

Land Information Memorandum



LIM Summary

This Land Information Memorandum (LIM) has been prepared in accordance with section 44A of the Local Government Official Information and Meetings Act 1987 and is valid only as at the date of issue. The information contained in this LIM reflects the records held by the Council at the time of issuance and future LIM's may differ depending on whether the Council holds new information.

Applicant Details

Prepared for	Email
M Cross - Be Nelson Limited	marion.cross@bayleynelsonstasman.co.nz

LIM Details

LIM number	Valuation Number	Certificate of Title	Requested on	Issued on
L260001	1928078321	99863	12/01/2026	13/01/2026

Contents

This Land Information Memorandum contains the following information:

1. **Property Information**
 - Property and owner information, rates, services, and classifications
 - Consents for building and resource management
 - Environmental information.
2. **Maps**
 - Aerial
 - Areas and Zones in the Tasman Resource Management Plan
 - Pipes
 - Bores
 - Fire Ban areas
3. **Additional Information**
 - Brochures and other relevant information
4. **Glossary**
5. **Plans and Consent Information**
 - Resource Consent information
 - Building consents/permits issued for the property
 - Code Compliance Certificates (CCC)
 - Certificates of Acceptance (COA)
 - Building Warrants of Fitness (where applicable)
 - Compliance Schedule(s) (where applicable)
 - Discretionary Exemption (Schedule 1(2))
 - Notification of exempt building work (owner decided exemption)
 - Drainage plans

Notes

- This Land Information Memorandum has prepared for the purposes of Section 44A of the Local Government Act 1987 and contains all the information known to the Tasman District Council to be relevant to the land as described in Subsection (2).
- Information provided is based on a search of council records only, and there may be other information relating to the land, which is not currently recorded in the Councils record system. Every care will be taken to ensure that the information is correct, however, Council cannot guarantee that the information is accurate and does not accept any liability for these records.
- A valuation assessment can consist of multiple land parcels. The information in this LIM covers the entire valuation assessment. If you are only interested in part of the land, you must wait until the subdivision of the land is complete before we can provide information that applies only to the newly subdivided valuation assessment.
- The Council has not undertaken any inspection of the land or any building on it for the purpose of preparing this LIM.
- Council records may not show illegal or unauthorised building works on the property.
- Conditions of any authorised uses of the land are contained in the Council's District and Regional Plans.
- A Development Contribution may be payable in accordance with the DC Policy set out in the Council's Long Term Plan and created under the Local Government Act 2002 in relation to subdivision and new development. You will need to refer to the DC Policy to see what DC's are payable for any particular building development and whether any limitations apply. The DC is required to fund District roads and infrastructural services other than reserves and community facilities.

- A Financial Contribution for Reserves and Community Services may be payable in accordance with the Tasman Resource Management Plan on all building other than first dwelling on a title. You will need to refer to the Tasman Resource Management Plan for full details of the FC's that are payable and whether any limitations or exceptions apply.
- The applicant is solely responsible for ensuring that the land is suitable for a particular use.
- This LIM has been produced at the issued date and is valid only as a statement of Council's information at that date.

1. Property Information

This section of the LIM provides information about the rates and services on the property, including:

- Property and owner information, rates, services, and classifications
- Consents for building and resource management
- Environmental information.

Property Information

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Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1928078321	LOT 2 DP 324764 & 1/11 UNDIVIDED SHARE OF LOT 13 DP 324764 BEING 14.78ha	184 Horton Road	Tasman	0.3527

Rates Information

Rates are charged in four instalments for the period commencing 1 July and ending 30 June each year. Please note that if this property is a contiguous property, its rates will change if sold separately. Also note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Annual Rates	Current Instalment	Balance Owing	Arrears
\$4072.74	\$1018.18	\$4.85	\$0.00

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	1,460,000	\$3,125.86
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
WaimeaComDam-Env&ComBen-Distri	\$81.80/Pty	1	\$81.80
Shared Facilities Rate	\$73.55/Pty	1	\$73.55
Mapua Rehabilitation Rate	\$4.35/Pty	1	\$4.35
Museums Facilities Rate	\$70.02/Pty	1	\$70.02
District Facilities Rate	\$138.68/Pty	1	\$138.68
Regional River Works - Area Z	0.0152c/\$LV	570,000	\$86.64
Stormwater: General Drainage	0.0054c/\$CV	1,460,000	\$78.84

Warm Tasman Rate

Warm Tasman Home Insulation Rate does not apply for this property.

Rating Valuation

Tasman District Council uses a capital value rating system. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

Capital Value	Land Value	Improvements	Valuation Date
\$1,460,000.00	\$570,000.00	\$890,000.00	01/09/2023

New Rating Valuation

Rating values are reviewed triennially. If the valuation of this property is going to change in the next rating year, it will show below as the New Capital Value. Please note that this rating information relates to all parcels, i.e., Lot and DP numbers, under this valuation assessment.

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New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$1,460,000.00	\$570,000.00	\$890,000.00	01/09/2023

Water Meter Information

No Water Meter information is available for this property.

Services

No Services are available for this property.

Wheelie Bins

No wheelie bin has been issued to this property.

Services Notes

This property has the following Services notes on file. The Health Drinking Water Amendment Act (Section 69ZH of the Health Act 1956) requires councils to provide information relating to whether the land is supplied with drinking water and, if so, if the supplier is the owner of the land or a networked drinking water supplier. Note: Tasman District Council may not be aware of other drinking water systems connected to properties. There may also be private drinking water supply systems such as rainwater tanks or private bore/wells. Prospective purchasers are advised to clarify the drinking water supply and water quality with the landowner.

Notes

The property is not connected to any council reticulated services. There is a private drain/pipe shown crossing the property. This may be subject to an easement and should not be built over or otherwise interfered with.

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Planning Zones

The following Planning Zones pertain to this property. Please refer to the [Tasman Resource Management Plan](#) or contact a Duty Planner for detailed information about what activities can take place in a zone.

Zone	Zone Description
Rural 3	The Rural 3 Zone covers a specific part of the Coastal Tasman Area. This area contains some land of high productive value, generally the more coastal areas, as well as land of lesser productive value, generally the more inland areas. The Rural 3 Zone rules have been developed to accommodate a level of rural residential development while still protecting the most productive land.

Consents

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Building Consents

Please note that if a Code Compliance Certificate has not been issued, then the work has not been certified by the Council as complying with the Building Code.

Application Date	BC Number	Proposal	Status	CCC Issue Date
09/05/2016	160489	Construct a new dwelling with I/A garaging with F/S woodburner	Code Compliance Certificate Issued	15/06/2017
09/05/2016	160489P	Construct a new dwelling with I/A garaging with F/S woodburner	RM Certificate Lifted	

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Building Notes

No additional building notes have been found for this property.

Swimming Pools

No Swimming Pool records have been found for this property.

Resource Consents

The following Resource Consents are noted against the property. Consents for water, discharges or coastal permits must be transferred to the person undertaking the activity. A fee will apply.

Application Date	RC Number	Proposal	Status	Decision	Decision Date
10/06/2016	160565	Discharge of secondary treated wastewater to land in the Wastewater Management Area	Consent Effective	Granted under Delegated Authority	07/07/2016

Planning Permits

No historical planning permits have been found for this property.

Planning Notes

Consents

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TASMAN RESOURCE

MANAGEMENT PLAN (TRMP) CHANGES: From time to time, changes are proposed to the planning provisions in the TRMP. Any such changes are publicly notified so that people can make submissions. Plan Changes may propose to alter zonings, policies or rules, and may affect this property or sites in the surrounding area.

Council-initiated Plan Changes can have some effect from the first day of notification as 'proposed changes'. From time to time Council receives a request for a Private Plan Change. These are processed by Council and have no effect until operative.

A list of all the current Plan Changes can be viewed on the Tasman District Council policy pages at www.tasman.govt.nz/link/trmp.

Notes

Tasman Resource Management Plan planning maps identify the property is within the Rural 3 Zone, Land Disturbance Area and Wastewater Management Area. Further information on these Zones and Areas can be found in the Section 2 Maps; Section 4 Glossary and/or on the Tasman Resource Management Plan pages on the Tasman District Council website at www.tasman.govt.nz/link/trmp.

Consent Notice is attached to the title for this property. A copy is enclosed for your information.

There is a discharge consent that affects this property, RM160565 'Discharge of secondary treated wastewater to land in the Wastewater Management Area'. This consent will need to be transferred into the name of any new property owner/s. A copy is enclosed for your information. Information on the transfer process and an application form can be found on Tasman District Council's website.

There is a water permit that affects this property (RM120618). This consent is to take groundwater for private community supply. This consent is for the community systems and are not required to be transferred into the name of any new property owner/s.

Compliance Notes

These notes include information relevant to compliance with the consents and permits noted above.

Notes

There is a resource consent attached to this property allowing the discharge of wastewater. This consent imposes conditions requiring servicing, sampling and the furnishing of specified reports or sample results to Council and it is recommended that the enquirer familiarise themselves fully with these conditions. Compliance is being achieved.

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Environmental Health and Licences

No Environmental Health or Licence information has been found for this property.

Licencing Notes

No notes regarding licences have been recorded against this property.

Air Shed

This property does not sit within a controlled Air Shed.

Hazardous Activities and Industries List (HAIL)

Tasman District Council monitors contaminated sites. This property has a record of the following contamination risks. If the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

LIM Statement

This site has been identified as being subject to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. This property has been in orchard and olive use and had buildings constructed prior to the 1960s with potential for soil to be contaminated. Any future change of use, substantial earthworks or subdivision might require a site investigation report pursuant to the regulations. Please note this report may result in the need for resource consent under these regulations.

Potential Lead Paint Contamination of Dwellings, Buildings & Land

Any specific information in relation to contamination will be contained in the HAIL part of the LIM, otherwise the Council has no specific information in relation to this property.

Lead is a highly toxic substance that was a key ingredient in household paint. Any building or dwelling built before or during the 1960's is likely to have used lead-based paint at some time. Soil surrounding these buildings has potential to be contaminated by heavy metals contained in the paint. Landowners are responsible for ensuring the safe management of lead paint removal for protecting human health and the environment.

Wetlands

One or more natural wetlands have been determined to exist on this property. Tasman Resource Management Plan rules 17.5.5, 17.6.5, 17.7.5, 17.8.5, 28.2.2, and 31.1.6 apply, and are available on the Council website. For further information on these wetlands please contact the Council Ecologist.

Wetland Id	Wetland Name	Type	Notes
2668	Upper Horton Rd	Unknown	

Pest Inspection History

The Tasman-Nelson region has a Regional Pest Management Strategy for the control of declared pest plants, animals and organisms. The responsibility for the control of pests lies with the land occupier or owner. If you intend purchasing a property within Tasman District, Council recommends you seek advice from the vendor about Pest Management Notices that may have been served. This property has a record of the following pest inspections. For further information, please contact Council's Biosecurity team.

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X Location	Y Location	Pest	Date	Status at time of inspection
1604786.9749	5437335.1892	Purple Pampas	01/08/2008	Active

Biodiversity Reports

Council has been compiling biodiversity reports (also called Native Habitat Tasman reports or Ecological Assessment reports) for individual property owners. This survey of natural areas on private land aims to support proactive land management while also help Council meet its RMA responsibilities. However, no report has been lodged on this property.

Rules in the Tasman Resource Management Plan relating to clearance of indigenous vegetation and forests apply. These include 17.5.5, 17.6.5, 17.7.5, 17.8.5, 18.2.4, 18.5.2, 18.5.3, 28.2.2, and 31.1.6. These are available on the Council website. For further information, please contact Council's Biodiversity team at biodiversity@tasman.govt.nz.

Hazard Notes

These notes include hazard information relevant to this LIM.

Hazards Type	Notes
Coastal Hazards	Council has no records of this property being affected by coastal hazards.
Rivers and Rainfall Flooding	Council has no records of this property being affected by flood hazards. A small tributary stream, likely ephemeral, flows across Lot 13 DP 324764. Low lying land adjacent to this watercourse may be subject to flooding from time to time during periods of prolonged or intense rainfall.
Slope Instability	Some detail of the site's geotechnical setting is contained in the attached report titled "Beulah Ridge - Building Site Inspections" and dated 8 April 2003, prepared by Page and Associates Ltd for Land Solutions Ltd in support of subdivision resource consent RM010260.
Seismic Hazards	Council has no records of this property being affected by seismic hazards.

Building Act 2004

Please refer to building notes section for Building act notice information.

Tasman Resource Management Plan

Please refer to <https://eplan.tasman.govt.nz/eplan> for District Plan related natural hazard information.

2. Maps

Several maps are included in your LIM:

- An aerial overview
- A map of the water and sewer pipes around the property
- A map showing any bores on the property
- A map of the fire ban areas that may apply
- Maps of the Zones and Areas defined in the Tasman Resource Management Plan (TRMP) and their associated legends.

Please note that other rules defined in the TRMP may also apply to this property. The TRMP is available online at www.tasman.govt.nz.



State Highway Roads
Road Boundaries

Valuation Boundaries
Parcel



Aerial Photo Map

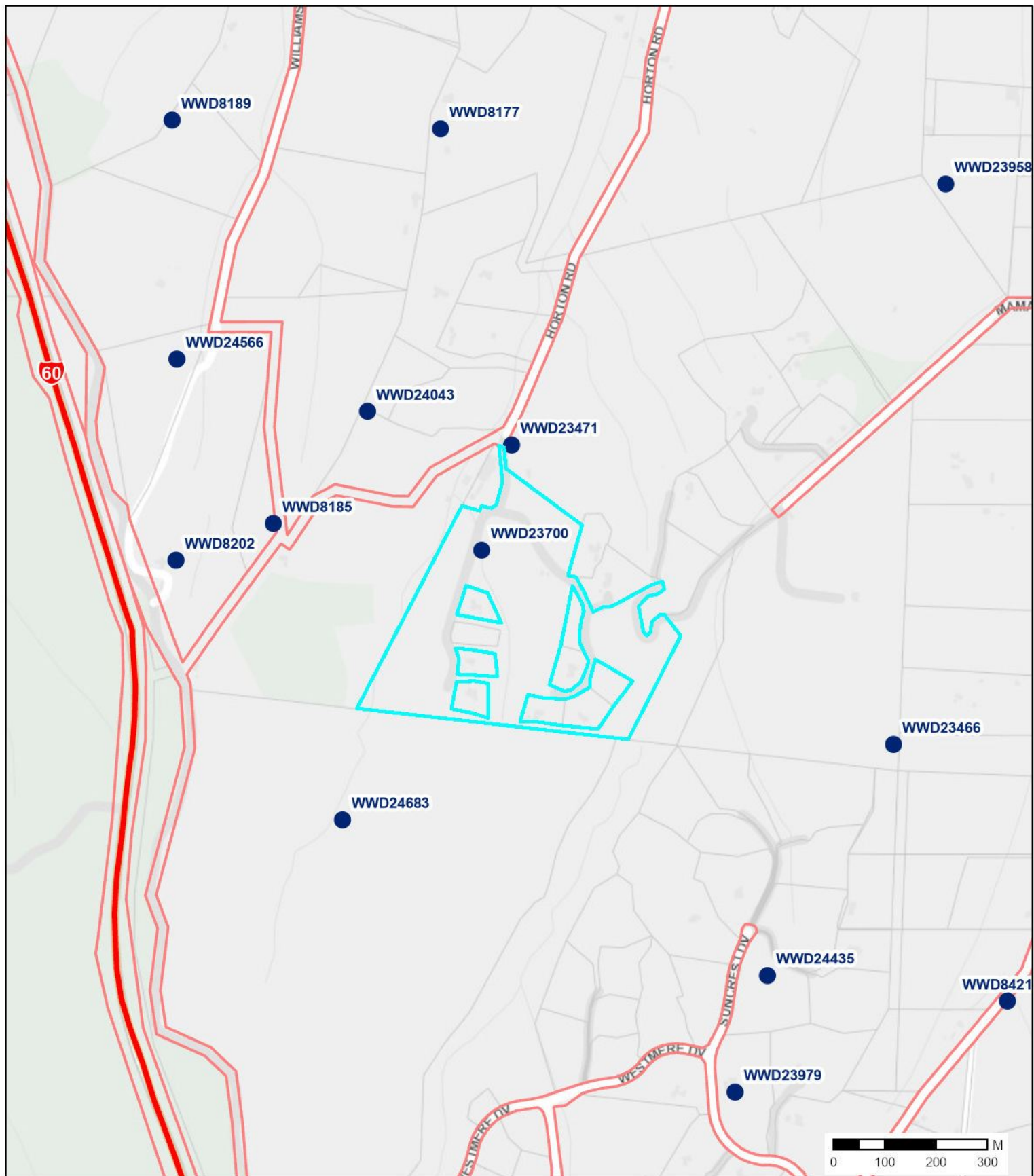
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Scale: 1:10,000
 Tuesday, 13 January 2026

Original Sheet Size 210x297mm



 Bores
 State Highway Roads

 Road Boundaries
 Valuation Boundaries

 Parcel

Bores Map

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- | | | |
|---|---|---|
| — Water Pipes | - - - Stormwater Drains | Valuation Boundaries |
| — Wastewater Pipes | — State Highway Roads | Parcel |
| — Stormwater Pipes | — Road Boundaries | |

Pipe Network Map

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Pipe Network Map



January 5, 2026

LIMSummaryApplicantDetails

ValuationBoundaries

Water Points

WS-Restricted Water Connection

WS-Valve

Water Pipes

Waters

Private

Stormwater Points

Node

Stormwater Pipes

Private

Road Boundaries

Road Name Label



1:4,514 @A4

0 0.05 0.1 0.2 km

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Te Kaunihera o
te tai o Aorere

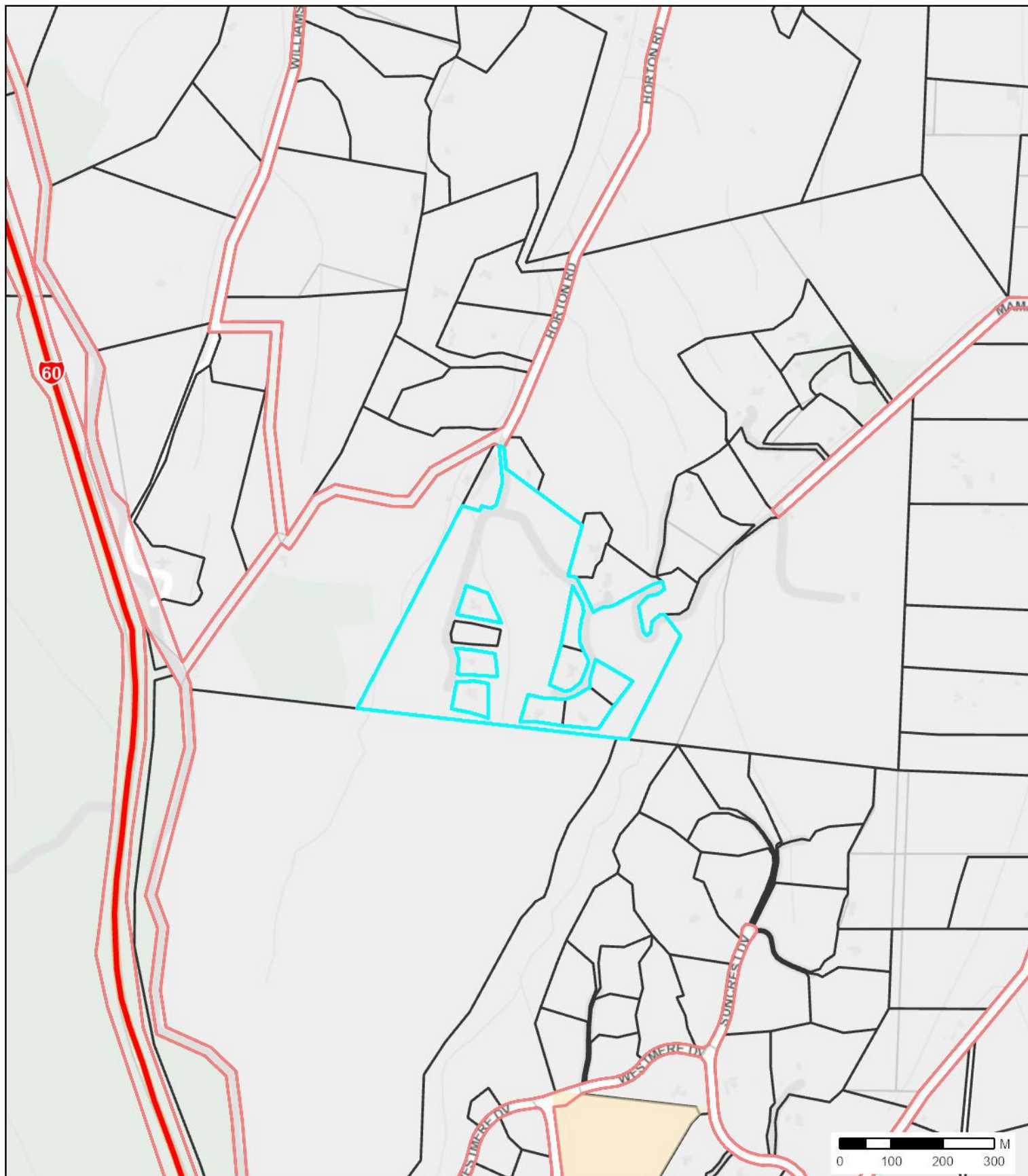
Property Address: 184 Horton Road,
Tasman

Property Valuation: 1928078321

-  Wetland Extent
-  Other Wetland Extent
-  Valuation Boundaries

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Coordinate System: New Zealand Transverse Mercator NZGD2000.





- | | | | |
|--|--|--|--|
|  Obstacle Limitation Surface |  Deferred Fire Sensitive Area |  Fire Sensitive Areas |  Parcel |
|  Deferred Fire Ban Area |  Fire Ban Areas |  Valuation Boundaries | |

Fire Ban Areas Map

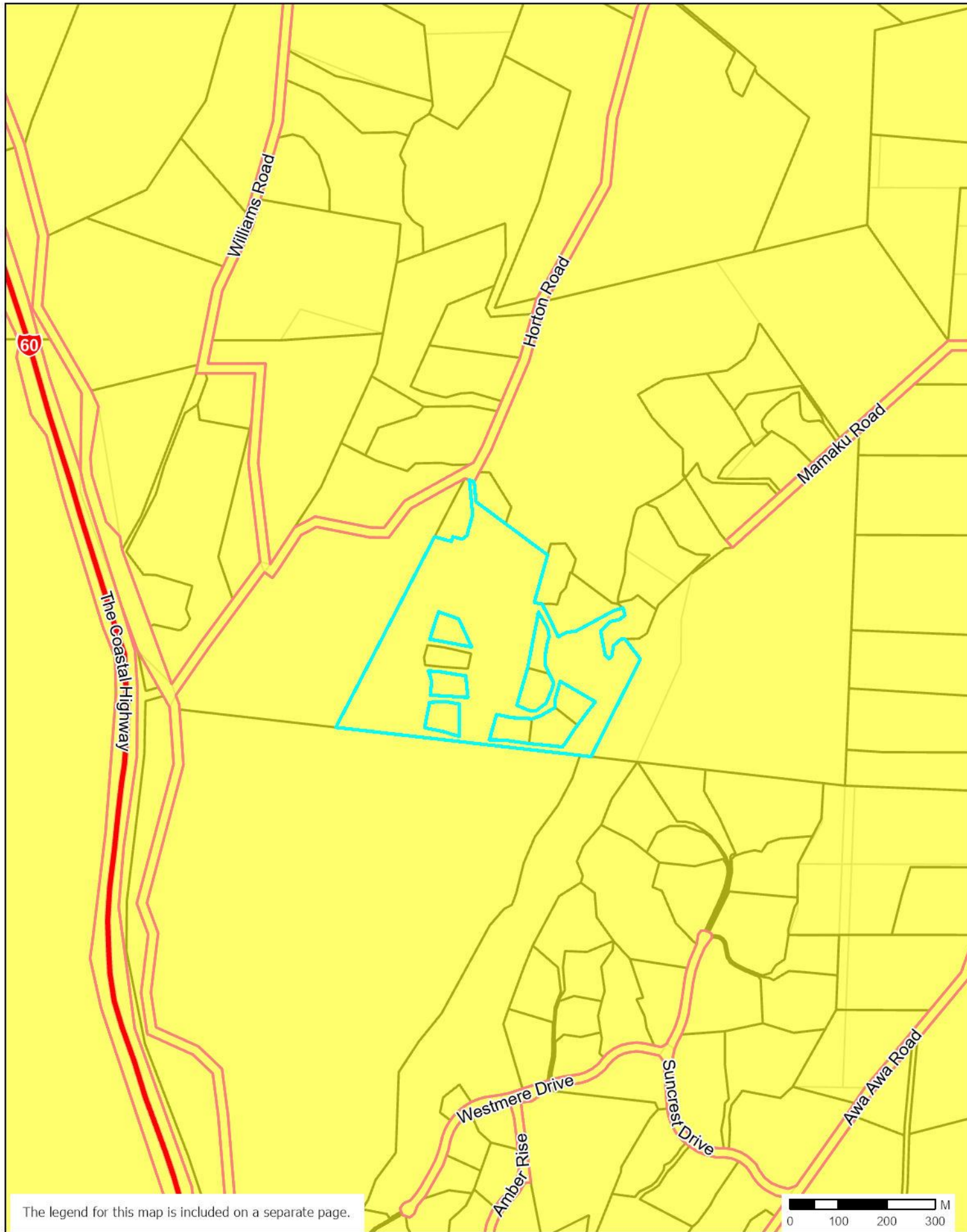
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The legend for this map is included on a separate page.

TRMP Zones Map

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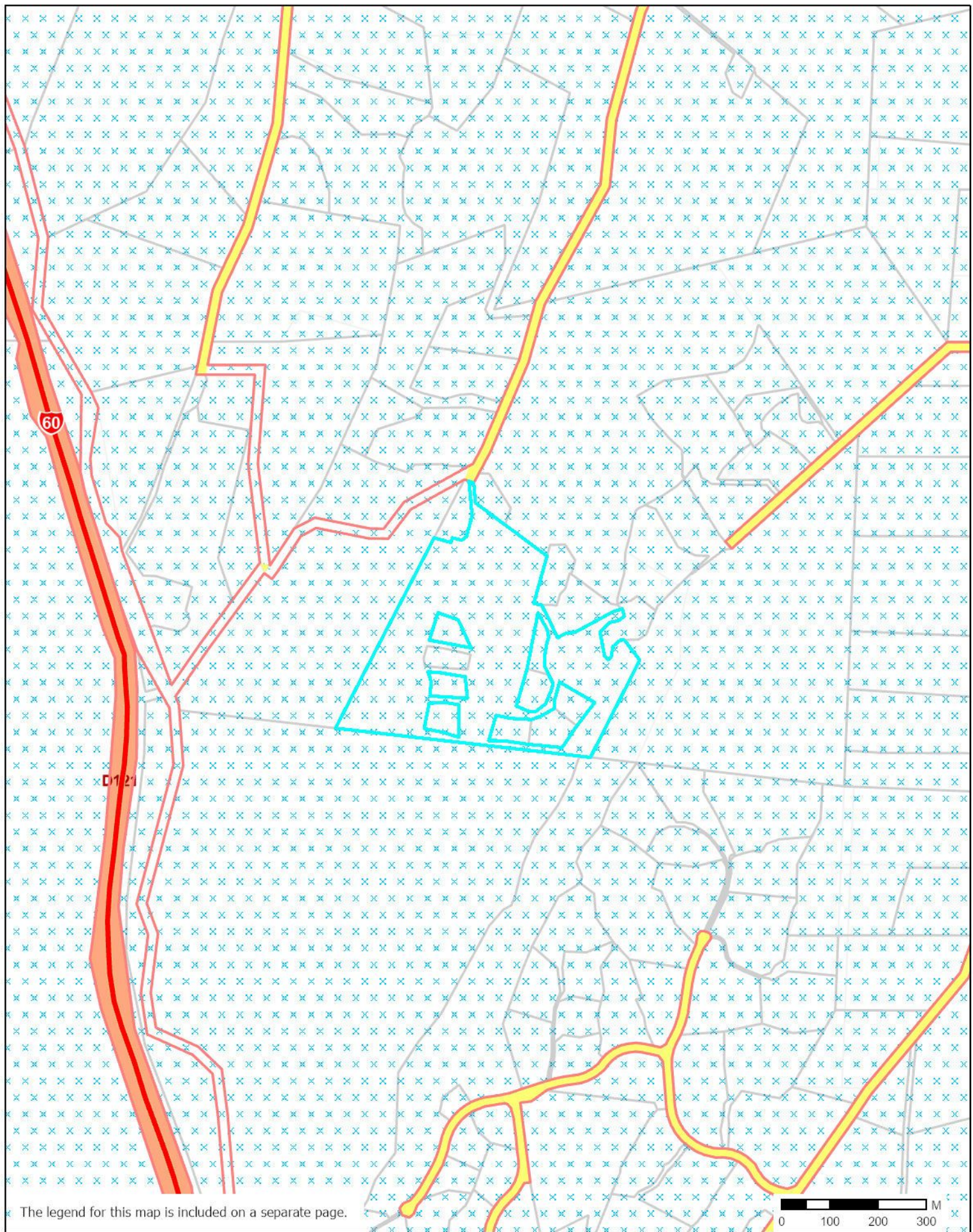
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TRMP Areas Map

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ZONE MAPS

	Rural 1		Compact Density Residential Area		Rural 2 deferred Residential
	Rural 1 Closed		Rural Residential		Rural 2 deferred Rural Residential
	Rural 1 Coastal		Rural Residential Served		Rural 2 deferred Rural Residential Served
	Rural 2		Rural Residential Closed		Rural 2 deferred Mixed Business
	Rural 3		Open Space		Rural 2 deferred Light Industrial
	Central Business		Recreation		Rural Residential deferred Residential
	Commercial		Conservation		Rural Residential Served deferred Residential
	Mixed Business		Tourist Services		Recreation deferred Mixed Business
	Light Industrial		Papakainga		Recreation deferred Residential
	Heavy Industrial		Rural 1 deferred Residential		Tourist Services deferred Residential
	Rural Industrial		Rural 1 deferred Tourist Services		Rural 1 deferred Papakainga
	Residential		Rural 1 deferred Mixed Business		Residential deferred Light Industrial
	Residential Closed		Rural 1 deferred Light Industrial		Development Area
	Residential Coastal		Rural 1 deferred Heavy Industrial		Notation
			Rural 1 deferred Rural Residential Served		Direction of development

AREA MAPS

	T1 Protected Tree		Indicative Vehicle Access/ Crossing Point		Wastewater Management Area
	Heritage Building : NZ Historic Places Trust Register		Fault Rupture Risk Area		Services Contribution Area
	Heritage Building : Tasman District Council Register		Slope Instability Risk Area		Coastal Environment Area
	View Point		Ridgeline		Coastal Risk Area
	D1 Designation Site		Working Quarry Site		Mooring Area
	D1 Designation Area		Quarry Area		Chemical Hazard Area
	Indicative Development Area		Aquifer Protection Area		Landscape Priority Area
	Indicative Reserve		Significant Natural Area		Electricity Transmission Line
	Indicative Stormwater Retention Area		Recharge Protection Area		Shopping Frontage
	Indicative Road		Land Disturbance Area 2		Retail Frontage
	Indicative Walkway		Residential Activity Restriction Area		Service Lane
	Indicative Waterway		Special Domestic Wastewater Disposal Area		Road Area
					Car Park

3. Additional Information

This section of the LIM includes general information of interest to potential buyers in the area.

- **Civil Defence/Emergency Management**

The Council jointly provides civil defence arrangements with Nelson City Council. Details of alerts and other information can be found on the website at

www.nelsontasmancivildefence.co.nz.

4. Glossary

Term	Explanation/Note
Coastal Environment Area	The Coastal Environment Area is a Tasman Resource Management Plan overlay. Its purpose is to guide the management of Tasman District's coastline. The seaward boundary of the Coastal Environment Area is mean high water springs and the overlay extends approximately 200 metres inland from this boundary. Any building work within the Coastal Environment Area may require resource consent. Rules relating to this area can be found in Section 18.11 of the Tasman Resource Management Plan.
Coastal Risk Area	The Coastal Risk Area is a Tasman Resource Management Plan overlay that extends over parts of Ruby Bay and recognises the extent of coastal erosion and inundation in this area. Any building work within the Coastal Risk Area will need to comply with Tasman Resource Management Plan Rule 18.9.2.1 or a resource consent will be required.
Consent Notice	A consent notice is a form of covenant between the Council and a landowner. A consent notice will be registered on the title alerting current and future property owners of certain obligations that must be complied with on a continuing basis by the property owner. The process to change or cancel a consent notice requires a resource consent application to Council.
Deferred Fire Ban Area	The land is subject to deferred Fire Ban Area provisions which will take effect once the deferrals applying to the land use zones are uplifted. The fire ban provisions mean that outdoor burning will be prohibited except in particular circumstances relating to lot size. Until then the land is subject to Fire Sensitive provisions which limit outdoor burning during winter months.
Electricity Transmission Lines and Towers	Any property identified as having high-voltage electricity lines over or adjacent to the property or there are transmission towers/pylons on or adjacent to the property, the applicant/landowner must ensure that the proposed building or structure complies with the clearances prescribed in the New Zealand Electrical Code of Practice for Electrical Safety Distances (NZECP34:2001).
Fault Rupture Risk Area	This area encompasses active fault systems in the Tasman District. Rules in Section 18.13 apply to activities in this area.
Fire Ban Area	Rules 36.3.2.3, 36.3.3.3 and 36.3.7.3 apply to this property. The Rules are located in the Discharge Section of the Tasman Resource Management Plan. The rules mean outdoor fires (to burn waste paper and vegetation) are prohibited on properties less than 5,000m ² . Where properties are larger than 5,000m ² , resource consent is required to have an outdoor fire (the rules do not apply to barbecues or braziers).

Term	Explanation/Note
Fire Sensitive Area	Rules 36.3.2.3, 36.3.3.3 and 36.3.5.3 apply to this property. The Rules are located in the Discharge Section of the Tasman Resource Management Plan. The rules mean that outdoor fires (to burn waste paper and vegetation) are not permitted during the months of June – August (inclusive) unless where there is disease on a horticultural crop (the rules do not apply to barbecues or braziers). Resource consent to burn other horticultural vegetation can also be sought for fires during June – August.
Land Disturbance Area 1	This covers most of the District and is characterised by generally stable landscapes. Many land disturbance activities are permitted in this area subject to performance standards to maintain appropriate soil and surface water quality values. Consents may be required for some activities on the naturally higher risk terrains within the area such as steep hill country and the karst terrain. The full set of regulatory requirements are found in Section 18.5 “Land Disturbance Areas” of the Tasman Resource Management Plan (TRMP).
Land Disturbance Area 2	This covers the terrain known as Separation Point Granite, where land disturbance activities are known to pose special risks from erosion which may have detrimental effect both on site and off site. Few land disturbance activities are permitted in this area and generally consent is required for activities where mechanical land clearance is carried out on land exceeding 15 degrees and where track and road formation produce cuts greater than 0.5 metres. The full set of regulatory requirements are found in Section 18.5 “Land Disturbance Areas” of the Tasman Resource Management Plan (TRMP).
Landscape Priority Area	The Landscape Priority Area is a Tasman Resource Management Plan overlay that covers parts of St Arnaud and the Takaka Hill. Its purpose is to guide development in a way that protects the unique landscape and natural values of these areas. Any building work within the Landscape Priority Area may require resource consent. Rules relating to this area can be found in Section 18.2 of the Tasman Resource Management Plan.
Obstacle Limitation Surface	The Rule 36.3.3.1(g) relates to the safety of aircraft approaching Nelson Airport. Within the limitation surface area the efflux velocity of any discharge to air does not exceed 4.3 metres per second at a height greater than 60 metres.
Recharge Protection Area	This is an area where establishment of new plantation forest is regulated. Up to 20% new forest can be planted as a permitted activity in these areas - provided council is notified first. Otherwise resource consent is required. The objective for these provisions is to protect surface water yields and groundwater recharge from being reduced because of the rainwater interception effects of tall forest vegetation.

Term	Explanation/Note
Services Contribution Area	Council has made an interim decision for properties in the Services Contribution Area that Council will not provide a reticulated wastewater system. All discharge of domestic wastewater will require a Resource Consent.
Slope Instability Risk Area	This area has particular rules relating to information requirements in relation to ground stability. Rules in Section 18.12 apply to activities in this Area.
Special Domestic Wastewater Disposal Area	Any new discharge of wastewater to land must meet the conditions of Rule 36.1.2.5 of the Tasman Resource Management Plan (including the installation of a treatment system that will treat the wastewater to the standards specified in the Rule). Any developments that increase the potential number of inhabitants, such as additional bedrooms, additional rooms that could be used as bedrooms, second dwellings or sleep-outs will require an upgrade of the wastewater treatment and disposal system so that it meets the conditions of Rule 36.1.2.5 of the Tasman Resource Management Plan (this may include the installation of a system that will treat the wastewater to the standards specified in the Rule), or alternatively a resource consent must be obtained.
Wastewater Management Area	Any new discharge of wastewater to land will require resource consent. The wastewater treatment and disposal system should also meet the conditions of Rule 36.1.3.2 or Rule 36.1.4.2 of the Tasman Resource Management Plan (including the installation of a treatment system that will treat the wastewater to the standards specified in the Rule). Any developments that increase the potential number of inhabitants such as additional bedrooms, additional rooms that could be used as bedrooms, second dwellings or sleep-outs will require resource consent and will require an upgrade of the wastewater treatment and disposal system so that it meets the conditions of Rule 36.1.3.2 or Rule 36.1.4.2 of the Tasman Resource Management plan (including the installation of a treatment system that will treat the wastewater to the standards specified in the Rule).

5. Plans & Consent Information

This section of the document contains plans that are on file regarding the site. This may include:

- Resource Consent information
- Building consents/permits issued for the property
- Code Compliance Certificates (CCC)
- Certificates of Acceptance (COA)
- Building Warrants of Fitness (where applicable)
- Compliance Schedule(s) (where applicable)
- Discretionary Exemption (Schedule 1(2))
- Notification of exempt building work (owner decided exemption)
- Drainage plans

This Land Information Memorandum does not contain all information held on a property file. If you require access to all documents and plans held on file, we recommend you request the property file by Phoning the Council's Customer Support team on (03) 543 8400, Requesting online via the Council's website, or visiting any of the Council Service Centres. For further information please visit www.tasman.govt.nz. Note that this can be quite extensive in some cases, and a fee applies.

**TASMAN DISTRICT COUNCIL
CONSENT NOTICE**

**PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991 (Application
Number RM 010250)**

TUCKER HOMESTEAD LIMITED

In the matter of

a Subdivision, Landuse Consent
pursuant to Sections 104, 105,
108, 220 and 221 of the
Resource Management Act 1991

1.0 Consent Notice

- 1.1 Pursuant to Section 108(2), 220(1)(c) and Section 220(1)(d) the Tasman District Council gives notice that the subdivision consent in respect of Plan Number 324764 being a subdivision of Lot 52, DP 351 and Part Lot 3 DP 2172 was granted subject to the following conditions to be complied with on a continuing basis.

2.0 Building Platforms

- 2.1 That Lots 1 to 9 and 11 be subject to a requirement that the level building platforms and contoured batters required to be constructed in respect of residential dwellings be subject of an investigation, evaluation and report by a registered engineer.
- 2.2 Any conditions in the report shall be complied with by registered proprietors of the lots on a continuing basis.

3.0 On site Effluent Disposal

- 3.1 That the effluent disposal system in respect of Lots 1 to 9 and 11 be subject to an investigation, evaluation and report by a registered engineer to ensure the sites are suitable for on site effluent disposal.

- 3.2 Any conditions in the report shall be complied with by registered proprietors of the lots on a continuing basis.
- 4.0 Number of Residential Units per Lot – No residential Unit on Lot 13
- 4.1 The number of residential units permitted to be erected on each lot shall be limited to one on each allotment.
- 4.2 No residential unit shall be erected on Lot 13 except for the existing residential unit as at the 1st June 2002.
- 4.3 In the event that the current dwelling on Lot 13 is damaged or destroyed, the owners of the dwelling for the time being may replace or replace in a similar manner.
- 5.0 No further subdivision
- 5.1 The registered proprietor or proprietors for the time being of any of the said Lot shall not at any time hereafter subdivide any Lot.
- 5.2 For the purposes of this clause, subdivide shall have the meaning given to the expression "subdivision of land" set out in Section 218 of the Resource Management Act 1991.
- 5.3 Nothing herein shall prevent minor boundary adjustments in respect of Lot 12 and 13 to facilitate better access to Lot 12 provided the adjustment does not result in the creation of a new certificate of title that is capable of use for residential purposes.
- 6.0 Transfer by Registered Proprietors Restricted in Respect of Lot 13
- 6.1 Lot 13 shall be held as to 11 undivided 1/11th shares by the registered proprietors of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 as tenants in



common in the equal shares and individual Certificates of Title shall be issued in accordance with the respective interests held.

6.2 The transfer by a registered proprietor of any of the Lots 1 to 11 shall require the sale of the estate or interest of the registered proprietor in Lot 13.

6.3 The registered proprietor of an estate or interest in Lot 13 shall not transfer that estate or interest unless in conjunction with the sale of any other lot owned by the registered proprietor.

7.0 Use Restricted (Section 108(2)(d))

7.1 The registered proprietor of Lots 1 to 11 and 13 will not at any time hereafter:

(a) Use or permit to be used upon the Lot any caravan, motor caravan or home, house truck, boat, tent or any other similar means of providing accommodation with a temporary, supplementary or otherwise except for a period or periods in total of not more than one month in any one year.

(b) Use any form of relocatable accommodation for either temporary or permanent accommodation.

8.0 Design Guide controlling building development and landscaping (pursuant to Section 108(2)(d) Resource Management Act 1991)

8.1 The registered proprietors of Lots 1 to 9, and 11 (inclusive) shall, when erecting a new residential building and associated buildings carry out and undertake the works and matters and things set out in the attached Design Guide dated the 18th day of March 2002 ("the Design Guide").

8.2 Any new dwelling or associated outbuilding on Lots 1 to 9 and 11 (inclusive) shall be designed, constructed and landscaped in accordance

with the standards specified in the Design Guide reflecting in particular, the following obligations:

- (a) Architects – Each house shall be designed and the contract shall be administered by architects who are members of the New Zealand Institute of Architects.
- (b) Site boundaries will be defined by survey pegs and no other visible site defining structures or planting to define boundaries shall be permitted.
- (c) Other than excavation required for building foundations or in-ground structures, or minor landscaping works, further earthworks shall not be permitted except where implementation of a house design requires minor reshaping of the site. Houses and landscape development shall be designed to existing site contours.
- (d) Each house shall have a minimum of two stories and shall not have any basement area that disassociates the living area from ground level.
- (e) Each house shall have a minimum gross occupied floor area of 200m² (200m²) exclusive of garage accessory buildings.
- (f) The erection of temporary buildings, other than those required for construction purposes is not permitted. The contractors construction shed must be removed from project sites as soon as the houses reach practical completion. For the purposes of this clause practical completion of a house, dwelling or accessory building shall be the date certified by the architect appointed under 8.2(a) above.
- (g) Where buildings are additional to and separate from the principal house, the quality of design, construction and materials should be of no lesser standard of that of the houses and the design shall be the same as or similar to the characteristics of the house.
- (h) Roofs shall be pitched and terracotta or concrete tiled. Colours and profiles of tiles and accessory items shall be within the following colour range or similar, excluding slate or shingle profile:

Handwritten signature and initials: "JBS" and "E42P".

Wonderlich Terracotta:

Colour Range	Florentina, Pienza
Tile Range	Marseille, Tuscan or similar profile"

Monier Concrete:

Colour Range	Coral, Mushroom, Sand, Single colour or mixed
Tile Range	Centurion or Elebana profile

The foregoing applies to predominant roofs and does not preclude the use of flat, low pitch or gently curving roofs to less dominant areas.

- (i) The exterior coatings, colour schemes shall be undertaken and completed as follows:

The general texture of coatings required should be similar to that produced by wood trowelling or coarse brushing.

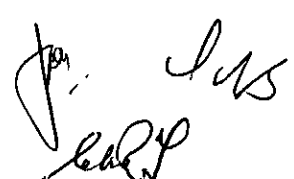
Paint materials for exterior walls shall be Resene Plasticoat, Aquashield, Sandtex, Porter's Limewash, or Kiem, except that alternative coatings which have similar characteristics will be considered for approval by the Project Managers. Colours for exterior surfaces shall be selected from Resene charts as follows, except that other ranges, if similar, will be considered.

Whites and neutrals chart:

- Black Haze	8B305
- Joanna	7.5G009
- Blanc	8B025
- Double spar white	5Y025

Aquashield Chart:

- Double Spanish White
- Pearl Bush
- Travertine



Colours for windows, woodwork or other elements may be selected from a wider colour range, but should be restrained in intensity. Where timber stain finishes are required they shall be selected from the Resene Woodsman penetrating oil chart, or equal approved.

SIGNED by
Tucker Homestead Ltd
In the presence of:

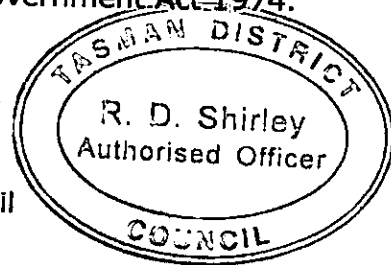
) *Bob Tucker*

Charles Stuart Redell Tucker
Director

Authenticated pursuant to section 252 of the Local Government Act 1974.

R. D. Shirley
4.9.03

~~Principal Administrative Officer~~ Tasman District Council



Correct for the purpose of the Land Transfer Act 1952

Solicitor for the registered proprietor

for Mrs
Shirley

18 March 2002

TUSCANY DOWNS PROJECT DESIGN GUIDE

1. INTRODUCTION

This Design Guide applies to the design of all buildings to be erected on house sites 1 to 9 inclusive, and 11, and to any new building projects relating to sites 11 and 12 of the Tuscany Downs project. The Project Managers intend that continuity of architectural style and quality will apply to all building projects. The Project Managers have selected as the project design model, the architectural style of the traditional houses and buildings of rural Tuscany, as a response to the similarities between Tuscan and Tasman landscapes, and the fact that the olive growing component of the project comprises tree species of Tuscan origin.

It is recognised that the Tuscan model selected comprises buildings which have evolved from agricultural use, construction and materials, and other influences of a different culture in an earlier era. In addition, it is realised that the appearance of the Tuscan buildings materials results from weathering effects over long time periods.

While it is intended that building design solutions in this project will reflect the influences of the design model and the requirements of the guide, it is intended that architects will have sufficient freedom to create design solutions

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which will reflect contemporary New Zealand lifestyle, building practices and materials.

While design freedom within the envelop of the model and the guide is encouraged, continuity of architectural style over all buildings is an inherent goal of the project.

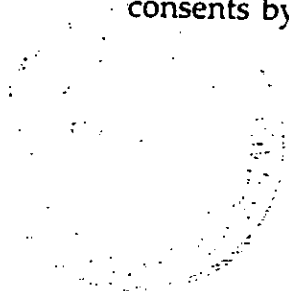
2. INTENTION OF THE GUIDE

The guide delineates the parameters of the design model, with the intention of generating reasonable certainty and continuity of design outcome. The guide further intends to allow creative and original design within the scope of the Tuscan model, without encouraging replication.

This project promotes a rural environment lifestyle closely related to enjoyment of the surrounding olive grove environment, and the conditions of the guide are intended to enhance this objective.

3. STATUS OF THE GUIDE

This guide is covenanted to each of the titles to the residential sites numbers 1-9 and 11 inclusive, and full compliance with it is a prerequisite requirement for the transfer of site titles to the new owners, and for the issue of building consents by the Tasman District Council. Compliance with the requirements



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of the Tasman District Plan together with those of this Guide, is required for building consent.

4. IMPLEMENTATION OF THE GUIDE

House designs for the designated sites shall be submitted to the Project Managers for approval in terms of compliance with the guide. The managers will employ an independent registered architect to assess the compliance of each house design, and advise them accordingly. The managers will be the final arbiters of design compliance and their approval is required to be obtained before an application for building consent is lodged.

Consultation at early stages with the advisory architect and/or the managers is offered and encouraged, to clarify any interpretations or resolve contentious issues and facilitate final approval.

The spirit and intentions of the guide must be satisfied and it is intended that the implementation process be consultative and collaborative, so that consent to proceed may be obtained with minimum effort or delay.

5. OTHER BUILDINGS

This item refers to improvements to existing buildings on site 12, and any future buildings on lot 11.

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The Project Managers will ensure that the design of such structures will comply with the spirit and intentions of this guide.

6. THE DESIGN GUIDE

The guide comprises the following rules and conditions, each followed by bracketed explanations to assist with interpretation.

6.1 ARCHITECTS

The design contract documentation and contract administration of the houses shall be executed by registered architects who are members of the New Zealand Institute of Architects, and are selected and employed by the house site purchasers.

[This requirement is considered by the Project Managers to be essential to the establishment of an acceptable level of design quality throughout, together with the achievement of originality of design within the guide parameters, and avoidance of replication.]

6.2 SITE DEFINITION

The boundaries of the house sites will be defined solely by survey pegs, and no other visible site defining structures or planting is permitted.

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[That the olive grove landscape will be visually continuous over the whole, and that house sites will be integrated with it, are essential objectives of this project. Fences, hedges, or other site boundary defining structures would generate disruptive visual effects, contrary to the objectives of the project.]

6.3 HOUSE SITES

Any house site contouring will be completed by the Project Managers. Other than excavation required for building foundations or in-ground structures, or minor landscaping works, further earthworks are not permitted except that where implementation of a house design requires minor re-shaping of the site the latter will be fairly considered. Houses and landscape development shall be designed to existing site contours. Surplus spoil from permitted excavations shall be deposited at a site designated by the project managers.

[Site contouring by the Project Managers relates to those sites where it is considered desirable to create building platforms, and it is intended that earthmoving activity after sites are offered for sale should be minimised.

It should not be assumed that existing soil bearing capability is adequate for house superimposed loads, and if additional

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foundation excavation is found to be necessary, the agreement of the Project Managers with regard to disposal of surplus materials should be sought.]

6.4 MULTI-STOREYED DESIGN

The houses shall be designed with a minimum of two storeys, and substantial basements which disassociate principle living accommodation from ground are discouraged and will require specific approval.

[The purpose of this multi-storeyed design requirement is to reduce the area of "footprints" or site coverage which would otherwise result. It is expected that houses may have substantial areas of accommodation together with significant areas of garaging, storage, studios, or other accessory occupation. It is considered that buildings of two or more floors, where the ground levels are partially obscured by olive trees, will respond favourably to the scale of this landscape.

The discouragement of conventional basements relates to the deliberate raising of whole living accommodation to obtain views or other reason, and the resultant loss of living connections with the ground.]

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6.5 FLOOR AREA OF HOUSES

Each house is required to have a minimum gross occupied floor area of 200m² (two hundred square metres) exclusive of garaging and accessory buildings.

[In the context of this project it is considered that houses of lesser floor areas would not reflect the style and scale of the overall development.]

6.6 TEMPORARY BUILDINGS

The erection of temporary buildings other than those required for construction purposes is not permitted. Contractors' construction sheds must be removed from the project sites as soon as the houses reach practical completion.

["Practical Completion" refers to house and accessory building completion dates as established by the site architect's certificate, except that an extension of time could be agreed by the managers to include landscaping works such as a swimming pool, if necessary.]

6.7 ACCESSORY BUILDINGS

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Where buildings are additional to and separate from the principle house, the guide requirements apply equally. The quality of design, construction and materials shall not be of a lesser standard than that of the houses, and the designs shall continue the characteristics of the houses. Accessory buildings shall be erected within the agreed time frame, as set out in clause "Construction Period".

["Accessory buildings" refers to separate structures such as garages, studios or similar, either linked to the house or separate. The creation of a "complex" of closely related buildings on a site is seen as appropriate to the Tuscan model and visually enhancing.]

6.8 WATER TANKS

Where house owners wish to store water, either rain or main supply, the tanks shall be concealed within structures, integral or accessory, and of equal design and quality to the houses. Similarly pumping or treatment equipment shall be enclosed and concealed. Below ground water storage shall be either landscaped over, or concealed under buildings.

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[Storage of water for general purposes is encouraged by Tasman District Council for conservation reasons, and owners may wish to store fresh water for consumption purposes.]

6.9 TREES

Removal of existing trees, olives or other, from the sites is not permitted unless by prior agreement with the Project Managers.

[It is an objective of the project to create the landscape effect of houses seated within, and integral to, the olive grove. To enhance this goal, productive olive trees will encroach on to the sites. Existing trees of other species will remain to provide visual diversity, and further enhance the whole landscape, or be replaced over time as necessary for aesthetic and or life span reasons. Where it can be shown that existing trees will unduly inhibit development of buildings or site, the Project Managers will consider removal of nominated trees by agreement.]

6.10 EXTERIOR BUILDING DESIGN AND MATERIALS

The architecture shall reflect the predominant characteristics of the traditional Tuscan rural houses and these characteristics will include the following:

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6.10.1 Form

Simple geometrical shapes and dominant massing of main elements are relevant to the Tuscan model, and should be reflected in the houses of this project.

6.10.2 Roofs

Roofs shall be pitched and terracotta or concrete tiled. Colours and profiles of tiles and accessory items shall be within the following range, or similar approved, excluding slate or shingle profiles.

Wonderlich Terracotta:

Colour Range	Florentina, Pienza
Tile Range	Marseille, Tuscan or similar profile

Monier Concrete:

Colour Range	Coral, Mushroom, sand, single colour or mixed
Tile Range	Centurion or Elebana profile

The foregoing applies to predominant roofs and does not preclude the use of flat, low pitch or gently curving roofs to less dominant areas.

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[The rural Tuscan roofs are generally old and muted in colour, and the Guide aims to reflect the characteristics of the Tuscan model within the scope of the contemporary tiles available.]

6.10.3 Exterior Wall Design

To achieve the Tuscan model influence a significant proportion of exterior walls should be solid rather than glass. It is recognised that to accommodate contemporary New Zealand living style, areas of window will normally be larger than in the traditional Tuscan houses, but large areas of glass should not dominate the design. Distances between windows should be sufficient to project the solid wall image.

6.10.4 Exterior Wall Materials

Dominant exterior wall materials should provide an image of solid masonry construction, by the use of clay (natural or manufactured products) or concrete materials, plaster coatings, as veneers or as main structures. Overall wall thicknesses should be sufficient to accommodate deep window and door opening reveals. Where masonry products are used, they shall be rendered with cement plaster or similar materials subject to Project Manager approval. The use of other materials in less

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dominant proportions is not precluded, provided the overall image of solidity is maintained.

[While preference is given to the foregoing materials, the achievement of thick walls by the use of wide timber framing and plastered coatings will be considered.]

6.10.5 Climatic and Lifestyle Elements

Architectural responses to the Tasman climate and contemporary lifestyle in the form of deep verandahs, sun screening, pergolas, or similar items are accepted as appropriate and desirable, although not reminiscent of the Tuscan model.

6.10.6 Window Joinery

While the use of timber joinery is encouraged, aluminium and steel window materials are also accepted. Deep reveals, contrasting areas of solid wall, separation of areas of glass, simple geometric shapes, are characteristics of windows and doors which reflect the rural Tuscan building design image.

6.10.7 Exterior Coatings and Colours

Exterior colour schemes for all applied coatings shall be subject to Project Manager approval.

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The general texture of coatings required should be similar to that produced by wood trowelling or coarse brushing.

Paint materials for exterior walls shall be Resene Plasticoat, Aquashield, Sandtex, Porter's Limewash, or Kiem, except that alternative coatings which have similar characteristics will be considered for approval by the Project Managers. Colours for exterior surfaces shall be selected from Resene charts as follows, except that other ranges, if similar, will be considered.

Whites and neutrals chart:

- Black Haze	8B305
- Joanna	7.5G009
- Blanc	8B025
- Double spar white	5Y025

Aquashield Chart

- Double Spanish White
- Pearl Bush
- Travertine

Colours for windows, woodwork or other elements may be selected from a wider colour range, but should be restrained in

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intensity. Where timber stain finishes are required they shall be selected from the Resene Woodsman penetrating oil chart, or equal approved.

[Generally, colours in Tuscan rural buildings result from long periods of weathering to plaster and masonry materials. In many examples, plaster coatings have fallen away revealing old brick or stonework. The resulting colours are muted, generally off-whites with dull reds, roses or creams of masonry showing through. While replication of old and weathered examples is neither practical nor expected, it is nevertheless intended that colours in this project reflect the texture, intensity, colour range and general imagery of the Tuscan model.]

6.10.8 Landscaping

Site owners are required to submit a landscape architect's plan for their whole site for Project Manager approval, prior to commencing site development. The erection of fences, hedges or other site boundary defining structures is not permitted and landscape design should allow the sites to merge seamlessly with the olive grove. Landscape plans should accommodate the olive trees or any other existing trees which encroach upon the

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sites. Approval to remove selected trees will only be given where it can be shown that the effects will not be adverse, and that there is a valid reason for their removal.

[Refer also to Design Guide clause "Site Definition". The above reference to site definition relates to the surveyed site boundaries, and does not preclude the installation of sheltering or privacy defining elements related to outdoor living areas within the site.]

6.10.9 Construction Period

Houses shall be constructed to practical completion within 15 (fifteen) months of commencement, inclusive of any accessory buildings. Landscape developments shall be completed within 6 (six) months of house completion, including any structures such as pools or other, unless otherwise agreed.

[This requirement aims to minimise discomforts or inconvenience to other site occupiers generally.]

DESIGN GUIDE ENDS

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L.R.P.

The Mortgagee, TEA Custodians (Equitable) Limited under and by virtue of mortgage number 5640531.2 hereby consents to the registration of the within Consent Notice *but without prejudice to its rights, powers and remedies contained in the mortgage.*

Signed by TEA Custodians (Equitable) Limited

The Common Seal of
TEA Custodians (Equitable) Limited was
hereunto affixed by the authority of:

[Signature]
..... John Alan Americh
..... Authorised Signatory
..... Mohammed Aktar
..... Designated Signatory



2003/335

in the presence of [Signature]

Lisa Beresford
Administrative Assistant
Auckland

Correct for the purposes of the Land
Transfer Act 1952

[Signature]
Solicitor for the registered proprietor

7 July 2016

Geraint Philp & Linda Philp
C/- Orange Residential Homes
PO Box 3441
Richmond 7050

Dear Geraint and Linda

**Decision on Non-Notified Resource Consent Application No. RM160565 –
Discharge of Secondary Treated Wastewater in the Wastewater Management Area**

Your application for resource consent has been granted. A copy of the Council's decision is attached. Please carefully read the conditions that have been attached to the consent and feel free to contact me if you have any questions about your consent or its conditions. My contact details are listed at the top of this letter.

Here are some matters that I need to highlight for you.

Section 357A of the Resource Management Act 1991 ("the Act") provides you with the right to lodge an objection with the Council against this decision including any of the conditions. Objections must be made in writing setting out the reasons for the objection together with a deposit fee of \$200.00 (GST inclusive), and must be lodged here within 15 working days of receiving this letter.

The final cost of processing your application has not been calculated yet. If the final cost exceeds the deposit already paid, then as we previously advised, you will be invoiced separately for the additional cost. If the final cost is less than the deposit already paid, then you will receive a refund. Where the costs are equal to the deposit already paid, no further action is required. You will receive a letter shortly about the final costs of processing your application.

Under Section 125 of the Act, your consent will lapse in 5 years unless you have given effect to it before then.

Yours sincerely



Leif Pigott
Co-ordinator Natural Resources Consents

Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972



RESOURCE CONSENT DECISION

Resource consent number: RM160565

Pursuant to Section 104C of the Resource Management Act 1991 ("the Act"), the Tasman District Council ("the Council") hereby grants resource consent to:

Geraint John Philp & Linda Margaret Philp

(hereinafter referred to as "the Consent Holder")

Activity authorised by this consent: Discharge of secondary treated wastewater to land in the Wastewater Management Area

Location details:

Address of property: 184 Horton Road, Tasman
Legal description: Lot 2 DP 324764
Certificate of title: 99863
Valuation number: 1928078321
Location co-ordinates: Easting: 1604624 Northing: 5437188 (NZTM)

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

CONDITIONS

- 1 The design, construction and operation of the domestic wastewater treatment and land application system shall be in general accordance with the design report prepared by Gary Stevens Consultant, submitted on 10 June 2016, and submitted in support of the application for Resource Consent Number RM160565, unless inconsistent with the conditions of this consent, in which case the conditions shall prevail.
- 2 The maximum rate of additional discharge shall not exceed 1000 litres per day and shall occur in the general locations shown on Plan A (attached).
- 3 The treated wastewater entering the land application area, as measured at the sampling point required to be installed in accordance with Condition 7, shall comply at all times with the following limits:
 - (a) the 5 day biochemical oxygen demand (BOD₅) in any single sample shall not exceed 30 grams per cubic metre;
 - (b) the concentration of total suspended solids (TSS) in any single sample shall not exceed 45 grams per cubic metre.
- 4 There shall be no ponding of wastewater on the ground surface, or any direct discharge or run-off of wastewater to surface water.

- 5 The construction and installation of the wastewater treatment plant and land application system shall be carried out under the supervision of a person who is suitably qualified and experienced.

That person shall provide a written certificate or producer statement to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this resource consent. This certificate or producer statement shall include sufficient information to enable the Council to determine compliance with Conditions 1, 3, and 7 and shall also confirm the following:

- (a) that all components of the wastewater system (including the treatment plant and the land application area) have been inspected and installed in accordance with standard engineering practice and the manufacturer's specifications;
- (b) that all components of the wastewater system are in sound condition for continued use for the term of this resource consent.

- 6 The Consent Holder shall submit a set of final "as-built" plans for the approval of the Council's Co-ordinator Compliance Monitoring, showing the location of all components of the wastewater treatment and land application system.

For the purpose of this condition, the Consent Holder shall ensure that the "as-built" plans are drawn to scale and provide sufficient detail for a Council monitoring officer to locate all structures identified on the plans. The plans shall also show as a minimum:

- (a) That it is an 'as-built' plan, who prepared the plan and the date.
- (b) The location of both the treatment and disposal components of the wastewater system relative to:
 - (i) each other;
 - (ii) the nearest property boundary;
 - (iii) nearby fixed features, like a building/dwelling;
 - (iv) any bores/wells within 20 metres;
 - (v) any watercourses (including watercourses that may be dry for parts of the year) within 20 metres, and the ocean (if its within 20 metres of the system).

You will either need to draw the 'as-built' to scale, or clearly write on separation distances in metres.

- (c) The brand and model of treatment system needs to be identified.
- (d) The location of the sampling point.
- (e) The total length (lineal metres) of any dripper line installed.
- (f) The distance/spacings between dripper lines.
- (g) The distance between holes on the dripper lines (eg, 1280mm).
- (h) The litre/hour discharge rate from the dripper lines (eg, 1.6 L/hr, or 2.3L/hr).

- (i) The total area (in square metres) of the disposal field.
 - (j) The locations of any air release valves and flush valves within the field.
- 7 Sampling points to allow collection of a sample of the treated wastewater shall be provided.

Maintenance and Monitoring

- 8 Samples of the treated wastewater shall be collected 6, 12 and 24 months following the first exercise of this consent from the sampling point referred to in Condition 7. The samples shall be tested for BOD₅ and TSS by an accredited environmental testing laboratory. Results of these tests shall be forwarded to Council's Co-ordinator Compliance Monitoring within 10 working days of the results of each test being received by the Consent Holder.

The samples required by this condition shall be taken at times where the units are being used in a typical fashion. "Typical fashion" means that the occupancy, at the time of sampling and during the preceding 48 hours, varies by no more than one person from the number of people who normally reside in the unit. The samples shall be taken using laboratory-supplied containers and according to the procedures directed by the accredited environmental testing laboratory and shall be transported to the laboratory under chain of custody.

Advice Note:

Should the first three tests produce "clear" laboratory results further testing will not be required.

- 9 The Consent Holder shall enter into, and maintain in force at all times, a written maintenance and monitoring contract with an experienced wastewater treatment plant operator, or a person trained in the wastewater treatment operation by the system designer, for the ongoing maintenance of the treatment and land application systems.

The contract shall specify the frequency of treatment plant inspections and maintenance during the term of this resource consent and shall include an inspection and maintenance schedule that is in accordance with the conditions of this consent.

A signed copy of this contract shall be forwarded to the Council's Co-ordinator Compliance Monitoring prior to the exercise of this consent.

- 10 Notwithstanding Condition 9, the wastewater treatment and land application system shall be inspected and serviced at least every 12 months and a copy of the service provider's maintenance report shall be forwarded to the Council's Co-ordinator Compliance Monitoring within 2 weeks of each inspection. The inspection report shall include, but not be limited to, the following information:

- (a) the date the inspection was undertaken and the name of the service provider;
- (b) a list of all components of the treatment and land application systems that were inspected and the state of those components;
- (c) any maintenance undertaken during the visit or still required, and a timetable for the expected completion of this work;

- (d) a description of the appearance of the filter/s and tanks;
- (e) the location and source of any odour detected from the system; and
- (f) a description of the appearance of the land application area (ponding, vegetation growth, no exposed dripper line, etc).

Review of Consent Conditions

- 11 The Council may, during the month of July each year, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for all or any of the following purposes:
- (a) to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting the consent, and which is therefore more appropriate to deal with at a later stage; and/or
 - (b) to require the Consent Holder to adopt the best practical option to remove or reduce any adverse effects on the environment resulting from the discharge; and/or
 - (c) to review the contaminant limits, loading rates and/or discharge volumes and flow rates of this consent if it is appropriate to do so; and/or
 - (d) to review the frequency of sampling and/or number of determinands analysed if the results indicate that this is required and/or appropriate;
 - (e) to require consistency with any relevant Regional Plan, District Plan, National Environmental Standard or Act of Parliament.

Expiry

- 12 This resource consent shall expire on 7 July 2031.

ADVICE NOTES

- 1 Officers of the Council may also carry out site visits to monitor compliance with resource consent conditions.
- 2 It is strongly recommended that household water reduction fixtures be included in the house design in order to ensure that the discharge volume limit is met. The measures and fixtures should be in accordance with AS/NZS 1547:2012 and Auckland Regional Council's Technical Publication 58.
- 3 The Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts. Building consent will be required for these works.
- 4 Access by the Council or its officers or agents to the property is reserved pursuant to Section 332 of the Resource Management Act.
- 5 All reporting required by this consent shall be made in the first instance to the Tasman District Council's Co-ordinator Compliance Monitoring.

- 6 Council draws your attention to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 that require you, in the event of discovering an archaeological find (eg, shell, midden, hangi or ovens, garden soils, pit, depressions, occupation evidence, burials, taonga), to cease works immediately, and tangata whenua, the Tasman District Council and Heritage New Zealand shall be notified within 24 hours. Works may recommence with the written approval of the Council's Environment & Planning Manager, and Heritage New Zealand.
- 7 This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either:
1) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.
- 8 Monitoring of this resource consent will be undertaken by the Council as provided for by Section 35 of the Act and a one-off fee has already been charged for this monitoring. Should the monitoring costs exceed this fee, the Council reserves the right to recover these additional costs from the Consent Holder. Costs can be minimised by consistently complying with conditions, thereby reducing the necessity and/or frequency of Council staff visits.
- 9 Pursuant to Section 127 of the Resource Management Act 1991, the Consent Holder may apply to the Consent Authority for the change or cancellation of any condition of this consent.
- 10 Plans attached to this consent are (reduced) copies and therefore will not be to scale and may be difficult to read. Originals of the plans referred to are available for viewing at the Richmond office of the Council. Copies of the Council Standards and documents referred to in this consent are available for viewing at the Richmond office of the Council.

REASONS FOR THE DECISION

Background to Proposed Activity

The discharge of wastewater through the proposed secondary treatment system is the subject of a Wastewater Design Report which concludes that wastewater can be adequately dealt with on site. The report concludes that there is sufficient room on the site to install the system and for it to operate effectively.

Tasman Resource Management Plan ("TRMP") Area and Rules Affected

According to the TRMP the following apply to the application site:

Zone: Rural 3
Area(s): Wastewater Management Area

The proposed wastewater system does not comply with the permitted activity criteria of Rule 36.1.2.4 in the Tasman Resource Management Plan as the discharge is within the Wastewater Management Area. The proposed discharge complies with the Controlled Activity criteria as the site is less than 2 hectares in size and complies with all other matters of control. The wastewater discharge is therefore assessed as a Restricted Discretionary Activity under Rule 36.1.4.2 in the TRMP.

Principal Issues (Actual and Potential Effects on the Environment)

The principal issue(s) associated with the proposed activity involve the actual and potential effects on the environment. For this application these were:

- (a) actual or potential adverse effects of the discharge either by itself or in combination with other discharges or land use activities on aquatic ecosystems and water quality including the potential for microbial or nitrate contamination of groundwater, surface or coastal water.

The Council considers that the adverse effects of the activity on the environment will be no more than minor for the following reasons:

- (a) The design proposed is an environmentally suitable solution to resolve the applicants' effluent disposal field requirements given the soil characteristics and AS/NZS 1547:2012 is likely to be achieved, and the requirements of Rule 36.1.4.2 are met.
- (b) The wastewater system has been designed and takes into consideration the actual specific constraints of the site and soils as well as how the wastewater system has been designed to mitigate any potential adverse effects.

Having taken into consideration the specific constraints of the site, and the design of the wastewater system proposed I am confident that discharge of treated effluent to land will not result in adverse effects on the environment that are more than minor.

Suitable conditions have been placed on this consent to ensure this.

Relevant Statutory Provisions

In considering this application, I had regard to the matters outlined in Section 104 of the Act. In particular, I had regard to the relevant provisions of the following planning documents:

- (a) the Tasman Regional Policy Statement (TRPS);
- (b) the Tasman Resource Management Plan (TRMP).

Most of the objectives and policies contained within the TRPS are mirrored in the TRMP. The activity is considered to be consistent with the relevant objectives and policies contained in Chapter 33 of the TRMP.

The proposed activity contravenes Section 15 of the Act, and therefore the Council has also had regard to the matters outlined in Section 105 of the Act and the Council is also satisfied that the activity will not give rise to the effects outlined in Section 107 of the Act.

Part II Matters

I have taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act and it is considered that granting this resource consent achieves the purpose of the Act as presented in Section 5.

Notification and Affected Parties

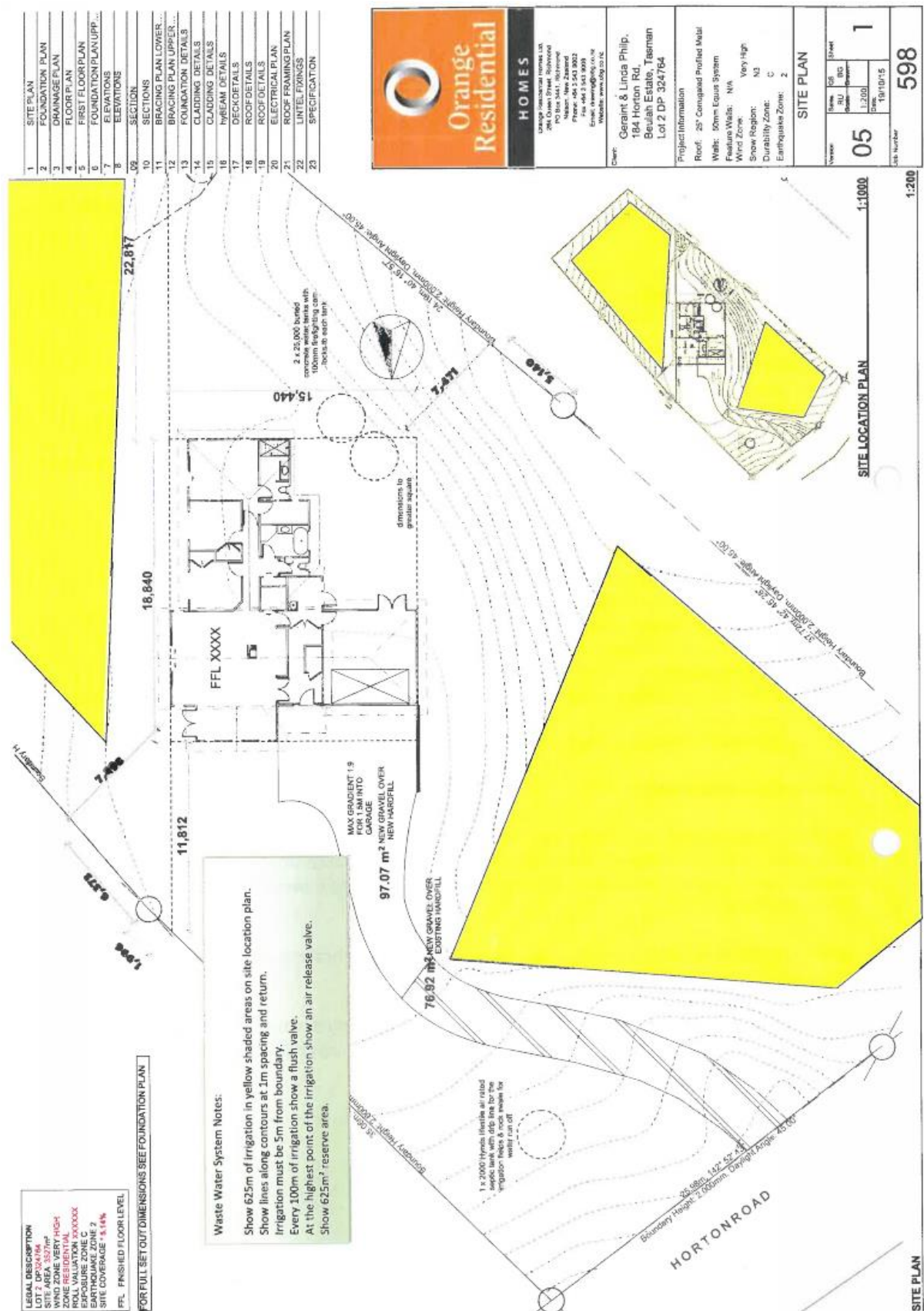
The adverse environmental effects of the activity are considered to be no more than minor. The Council's Resource Consents Manager has, under the authority delegated to him, decided pursuant to Section 95 of the Act that the application did not require public or limited notification.

This consent is granted on 7 July 2016 under delegated authority from the Tasman District Council by:



Leif Pigott
Co-ordinator Natural Resources Consents

Plan A General location of wastewater system



16 August 2012

Attention: Brent Duffield
Beulah Ridge Limited
178 Horton Road
RD 1
Upper Moutere 7173

Dear Sir

**DECISION ON NON-NOTIFIED RESOURCE CONSENT APPLICATION NO. RM120618 –
BEULAH RIDGE LIMITED, REPLACING MOUTERE WATER PERMIT NN710240**

Pursuant to Section 114 of the Resource Management Act 1991 ("the Act"), please find enclosed a copy of the Council's decision on your application for resource consent referred to above.

Section 357A of the Act provides you with the right to lodge an objection with the Council in respect of this decision and/or any associated conditions. Any such objection must be made in writing setting out the reasons for the objection and must be lodged with the Council, together with a fixed fee of \$200.00 (GST inclusive), within 15 working days of receiving this letter.

At this stage the Council has not calculated the final costs of processing your application and you will receive a letter shortly regarding this.

You may commence your activity under the new replacement consent conditions immediately unless you lodge an objection to this decision. It is therefore important that you check the conditions of your consent carefully as they include various new conditions including water meter installation and meter readings by 2018. You will also note a new extended consent term until 2028, whereas NN710240 would have expired in 2026.

Please feel free to contact me if you have any questions regarding any aspect of your consent or its conditions. My contact details are listed at the top of this letter.

Yours faithfully



Neil Tyson
Consent Planner, Water

cc Roger Armstrong, InRez Limited, 146 Horton Road, RD 1, Upper Moutere 7173



RESOURCE CONSENT DECISION

Resource consent number: RM120618

Pursuant to Section 104A of the Resource Management Act 1991 ("the Act"), the Tasman District Council ("the Council") hereby grants resource consent to:

Beulah Ridge Limited

(hereinafter referred to as "the Consent Holder")

Activity authorised by this consent: To Take Groundwater for Private Community Supply.

Take Location details:

Address of property: 178 Horton Road, Tasman
Legal Description: Lot 13 DP 324764

Pursuant to Section 108 of the Act, consent is issued subject to the following conditions and an expiry date of **31 May 2028**:

CONDITIONS

Site, Take and Use Details

1	Description of Properties Supplied:	Lots 1-12 DP 324764
	Category of Water Source:	Groundwater
	Source:	Moutere Shallow Groundwater
	Plan Zone, Catchment:	Moutere Surface Water Zone, Moutere
	Purpose and Use:	Private Community Supply
	Maximum rates of take authorised:	0.56 litres per second 2.00 cubic metres per hour 14.00 cubic metres per day 98.00 cubic metres per week
	Well Number:	WWD 23700
	Location at or about point of take:	Easting: 2514651 Northing: 5999060 NZ Map Grid

Advice Note:

The full *Description of Properties Supplied* under this consent can be found in Table 1 attached to this consent.

Water Metering

- 2 The Consent Holder or their agent shall no later than 10 November 2018 and at their own expense, install and thereafter operate and maintain a water meter that complies with the Water Meter Specifications as stated in Chapter 2 of the Tasman Resource Management Plan.
- 3 The water meter required under Condition 2 shall be installed in accordance with the water meter manufacturer's specifications such that it provides a continuous measurement of all

water taken under this consent and the meter shall be installed and verified as measuring the volume of water taken to within $\pm 5\%$ of the actual water taken and written confirmation shall be provided to the Council's Co-ordinator Compliance Monitoring or his agent no later than 10 November 2018.

- 4 The Consent Holder shall, as a minimum, record their water meter reading on the same day each week that water is taken and used under this consent and shall return their meter readings to the Council's Co-ordinator Compliance Monitoring or his agent by the date(s) specified each year by the Council.

Advice Note:

The Consent Holder is required to supply to Council a complete record of their weekly water meter readings, including recording nil usage. Regular (preferably Monday) meter readings are required to ensure consistent data and because Council currently monitors weekly use. Following installation of the water meter (ie, by 10 November 2018) the Council will each year advise the Consent Holder of the start and finish dates for the meter readings required by the Council.

Additional advice is available about options to supply the water meter readings to Council. Please contact Council's Compliance Officer (Daryl Page) for these options.

- 5 Water use shall be restricted to the properties identified and described in Condition 1.

Scheme Management Plan (SMP)

- 6 Council reserves the right to require from the Consent Holder a Water Scheme Management Plan (WSMP) documenting the operation of their water scheme including regarding monitoring of water quantity and quality, leak detection programmes and scheme maintenance.

Monitoring Charges

- 7 The Consent Holder shall pay the reasonable costs associated with the monitoring of this consent, including the following:
- (a) where the Council undertakes to verify water meter accuracy more frequently than once every 5 years and that verification identifies that the meter accuracy is not within the range of $\pm 5\%$ the Council will seek reimbursement for that verification;
 - (b) Council's costs of maintaining a water meter usage database for this consent;
 - (c) Council's reasonable costs of reviewing the consent conditions including to reduce the quantities and rates of water authorised to be taken if the consent is not fully exercised.

Review of Conditions

- 8 Council may for the duration of this consent and within the 3 month period following the anniversary of its granting each year, review the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991 for the purposes of:
- (a) dealing with any unexpected adverse effect on the environment which may arise from the exercise of the consent and which is appropriate to deal with at a later stage;
 - (b) to reduce the quantities and rates of water authorised to be taken and area irrigated if the consent is not fully exercised;

- (c) when relevant national environmental standards or regulations have been made under Section 43 of the Resource Management Act 1991;
- (d) requiring the adoption of the best practical option to remove or reduce any adverse effects on the environment;
- (e) to comply with the requirements of a relevant operative rule in the Tasman Resource Management Plan including, but not limited to, the maximum or minimum levels or flows or rates of use of water, irrigation application rates, water metering requirements, or minimum standards of water quality.

Records to be Kept

- 9 The Consent Holder shall keep such additional records as may be reasonably required by the Council and shall, if so requested, supply this information to the Council. If it is necessary to install additional measuring devices to enable satisfactory records to be kept, the Consent Holder shall, at his or her own expense, install, operate and maintain suitable devices.
- 10 This consent may be cancelled upon not less than 3 months' notice in writing by the Council if it remains unexercised without good reason for any continuous period exceeding 5 years.
- 11 This consent cancels and replaces NN710240.

ADVICE NOTES

- 1 This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either: 1) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.
- 2 Section 126 of the Resource Management Act 1991 states that the consent may be cancelled upon not less than 3 months' notice in writing if the consent remains unexercised without good reason for any continuous period exceeding 5 years.
- 3 Access by the Council or its officers or agents to the land subject to this resource consent is reserved pursuant to Section 332 of the Resource Management Act.

Table 1: Full Description of Properties Supplied

Valuation	Legal Description
1928078320	Lot 1 DP 324764
1928078321	Lot 2 DP 324764
1928078322	Lot 3 DP 324764
1928078323	Lot 4 DP 324764
1928078324	Lot 5 DP 324764
1928078325	Lot 6 DP 324764
1928078326	Lot 7 DP 324764
1928078327	Lot 8 DP 324764
1928078328	Lot 9 DP 324764
1928078300	Lot 10 DP 324764
1928078330	Lot 11 DP 324764
1928078331	Lot 12 DP 324764

REASONS FOR THE DECISION

Background

Around July 2011 it was identified that part of the water supply to the Beulah Ridge subdivision was from a privately owned, 21 metre deep bore located on Lot 13 of the Beulah Ridge development land (ex-Tucker Homesteads). Council had no record of this private bore or the existence of a private community water supply at this location in its databases.

The Beulah Ridge subdivision was originally proposed to have a piped Council water supply from an extension of the Mapua-Ruby Bay reticulated scheme and the Section 224 approval for subdivision consent RM010260 appears to have been “signed off” by Council on that basis. Subsequently, the water supply was changed to individual household rainwater tanks with groundwater from the private bore providing a backup supply.

This bore has now been allocated Council number WWD 23700 and entered in the Council's bore database. It is relevant that WWD 23700 is likely to have been lawfully drilled in 1974 and the original well (within which drilled bore WWD 23700 is located), is likely to be an underground well referred to in water permit NN710240. NN710240 is a current water permit in the Council's consent database and has been in the name of Tucker Orchards Ltd. Staff's assessment of NN710240 is that it was no longer relevant and required as it refers to taking underground, creek and pond water for spraying and irrigation of 15 acres of orchard. Furthermore, the orchard land referred to has subsequently been subdivided and/or is no longer owned by Tucker Orchards Limited. As a minimum, staff recommended that a change of conditions relating to the actual activities and the legally described land was required and that NN710240 needed to transfer to the new owners and water users. Specifically, *Tucker Orchards Limited* is no longer a registered company in New Zealand and is therefore no longer a lawful water permit holder under the RMA.

On 14 August 2012, NN710240 was transferred to the applicant (Beulah Ridge Limited), who is seeking various changes to recognise the current use of groundwater from bore WWD 23700 for private community supply to the 12 lot subdivision. Subdivision consent RM010260 (Beulah Ridge Limited) stated in Condition 7:

That Lots 1-12 be provided with a potable reticulated water supply.

If the on-site bore is the source of the water supply it will be necessary to supply a report from a suitably qualified person that the water supply is safe and adequate.

Two water tests have been provided in support of the application and the applicant advises that the groundwater is passed through a sand filter, UV treatment and filter.

The application advises that any effects on other users of groundwater will be the same or less than currently occur. The applicant also advises that each new dwelling pays a development contribution to the Council for a future reticulated Tasman District Council water scheme proposed for the area. The applicant is also aware that the replacement consent conditions will include:

- water metering, although in the applicant's case this can be deferred until 10 November 2018, which is the Council's proposed default date for the MSWZ outside of the Moutere Valley;
- a replacement expiry date of 31 May 2028.

Tasman Resource Management Plan ("TRMP") Rules Affected

The activity of taking and use of groundwater in this application is at rates that do not comply with the Permitted Activity Rule 31.1.2.1 in the TRMP and, as a renewal, is provided for as a Controlled Activity under TRMP Rule 31.1.2.2.

Relevant Statutory Provisions

In considering this application, the Council has had regard to the matters outlined in Section 104 of the Act. In particular, the Council has had regard to the relevant provisions of the following planning documents:

- (a) the Tasman Regional Policy Statement (TRPS); and
- (b) the Tasman Resource Management Plan (TRMP);
- (c) the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010;
- (d) the National Policy Statement (NPS) for Freshwater Management 2011.

Most of the objectives and policies contained within the TRPS are mirrored in the TRMP and the activity is considered to be consistent with the relevant objectives and policies contained in Chapters 30 and 31 of the TRMP.

From TRMP Rule 31.1.2.2 (1)-(12), the following matters are considered particularly relevant:

- (1) The quantity, rate and timing of the take not otherwise specified above, including rates of take, rostering or rationing steps required to implement conditions (b), (c) and (d), and any other requirements to maintain any minimum flow or level given in Schedule 31.1C.
- (6) The effects of the take on other water users.
- (8) The effects of the take either by itself or in combination with other existing takes on aquatic and riparian ecosystems, including fish and eel habitat and flows in rivers or coastal streams affected by takes from groundwater.
- (9) A reduction in allocation where a bona fide review shows that water use is less than the amount of water allocated.

As a Controlled Activity, consent is required to be granted by the Council and any conditions are required to be restricted to the above matters.

With regard to the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010, the applicant's rate of taking is less than 5 litres per second which means that

the regulations do not apply but the Council requires that a water meter is installed by 10 November 2018.

Principal Issues (Actual and Potential Effects on the Environment)

The TRMP acknowledges that the MSWZ is over-allocated and that the adverse effects of the current levels of taking and use may be more than minor. The principal issue in over-allocated zones is that the applicant continues to be a *bona fide user* and renewals are for the same or less water than previously allocated. Where possible and practical, Council should be moving to a more sustainable use of the available water resource including one that is consistent with the objectives and policies in National Policy Statement (NPS) for Freshwater Management 2011, which came into effect on 1 July 2011.

For this application, information has been provided as to yield of the bore and the applicant is confident the bore will continue to sustain the authorised rates of taking. The writer's understanding is that taking from the applicant's well will have only minor effect on local groundwater levels. In addition:

- (a) the applicant advises that the rates of taking are required as a backup supply and the authorised rates will be confirmed by actual water meter usage data provided to Council following the installation of the water meter;
- (b) the application is for the same or less water than previously allocated and the taking is from an unchanged site;
- (c) from the information supplied, the applicant is assessed to be a bona fide user.

In conclusion, the writer's assessment is that proposed consent conditions are within the Council's powers and control and it is recommended that the consent be granted subject to the conditions and for the reasons referred to in this assessment.

Notification and Affected Parties

The adverse environmental effects of the activity are considered to be no more than minor. The Council's Resource Consents Manager has, under the authority delegated to him, decided that the provisions of Section 95 of the Act have been met and therefore the application has been processed without notification.

This consent is granted on 16 August 2012 under delegated authority from the Tasman District Council by:



Neil Tyson
Consent Planner, Water

IN THE MATTER

of the Resource Management Act
1991

AND

IN THE MATTER

of the application lodged by
TUCKER HOMESTEAD LTD

for a Resource Consent under the
provisions of Section 105 of the
aforesaid Act

PROPOSAL:

SUBDIVISION

To subdivide Proposed Lot 2 of a recent subdivision which is contained within Lot 52 DP 351 and Part Lot 3 DP 2172 (CT 12A/171) to create 11 rural residential allotments of between 4200 square metres and 1.22 hectares. These lots will have an equal share in Proposed Lot 13 (13.3 hectares) which is intended to be planted in olives. Proposed Lot 12 is to be created around the existing packing shed.

The land is located at the top end of Horton Road Tasman.

LANDUSE

To erect dwellings on each of Proposed Lots 1-9 and 11.

To use the existing packing shed for the production of olive oil and dried apple processing.

To carry out land disturbance associated with the subdivision and land use for cuts up to 5 metres and fill material to the volume of 9500 cubic metres for the purposes of creating accesses, building sites and re-contouring land for olive planting.

DECISION:

SUBDIVISION

That pursuant to Sections 104, 105, 220 and 221 of the Resource Management Act 1991, Council grants consent to Tucker Homestead Ltd to subdivide Proposed Lot 2 of a recent subdivision which is contained within Lot 52 DP 351 and Part Lot 3 DP 2172 (CT 12A/171) to create:

- Lots 1-11 ranging from 4200 square metres to 1.22 hectares for rural residential purposes and
- Lot 13 to be owned in equal shares by Lots 1-11 and
- Lot 12 of 4500 square metres around the existing pack house.

The consent is subject to the following conditions and granted for the following reasons.

CONDITIONS:

1. Amalgamation

That Lot 13 hereon (legal access) be held as eleven undivided one-eleventh shares by the owners of Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 hereon as tenants in common in the said shares and individual certificates of title issued in accordance therewith.

ID Reference: 17920.

2. Horton Road

That the length of Horton Road from chainage 600 metres to chainage 1,150 metres be upgraded to 5.5 metre sealed width plus construction of sight benches and control of vegetation to maintain a sight distance of 85 metres.

Prior to undertaking the works engineering plans are to be prepared in accordance with Council's Engineering Standards 1996 and submitted to Council for approval. All construction is to be in accordance with the approved plans."

3. Internal Access Roads and Driveways and Parking

That the internal access roads and driveways to be designed and constructed to the following specifications:

- (a) Horton Road to road junction (approximately 150 metres) - 6.5 metres sealed.
- (b) Road junction to end of road adjacent Lot 4 and to end of road adjacent Lots 5 and 6 (approximately 1,000 metres) – 5.0 metres sealed.
- (c) Individual driveways to building platforms – 3.5 metres metalled.

Provision is to be made for access and parking for twelve (12) vehicles on Lot 12.

Sealed turn-outs to Lots 1-11, vehicle turning at end of the two internal roads, control and disposal of stormwater.

Prior to undertaking any works, engineering plans are to be prepared in accordance with Council's Engineering Standards 1996 and submitted to Council for approval. All construction is to be in accordance with the approved plans.

4. Building Platforms

Level building platforms with contoured batters to be designed and constructed on Lots 1-9 and 11.

5. Certification

That the building platforms required to be constructed by Condition 4 be subject to investigation, evaluation and report by a registered engineer to ensure the sites are suitable for residential development and on-site effluent disposal. Any conditions in the report to be complied with on a continuing basis by subsequent owners to be subject of consent notices issued under Section 221 of the Act.

6. Power and Telephone

That Lots 1-12 be serviced with underground power and telephone connections to the boundary of the lots. With the exception of the existing 11 kilovolt powerlines, all existing lines to be removed or installed underground.

7. Water Supply

That Lots 1-12 be provided with a potable reticulated water supply.

If the on-site bore is the source of the water supply it will be necessary to supply a report from a suitably qualified person that the water supply is safe and adequate.

8. Easements

Any services located outside the boundaries of the lots that they serve to be protected by an appropriate easement referenced in Council's Section 223 recital.

Any rights-of-way appurtenant to Lots 1-9 and 11 over the existing access to Mamaku Road to be extinguished.

9. Development Impact Levies

Payment of development impact levies in accordance with DP1 and DP2 assessed as follows:

Reserves and Community Services Levy

5.5% of the assessed market value of Lots 1-11 inclusive.

10. Road to be Stopped

That prior to approval of the subdivision plan under Section 223, a survey office plan be lodged with the Council showing road to be stopped over that part of Horton Road occupied by the existing packhouse and associated parking if needed.

11. Engineering Works, Services, Supervision and Plans

All works undertaken and services and plans provided shall be in accordance with the Tasman District Council Engineering Standards 1996 or to the Engineering Manager's satisfaction. Tasman District Council shall be contacted at least 48 hours prior to the commencement of any works on this subdivision.

The applicant shall engage a suitably qualified consultant to observe and test the construction of the works. The certificate pursuant to Section 224(c) of the Act will not be released by the Council until a "Certificate of Supervision" signed by the consultant is provided and all necessary fees and levies have been paid.

12. Consent Notices pursuant to Section 221

Prior to approval under Section 223 a Design Guide shall be submitted for approval by the Environment and Planning Manager. The terms of the Design Guide shall be brought forward to be a consent notice on Lots 1-9 and 11.

The consent notices shall be prepared by the applicant's solicitor and sent to Council for approval. All costs associated with the preparation and registration of the consent notices shall be borne by the applicant.

Advice Note:

The applicant should be aware that the Historic Places Act 1993 (HPA) provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. Under Section 2 of the HPA, an archaeological site is defined as a place associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand. Section 10 of the HPA directs that an authority is required from the New Zealand Historic Places Trust if there is "reasonable cause" to suspect an archaeological site (recorded or unrecorded), may be modified, damaged or destroyed in the course of any activity. An authority is required for such work whether or not the land on which an archaeological site may be present is designated, or a resource or building consent has been granted.

If any activity associated with the subdivision proposal (such as earthworks, fencing or landscaping), is likely to modify, damage or destroy an archaeological site, an authority from the Trust must be obtained for the work to proceed lawfully. In the event that an archaeological site is encountered during work you should contact the Trust as soon as possible.

DECISION: LANDUSE NEW DWELLINGS

That pursuant to Section 104 and 105 of the Resource Management Act 1991 Council grants consent to construct new dwellings on proposed Lots 1-9 and 11 subject to the following conditions:

CONDITIONS:

1. Consent to the proposed dwellings shall be subject to approval of the subdivision creating proposed Lots 1 – 9 and 11.
2. All existing and proposed new dwellings of Lots 1 – 11 shall be sited in accordance with the site plan submitted with application for this resource consent.
3. The external colours of the new dwellings, including rooves, shall be recessive and any exterior surfaces shall be non-reflective.

4. A Design Guide shall be submitted by the consent holder outlining details of the design, landscaping and finish detail of the proposed new dwellings of Lots 1 – 9 and 11 in accordance with landscape effects assessment report submitted with the application. In the Guide, specific design matters for each dwelling to adhere to shall be clearly listed.

Prior to this landuse consent being given effect to, the design guide shall be submitted to the Council Environment and Planning Manager for approval, and the listed design matters registered on each land title as a land covenant, in accordance with Section 108 2 9 (d) of the Resource Management Act.

5. An effluent disposal and treatment system for the discharge of domestic waste water shall be installed for each dwelling and shall meet the permitted activity performance conditions set out in Rule 36.1.4 of the Proposed Tasman Resource Management Plan.
6. The building sites for the dwellings shall not be formed in such a way so as to be generally above natural ground level.

DECISION: LANDUSE CONSENT – OLIVE PRESS AND DRIED APPLE PROCESSING OPERATION

That pursuant to Section 104 and 105 of the Resource Management Act 1991 Council grants consent to operate an olive press and dried apple processing operations subject to the following conditions:

1. The proposed olive press and dried apple processing operation shall be undertaken in accordance with the documentation submitted with the application and as modified for the purposes of the hearing.
2. Twelve car parks shall be provided associated with the activity. The parking and access shall be provided in accordance with Rule 16.2.2 of the Tasman Resource Management Plan. A plan shall be prepared indicating the number and location of vehicle parking spaces and area set-aside for access and manoeuvring. This plan shall be submitted to the Council Environment and Planning Manager for approval prior to this land use consent being given effect to.
3. Noise emitted from the operation shall comply with maximum standards for permitted activities in the Rural 1 Zone, as set out in Rule 17.4.2 (d) of the Tasman Resource Management Plan.
4. A waste water disposal and treatment system for the discharge of waste water associated with the press and processing plant shall be installed and shall meet permitted activity performance conditions set out in Rule 36.1 of the Proposed Tasman Resource Management Plan.
5. The conditions of consent may be reviewed by Council in accordance with Section 128 of the Resource Management Act 1991 within a period of one month after six months of the consent becoming operational and thereafter at intervals of six months until a period of three years has elapsed, for the purpose of;
 - Dealing with any adverse effect on the environment arising from the exercise of the consent;

- Requiring the consent holder to adopt the best practicable option to remove or reduce any adverse effect on the environment.

Further review after three years may be undertaken within three months of the anniversary of the granting of consent

6. The resource consent holder shall advise Council when the olive processing activity commences so that monitoring of conditions can be programmed.

Note: Monitoring of the consent is required under Section 35 of the Resource Management Act 1991 and a deposit fee is payable at this time. Should monitoring costs exceed this initial fee, Council will recover this additional amount from the resource consent holder. Costs can be minimised by consistently complying with conditions and thereby reducing the frequency of Council visits

DECISION: LAND USE CONSENT – RE-CONTOURING AND LAND DISTURBANCE

That pursuant to Section 104 and 105 of the Resource Management Act 1991 Council grants consent to earthworks and re-contouring associated with the formation of the accesses and creation of the building sites and re-contouring land for the planting of olive trees subject to the following conditions:

CONDITIONS

1. No soil, vegetation or debris associated with the proposed earthworks; being the formation of building sites, roads and the re-contouring of gullies, shall be deposited or positioned where it may move onto adjacent land or into water bodies.
2. Stormwater and sediment control measures shall be implemented to service areas affected by earthworks. These control measures shall be maintained for as long as is necessary and shall ensure that sediment and stormwater are controlled to a degree that receiving water bodies and /or land are not adversely affected. That is, that erosion and/or deposition do not result from the discharge of stormwater.
3. The maximum height or depth of cuts or fill shall be no more than 5 metres from natural ground level.
4. The resource consent holder shall advise Council when the earthworks commence so that monitoring of conditions can be programmed.

Note: Monitoring of the consent is required under Section 35 of the Resource Management Act 1991 and a deposit fee is payable at this time. Should monitoring costs exceed this initial fee, Council will recover this additional amount from the resource consent holder. Costs can be minimised by consistently complying with conditions and thereby reducing the frequency of Council visits

Advice Note: Archaeological Sites

The applicant should be aware that the Historic Places Act 1993 (HPA) provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. Under Section 2 of the HPA, an archaeological site is defined as a place associated with pre-1900 human activity, where there may be evidence relating to the history of New Zealand. Section 10 of the HPA directs that an authority is required from the New Zealand Historic Places Trust if there is “reasonable cause” to suspect an archaeological site (recorded or unrecorded), may be modified, damaged or destroyed in the course of any activity. An authority is required for such work whether or not the land on which an archaeological site may be present is designated, or a resource or building consent has been granted.

REASONS FOR THE DECISION: SUBDIVISION AND LANDUSE

(The reasons for the subdivision and the land use consents are given together as they are closely related.)

1. The land is zoned Rural B in the Waimea Section of the Transitional District Plan. The minimum lot size for a controlled activity in the Rural B zone is 15 hectares and thus the application is deemed to be a non-complying activity.

Under the Proposed Tasman Resource Management Plan the land is zoned Rural 1 and the minimum lot size for a controlled activity is 12 hectares thus the application would be deemed to be a discretionary activity. The application has been considered pursuant to Part 2 and Section 104 and 105 of the Resource Management Act 1991.

2. The Committee notes that there was no submission to the Proposed Tasman Resource Management Plan on the zoning of the land. Submissions were made on the Subdivision provisions of the Proposed Tasman Resource Management Plan and the Council has released its decisions on these (however, there are outstanding matters related to the Subdivision Policies and Objectives). Greater weight has been accorded to the subdivision provisions of the Proposed Plan as it has progressed a significant way through the public process under the Resource Management Act 1991.
3. The Committee considered that although the concept of introducing multiple new residential uses into the Rural 1 zone was generally discouraged by the policies of the Plan, this proposal had aspects which made it acceptable and effectively mitigated any potential adverse effects. In particular the joint ownership of the productive land was seen as ensuring that the maximum land available would be put to the best productive use. In addition the concept of the “design guide” for the future dwellings was seen as a means of ensuring a high level of compatibility and amenity which would enhance the character of the surrounding area. The Committee noted that this would include landscaping aspects which would assist in softening the visual effects of the development. In addition earthworks would be undertaken to create flat building sites and the result would be that the building sites would be lower and hence less potentially obtrusive than otherwise might be the case.

4. The Committee considered the issue of traffic safety and the need for an upgrading of Horton Road. It was considered that the amount of additional permanent residential traffic associated with the development of the new allotments would require the upgrading of Horton Road to the minimum width of 5.5 metres. This is the minimum width that is suitable for a rural road of this nature. However, the Committee agreed that there would be an element of public good in the upgrade and therefore the Roding DIL would be waived in this case.
5. The Committee considered the question of whether or not the consent should be renotified as a result of the changes made. The changes consisted of moving an internal access road, replacing a proposed café with a proposed new dwelling on Lot 11, removing the retailing and tourist activity and increasing separation and buffer distances between proposed dwelling sites and adjoining boundaries. None of these changes were considered to create any greater effects than the original application as notified and therefore the determining of the consent would not be unreasonable. The Committee considered that it was sensible for the consent to have been so modified in an attempt to satisfy concerns raised by submitters.
6. The Committee noted that Kiwi Internet who is the owner of the adjacent land (Lot 5 DP 2172) had concerns about potential cross-boundary effects particularly associated with a future dwelling on Lot 11. However the Committee noted that a dwelling already existed on this proposed lot and that the future building site of any replacement dwelling was further away from the common boundary and thus the cross-boundary effects would potentially be reduced.
7. The Committee was satisfied that the noise associated with the olive oil processing would be satisfactorily dealt with through the construction of a “building within a building” and the imposition of conditions of the consent. No retailing or tasting tours would take place without a further resource consent. In general the effects of the level of activity associated with the olive oil processing and the dried apple snack processing would be less than that associated with the use of the existing pack house associated with the orchard.
8. Overall, the subdivision is not contrary to the assessment criteria for subdivisions, or the policies and objectives of the Plan. The introduction of additional residential activities is not contrary to the policies and objectives as the potential adverse effects are mitigated by conditions and the ownership concept that is central to the application. The adverse effects on the environment are no more than minor. The subdivision and development promotes sustainable management and the efficient use and development of natural and physical resources.
9. The Committee wish to reinforce that the Council has a policy of encouraging on-site water storage as Tasman District does experience water shortages and the extra water able to be stored on-site is highly desirable for firefighting and landscaping in particular.

Late Submission

The Committee noted the late submission from N Dunlop which was received by Council on 6 July 2001 which was two days outside the statutory timeframe. The Committee determined to not extend the timeframe in this case and thus the submission is not deemed to be accepted.

Dated at Richmond this 8th day of October 2001

J S Hodson
Manager Consents

8 October 2001

Tucker Homestead Ltd
C/- Staig and Smith Ltd
PO Box 913
NELSON

Dear Madam/Sir

RESOURCE CONSENT APPLICATION NO. RM010260: TUCKER HOMESTEAD LTD

In accordance with Section 114 of the Resource Management Act 1991, I enclose a copy of the Council's decision on the above application.

The applicant or any person who has made a submission has the right to appeal to the Environment Court against the Council's decision as provided for in Section 120 of the Resource Management Act 1991. Any such appeal must be made to the Environment Court within fifteen working days from the date of receipt of this notice.

If you receive an appeal you should consider informing the Registrar of the Environment Court within 15 working days if you wish to be involved in any future discussions.

In terms of Section 125 of the Resource Management Act 1991, this consent shall expire two years after the date of consent (by this Council or, if relevant, the Environment Court) unless:

- (a) The person to whom it was granted has within that period given effect to the consent; or
- (b) The Council has, on an application made within three months after the expiry of that period, satisfied itself that the circumstances in Section 125(b) apply.

If you have any enquiries, or wish to discuss any aspect of this decision, please contact this office.

Yours faithfully

J S Hodson
Manager Consents

PAGE & ASSOCIATES LTD

**CONSULTING
CIVIL &
STRUCTURAL
ENGINEERS**

106 COLLINGWOOD ST
NELSON
Phone/Fax 03 54 82189
File ref 6079

8 April 2003

Land Solutions Limited
Box 128
Nelson

Attention: Charlie Grant

Dear Charlie

RE: BEULAH RIDGE – BUILDING SITE INSPECTIONS

I have now completed inspections of all the new lots. I have carried out a walkover inspection on 7th and 8th April, carried out some representative penetrometer testing and viewed Staig & Smith engineering plans for the subdivision. I note that I have previously reported to you on Lot 1 [23rd January 2003].

SITE TOPOGRAPHY AND BUILDING PLATFORM LAYOUT

The property is situated at the head of Hortons Road in Tasman. The subdivision area is traversed by two spurs off the Moutere Hills behind which trend North North-East [parallel to Hortons Rd].

The western spur contains Lots 1-4 and is served by Internal Road 2 [Refer Staig & Smith dwgs]. The lot 1 and 2 levelled sites are notched into the north end of the spur and have cut batters some 5m in height at the rear of their formed house platforms. Lots 3 and 4 have level sites on the crest of the spur with little or no rear cut.

The Eastern spur is served by Internal Road 1 and contains lots 5-9 and lot 11.

The balance of the site has been established in Olive groves.

The site drainage is to stream catchments to the west and east of the site – the west stream is the one running down beside Hortons Rd and the eastern stream is dammed for irrigation storage. The two spurs containing the building sites are separated by a minor gully draining down to the western side stream.

overall site report 8-4-03.DOC

Page 1

e-mail bill@pageltd.co.nz

The overall site is located in Moutere Gravel formation. Moutere Gravel is a competent material that typically shows stones [clasts] embedded in a silty clay matrix. The formation is derived from ancient alluvial gravel and weathering over a long time has broken down the alluvium to an extent that varies with depth [exposure to weathering agents]. Hence the surface material is largely silty clay with little or no stone and the size and extent and hardness of stone increases with depth – this is clearly illustrated in the road cuttings with the more weathered material being lighter in colour than the stonier less weathered exposures.

GEOTECHNICAL

The level sites have been formed as cuts into the parent Moutere Gravel and show exposures of in-situ material right out to the downhill side of each platform. On some sites there is surplus topsoil adjacent to the platform for ease of respreading and this is marked by weed cover which stands out from the generally clean grass associated with the adjacent olives.

The sites all present as similar in terms of the ground and its suitability for supporting residential buildings. While I would expect the in-situ Moutere Gravel to offer adequate foundations for residential building, I have characterized the bearing strength by taking a Scala Penetrometer probe in the center of the platforms on three representative lots – lots 3, 5 and 11. Results are appended and show bearing is ample in each case – and by inference all cases.

The general landscape I would describe as relatively gently sloping and the underlying material is by the general shape both uniform and competent. The steep road batters are good evidence of this.

The sites in general are all suitable for residential building subject only to normal builder competence in taking foundations into sound material. In particular the existing platforms offer the basis for a good house site although some extension may be required. Any excavation back into the rear cut batters should be retained and fill for extending the platform if required should be placed and thoroughly compacted on an extension of the stripped area with benching as necessary to ensure fill is compacted onto a near level base. Foundations should be carried a minimum of 400mm into the in-situ Moutere or certified compacted fill material to avoid problems associated with seasonal drying out of subsoils. For conventional houses designed in accordance with NZS 3604 I do not think further engineer involvement is necessary.

The only restriction is on the Lot 7 site as formed where the proximity of a 4m high steep road cut batter on the eastern side places restrictions on the buildable area. A building line is required that is a minimum of 4m back from the top of batter. Looking at the depth of this site it is worth locating the house site on the southern half of the lot to get it a bit further away from the road.

The Staig & Smith engineering plans show some fills in the development but these are in olive groves and are not close to formed platforms. Despite there being formed

platforms, owners may elect to build partly or even wholly off these platforms. From my general observation of the site there is little impediment to doing this bar extra access and excavation costs. The same basic premise of founding in solid Moutere Gravel and retaining cuts over 1.2m in height or battering them back as per existing cuts would apply.

EFFLUENT DISPOSAL

Household wastewater disposal on Moutere Gravel country is typically difficult as the subsoils are of low permeability. Given the likely standard of housing development, a good standard of sewage treatment and effluent disposal is required. The most effective form of disposal on these sites is via dripper lines in shallow trenches where effluent can be used to support landscape planting.

The Oasis Clearwater treatment system is a proprietary domestic treatment system that mechanically aerates septic tank effluent and produces a good standard of effluent suitable for disposal via drippers. There are other equivalent systems.

Effluent disposal needs to be clear of horticultural crops in anticipation of future food safety standard requirements – already coming into force for some crops. In the case of lots 1-4 the house sites are separated from the existing olives by the natural drain between the two spurs. However I understand further olive planting is proposed that will restrict the area available for dripper fields. Each lot should have its own dripper field to the east of the platforms. Care is needed to ensure dripper fields are not sited upslope of the building platform immediately below. In the case of lots 2 and 3 it would be worthwhile to plan the olive planting around leaving sufficient space below the olives to site the dripper fields. The planting associated with the dripper fields could then be integrated into semi wetland planting up the base of the gully.

In the case of lots 5, 8 and 9 there are adequate downslope areas for dripper fields to the south away from the olives. In the case of lots 6, 7 and 11 – particularly the latter two finding sufficient space for dripper fields that is not upslope from olives looks to be tight and needs confirming by careful site planning at building consent stage.

Lot 11 is flanked by olives on both sides and the only available space appears to be at the head of the gully to the west of the site where the dripper field would be above the olives. In this case it would be prudent to require an effluent standard that was unarguably safe. This can be achieved by installation of an ultra-violet sterilizer on the treatment outlet to the dripper field.

Ideally disposal fields should be inline dripper tubing run around the contour below the house site in shallow trenches to disperse the treated effluent. The owners need to plant out the disposal areas and the effluent drippers will provide some of the irrigation required to support the planting.

Typically a single household dripper line will be 200m long and laid at spacing of 2m so in effect the disposal is over 400m². Normal occupancy of the house will be 2-3 people rising to say 6-8 people at holiday season. I assess daily effluent volume to be around 450 litres rising to 1000-1200 litres at holiday times. Expressing these volumes as a

daily rainfall equivalent the loadings are 1 mm and 3mm respectively – both are low loadings and the holiday peak load is well within what I would expect daily open pan evaporation to be on this site under fine weather sea breeze conditions. By a combination of low loading and attention to planting there should be little risk of effluent flowing overland below the dripper field.

SUMMARY & SUGGESTED CONDITIONS

From my investigation I would suggest some site development conditions as follows:

- 1] Buildings to be founded on in-situ Moutere Gravel with allowable bearing strength greater than 150Kpa [Normal criteria of 100Kpa not applicable as Moutere should be comfortably higher than 150Kpa at founding depth.
- 2] Buildings to be preferably sited on the formed cut platforms – a tolerance of +5m outside the formed platform is acceptable subject to 1] above. A minimum clearance of 3m to be observed from toe of rear cut batters on Lots 1, 2, 8 & 9. Further departure from the platforms to be subject to engineer approval of excavations.
- 3] Any fill required to extend building platforms to be engineered fill on approved benched base, with fill compacted to a minimum of 95% of NZS density and downhill batter slope no steeper than 2:1.
- 4] Cuts into uphill batters greater than 1.2 m high at rear of sites to be retained by engineered retaining walls or the batter regraded full height to existing slope.
- 5] A building set back of 4m to apply to top of road batter on east side of lot 7.
- 6] All sites to be served by piped stormwater systems to take runoff from roofs and sealed areas to an approved disposal point well clear of the platform.
- 7] All sites to have a proprietary sewage treatment plant capable of producing an effluent quality suitable for disposal via in line dripper pipe.
- 8] All effluent dripper line fields to be sited on slopes that are not above olive plantings unless effluent is sterilized post treatment. Disposal fields to be sized to limit application rates to 1.5mm/day year round with relaxation to 4mm/day over the December-March summer dry period.

Yours faithfully

W.J. Page
Page & Associates Ltd

Attachments: Site Photos, Scala Probe Results, Site Layout Plan

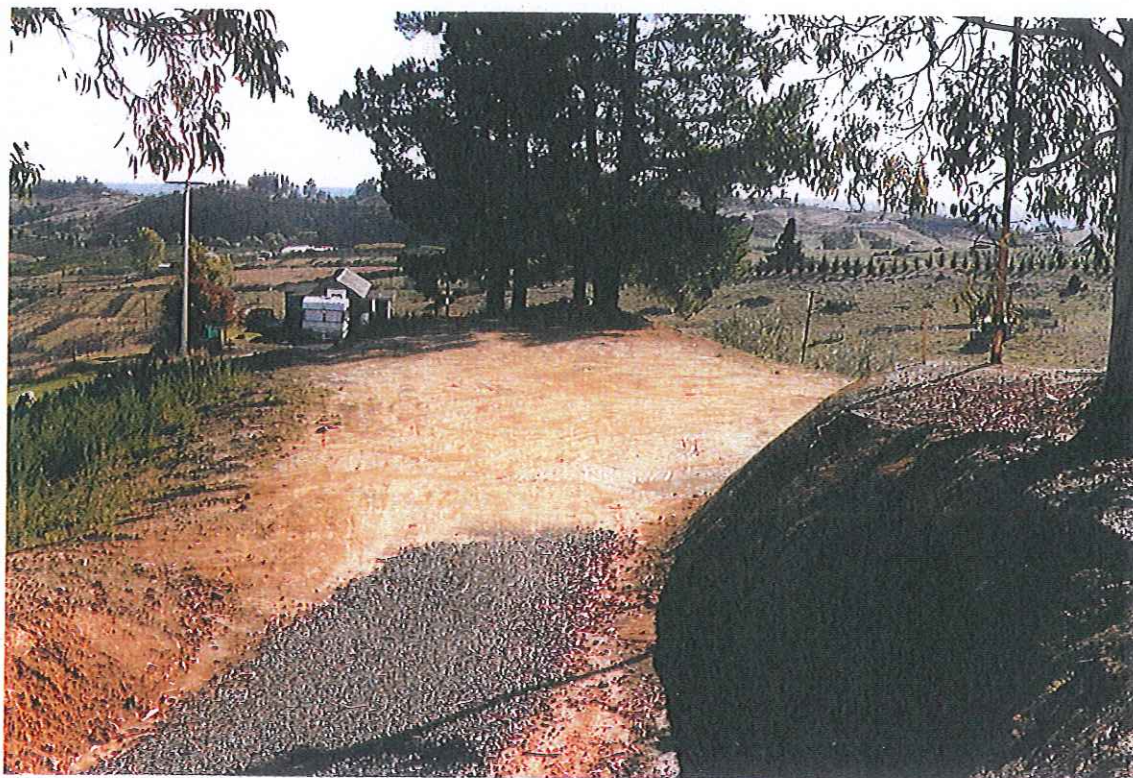
Lot 7 looking South – lot 6 in background



Lot 9 looking south – note road cuts



Lot 11 looking North



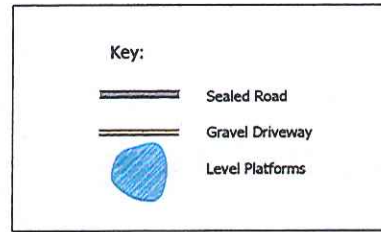
Typical less weathered Moutere Gravel exposure in cut batter opposite Lot 7



SCALA PROBE LOGS – taken by W Page 8-4-03

Probe 1 central on lot 3 platform			
Cumulative Blows	Total penetration [mm]	5 Blow penetration [mm]	Allowable Bearing [Kpa]
0	100		
5	160	60	200+
10	220	60	200+
15	290	70	200
20	330	40	300
25	370	40	300
30	420	50	250
35	465	45	240
40	500	35	300+
45	525	25	380
50	545	20	440

Probe 2 central on lot 5 platform			
Cumulative Blows	Total penetration [mm]	5 Blow penetration [mm]	Allowable Bearing [Kpa]
0	30		
5	90	60	200+
10	140	50	250
15	190	50	250
20	240	50	250
25	270	30	340
30	300	30	340
35	310	10	500+
40	330	20	450
45	360	25	380



NOTE:

- 1) Details on this Plan are indicative only
- 2) Lot 12 is to have a Right of Way over the sealed road adjacent to its Boundary
- 3) Lot 13 is jointly owned in eleven undivided one eleventh shares by the owners of Lots 1 to 11

Scale At A4 = 1: 4000		
Job No. 7526	Drawn By M.Graf	Sheet 1 of 1
Issue No. Draft	Date 02/07/2002	

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BEULAH RIDGE - DEVELOPMENT PLAN



PAGE & ASSOCIATES LTD
**CONSULTING
CIVIL &
STRUCTURAL
ENGINEERS**

106 COLLINGWOOD ST
NELSON
Phone/Fax 03 54 82189

22 April, 2003

Tasman District Council
Private Bag 4
Richmond

Attention: Consents Officer

Dear Sir

RE: BEULAH RIDGE SUBDIVISION BUILDING SITE CERTIFICATION

I have prepared the following certificate in the standard form.

I William James Page am a registered civil engineer experienced in the field of soils engineering and more particularly [for the purposes of this subdivision] in slope stability and foundation engineering.

I have carried out investigations and observations in accordance with sound engineering principles that is set out in my investigation letter-report to Land Solutions Ltd dated 8TH April 2003.

It is my professional opinion, not to be construed as a guarantee, that there is a site as on each of lots 1-9 & 11 suitable for the erection of a residential dwelling providing that:

1] Buildings to be founded on in-situ Moutere Gravel with allowable bearing strength greater than 150Kpa [Normal criteria of 100Kpa not applicable as Moutere should be comfortably higher than 150Kpa at founding depth].

2] Buildings to be sited on the formed cut platforms – a tolerance of +5m outside the formed platform is acceptable subject to 1] above. A minimum clearance of 3m to be observed from toe of rear cut batters on Lots 1, 2, 8 & 9.

Siting further off the defined platforms to be subject to approval of excavations for foundations by a suitably experienced registered engineer as part of building consent requirements.

3] Any fill required to extend building platforms to be engineered fill on approved benched base, with fill compacted to a minimum of 95% of NZS density and downhill batter slope no steeper than 2:1.

4] Cuts into uphill batters greater than 1.2 m high at rear of sites to be retained by engineered retaining walls or the batter regraded full height to existing slope.

5] A building set back of 4m to apply to top of road batter on the east side of lot 7 to encourage siting towards the wider rear part of the site. The building line restriction may be lifted if appropriate foundation measures are approved by a suitably experienced registered engineer.

6] All sites to be served by piped stormwater systems to take runoff from roofs and sealed areas to an approved disposal point well clear of the platform.

7] All sites to have a proprietary sewage treatment plant capable of producing an effluent quality suitable for disposal via in line dripper pipe.

8] All effluent disposal field to be sited on slopes that are not above olive plantings unless effluent is sterilized post treatment. Disposal fields to be sized to limit application rates to 1.5mm/day year round with relaxation to 4mm/day over December-March summer dry period.

This certificate is furnished to the Tasman District Council alone. However it is acknowledged that the 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 Meetings Act 1987.

Yours faithfully



W.J. Page
Page & Associates Ltd

Tasman District Council
BUILDING CONSENT AUTHORITY

APPROVED BUILDING
CONSENT DOCUMENTATION

ALL WORK IS TO COMPLY WITH THE NZ BUILDING CODE
DO NOT MAKE CHANGES WITHOUT PRIOR APPROVAL

Code Compliance Certificate

BC160489

Form 7: Section 95, Building Act 2004

The building

Street address of building: 184 Horton Road, Tasman
 Legal description of land where building is located: Lot 13 DP 324764
 Valuation number: 1928078321
 Location of building within site/block number: Level/unit number: 1
 Current, lawfully established, use: Dwelling
 Year first constructed: 2017

The owner

Name of owner: Philp Geraint John & Philp Linda Margaret
 Contact person: Geriant
 Mailing address: 184 Horton Road, RD 1, Upper Moutere 7173
 Phone number: Landline: Mobile: 021895256
 Daytime: After hours:
 Facsimile number: Email address: geraint.philp@gmail.com Website:
 First point of contact for communications with the council/building consent authority:
 Full Name: Timm Corrin
 Mailing Address: 6 Church Street, Nelson
 Phones: 035391066
 Email: timm@kad.co.nz

Building work

Building consent number: 160489 Issued by: Tasman District Council
 Construct a new dwelling with I/A garaging with F/S woodburner: Intended Use: Housing - detached

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

(a) the building work complies with the building consent.



Signature
 On behalf of: Tasman District Council

Position

Date: 15/06/17

Combined Certificate of Compliance & Electrical Safety Certificate



Customer Name: G & L PHILP

Location of Installation: LOT 2, 184 HORTONS ROAD
BEULAH RIDGE, TASMAN CE 86913

Description of work: (or see attached) Wire new house 30 Wiring



as per plan: METABOX, METS BOARD, LIGHTS and
APPOINTMENTS as per plan, 1x OVAL, 1x USB, 2x AMS
2x DOWNERS, 2x T/PLACES, 1x HWC, 1x Panel Read, 1x
SEPTIC tank OUTLET.

Reference / Job / ID

This work has been carried out in accordance with a Certified Design ☐ Certified Design Attached ☐

Name of Issuer of Certified Design: N/A

ICP Number (if known)

Supplier Declaration of Conformity Attached: ☐ (please attach or list Certificate serial numbers or web address below)

Manufacturers Instructions used or relied on in this work: ☐ (please attach or list web address below)

All parts of the installation are safe to connect to a power supply
If not, please detail which parts are safe to connect.

☒ AS ABOVE

This work is:

Low Risk ☐
(Certificate of Compliance not required)
General ☐
High Risk ☒
(Record of Inspection required)

This work has been done in accordance with:

Part 2 of AS/NZS 3000 ☒

Part 1 of AS/NZS 3000 ☐

Supply system this work is suitable for:

230/400V MEN system ☒

Other (Please specify) ☐

Other Standards this work complies with:

Record of Inspection (If Required)

The aspects of the work which make it high risk are:

- ☒ Work on Mains
☐ Work on Main Earthing System
☐ Electromedical
☐ Hazardous Area

Name of Inspector:

- ☐ Mains Parallel Generation
☐ Mines
☐ Photovoltaic

- ☐ Animal Stunning
☐ Work to Part 1 of AS/NZS 3000 *
☐ High Voltage *

* Certified Design Required

Date on, or period in, which the work was done:

FEB - APRIL 2017

I confirm that I am satisfied that the work detailed in this Certificate of Compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.

This certificate is issued by: Bob Preston

Registration No: E2266

Signature: [Signature]

Date: 1/5/17

Name and Registration Numbers of Workers Under Supervision Attached ☐

Electrical Safety Certificate To be completed once all work on the CoC above is completed.

Date the connection was done: _____

I am satisfied that the work detailed in this Electrical Safety Certificate and the installation or part installation to which it relates is connected to a power supply and is safe to use.

The work described above was connected by: Bob Preston

Registration No: E2266

Signature: [Signature]

Date: 1/5/17

This work is backed by the MASTER electricians \$10,000 Workmanship Guarantee, details can be found at www.ecan.org.nz

RECORD OF INSPECTION CERTIFICATION OF ELECTRICAL SAFETY COMPLIANCE



Customer	Paul Morris Electrical
Installation address	184 Hortons Road Tasman

Job No.	
ICP No.	54233NT4A5
Unique ID	65483

Description of work: The risk of this work is:	Number of attachments:
Inspect and connect new house (Mains work only) Hang Meter	
COL: CE 86913	
2999MSL Main E: 0.08s EFLI: 0.29s PSSC: 0.8kA	

Declaration

I hereby confirm that the work described above has been done in / not in accordance with the regulations; and the installation / part installation on which the work has been done is, and will be / not be, when energised, electrically safe.
(Note: Strike out or delete the inapplicable words highlighted in **italics** above.)

This work has been done in accordance with: ☒ Part 2 of AS/NZS 3000 ☐ Part 1 of AS/NZS 3000	Supply system is suitable for: ☒ 230/400 V MEN system ☐ Other:	The risk of this work is: ☐ Low ☐ General ☒ High
---	--	---

This work has been carried out in accordance with a Certified Design: ☐ YES ☐ NO

☐ Certified design (attached)	Name of issuer of certified design:
☐ Supplier declarations of conformity (attached)	Please list certificate serial numbers or web address:
☐ Manufacturers instructions used or relied in this work	Please attach or list web address:

CERTIFICATE OF COMPLIANCE/ELECTRICAL SAFETY CERTIFICATE

I confirm that I am satisfied that the work detailed in this certificate of compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.

Date of work performed	
Certified by	
Registration No.	
Date	
Signature	

☐ Name and registration no. of all workers attached

RECORD OF INSPECTION (if required)
The aspects of the work which make it high risks are:

☒ Work on mains AS/NZS 3000
☐ Photovoltaic AS/NZS 5033
☐ Electromedical AS/NZS 3003
☐ Hazardous area AS/NZS 60079
☐ Mains parallel generation AS 4777
☐ Animal stunning NZS 6116
☐ High voltage* ECP34 and ESR2010
☐ Mines
☐ Work to part 1 of AS/NZS 3000*
☐ Work on main earthing system AS/NZS 3000

INSPECTION / ELECTRICAL SAFETY CERTIFICATE

Date of inspection	2-5-2017
Inspected by	Alec Buchan
Registration No.	I259617
Date	
Signature	

Other

VIRCOM EMS
www.vircom-ems.co.nz

WHITE = CUSTOMER COPY

YELLOW = WORKER COPY

BLUE = INSPECTOR COPY



Tasman District Council: Richmond Office
 189 Queen Street, Private Bag 4, Richmond 7050, New Zealand
 Phone 03 543 8400 Fax 03 543 9524
 Email: info@tasman.govt.nz Website: www.tasman.govt.nz

DRAINLAYING FIRM Drainmax

BUILDING CONSENT NO. 160489

PROPERTY OWNER

LOCATION/STREET 184 Horton Rd.

Ge L Philp.

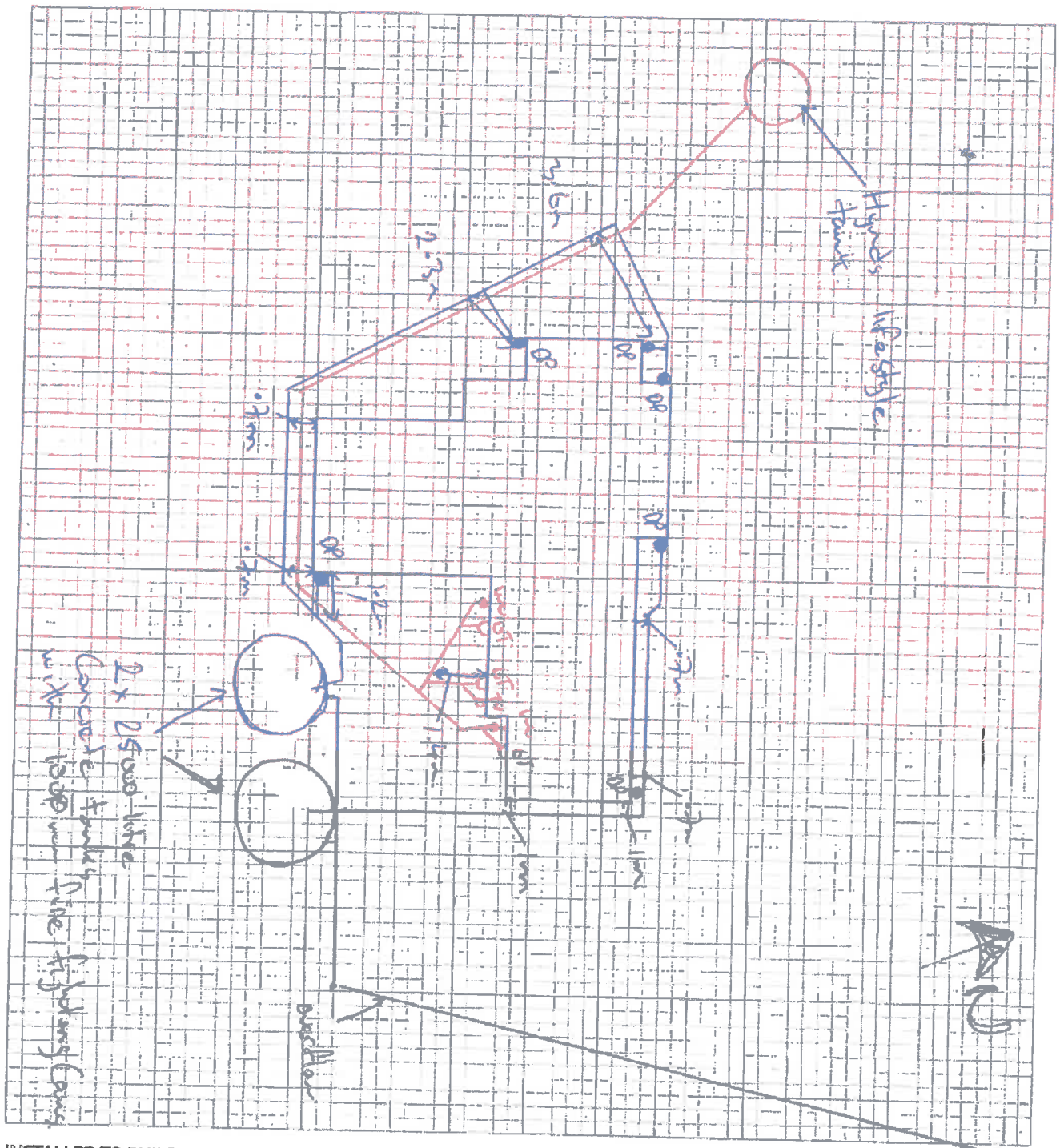
TOWNSHIP Beulah estate Tasman

DATE 2/5/17

(House draining)

Reg: 17662

DRAINAGE PLAN



INSTALLED TO BUILDING CODE
 SIGNED BY REGISTERED DRAINLAYER [Signature]

INSPECTED BY [Signature]

647

0156



Tasman District Council: Richmond Office
189 Queen Street, Private Bag 4, Richmond 7050, New Zealand
Phone 03 543 8400 Fax 03 543 9524
Email: info@tasman.govt.nz Website: www.tasman.govt.nz

DRAINLAYING FIRM Drainmax

BUILDING CONSENT NO. 160489.

PROPERTY OWNER

LOCATION/STREET 184 Horton Rd.

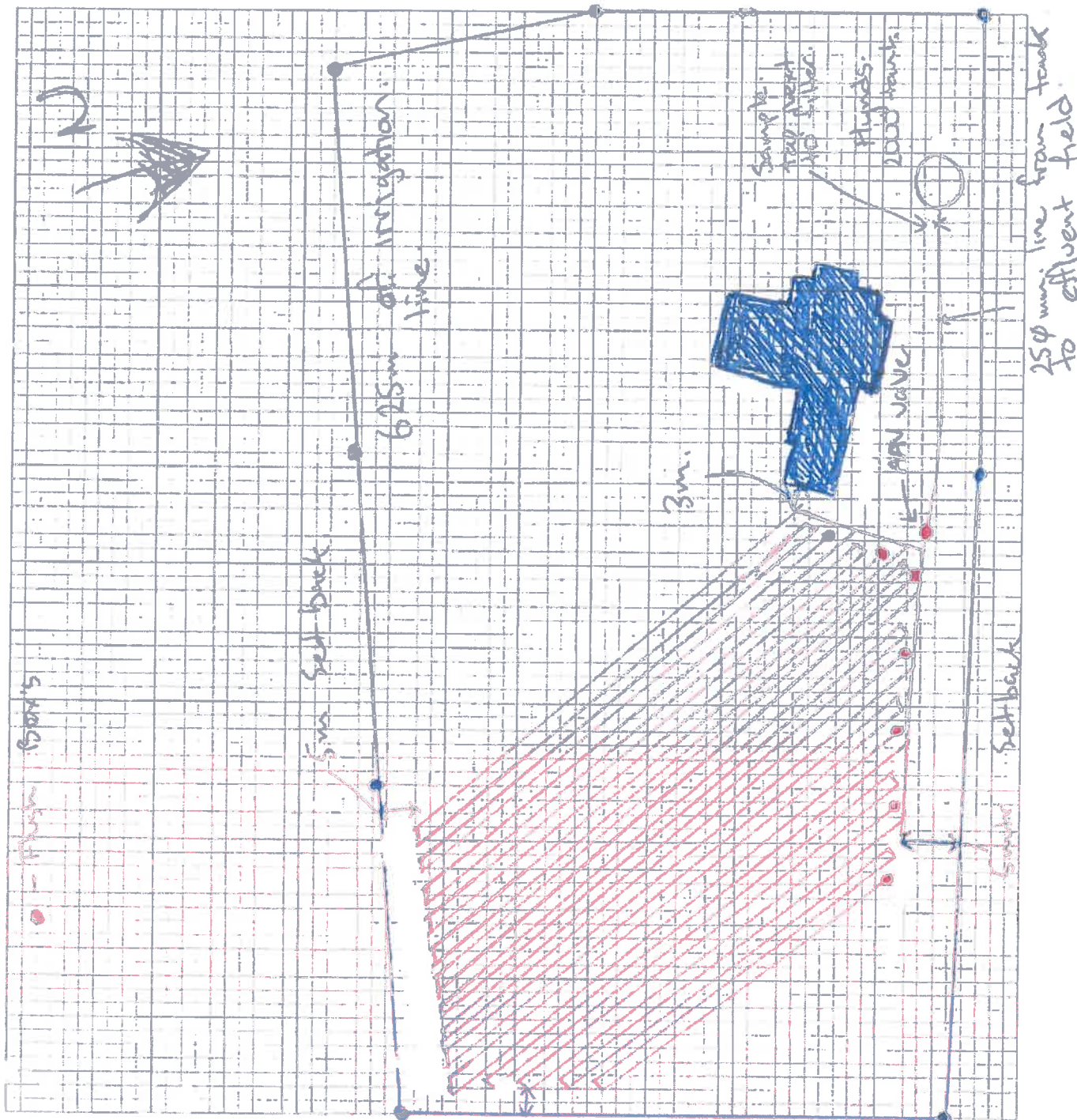
G e L Philp

TOWNSHIP Beulah estate Tasman

DATE 2/5/17

Reg: 17662

DRAINAGE PLAN



INSTALLED TO BUILDING CODE
SIGNED BY REGISTERED DRAINLAYER

INSPECTED BY