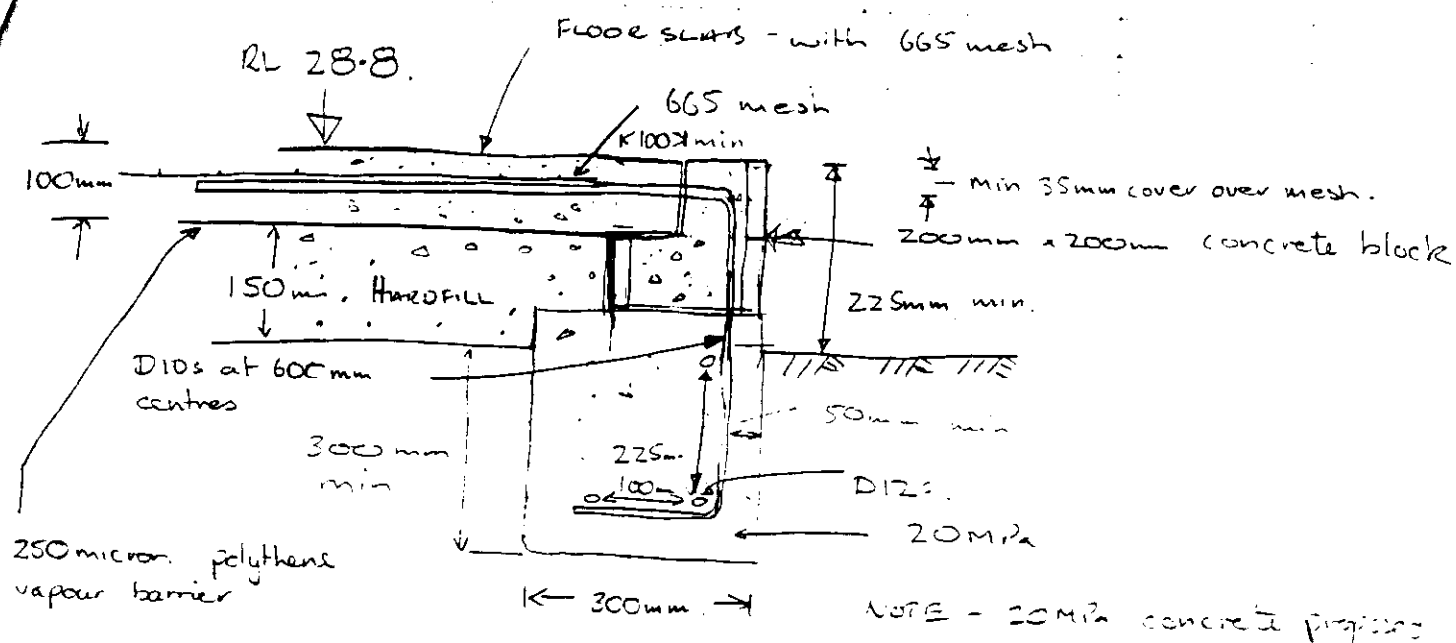
☐ NZIA

P O Box 12-152, Wellington
(Address)

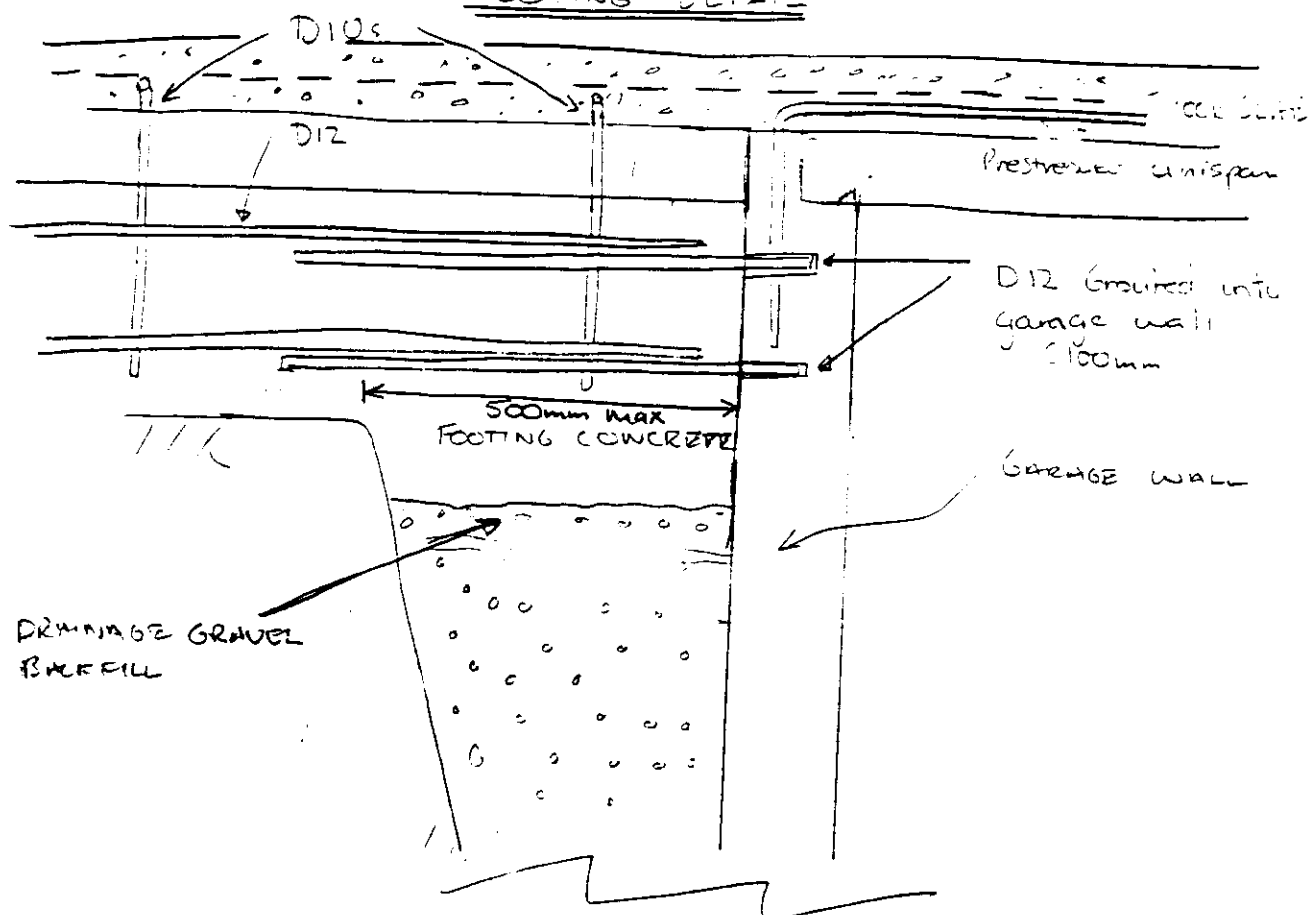
MAF
GIW

8 1998
8 1998

209 Sturtevant Dr



FOOTING DETAIL



DETAIL FOR BUTTING STRIP FOOTING
TO GARAGE WALL . . .

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: Graham Wallace

(Suitably qualified Design Professional)

TO: Mr S Luscombe

(Owner)

IN RESPECT OF: new residence

(Description of Building Work)

AT: 209 Annesbrook Drive

Tahuna, Nelson

(Address)

LOT 5 DP 5476

SO

Tonkin & Taylor

(Design Firm)

has been engaged by Mr S Luscombe

(Owner/Developer/Contractor)

to provide structural design of retaining walls and basement garage walls Services in respect of the

(Extent of Engagement)

requirements of Clause(s) B1 structure

of the Building Regulations 1992 for

☐ All

☒ Part only as specified

of the building work. The design has been prepared in accordance with B1/VM4

(Verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

..... Tonkin & Taylor Ltd

(Design Firm)

drawings titled Mr Luscombe Proposed

Residence

and numbered 81041.01 to 81041.04

and the specification and other documents according to which the building is proposed to be constructed.

an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) the site verification of the following design assumptions competent rock is exposed in cuts

and in foundation excavations.

and (ii) all proprietary products meeting the performance specification requirements,

the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

(Signature suitably qualified Design Professional)

Date 3 July 1998

BE, Dip. Mgmt. MIPENZ

(Professional Qualifications)

ERB/AERB Reg No. 5473

P O Box 12-152, Wellington

(Address)

Member ACENZ ☐

IPENZ ☒

☐ NZIA

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.

Resource Consent 985336
Applicant S Luscombe : RM985336 Bal \$ 0.00
Address 21 Douglas Road : Nelson
Phone 5485704
Consultant
Type(s) DI : LAND USE : DISTURBANCE DON BALLAGH
& overseer(s)

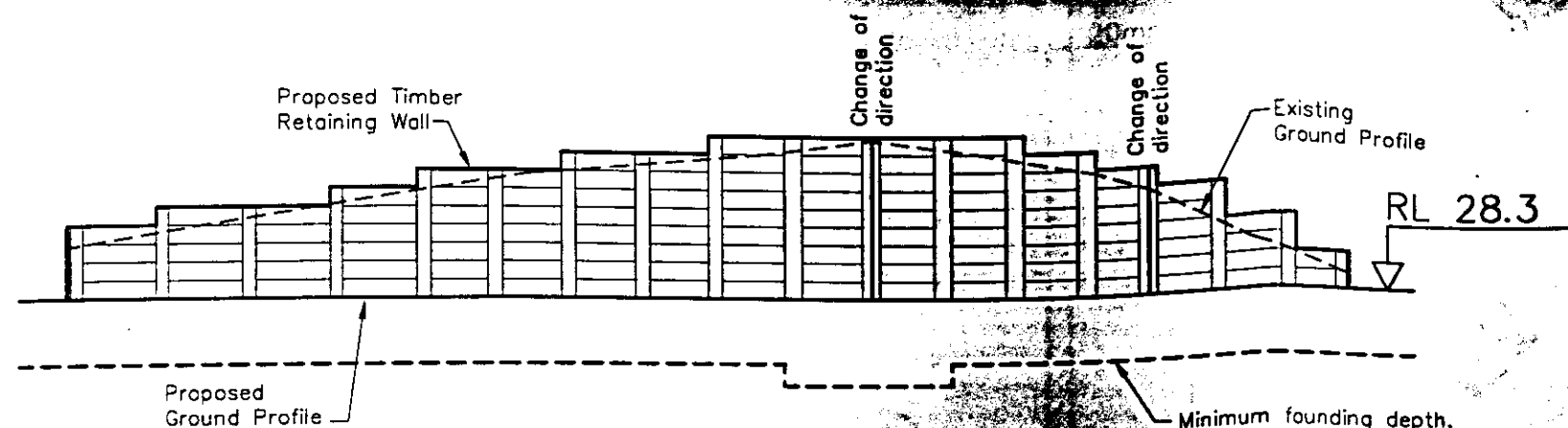
Notified? N Hearing reqd? N
Proposal Earthworks in excess of 1.2 metres in depth

New LT/DP(s)
Valuation No BC
Owner 0-linkS
Location ** 209 ANNESBROOK DRIVE
Legal ** LOT 1 LT19229
Plan/Zone
Status DECISION NOTIFIED Appeal exp
Status Note S/C 24/08/98 14/09/98
Decision GRANTED BY DON BALLAGH 18/08/98
Conditions? Y Monitoring? Y Process Days 16
<enter> to exit or 0 for Options

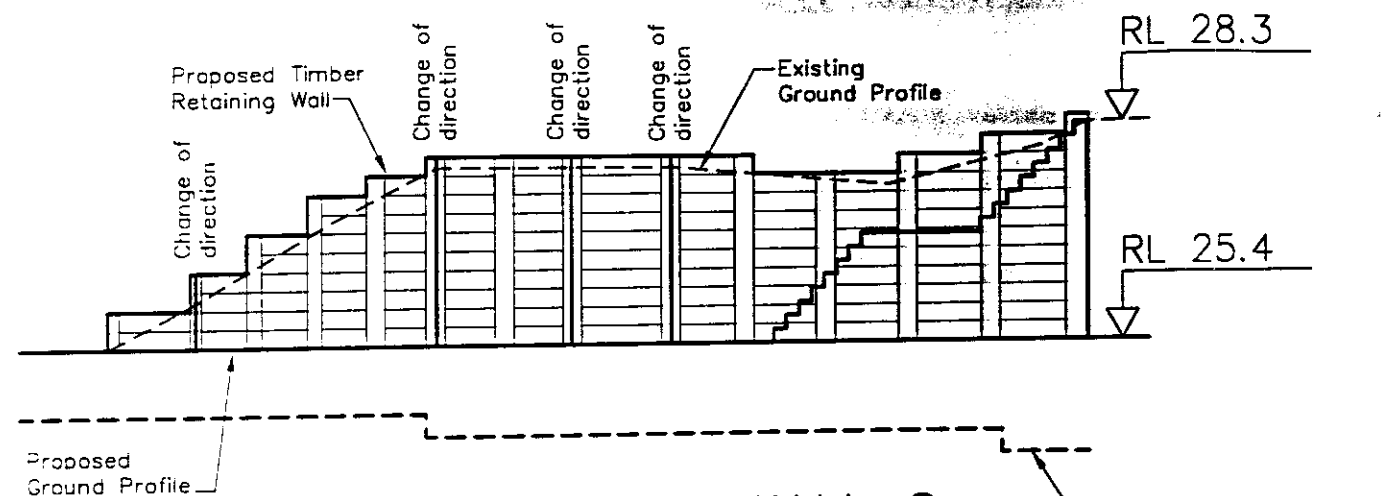
PRODUCER STATEMENT OF CONSTRUCTION REVIEW RECEIVED FROM
TINKIN & TAYLOR IN RESPECT OF EARTHWORKS & RETAINING WALLS
FOR THE ABOVE.

A.C. .
31/3/99 R.C. MONITORING CONDITIONS MET.

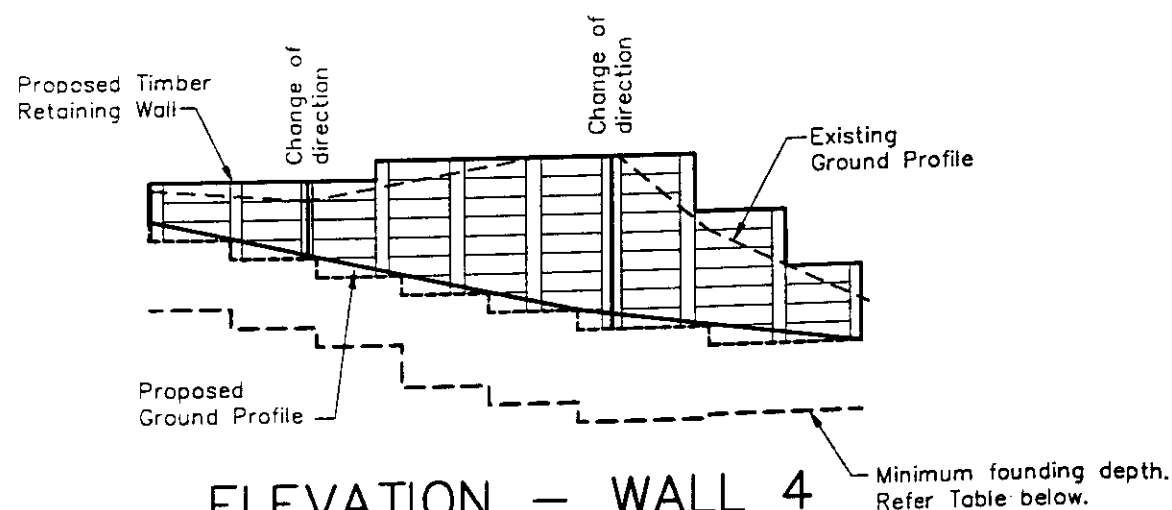
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ELEVATION - WALL 1

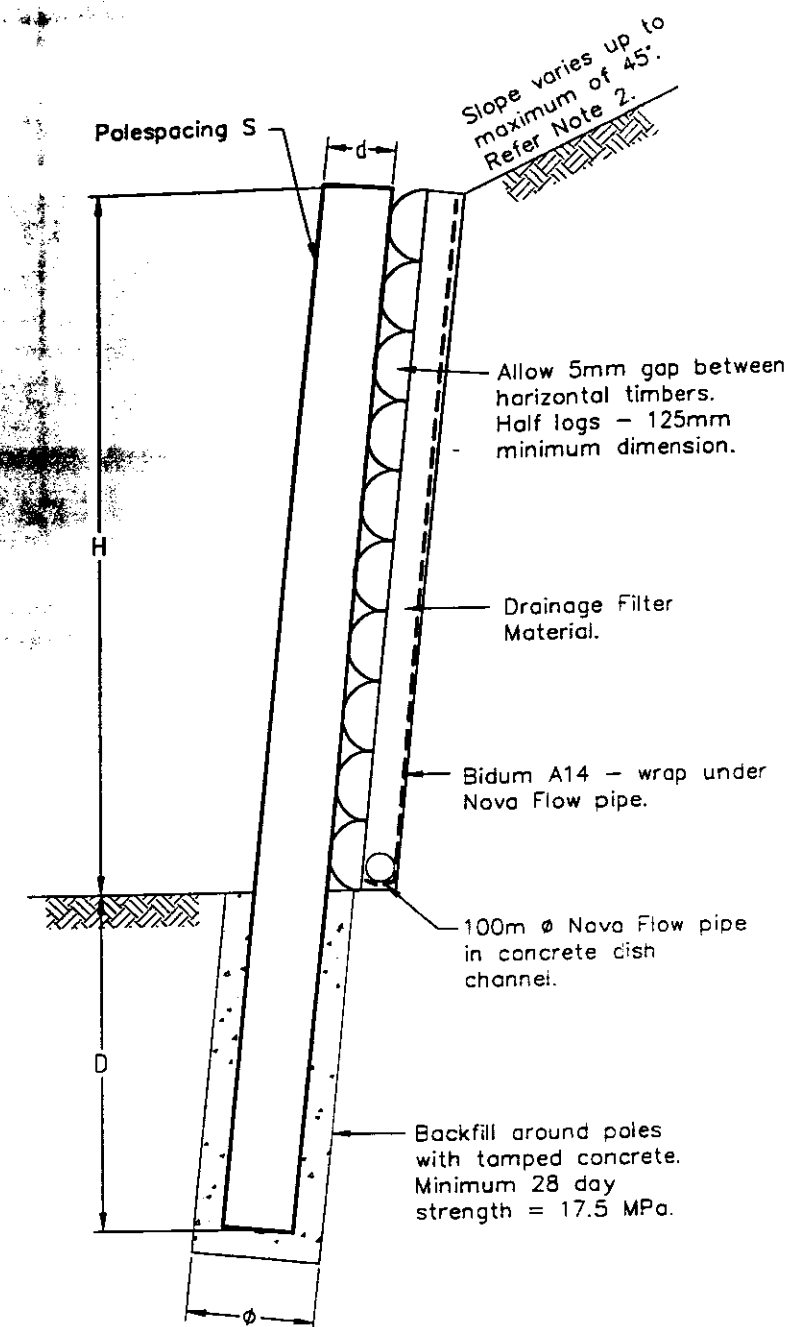
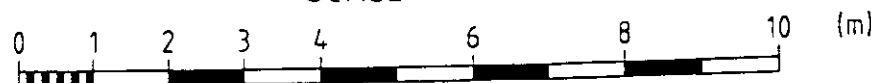


ELEVATION - WALL 2



ELEVATION - WALL 4

SCALE 1: 100



TYPICAL WALL SECTION

NOT TO SCALE

Max. H (m)	Min. D (m)	Min. d (mm)	Max. S (m)	Min. Ø (mm)
3.0	1.5	300	1.0	500
2.5	1.2	250	1.0	450
2.0	0.9	200	1.0	400
1.5	0.9	175	1.2	350
1.0	0.9	150	1.2	300

- NOTES :
1. All dimensions are in millimetres U.N.O.
 2. Engineer to inspect all cut faces to confirm design assumptions, prior to construction of wall.

0	First Issue		
REVISION	DESCRIPTION	BY	DATE
DESIGNED		RY	6/98
DRAWN		DS	6/98
DESIGN CHECKED		JK	7/98
DRAFTING CHECKED			
APPROVED :			
NOT FOR CONSTRUCTION			
This drawing is not to be used for construction purposes unless signed as approved			
COPYRIGHT ON THIS DRAWING IS RESERVED			
CAD FILE : 81041004			



TONKIN & TAYLOR LTD.

ENVIRONMENTAL & ENGINEERING CONSULTANTS

■ WELLINGTON 109 FEATHERSTON ST

□ AUCKLAND

□ HAMILTON

□ CHRISTCHURCH

□ WHANGAREI

Mr S LUSCOMBE

NEW RESIDENCE

209 ANNESBROOL DRIVE
TAHUNA, NELSON

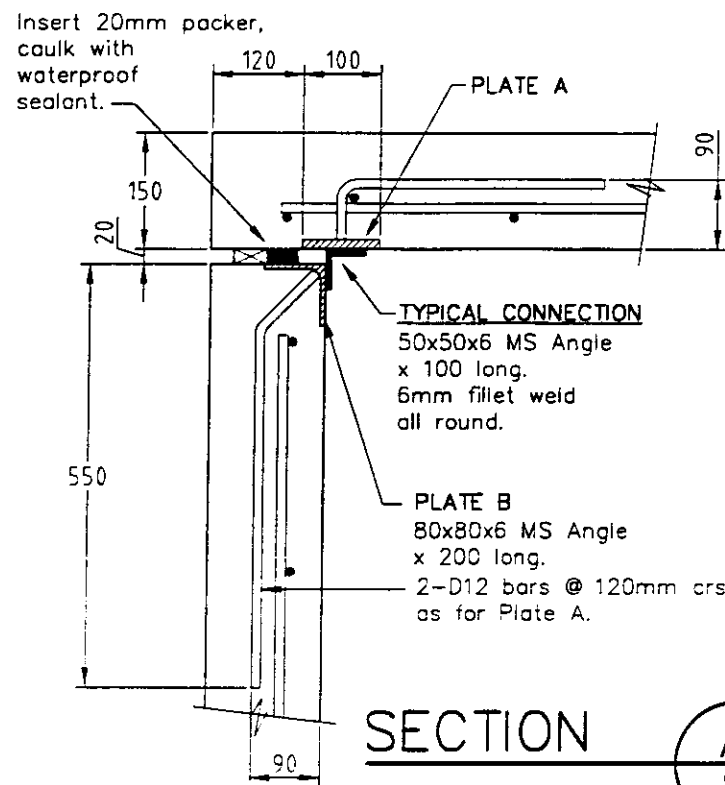
Timber Retaining Wall
Elevations & Typical Detail

SCALE (AT A3 SIZE)

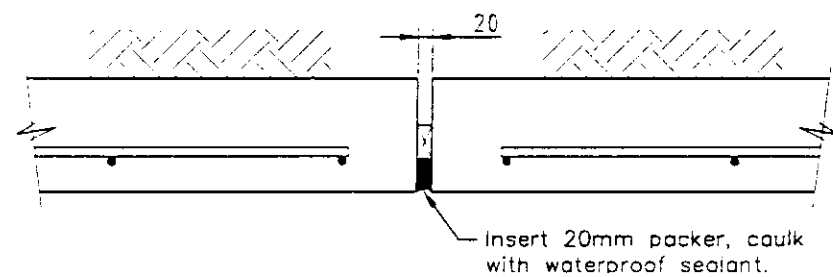
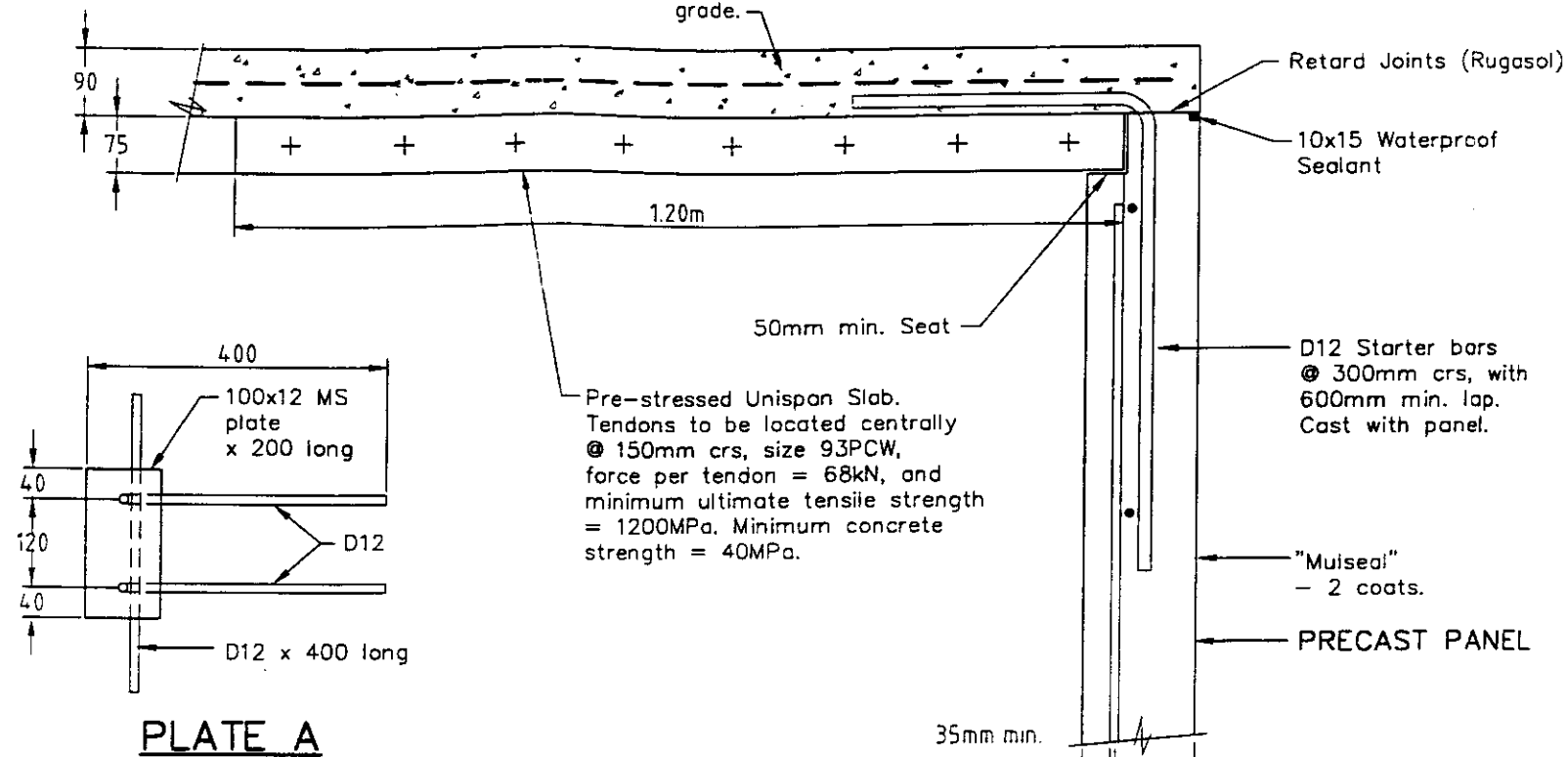
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DWG. No.
81041.03

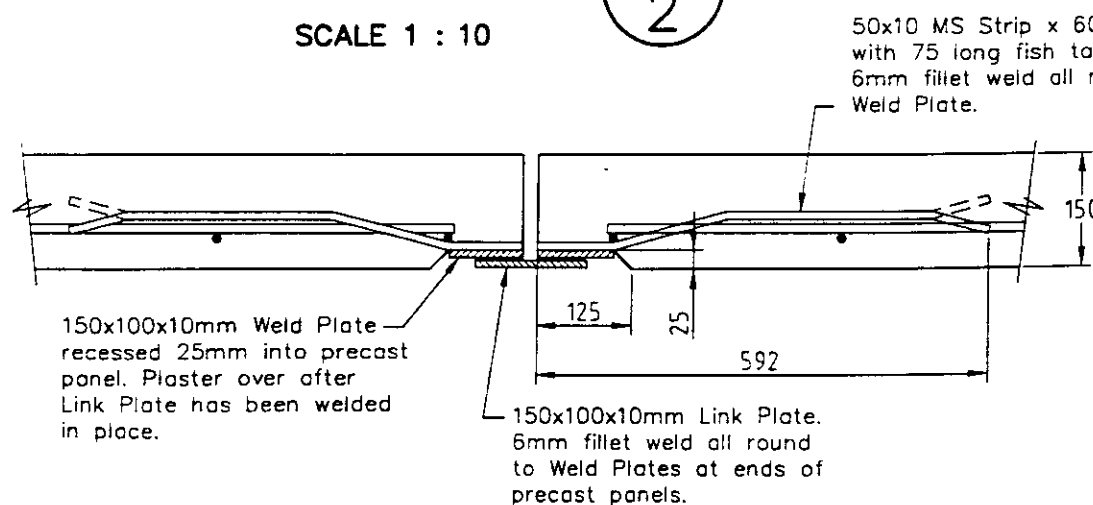
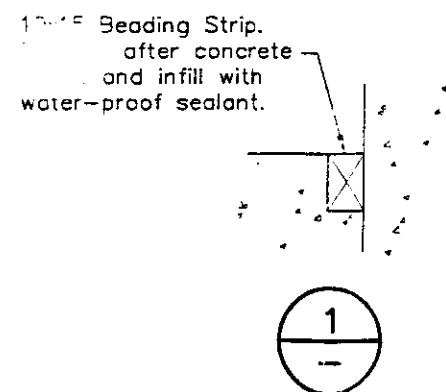
REV.
0



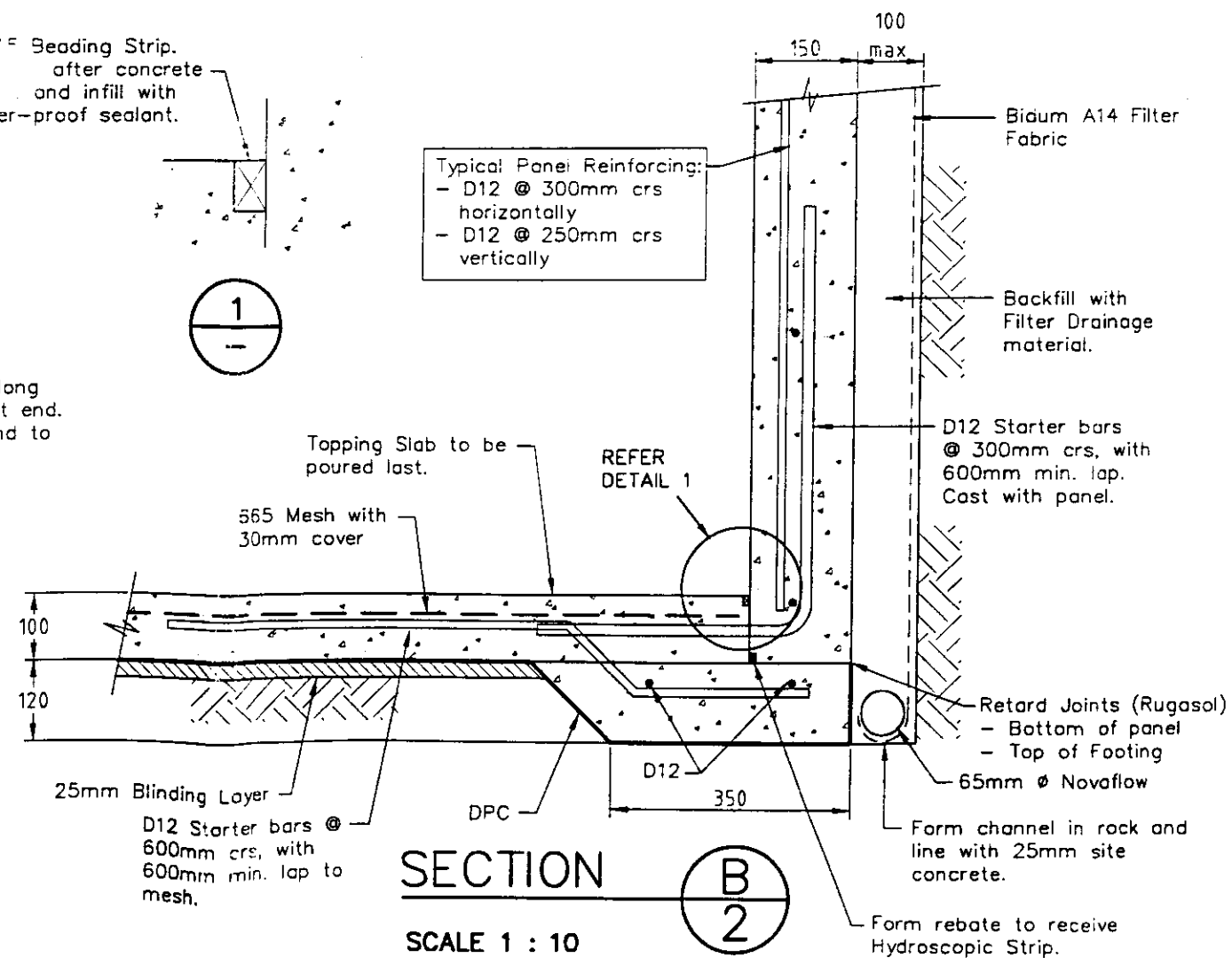
SCALE 1 : 10



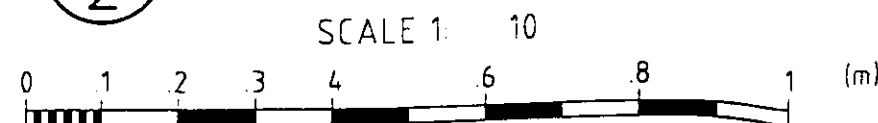
SCALE 1 : 10



SCALE 1 : 10



SCALE 1 : 10



NOTES :
1. All dimensions are in millimetres U.N.O.

First Issue
DESIGN DESCRIPTION
DESIGNED
DRAWN
DESIGN CHECKED
DRAFTING CHECKED
APPROVED
NOT FOR CONSTRUCTION
This drawing is not to be used for construction purposes unless signed as approved
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CAD FILE : 81041005

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Mr S LUSCOMBE

NEW RESIDENCE

209 ANNESBROOK DRIVE
TAHUNA, NELSON

Precast Concrete Panels
Details

SCALES (AT A3 SIZE)
1:10
DWG. No. 81041.04
REV. 0

REVISION DESCRIPTION		BY	DATE
1	Scala P5 added Site address amended in title.	MF	6/98

KEY

TP1

Test Pit 1

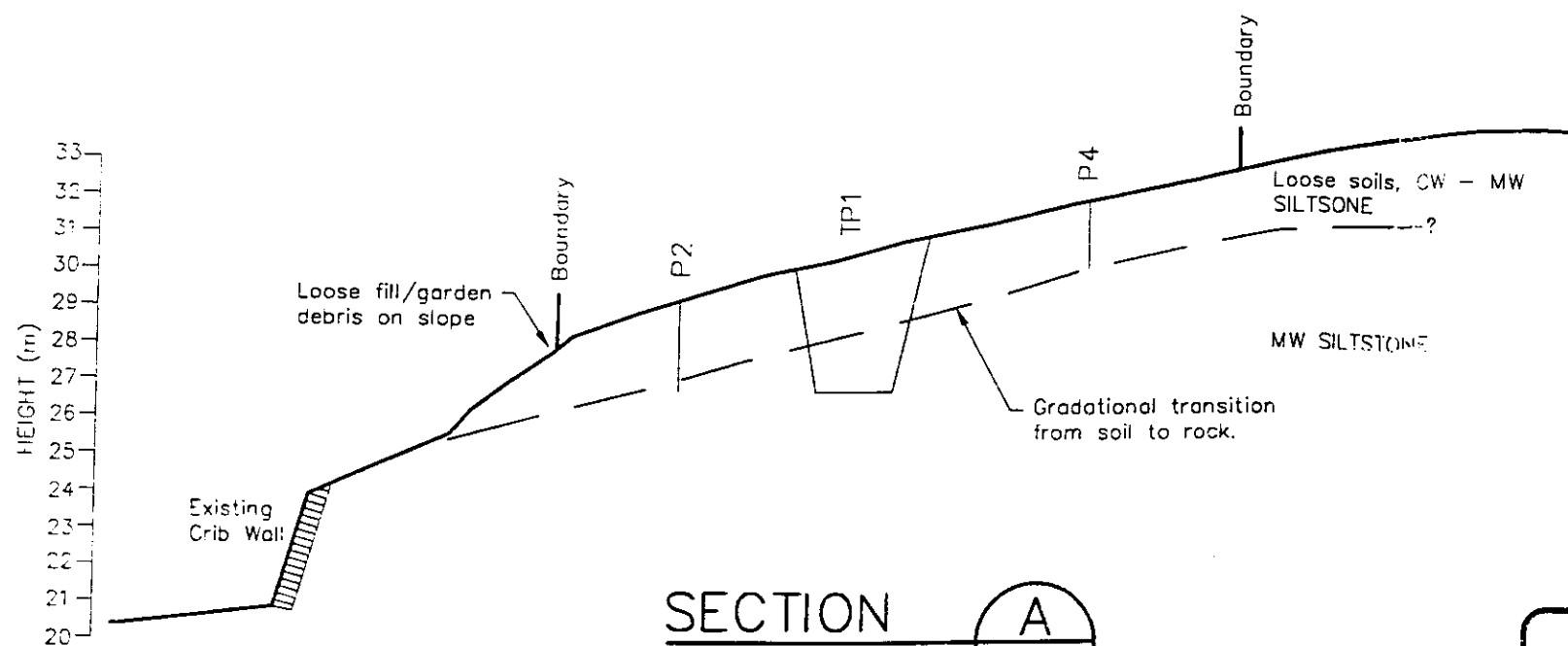
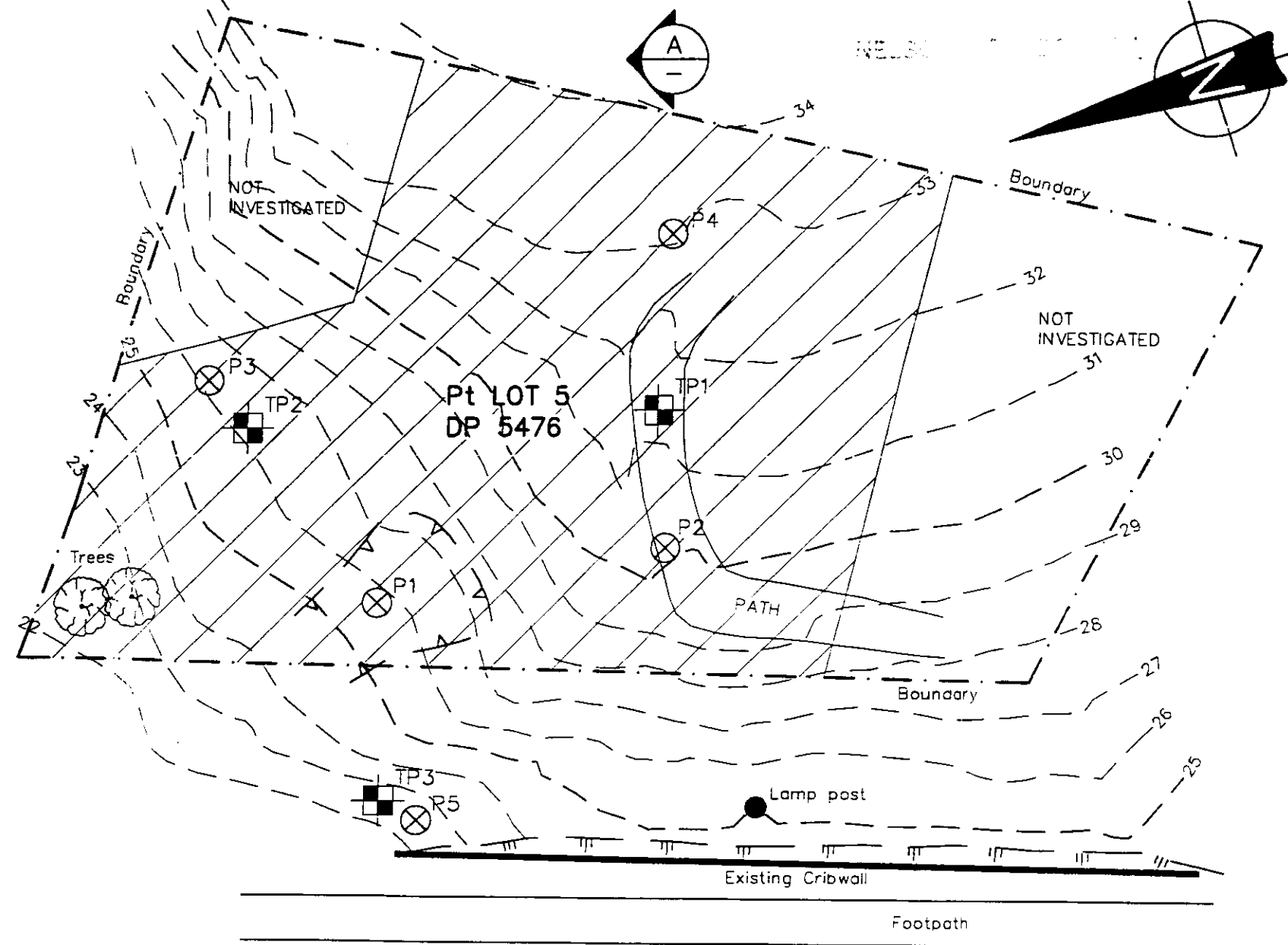
P1

Scala penetrometer

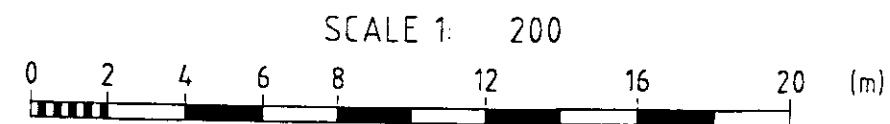
Shallow Scarp

Area suitable for Building (subject to conditions)

REFERENCE:
Gourdie & Ward contour plan, untitled.



SECTION A-A
SCALE 1 : 200



ANNESBROOK DRIVE
PLAN

18 AUG 1998

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Mr S LUSCOMBE
PROP. SUBDIVISION Pt LOT 1 DP5476
209 ANNESBROOK DR, TAHUNA, NELSON
Investigation Location Plan

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Cod File : 81041001		
DRAWN	DS	21/4/98
DWG. CHECKED	MF	1/7
APPROVED		
JOB No.	SCALES (A3)	
81041	1:200	
FIG. No.	FIG 1	REV.
		1