General Property Information

13 John Sutton Place, Nelson

Created: 19 January 2026

PLEASE NOTE –
THIS IS NOT A LAND INFORMATION MEMORANDUM (LIM)

If you require further information on this property you can request the following:

1. A copy of the property file. There is a charge for this if you are not the owner of the property. The file will be either electronic or hard copy depending on the address.

2. Land Information Memorandum (LIM). There is a charge for this. The report contains information that is held by the council regarding the land.

Any property file whether electronic or paper will not contain:

- confidential records
- building consents that have no Code Compliance Certificate
- resource consents that are still being monitored
- subdivision resource consents
- Land Information Memorandums (LIMs)
- Slip information



Contents

1. Nelson Resource Management Plan (NRMP) Hazard Overlay Map
2. Hazard Study Information
3. Hazardous Activities and Industries List (HAIL) site information brochure
4. Information about Property Files
5. General Property Information (GPI) Summary
6. Property Conditions



NRMP Hazard Overlay

13 John Sutton Place, Nelson



Nelson City Council | Te Kaunihera o Whakatū

Legend

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0 10 20 m

Created 19 January 2026

The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Nelson City Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented. Nelson City Council information is licensed under a Creative Commons Attribution 4.0 International License, and the use of any data or plan must be in accordance with the terms of that licence. For more information please contact us. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED.

General Property Information: 1962077954

Property

Valuation No	1962077954
Location	13 John Sutton Place, Nelson
Legal Description	LOT 83 DP 444859
Area (Hectares)	0.0765

Rates

Government Valuation

Land	450,000
Improvements	930,000
Capital Value	1,380,000

Current Rates Year 2025 to 2026

Planning/Resource Management

28/01/11	RESOURCE CONSENT 095369 : 9 lot subdivision; variation of lot layout for Stage 3 of RM065150 : Section 224 Issued 25/01/12 (Found on related property: X1962077903)
17/12/07	RESOURCE CONSENT 075335 : Erect 13 show homes that do not comply with condition 46 of RM055666 : Variation 20/05/10 (Found on related property: 1962077800)
12/11/07	RESOURCE CONSENT 065150 : Subdivision: 118 Residential Lots from 3 : Section 224 Issued 30/03/11 (Found on related property: X1962077100)
28/03/07	RESOURCE CONSENT 065149 : Earthworks and stormwater discharge associated with subdivision consent 065150 : Decision Notified 7/03/07 (Found on related property: 1962077100)
4/05/84	TOWN PLANNING PERMIT T2/9/1/697 CONTINUE TO OPERATE ROADSIDE STALL : APPROVED SUBJECT TO CONDITIONS NOTIFIED APPLICATION NO. 697 (Found on related property: 1962078500)
30/07/82	TOWN PLANNING PERMIT T2/9/1/580 USE STATE HWY 6 ENTRANCE & ERECT SIGN : APPLICATION DECLINED NOTIFIED APPLICATION NO. 580 PLANNING TRIBUNAL APPEAL ALSP DECLINED DATE: 3/83 (Found on related property: X1962077200)
1/08/80	TOWN PLANNING PERMIT T2/9/1/469 ESTABLISH PRODUCE ROADSIDE STALL & ERECT SIGNS : APPROVES STALL BUT DECLINES PERMANENT SIGNS NOTIFIED APPLICATION NO. 469 APPEAL AGAINST SIGN DECISION DATE: 2/81 CONSENT GRANTED (Found on related property: 1962078500)
	RESOURCE CONSENT 075177 : Establish & operate 13 show homes with associated signage : Withdrawn 12/07/07

	(Found on related property: 1962077800)
	RESOURCE CONSENT 095370 : Consent to allow allotments created as part of subdivision to be used for residential purposes in the rural zone : Withdrawn 21/11/14 (Found on related property: 1962077903)

Building

23/05/12	BUILDING CONSENT 120224 : 4 bedroom house with garaging : CODE COMPLIANCE CERT ISSUED 28/05/14

Licences

No information located

Sewer and Drainage

No information located

Land and Building Classifications

No information located

Transport

No information located

Special Land Features

No information located

Swimming Pools

No information located

Natural Hazards

No information located

Other

19/10/22	LIM APPLICATION L220573L220573 : LAND INFORMATION MEMORANDUM
22/09/15	LIM APPLICATION L150518L150518 : LAND INFORMATION MEMORANDUM

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Hazard Study Information

It is part of Council's role to research and collect new information on a variety of local hazards so we can help to appropriately manage the risk to people and property. Council is required by law not only to investigate hazards, but to make the research available to anyone who is affected or interested.

The information below only relates to the areas covered by Council's recent research. It is important to note that there is potential for flooding, liquefaction, landslides and other natural hazards to happen in other areas around Nelson too.

Refer to the links for maps and information on the hazards below.

Fault Hazard

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

River Flooding

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

Liquefaction

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

HAIL Sites

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

Coastal Inundation

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

Slope Instability

https://www.nelson.govt.nz/6environment/natural-hazards/slope-instability

More information

Copies of all the latest reports and information that Council holds on hazards are available to download on our website at https://www.nelson.govt.nz/6environment/natural-hazards

How can I find out if my soil is contaminated or not?

Inclusion on the HAIL site database does not mean that the soil must be tested. However, if you have reason to believe your soil is definitely contaminated or you want to know for your own information, you could get it tested.

Where the NESCS requires that a preliminary or detailed site investigation is done as part of a proposed change to land use or earthworks at a potentially contaminated site, that must be done by a "Suitably Qualified and Experienced Person" (SQEP).

This means that soil sampling done by anyone other than a SQEP can't be accepted as evidence of the contamination status of the site.

A SQEP has to be well qualified and have lots of experience assessing potentially contaminated land. Nelson City Council and Tasman District Council hold a joint list of SQEP's who can provide a contamination assessment. See a copy of the current list on the website.



More information

For more details about the HAIL, the Council database, soil testing, possible contaminants and the NESCS, please visit the Council website, **nelson.govt.nz** and search on **HAIL.**

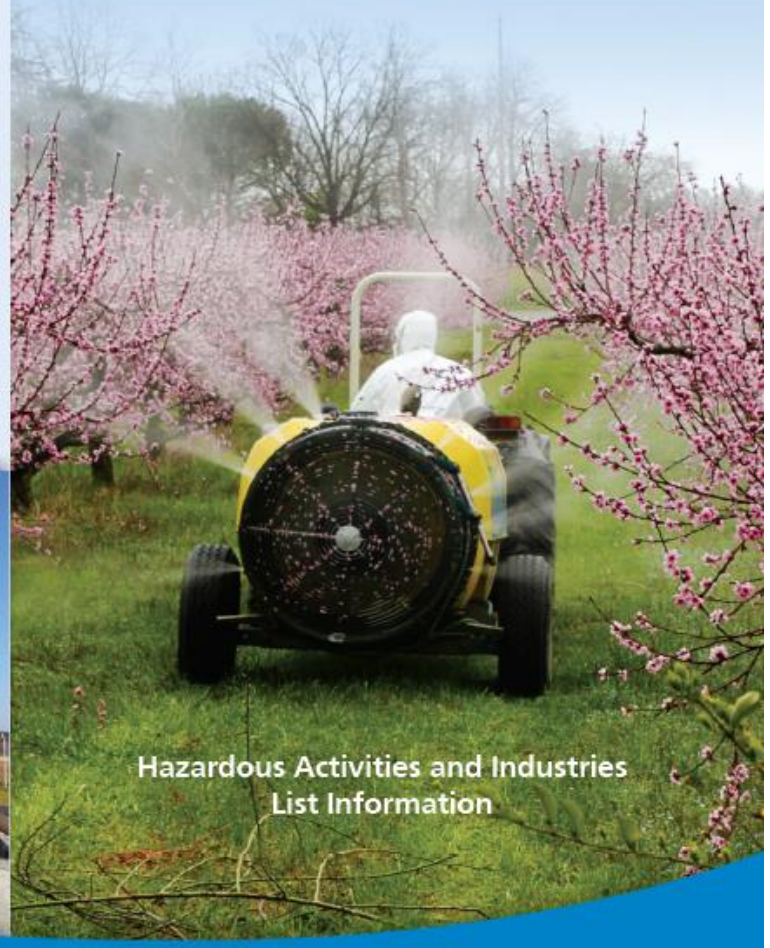
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Nelson City Council
te kaunihera o whakatū

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

H.A.I.L SITES



Hazardous Activities and Industries List Information

Nelson City Council
te kaunihera o whakatū

What are HAIL sites?

HAIL sites are pieces of land where hazardous substances might have been used, stored or disposed of. These are identified by the Hazardous Activities and Industries List (HAIL), which is a group of activities and industries that are considered likely to cause land contamination. The list has been compiled by the Ministry for the Environment. The HAIL aims to identify most situations where hazardous substances could cause, and in many cases have caused, land contamination.

The fact that an activity or industry appears on the list does not mean that hazardous substances were used or stored on all sites occupied by that activity or industry. Nor does it mean that a site used by that industry will always have hazardous substances present in the land. The list just highlights that there is a greater probability of site contamination occurring than for other uses or activities.

You can download a copy of the HAIL on the Council website, **nelson.govt.nz** and search on HAIL.

Why is Council identifying HAIL sites?

By identifying sites where hazardous substances might have been used, stored or disposed of, we can ensure that the sites do not present a risk to human health when they are used or developed.

It helps Council and the community to comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

It informs land owners that there is potential for the land to be contaminated and that further investigation would be needed before constructing new buildings or changing the land use. A resource consent may be needed in some cases.

Is a HAIL site the same as a contaminated site?

No. It's important to note that this is a land use assessment and no soil testing has been carried out by Council. Inclusion on the database does not mean that soil contamination is present.

Nelson City Council has made a database of all the areas of Nelson where our information shows that HAIL activities are taking or have taken place. Research has been done using historical photos, trade directories and property information to establish which areas of land in Nelson could be at risk of contamination because they are likely to have been used for HAIL activities in the past. For example, if the land was once an orchard and chemical sprays were used, or perhaps it was a farm that had a sheep dip or a fuel tank, there is a risk of soil contamination.

My property is listed as a HAIL site – what does that mean for me?

Inclusion on the HAIL site database does not necessarily mean that your soil is contaminated. Using a raised garden bed for growing vegetables can be helpful if you are concerned about soil contamination.

Also, if you want to build on your property, you will need to meet the requirements under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). This could mean you may need a resource consent to carry out certain work.

If you are especially concerned or have reason to believe that your soil is definitely contaminated you can get it tested at your own expense. For more information about soil testing see our website, **nelson.govt.nz** and search on HAIL.

Can a property be removed from the database?

The only way to remove a property from the database is to show that HAIL activity has never taken place on that site.

However, if you have any soil testing or other relevant information, please let Council know as this can be included in the property file and used to update the status of the property on the database.

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

Information about whether a property is on the HAIL site database will be included on a Land Information Memorandum (LIM) for the property you are considering. A LIM is advisable when purchasing a property to ensure you are aware of the most accurate information we have relating to that property.

Information relating to HAIL status is also included on the Project Information Memorandum (PIM) for the property which you should request before doing any building project.

Be aware that if a property is included on the HAIL site database, and you wish to carry out any Building works, you will have to comply with the NESCS regulations (Sections 7 to 11). A resource consent may be required if the project cannot comply with the "permitted standards" in these regulations. The NESCS regulations are also triggered when a subdivision consent is applied for.

The requirements will vary from case to case, so it's important to talk to the Council early in the process for any activity that you're planning to carry out, including building, earthworks, subdivision etc.



Information about property files

Nelson City Council has made this information available under Sections 10 to 18 (inclusive) of the Local Government Official Information and Meetings Act 1987 only. Nelson City Council does not warrant its accuracy and disclaims all liability whatsoever for any error, inaccuracy or incompleteness of the information without seeking appropriate independent and professional advice. The information provided does not constitute a Land Information Memorandum or any similar document. All Property Records are the property of Nelson City Council.

Property information held on a property file is for completed applications only. Applications being processed are added to the property file once the process is completed or code compliance certificate issued.

Any property file whether electronic or paper may exclude:

- confidential records
- building consents that have no Code Compliance Certificate
- resource consents that are still being monitored
- subdivision resource consents
- Land Information Memorandums (LIMs)
- Slip information

Information regarding slip reports on a property can be obtained by purchasing a LIM.

Older plans may include microfiche records and be of poorer quality.

TASMAN CONSULTING ENGINEERS

PROPOSED HOUSE

for

ANN JOHNSTON

LOT 83, John Sutton Place, Nelson

STRUCTURAL CALCULATIONS

Job ref: 12057
May 2012

PO Box 3631, Richmond
Nelson 7050, New Zealand

Phone +64 3 544 6404
Fax +64 3 544 6694
Email admin@tcel.co.nz

TASMAN CONSULTING ENGINEERS Ltd
s3 / 237 Queen St
PO Box 3631
Richmond NELSON
Ph: (03) 544 6404
Fax: (03) 544 6694

Project: Johnston.	Page No: 1
	Date: 15/5/12
File Ref: 12057	By: Daniel

House foundations:

* TP3 shows suitable soils for house foundations.

* Min scala test results are 350kPa ; demand is 172kPa

  ⇒ 300 wide footing is adequate.

FOUNDATION PRESSURE CALCULATOR

				Rate	Load
Roof	Type	Load Width	DL	**0.45** kN/m2	**5.40** kN/m
	LIGHT	**12.00**	LL	**0.25** kN/m2	**3.00** kN/m
Walls - Upper / Single	Type	Height			
	Veneer	**3.00**	DL	**1.80** kN/m2	**5.40** kN/m
Walls - Lower / Basement	Type	Height	DL	**0.00** kN/m2	**0.00** kN/m
Floor - Upper	Type	Load Width	DL	**0.00** kN/m2	**0.00** kN/m
			LL	**1.50** kN/m2	**0.00** kN/m
Floor - Lower	Type	Load Width	DL	**2.50** kN/m2	**2.50** kN/m
	RC100	**1.00**	LL	**1.50** kN/m2	**1.50** kN/m
Foundation Wall	Height	Width			
	0.00	**0.15**	DL	**25.00** kN/m3	**0.00** kN/m
Other (eg Deck)				DL ------->	**0.00** kN/m
				LL ------->	**0.00** kN/m
				Total Dead	**13.30**
				Total Live	**4.50**
				Total	17.80 kN/m
				Footing Width	**0.300** m

WORKING or SERVICE LOADS	Reqd Working or Safe Bearing Pressure	**59.33** kPa
	Ultimate or Capacity Bearing Pressure (1.4D)	**62.07** kPa
	Ultimate or Capacity Bearing Pressure (1.2D + 1.6L)	**77.20** kPa
	Strength reduction Factor (phi) [range is 0.45 to 0.60]	**0.45**
ULTIMATE LOADS	Reqd Unfactored Rupture Soil Strength (Ultimate)	**172** kPa

Test Pit 3. - The test pit was located between lots 82 and 83. The soil profile was:-

GL - 250mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
250mm - 500mm	Brown – clayey GRAVEL – stones to 20mm dia - very stiff - moist - low plasticity -[GC]
500mm - 1300mm	Brown - silty clay – dry - stiff - moist - low plasticity - [CL]

The soils below the topsoil layer (250mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 3 was excavated prior to additional clay fill being placed on lots 82 and 83. At the location of TP3 the depth of gravelly CLAY fill placed over the original brown gravelly CLAY was approximately 100mm.

Test Pit 4. - The test pit was located between lots 122 and 123. The soil profile was:-

GL - 300mm	Dark grey - gravelly silty CLAY (topsoil) - dense roots - dry - stiff - organic - [OL]
300mm - 1300mm	Brown – clayey GRAVEL – angular stones to 40mm - moist - very stiff - moderate plasticity [GC]

The clayey gravel soils below the original topsoil layer (300mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 4 was excavated prior to additional clay fill being placed on lots 122 and 123. At the location of TP4 the depth of gravelly CLAY fill placed over the original brown clayey GRAVEL was approximately 300mm.

Test Pit 5. - The test pit was located between lots 124 and 125. The soil profile was:-

GL - 240mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
240mm - 680mm	Brown - gravelly CLAY - small angular stones to 10mm dia - dry - stiff - dry - low plasticity - [CL]
680mm - 1400mm	Brown to dark brown – clayey GRAVEL – stones to 40mm dia - very stiff - moist - low plasticity - [GC]

The soils below topsoil layer (240mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 5 was excavated prior to additional clay fill being placed on lots 124 and 125. At the location of TP5 the depth of gravelly CLAY fill placed over the original brown gravelly CLAY was approximately 100mm.

SCALAR PENETROMETER TEST

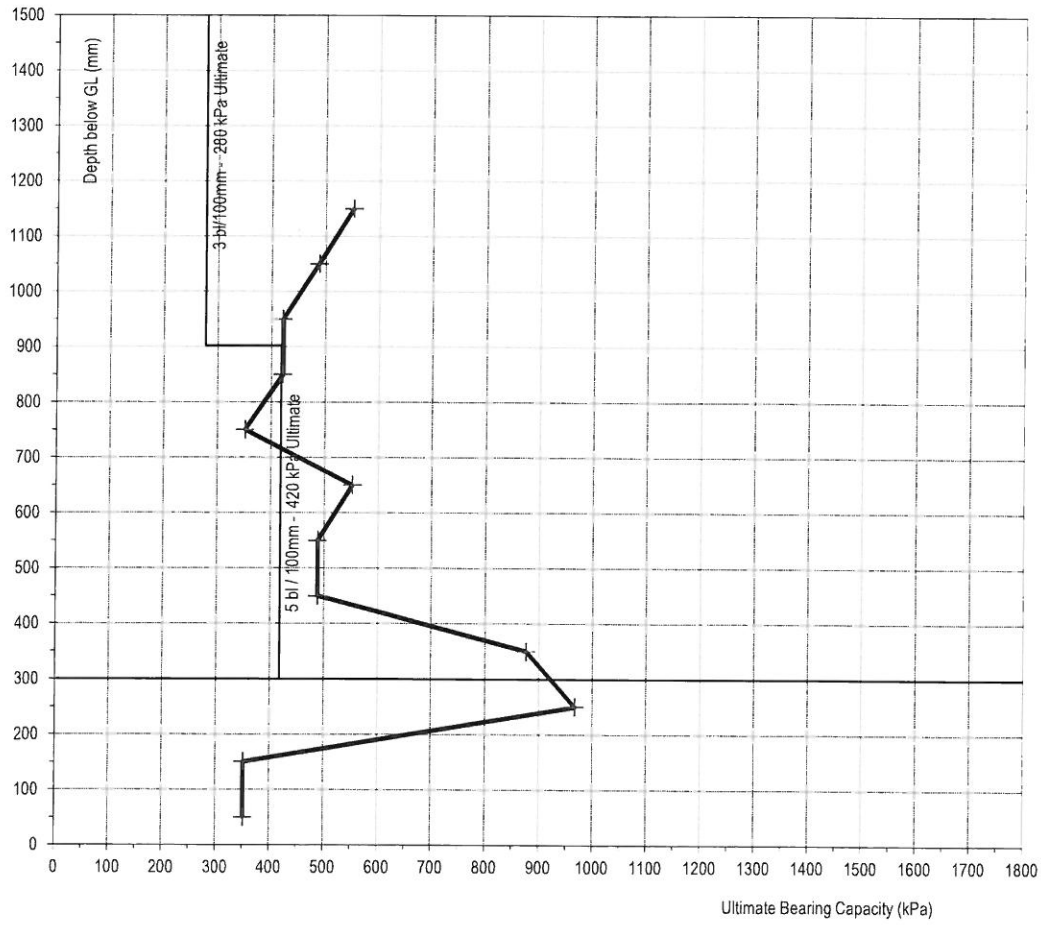
Depth	Blows	mm/Blow	Ultimate kPa
100	4	25	352
200	8	25	352
300	23	7	968
400	36	8	877
500	42	17	489
600	48	17	489
700	55	14	552
800	59	25	352
900	64	20	422
1000	69	20	422
1100	75	17	489
1200	82	14	552

Test Date: **22-11-11**

Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83A**



SCALAR PENETROMETER TEST

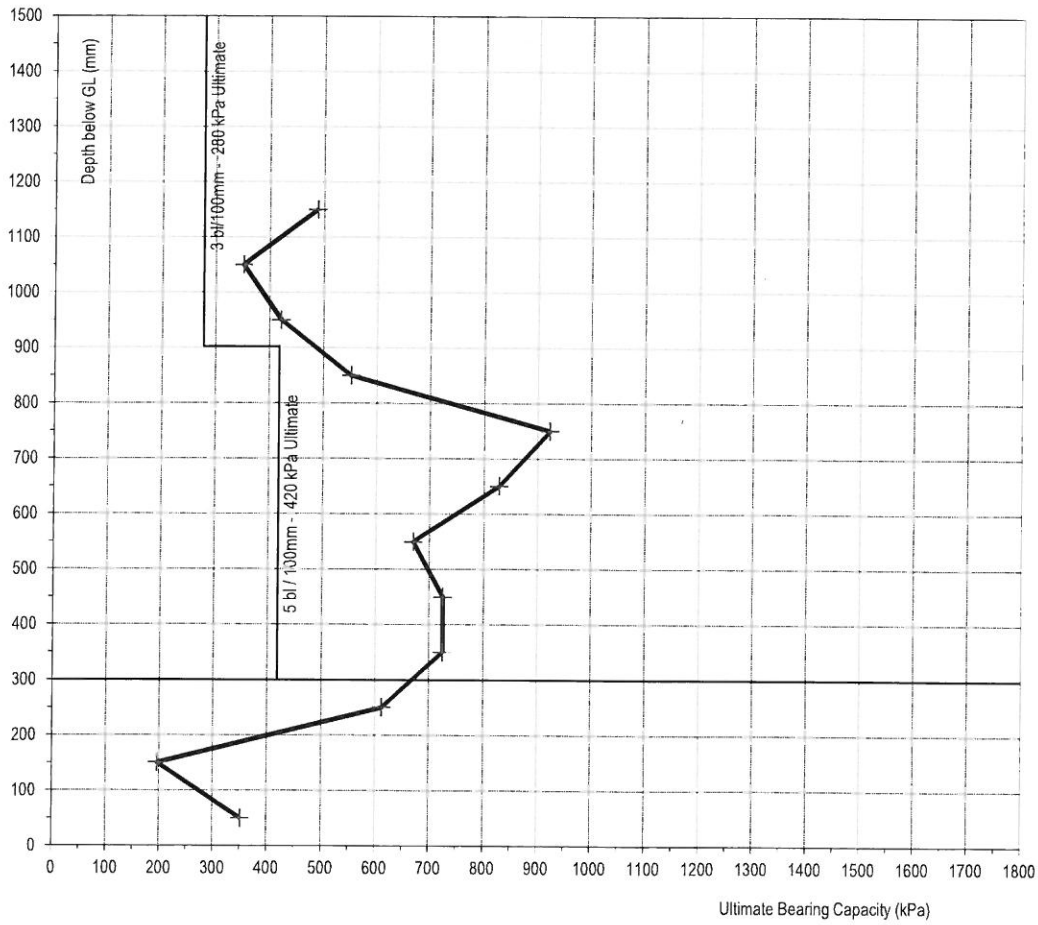
Depth	Blows	mm/Blow	Ultimate kPa
100	4	25	352
200	6	50	197
300	14	13	612
400	24	10	725
500	34	10	725
600	43	11	670
700	55	8	828
800	69	7	923
900	76	14	552
1000	81	20	422
1100	85	25	352
1200	91	17	489

Test Date: **22-11-11**

Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83B**



SCALAR PENETROMETER TEST

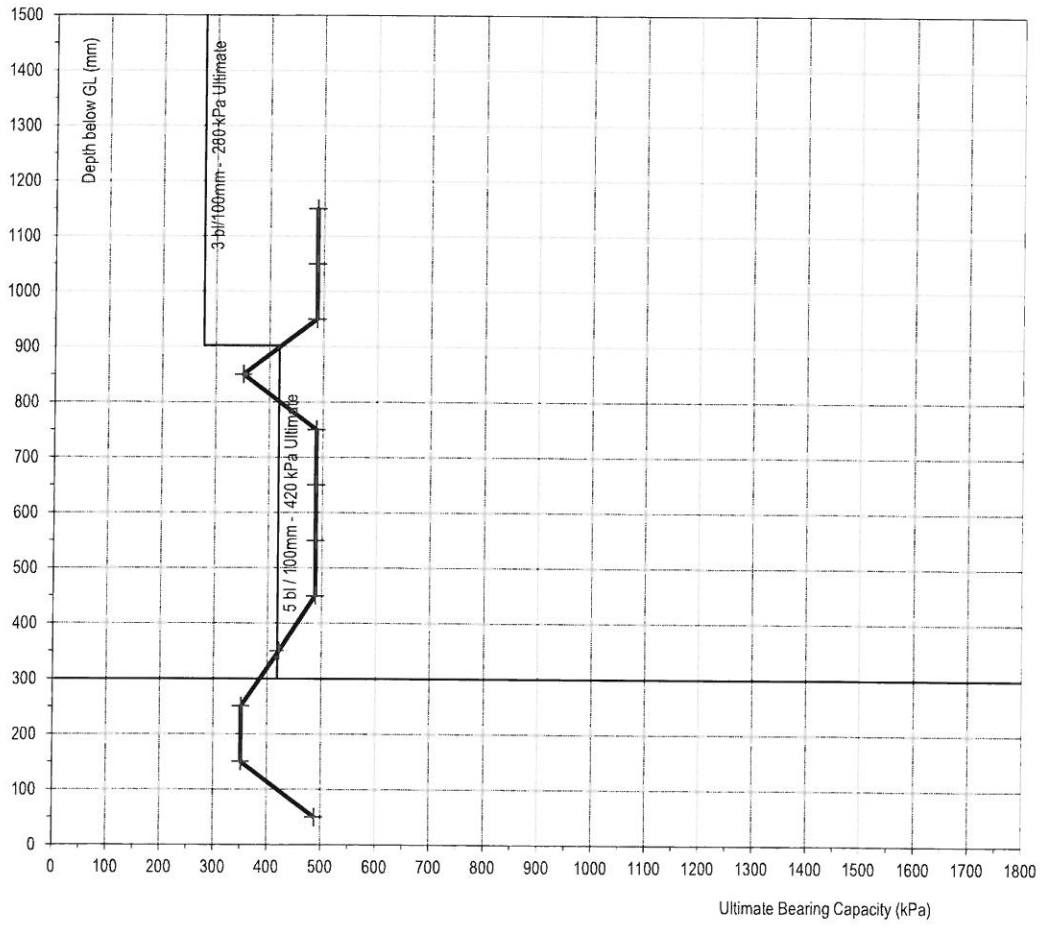
Depth	Blows	mm/Blow	Ultimate kPa
100	6	17	489
200	10	25	352
300	14	25	352
400	19	20	422
500	25	17	489
600	31	17	489
700	37	17	489
800	43	17	489
900	47	25	352
1000	53	17	489
1100	59	17	489
1200	65	17	489

Test Date: **22-11-11**

Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83C**



SCALAR PENETROMETER TEST

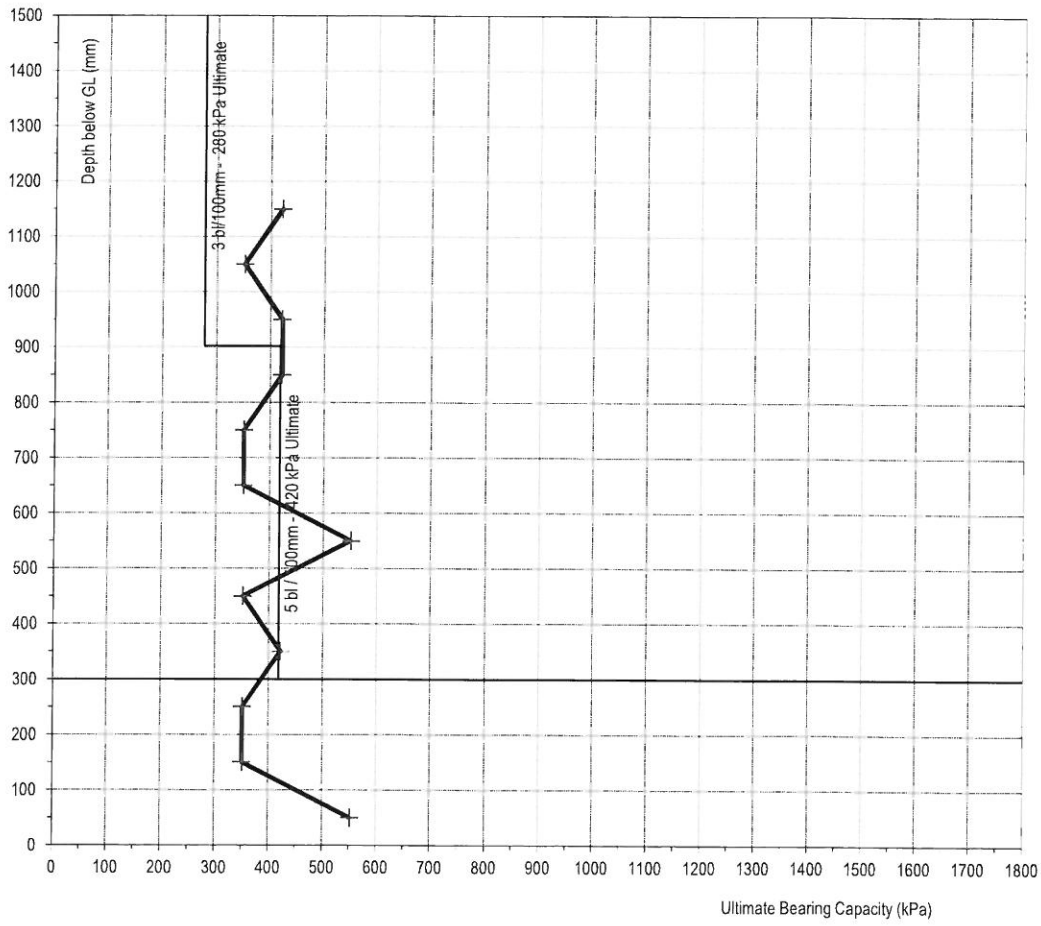
Depth	Blows	mm/Blow	Ultimate kPa
100	7	14	552
200	11	25	352
300	15	25	352
400	20	20	422
500	24	25	352
600	31	14	552
700	35	25	352
800	39	25	352
900	44	20	422
1000	49	20	422
1100	53	25	352
1200	58	20	422

Test Date: **22-11-11**

Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

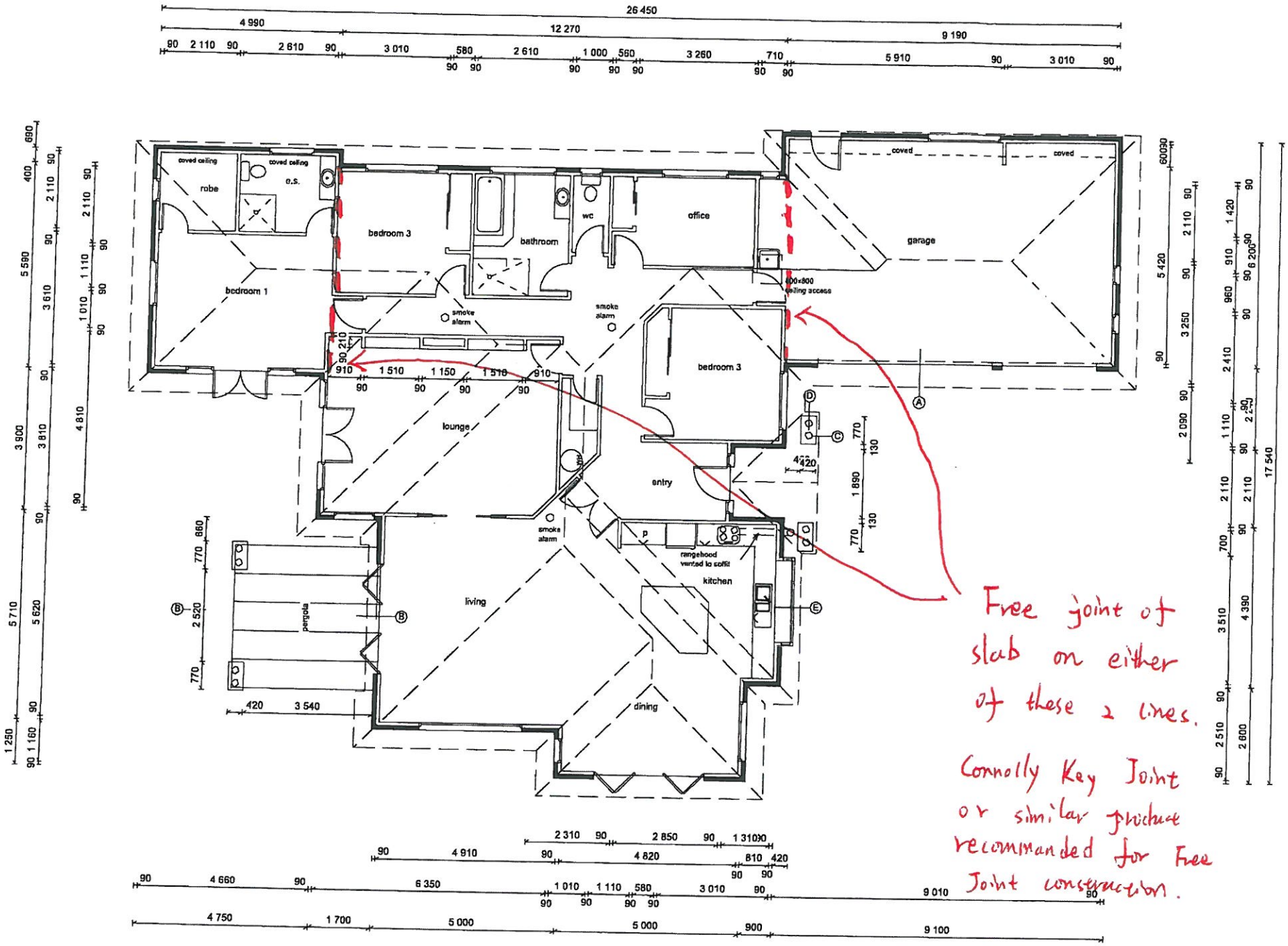
Test Ref: **83D**



13 JOHN SUTTON PL, RICHMON

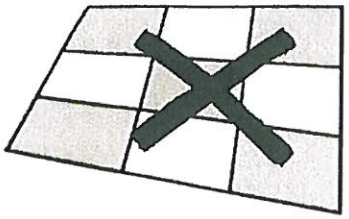
Ann 5459879	21/02/12	SHT 3 OF 5

Floor area over framing 269m2



Connolly KEY JOINT

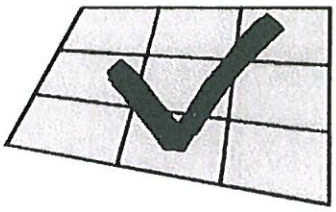
CANZAC®
The Concrete Joint Specialists
WWW.CANZAC.COM



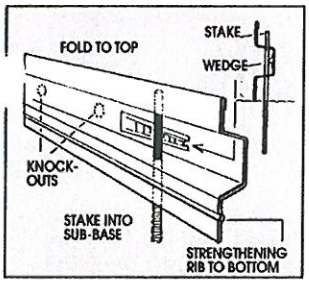
SAVE BIG MONEY USING THE CONNOLLY KEY JOINT
Traditional chequerboarding requires concreting team, concrete pump and/or crane for at least 2 days; stripping-out costs; two lots of overs wasted and needs 3 consecutive fine days - how lucky do you feel?

Continuous pours eliminate the high cost of chequerboarding

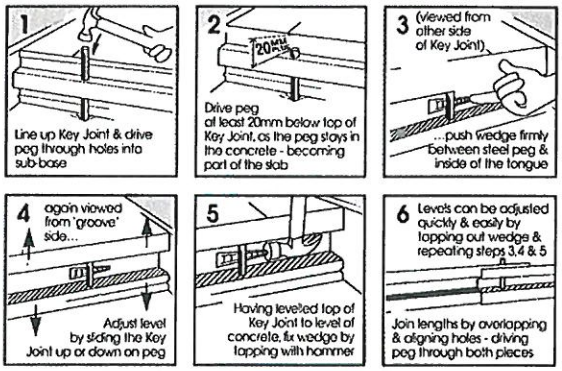
Using Connolly Key Joint, the whole slab is poured in one day and therefore requires concreting team, concrete pump and/or crane for only the one day; eliminates stripping - out costs and leaves only one lot of overs wasted.

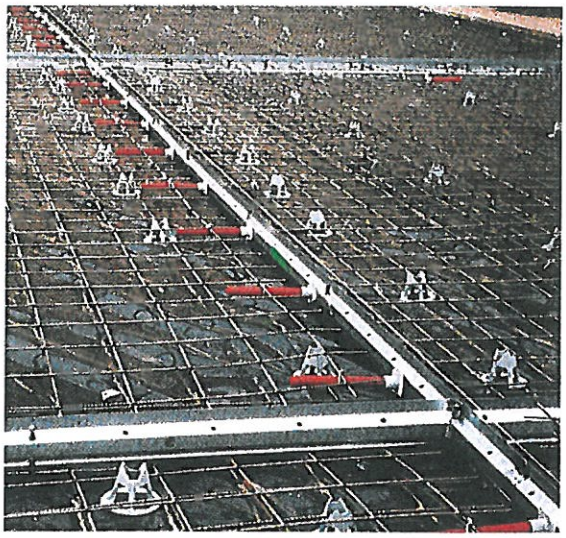


Connolly Key Joint is a galvanised steel tongue-and-groove formwork that becomes part of the slab forming the control joint.
Connolly Key Joint's unique Fixing System makes installation simple and at least twice as fast as conventional formwork methods. You'll also achieve a neater, more uniform line, and at a fraction of the cost.

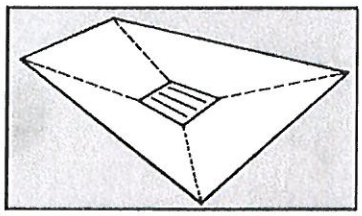


The secret to all this lies in the unique Wedge and Dowel (PAT PEND) Fixing System, designed and perfected on the Job by Paul Connolly a builder from NSW Australia.
Connolly Key Joint is supplied with one wedge and dowel per 750 mm for normal use.



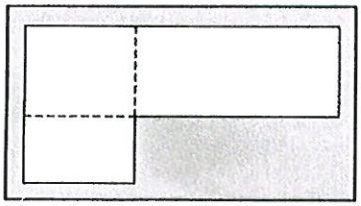


Eliminate Ponding



Connolly Key Joint can be used to maintain drainage falls, eliminating problems with ponding.

Controls Cracking



On large slabs (houses, factories, etc.) Connolly Key Joint controls cracking

CONTRACTION JOINTS REPLACE THE NEED FOR EXPANSION MATERIAL IN CONTINUOUS POURS

How does it work? As concrete dries it shrinks. Under most circumstances this initial shrinkage is greater than the concrete will expand, even on the hottest days. In continuous pours, shrinkage cracking can be controlled by using Connolly Key Joint. The small voids adjacent to the Connolly Key Joint can replace traditional expansion material joints. If the distance between the Joints is increased, the size of the shrinkage void in the contraction Joint increases. If this becomes too great, sand and grit can enter the joint, preventing subsequent thermal expansion and causing the joint to fail, It is therefore necessary to keep Joints relatively close together (less than 6 metres between joints) or incorporate some seal to prevent dirt and grit entering the joint. Connolly Key Joint produces a range of capping strips for this purpose.

P.O. Box 3181, Christchurch, New Zealand, Ph 03-3434-254, Fax 03-3434-237

Please enquire about our range of products:

CONNOLLY KEY JOINT, SYNKO-FLEX WATERSTOP, ROUND SPEED DOWELS, SQUARE SPEED DOWELS, DOWEL BASKETS, FIBREDOWELS, EXPANSION JOINTS, STEEL ARMOURED JOINTS, METAL & PLASTIC KEYWAYS, G-SEAL, SLAB SAVER, SCS STRIP, PVC WATERSTOPS, SWELLSTOP WATERSTOP, SUPERTIE FIBREGLASS FORMTIES, BAR CHAIRS, CHAMFER STRIP, POLYPROPYLENE FIBRES, NYCON FIBRES, FORMLINERS, CANZAC REBAR CAPS, CRACK INDUCERS, EXPANDO-LOK, PROTECT-A-JOINT, PANEL TRACK

TASMAN CONSULTING ENGINEERS
CIVIL & STRUCTURAL

File: 12057

15 May 2012

Building Consents Officer
Nelson City Council
PO Box 645
NELSON

Dear Sir/Madam,

LOT 83 JOHN SUTTON PLACE - FOUNDATION INVESTIGATION AND DESIGN

Tasman Consulting Engineers Limited (TCEL) has been engaged by Ann Johnston to provide foundation design for Lot 83 DP444859, John Sutton Place, Stoke.

We have reviewed the existing records of the site investigations carried out by TCEL for the original subdivision certification report and consider the results as adequate for the specific design of the house foundations, without the need for further investigation.

Extracts from the certification report detailing the test pits results and scala penetrometer tests specific to Lot 83 are attached for reference.

The house foundation design as covered by TCEL's Producer Statement – Design (ref 12057) based on the above investigation is considered applicable to the proposal. The foundation excavations will be inspected by TCEL during construction to verify the suitability and strength of the ground.

Yours faithfully,

Tasman Consulting Engineers

David King

David King

PO Box 3631, Richmond
Nelson 7050, New Zealand

Phone +64 3 544 6404
Fax +64 3 544 6694
Email admin@tcel.co.nz

Ron O'Hara BE (Civil)
David King ME (Civil) MIPENZ CPEng IntPE

Test Pit 3. - The test pit was located between lots 82 and 83. The soil profile was:-

GL - 250mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
250mm - 500mm	Brown – clayey GRAVEL – stones to 20mm dia - very stiff - moist - low plasticity -[GC]
500mm - 1300mm	Brown - silty clay – dry - stiff - moist - low plasticity - [CL]

The soils below the topsoil layer (250mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 3 was excavated prior to additional clay fill being placed on lots 82 and 83. At the location of TP3 the depth of gravelly CLAY fill placed over the original brown gravelly CLAY was approximately 100mm.

Test Pit 4. - The test pit was located between lots 122 and 123. The soil profile was:-

GL - 300mm	Dark grey - gravelly silty CLAY (topsoil) - dense roots - dry - stiff - organic - [OL]
300mm - 1300mm	Brown – clayey GRAVEL – angular stones to 40mm - moist - very stiff - moderate plasticity [GC]

The clayey gravel soils below the original topsoil layer (300mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 4 was excavated prior to additional clay fill being placed on lots 122 and 123. At the location of TP4 the depth of gravelly CLAY fill placed over the original brown clayey GRAVEL was approximately 300mm.

Test Pit 5. - The test pit was located between lots 124 and 125. The soil profile was:-

GL - 240mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
240mm - 680mm	Brown - gravelly CLAY - small angular stones to 10mm dia - dry - stiff - dry - low plasticity - [CL]
680mm - 1400mm	Brown to dark brown – clayey GRAVEL – stones to 40mm dia - very stiff - moist - low plasticity - [GC]

The soils below topsoil layer (240mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 5 was excavated prior to additional clay fill being placed on lots 124 and 125. At the location of TP5 the depth of gravelly CLAY fill placed over the original brown gravelly CLAY was approximately 100mm.

SCALAR PENETROMETER TEST

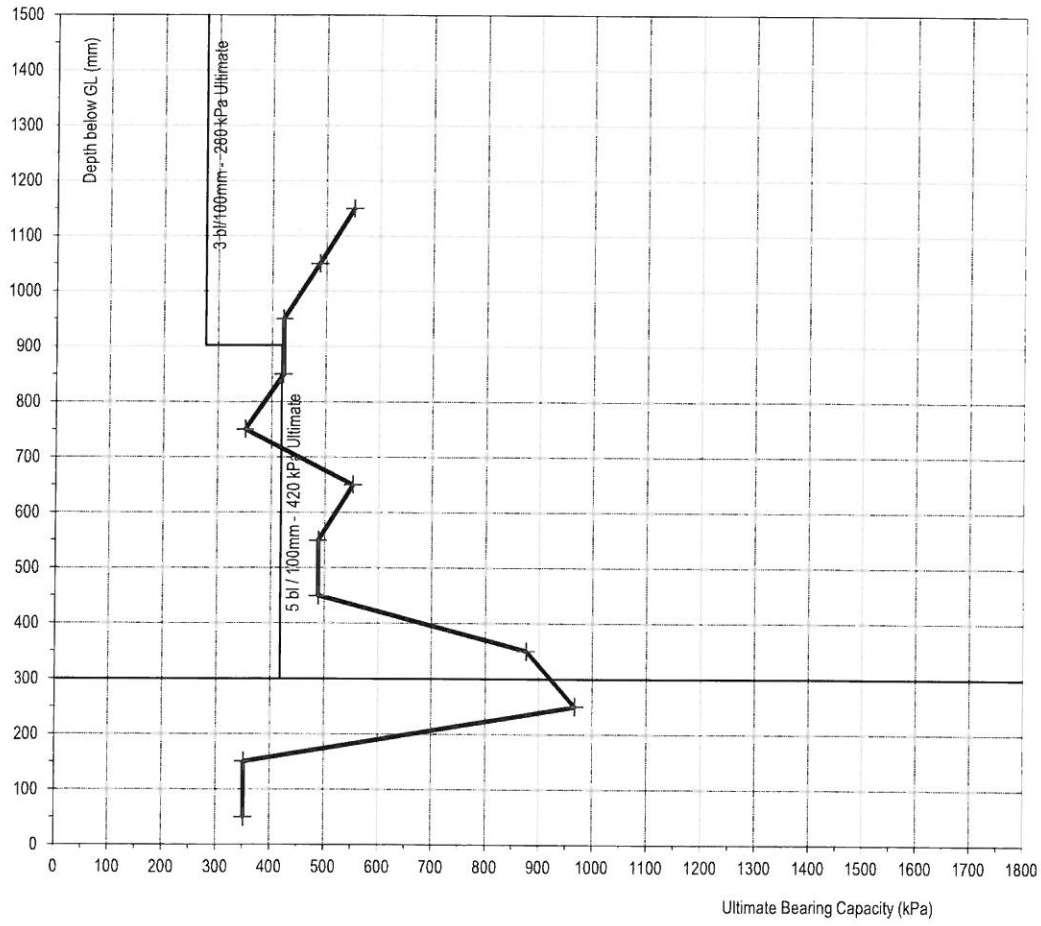
Depth	Blows	mm/Blow	Ultimate kPa
100	4	25	352
200	8	25	352
300	23	7	968
400	36	8	877
500	42	17	489
600	48	17	489
700	55	14	552
800	59	25	352
900	64	20	422
1000	69	20	422
1100	75	17	489
1200	82	14	552

Test Date: **22-11-11**

Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83A**



SCALAR PENETROMETER TEST

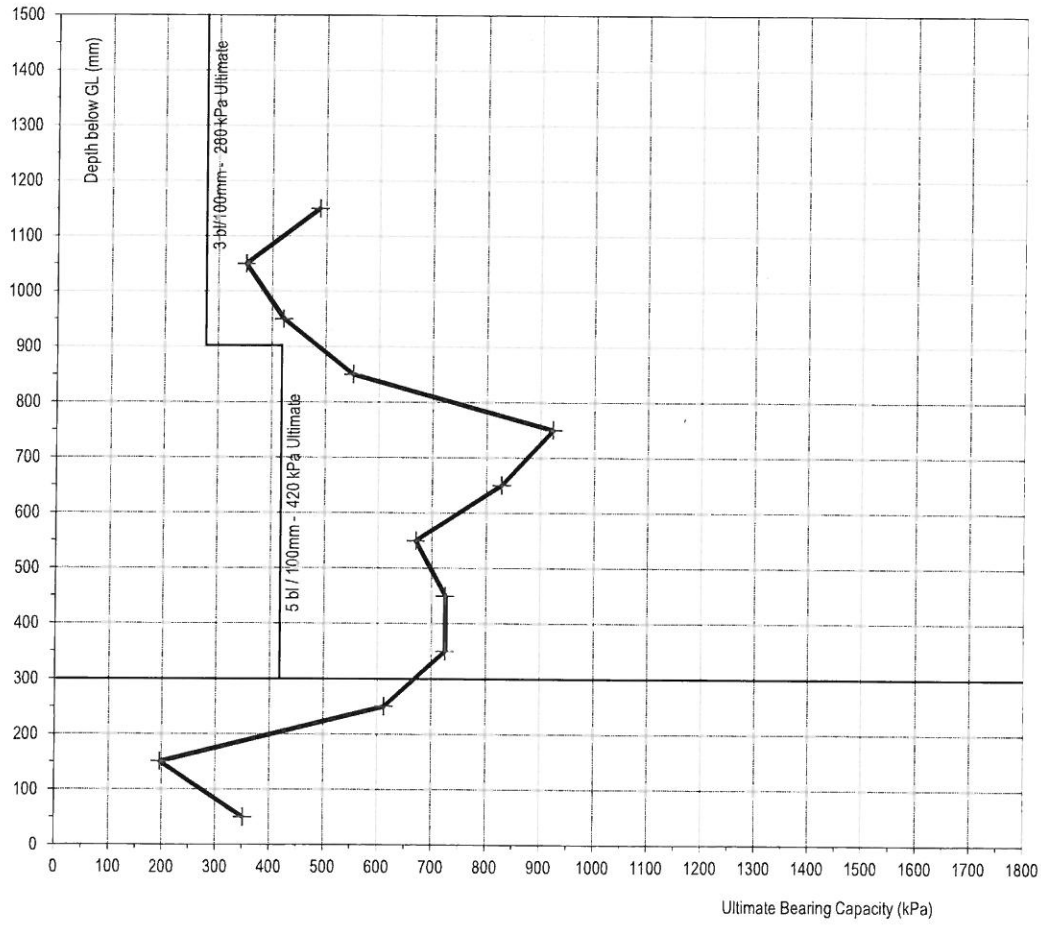
Depth	Blows	mm/Blow	Ultimate kPa
100	4	25	352
200	6	50	197
300	14	13	612
400	24	10	725
500	34	10	725
600	43	11	670
700	55	8	828
800	69	7	923
900	76	14	552
1000	81	20	422
1100	85	25	352
1200	91	17	489

Test Date: **22-11-11**

Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83B**



SCALAR PENETROMETER TEST

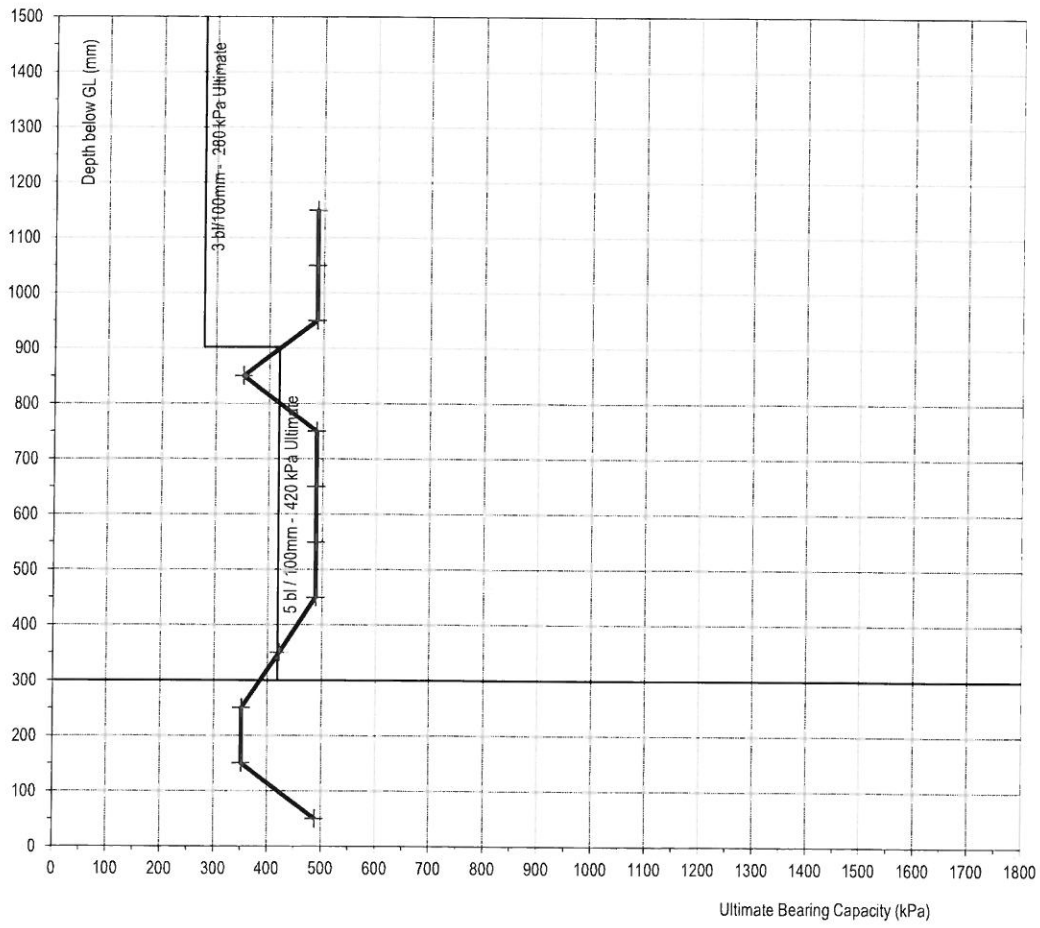
Depth	Blows	mm/Blow	Ultimate kPa
100	6	17	489
200	10	25	352
300	14	25	352
400	19	20	422
500	25	17	489
600	31	17	489
700	37	17	489
800	43	17	489
900	47	25	352
1000	53	17	489
1100	59	17	489
1200	65	17	489

Test Date: **22-11-11**

Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83C**



SCALAR PENETROMETER TEST

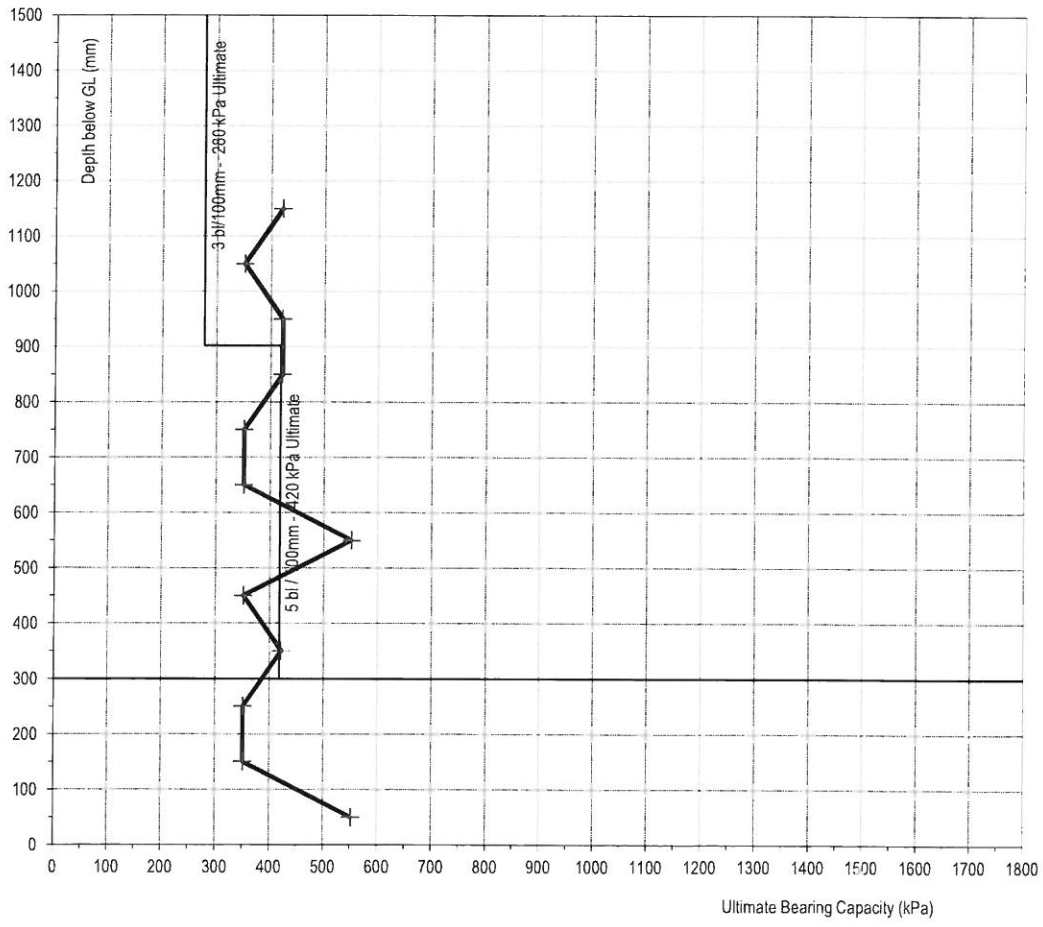
Depth	Blows	mm/Blow	Ultimate kPa
100	7	14	552
200	11	25	352
300	15	25	352
400	20	20	422
500	24	25	352
600	31	14	552
700	35	25	352
800	39	25	352
900	44	20	422
1000	49	20	422
1100	53	25	352
1200	58	20	422

Test Date: **22-11-11**

Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83D**



Nelson City Council
te kaunihera ō whakatū

PO Box 645 Nelson 7040
P 03 546 0200
F 03 546 0239

www.nelsoncitycouncil.co.nz

14 May 2012

Kerry Thomson
7 Cresswell Place
Richmond 7020

kbthomson@actrix.co.nz

Dear Sir/Madam

YOUR BUILDING CONSENT APPLICATION NO. 120224
4 BEDROOM HOUSE WITH GARAGING, 13 JOHN SUTTON PLACE, NELSON

Thank you for your Building Consent application. A Building Consent Authority (BCA) must be satisfied on reasonable grounds that the provisions of the Building Act 2004 will be met if the building work is properly completed in accordance with the plans and specifications that accompany the building consent application.

As a Code Compliance Certificate will be issued against the approved plans and specifications, they must clearly reflect compliance with the New Zealand Building code.

Having assessed your plans and specifications, we require the following additional details and/or amendments to ensure compliance is reasonably demonstrated and to enable building consent to be granted.

BUILDING / PLUMBING AND DRAINAGE:

1. The following items are not completed in the provided certificate of work:
    - Owner(s)'s details
    - Carried out or supervised box for roof
    - Description of work for roof cladding, ventilation system & wall cladding system.
    - Declaration part of certificate of work.

2. Please confirm whether a corridor access request has been lodged for the proposed kerb crossing shown on Sheet 1 of 5.

3. The wind zone specified on Sheet 1 of 5 is not in accordance with NZS 3604: 2011. I have determined the wind zone to be High (A, open, exposed, T1). Please amend all elements that are affected by this such as truss design, fixings, bracing calculations etc. or justify how compliance with NZBC Clauses B1.3.1-4 is achieved.

4. Please indicate the modified catchment areas on an appropriated plan. Also, for each of the downpipes, please specify the plan roof area served by it.

Lastly, please specify the gradient for the section of stormwater drain that is connecting to the lateral. This is so compliance with NZBC Clauses E1.3.1-3 is shown.

5. The gradient of the discharge pipe for the laundry tub is not steep enough to convey the number of discharge units from the laundry tub. Please revise or justify how compliance with NZBC G13.3.1 is achieved. For guidance please refer to Table 2 & Table 4 G13/AS1.

6. No free joint for the concrete slab is indicated on sheet 1 of 5. Also, the dimension of some bays exceeds 6m. Please amend these so compliance with NZBC Clauses B1.3.1-4 is shown. Also, please confirm whether the is supplementary reinforcing steel at the internal corner circled on plan (see attached plan) & whether the control joint is going through the 375x375 slab thickening (N.B. If the control joint is going the 375x375 slab thickening, please justify how compliance with NZBC Clauses B1.3.1-4 is achieved.)

7. Please clarify what the stud spacing. If it is spaced at 800mm crs. max, then it is outside the acceptable solutions. Consequently, justification of how compliance with NZBC Clauses B1.3.1-4 is achieved is required.

8. The spacing of the bottom plate fixing specified on sheet 4 of 5 exceeds the maximum spacing permitted by NZS 3604: 2011. Please modify or justify how compliance with NZBC Clauses B1.3.1-4 is established. Also, please specify the distance between the end of bottom plate & its fixing. For guidance please refer to clause 7.5.12.2 NZS 3604: 2011.

9. Please provide a design statement from MiTek that covers Lintel H, so compliance with NZBC Clauses B1.3.1-4 is shown.

10. Please specify the spacing of the tile battens & the diameter of the nails used to fix purlins to truss, so compliance with NZBC Clauses B1.3.1-4 is shown.

11. The depth of housing specified on section B-B does not comply with NZS 3604: 2011. Please revise or justify how compliance NZBC Clauses B1.3.1-4 is established. Also, please justify how compliance with NZBC Clauses B1.3.1-4 is achieved by the rafter fixings specified on section B-B & the multigrips shown on section B-B (see circled area on attached plan). For guidance please refer to Figure 10.5 & Table 10.1 NZS 3604: 2011.

12. Please show how uplift of the proposed 180x180mm H5 post is prevented, by specifying the post bottom fixings.

13. The span of the 140x45mm beam exceeds the permitted span allowed by Table 10.8 NZS 3604: 2011. Please revise size of the beam & its fixings or justify how compliance with NZBC Clauses B1.3.1-4 is achieved.

14. Please justify the C soil type specified in the bracing calculations, so compliance with NZBC Clauses B1.3.1-4 is demonstrated. For guidance please refer to clause 5.3.3 NZS 3604: 2011.

15. The roof penetration detail provided does not comply with clause 8.3.10 E2/AS1. Please revise or justify how compliance with NZBC Clause E2.3.2 is achieved.

16. Please show how uncontrollable airflow is limited between the garage & the rest of the building. This is so compliance with NZBC Clause H1.3.1 is shown.

17. No safety glass has been indicated for the following:
    - The french doors on elevation A & D
    - Hinged door for the garage on elevation C

Please amend these, so compliance with NZBC Clause F2.3.3 is shown.

18. The Branz appraisal certificate for the wet area membrane is out of date. Please provide a current Branz appraisal certificate covering the wet area membrane. Also, please state the type of wet area membrane that is going to be used.

Please note:

- This area of Council has suspended processing your application until this information is received.
- There may be additional requests for further information from the various areas of Council identified on your acknowledgement letter. Please wait for all further requests before lodging all of the revised details.
- Provide **2 copies** (3 of floor plans, site plans and elevations) with revised details highlighted and attach a covering letter identifying how you have addressed the request(s) for additional information.
- We regret we are currently unable to accept electronic amendments, any further documentation provided must be supplied as hard copies. Please book an appointment with the Duty Building Officer on 546 0200 or 0272460663 to lodge the amended plans.

Yours sincerely

Linda Chi
Building Consent Officer

TASMAN CONSULTING ENGINEERS

PROPOSED HOUSE

for

ANN JOHNSTON

LOT 83, John Sutton Place, Nelson

STRUCTURAL CALCULATIONS

Job ref: 12057
May 2012

PO Box 3631, Richmond
Nelson 7050, New Zealand

Phone +64 3 544 6404
Fax +64 3 544 6694
Email admin@tcel.co.nz

TASMAN CONSULTING ENGINEERS Ltd
s3 / 237 Queen St
PO Box 3631
Richmond NELSON
Ph: (03) 544 6404
Fax: (03) 544 6694

Project: Johnston.	Page No: 1
	Date: 15/5/12
File Ref: 12057	By: Daniel

House foundations:

* TP3 shows suitable soils for house foundations.

* Mini scala test results are 350kPa ; demand is 172kPa

  ⇒ 300 wide footing is adequate.

FOUNDATION PRESSURE CALCULATOR

				Rate	Load
Roof	Type	Load Width	DL	**0.45** kN/m2	**5.40** kN/m
	LIGHT	**12.00**	LL	**0.25** kN/m2	**3.00** kN/m
Walls - Upper / Single	Type	Height			
	Veneer	**3.00**	DL	**1.80** kN/m2	**5.40** kN/m
Walls - Lower / Basement	Type	Height	DL	**0.00** kN/m2	**0.00** kN/m
Floor - Upper	Type	Load Width	DL	**0.00** kN/m2	**0.00** kN/m
			LL	**1.50** kN/m2	**0.00** kN/m
Floor - Lower	Type	Load Width	DL	**2.50** kN/m2	**2.50** kN/m
	RC100	**1.00**	LL	**1.50** kN/m2	**1.50** kN/m
Foundation Wall	Height	Width			
	0.00	**0.15**	DL	**25.00** kN/m3	**0.00** kN/m
Other (eg Deck)				DL ------->	**0.00** kN/m
				LL ------->	**0.00** kN/m
				Total Dead	**13.30**
				Total Live	**4.50**
				Total	17.80 kN/m
				Footing Width	**0.300** m

WORKING or SERVICE LOADS	Reqd Working or Safe Bearing Pressure	**59.33** kPa
	Ultimate or Capacity Bearing Pressure (1.4D)	**62.07** kPa
	Ultimate or Capacity Bearing Pressure (1.2D + 1.6L)	**77.20** kPa
	Strength reduction Factor (phi) [range is 0.45 to 0.60]	**0.45**
ULTIMATE LOADS	Reqd Unfactored Rupture Soil Strength (Ultimate)	**172** kPa

Test Pit 3. - The test pit was located between lots 82 and 83. The soil profile was:-

GL - 250mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
250mm - 500mm	Brown – clayey GRAVEL – stones to 20mm dia - very stiff - moist - low plasticity -[GC]
500mm - 1300mm	Brown - silty clay – dry - stiff - moist - low plasticity - [CL]

The soils below the topsoil layer (250mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 3 was excavated prior to additional clay fill being placed on lots 82 and 83. At the location of TP3 the depth of gravelly CLAY fill placed over the original brown gravelly CLAY was approximately 100mm.

Test Pit 4. - The test pit was located between lots 122 and 123. The soil profile was:-

GL - 300mm	Dark grey - gravelly silty CLAY (topsoil) - dense roots - dry - stiff - organic - [OL]
300mm - 1300mm	Brown – clayey GRAVEL – angular stones to 40mm - moist - very stiff - moderate plasticity [GC]

The clayey gravel soils below the original topsoil layer (300mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 4 was excavated prior to additional clay fill being placed on lots 122 and 123. At the location of TP4 the depth of gravelly CLAY fill placed over the original brown clayey GRAVEL was approximately 300mm.

Test Pit 5. - The test pit was located between lots 124 and 125. The soil profile was:-

GL - 240mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
240mm - 680mm	Brown - gravelly CLAY - small angular stones to 10mm dia - dry - stiff - dry - low plasticity - [CL]
680mm - 1400mm	Brown to dark brown – clayey GRAVEL – stones to 40mm dia - very stiff - moist - low plasticity - [GC]

The soils below topsoil layer (240mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 5 was excavated prior to additional clay fill being placed on lots 124 and 125. At the location of TP5 the depth of gravelly CLAY fill placed over the original brown gravelly CLAY was approximately 100mm.

SCALAR PENETROMETER TEST

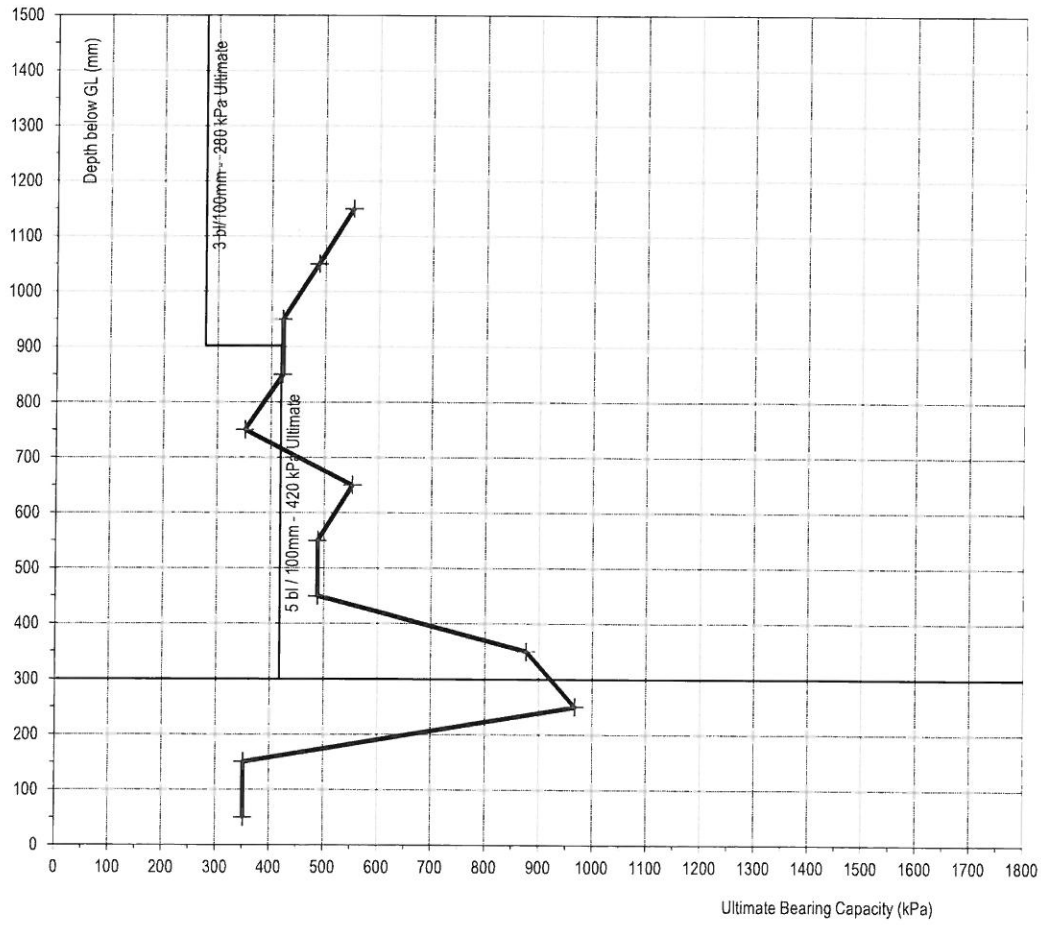
Depth	Blows	mm/Blow	Ultimate kPa
100	4	25	352
200	8	25	352
300	23	7	968
400	36	8	877
500	42	17	489
600	48	17	489
700	55	14	552
800	59	25	352
900	64	20	422
1000	69	20	422
1100	75	17	489
1200	82	14	552

Test Date: **22-11-11**

Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83A**



SCALAR PENETROMETER TEST

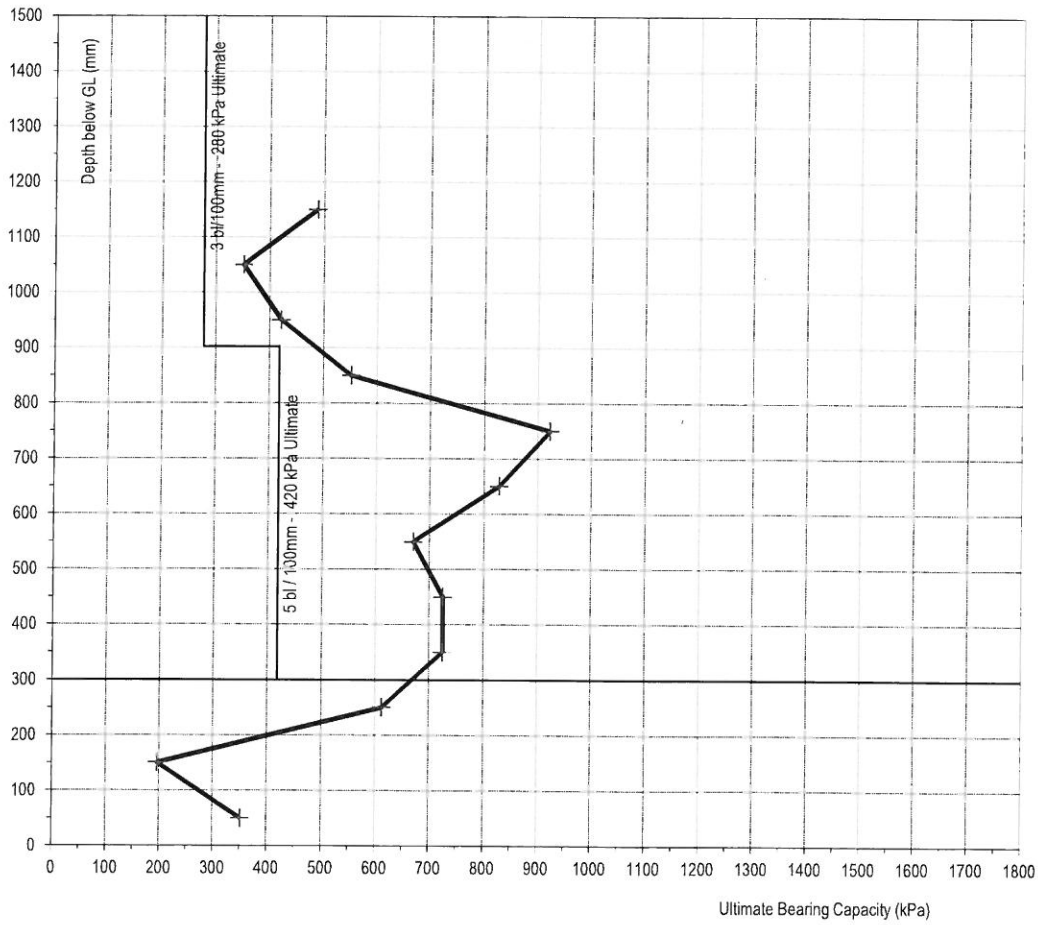
Depth	Blows	mm/Blow	Ultimate kPa
100	4	25	352
200	6	50	197
300	14	13	612
400	24	10	725
500	34	10	725
600	43	11	670
700	55	8	828
800	69	7	923
900	76	14	552
1000	81	20	422
1100	85	25	352
1200	91	17	489

Test Date: **22-11-11**

Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83B**



SCALAR PENETROMETER TEST

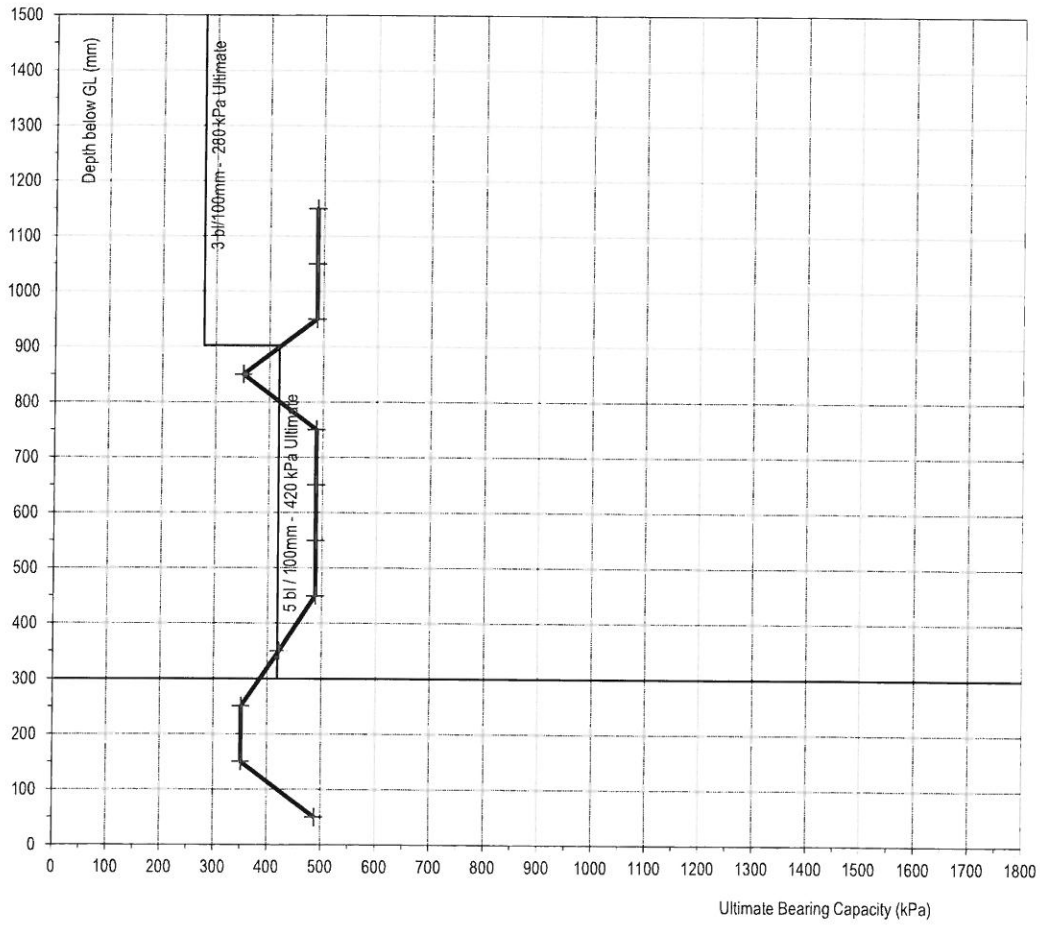
Depth	Blows	mm/Blow	Ultimate kPa
100	6	17	489
200	10	25	352
300	14	25	352
400	19	20	422
500	25	17	489
600	31	17	489
700	37	17	489
800	43	17	489
900	47	25	352
1000	53	17	489
1100	59	17	489
1200	65	17	489

Test Date: **22-11-11**

Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83C**



SCALAR PENETROMETER TEST

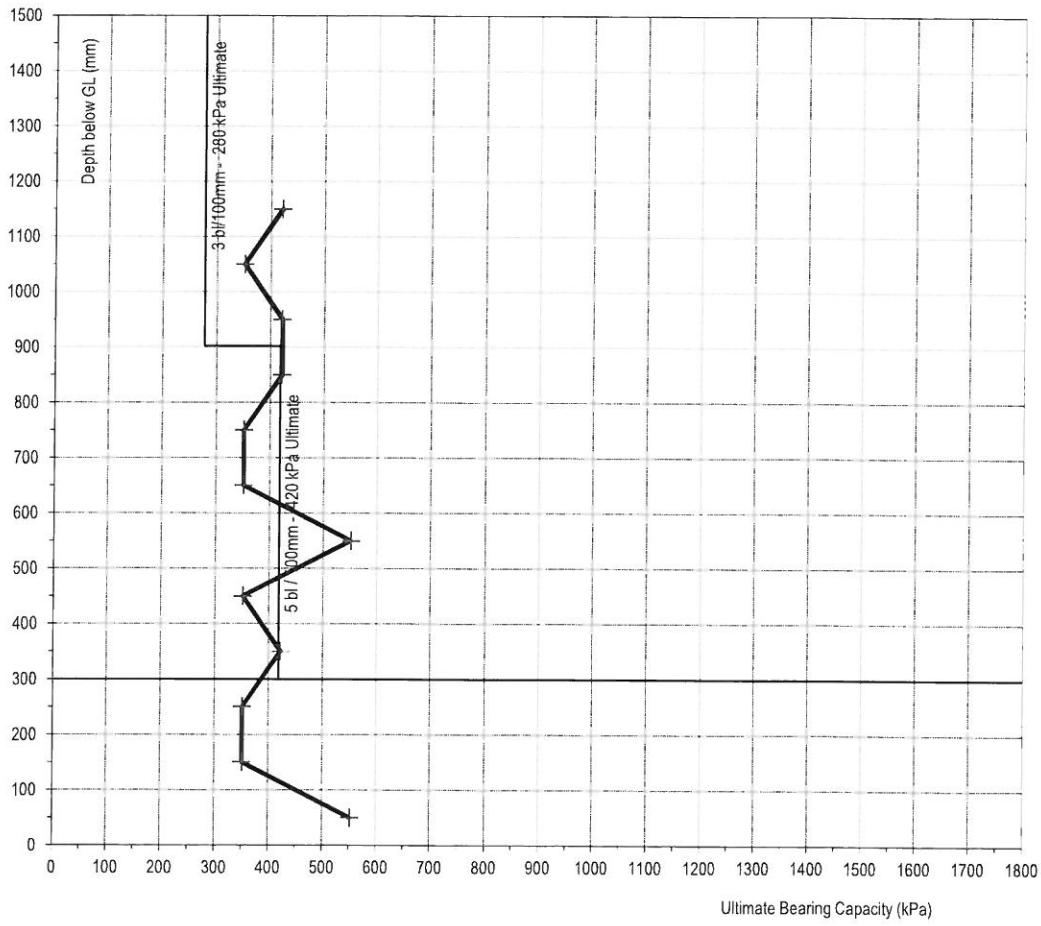
Depth	Blows	mm/Blow	Ultimate kPa
100	7	14	552
200	11	25	352
300	15	25	352
400	20	20	422
500	24	25	352
600	31	14	552
700	35	25	352
800	39	25	352
900	44	20	422
1000	49	20	422
1100	53	25	352
1200	58	20	422

Test Date: **22-11-11**

Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

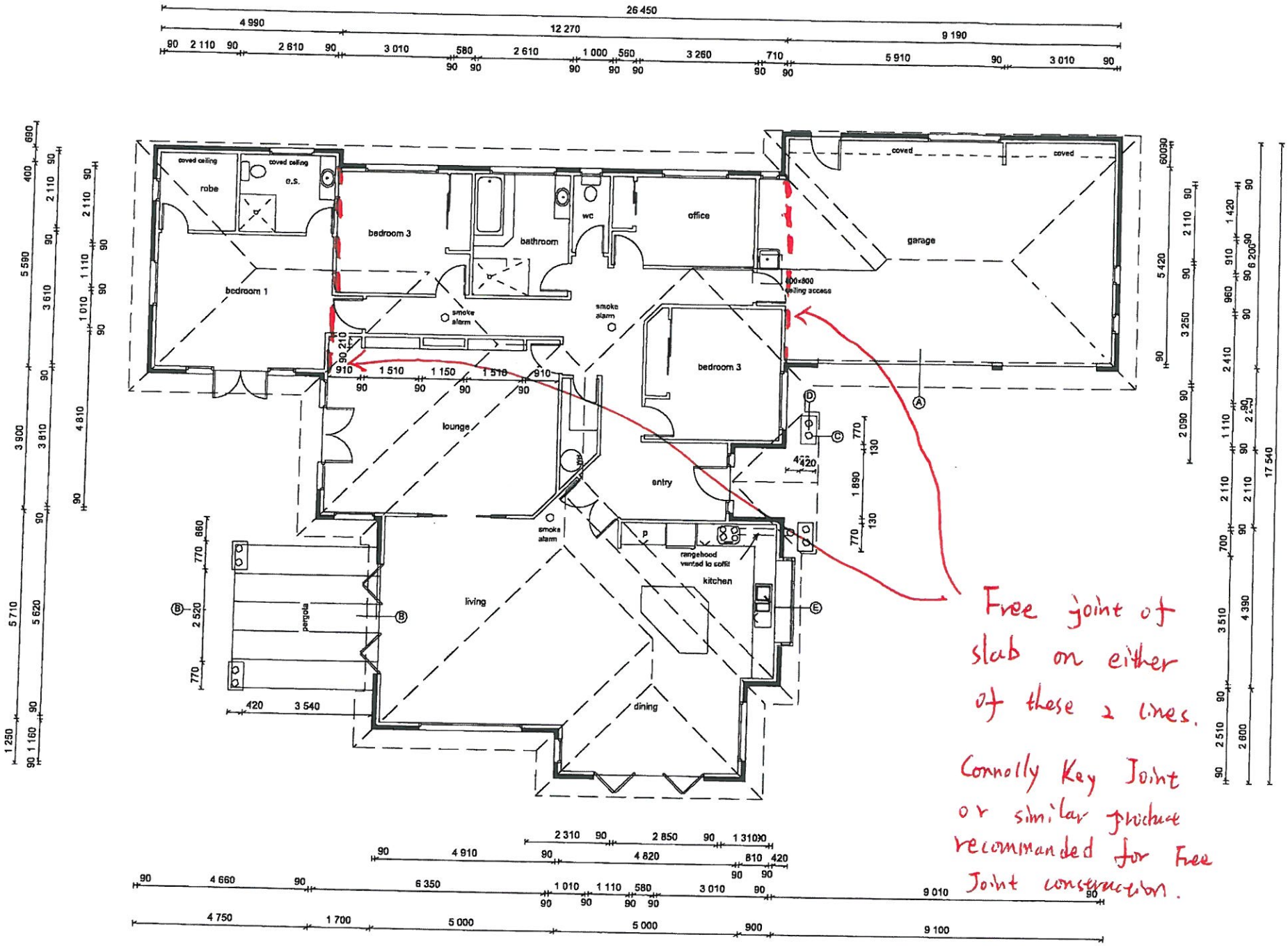
Test Ref: **83D**



13 JOHN SUTTON PL, RICHMON

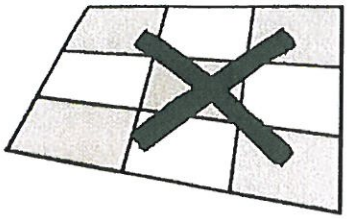
Ann 5459879	21/02/12	SHT 3 OF 5

Floor area over framing 269m2



Connolly KEY JOINT

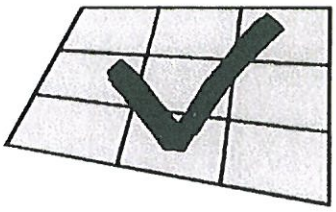
CANZAC®
The Concrete Joint Specialists
WWW.CANZAC.COM



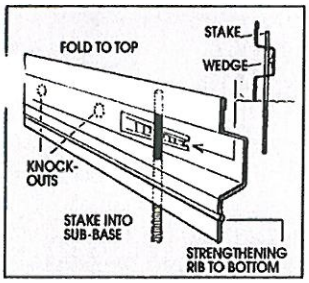
SAVE BIG MONEY USING THE CONNOLLY KEY JOINT
Traditional chequerboarding requires concreting team, concrete pump and/or crane for at least 2 days; stripping-out costs; two lots of overs wasted and needs 3 consecutive fine days - how lucky do you feel?

Continuous pours eliminate the high cost of chequerboarding

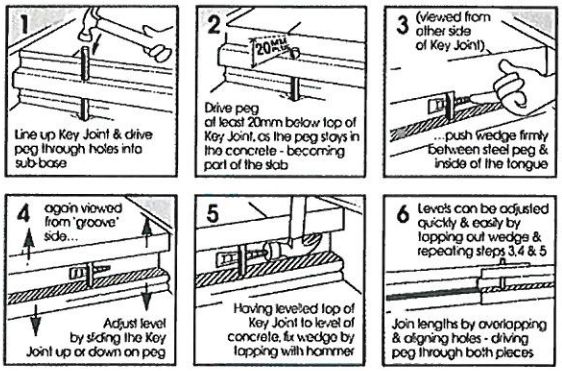
Using Connolly Key Joint, the whole slab is poured in one day and therefore requires concreting team, concrete pump and/or crane for only the one day; eliminates stripping - out costs and leaves only one lot of overs wasted.

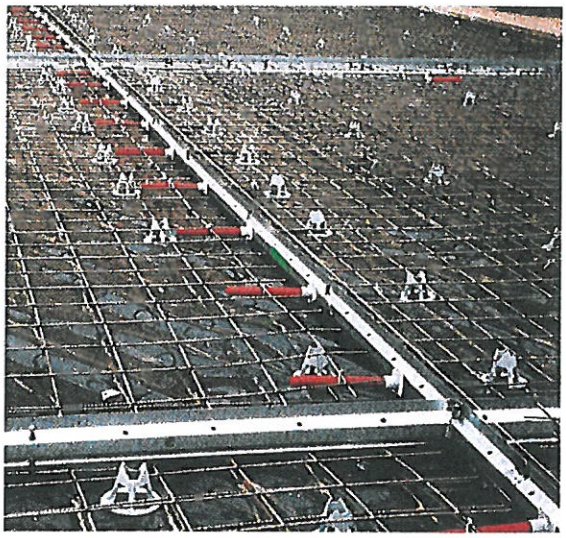


Connolly Key Joint is a galvanised steel tongue-and-groove formwork that becomes part of the slab forming the control joint.
Connolly Key Joint's unique Fixing System makes installation simple and at least twice as fast as conventional formwork methods. You'll also achieve a neater, more uniform line, and at a fraction of the cost.

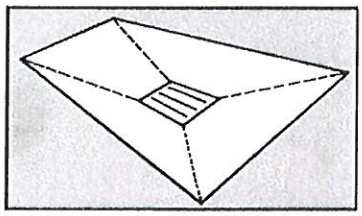


The secret to all this lies in the unique Wedge and Dowel (PAT PEND) Fixing System, designed and perfected on the Job by Paul Connolly a builder from NSW Australia.
Connolly Key Joint is supplied with one wedge and dowel per 750 mm for normal use.



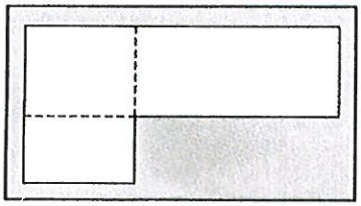


Eliminate Ponding



Connolly Key Joint can be used to maintain drainage falls, eliminating problems with ponding.

Controls Cracking



On large slabs (houses, factories, etc.) Connolly Key Joint controls cracking

CONTRACTION JOINTS REPLACE THE NEED FOR EXPANSION MATERIAL IN CONTINUOUS POURS

How does it work? As concrete dries it shrinks. Under most circumstances this initial shrinkage is greater than the concrete will expand, even on the hottest days. In continuous pours, shrinkage cracking can be controlled by using Connolly Key Joint. The small voids adjacent to the Connolly Key Joint can replace traditional expansion material joints. If the distance between the Joints is increased, the size of the shrinkage void in the contraction Joint increases. If this becomes too great, sand and grit can enter the joint, preventing subsequent thermal expansion and causing the joint to fail, It is therefore necessary to keep Joints relatively close together (less than 6 metres between joints) or incorporate some seal to prevent dirt and grit entering the joint. Connolly Key Joint produces a range of capping strips for this purpose.

P.O. Box 3181, Christchurch, New Zealand, Ph 03-3434-254, Fax 03-3434-237

Please enquire about our range of products:

CONNOLLY KEY JOINT, SYNKO-FLEX WATERSTOP, ROUND SPEED DOWELS, SQUARE SPEED DOWELS, DOWEL BASKETS, FIBREDOWELS, EXPANSION JOINTS, STEEL ARMOURED JOINTS, METAL & PLASTIC KEYWAYS, G-SEAL, SLAB SAVER, SCS STRIP, PVC WATERSTOPS, SWELLSTOP WATERSTOP, SUPERTIE FIBREGLASS FORMTIES, BAR CHAIRS, CHAMFER STRIP, POLYPROPYLENE FIBRES, NYCON FIBRES, FORMLINERS, CANZAC REBAR CAPS, CRACK INDUCERS, EXPANDO-LOK, PROTECT-A-JOINT, PANEL TRACK

Tab 1 – Statutory Forms

13 John Sutton Place



SR : 142070.

Nelson City Council
te kaunihera ō whakatū

Building Consent No.	120224		
Date received	10/4/12	Fee paid	$

APPLICATION FOR BUILDING CONSENT

BAM 002

Section 33 or 45, Building Act 2004

PPR 138340

Note: Insert a tick in each applicable box, complete **all items applicable** to your project

THE BUILDING

Street address: *(Project location)* 13 John Sutton Place, Richmond

Legal description: *(at time of application)* Lot: 83 DP:

Proposed Lot: *(if subject to new subdivision)*

Valuation roll number:

Section: Block:

Survey district:

Building name: *(Eg: Name of School, Hall, Motel etc)*

Location of building within site:

Number of levels: 1 **Level/Unit No:** (Delete one)

(include ground level and any levels below and above ground) **Number of units:**

Total floor area: *(area affected by the building work)* 270.2 m^2

Current lawfully established use: *Use on previous consent for the existing building, include number of occupants per level and per use if more than 1 (i.e. multi tenancy)*

New residence.

Year building first constructed: —

(approximate date is acceptable e.g: c1920s or 1960-1970)

THE OWNER

Owners name: Anne Johnston
(include preferred form of address, eg. Mr Miss, Dr, if an individual)

Contact person
(If owner is not an individual)

→ **Mailing address:** ~~PO Box~~ Private Bag 39 Nelson

Post code

Street address or registered office:

Contact numbers: Landline:

Mobile: 027 603 4526 Daytime: 545 9879.

After hours: Fax:

Email address: Anne.Johnston@Police.govt.nz

Website:

The following **evidence of ownership** is attached to this application:

- ☑ Copy of current certificate of title (including Deposit Plan) *(< 3 months old)*
- ☑ Signed copy of Sale and Purchase Agreement
- ☐ Copy of Lease ☐ Other

AGENT *(only use if application is being made for and on behalf of owner, agent will receive invoices)*

Name of agent:

Contact person:

Mailing address:

NCC
24 MAY 2012
B.C. ISSUED

Post code

Street address or registered office:

Contact numbers: Landline:

Mobile: Daytime:

After hours: Fax:

Email address:

Website:

Relationship to owner:

Authorisation from owner attached ☐

FIRST POINT OF CONTACT

designer

The Owner ☐ **The Agent** ☐ *(will receive any correspondence/requests for further information **prior** to issue of consent)*

Full name: Kerry Thomson **Contact numbers:** Mobile:

Mailing Address: 7 Cresswell Pl, Richmond 7020 Daytime: 5445343 After hrs:

Fax: Email: kbthomson@actrix.co.nz

APPLICATION

Have you applied for a PIM regarding this proposal ☐ Yes (if yes state number and date): _____ / /
☐ No

I request that a: ☐ Building Consent including Project Information Memorandum (PIM)
☑ Building Consent only:

be issued for the Building Work Described in this Application

I agree to pay all fees applicable to this application

SIGNATURE:

Owner A Johnston or **Agent** _____ / /

On behalf of and with the authority of the owner **Date**

Note: *if acting "for and on behalf", please read the following declaration before signing:- "I hereby declare that I am authorised to act as Agent of the Applicant".*

THE PROJECT

Description of Building Work: *(sufficient to enable scope of work to be fully understood)*

☑ New ☐ Alteration ☐ Relocation ☐ Extension

☐ Demolition

Details: 4 bedroom house with triple garaging

Will the building work result in a **change of use** of the building? No ☑ Yes ☐

If 'Yes', give details:

Intended life of the building (if < 50 years): _____

Estimated value of the building work on which the building levy will be calculated (including GST)

(State estimated value as defined in section 7 of the Building Act 2004) $[redacted]300,000

List building consents previously issued for this project:

(i.e. is this project being constructed in stages? Is this consent for a relocated or transportable building)

Issued by	Date of issue	Consent number

PROJECT INFORMATION MEMORANDUM

Note: *This section must be completed if you are applying for a PIM with your Building Consent.*

The following matters are involved in the project:
(provide relevant information on plans/documentation)

☐ Subdivision *Application No:* _____

☐ Resource Consent *Application No:* _____

☐ Alterations to land contours

☐ New or altered connections to public utilities

☑ New or altered locations and/or external dimensions of buildings

☑ New or altered access for vehicles

☐ Building work over or adjacent to any road or public place

☑ Disposal of stormwater and wastewater

☐ Building work over any existing drains or sewers or in close proximity to wells or water mains

☐ Other matters known to the applicant that may require authorisations from the Territorial Authority *(Eg. Planning Approvals, other licenses)*

(Specify): _____

BUILDING CONSENT

The following documentation is attached to this application:

☑ Plans and specifications *(see note under Attachments)*

☐ A complete **list** of all plans and specifications and other documentation supplied with this application.

☑ A schedule (as a separate document) confirming the Building Work will comply with the Building Code set out as follows:

Clause *(list relevant clause numbers of building code)*	**Means of Compliance** *(refer to the relevant compliance documents(s) or detail of alternative solution in the plans and specifications)*	**Waiver/Modification Required** *(state nature of waiver or modification of building code required)*

COMPLIANCE SCHEDULE

*(when building has/requires safety features which require a **Building Warrant of Fitness**)*

The **specified systems** for the building are as follows: *(specified systems are defined in regulations)*

The following **specified systems** are being altered, added to, or removed in the course of the building work: *(specify)*

Compliance schedule No. CS *(existing Compliance Schedule, if known)*

☐ There are no specified systems in the building.

KEY PERSONNEL

(Please complete as far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers if possible)

Builder(s): Brent Dixon - Dusty Builders

Designer(s): K B Thomson
BP 113911

Building Certifier(s):

Registered Drainlayer: Tasman Plumbing & Drainage

Registered Plumber: 〃 〃 〃

Note: Registered Gasfitter and Electrician are required to be nominated only when:

a) The work undertaken is to be covered by a Compliance schedule.

b) The owner wishes to obtain a Building Consent for the energy work. *(The owner will incur additional cost of checking and certification).*

Registered Gasfitter:

Registered Electrician: Lloyd Munro

Registered Engineer(s): Tasman Consulting Engineers

Other:

It is important to ensure any inspections required during the construction of the work proposed by this application are undertaken. If they are not undertaken, it may be difficult for a Code Compliance Certificate to be issued.

APPLICATION INFORMATION

Building Consent processing time is stopped whenever further information is required and starts again when the information is received.

Once the Building Consent has been processed, you will receive notification which will include an invoice for the fees payable.

Work must not start until all fees relating to the Building Consent are paid, the Building Consent is issued, and any Resource Consent requirements have been dealt with (e.g. amended plans have been provided to comply with the Resource Management Plan.) or a Resource Consent has been granted. Under the Building Act 2004 this consent may lapse 12 months after issue if work has not commenced.

INSPECTIONS

During the process of construction, inspection will be necessary to confirm all work complies with your approved Building Consent documentation. Please ring the Council on 546 0334 well in advance of requiring an inspection to ensure that a time can be arranged.

The inspections required will be set out in the Building Consent documentation issued by the Building Consent Authority. Failure to have a prescribed inspection carried out and to be provided with confirmation that the work has been approved by the Inspecting Authority may put the issue of the Code Compliance Certificate for the work at risk.

CODE COMPLIANCE CERTIFICATE

A building consent is not completed until it has been issued with a Code Compliance Certificate. The Owner is required to complete a separate application form to apply for a Code Compliance Certificate as soon as practicable after the building work is completed. In any event **no later than two (2) years** after the granting of the building consent Council is required to decide whether or not a Code Compliance Certificate can be issued.

PRIVACY ACT

Pursuant to the Privacy Act 1993 the following information is brought to your attention.

This document collects personal information about you and is collected pursuant to Section 33 and/or Section 45 of the Building Act 2004. Pursuant to Section 217 of the Building Act 2004, the information contained in this document may be made available and passed on to the public on request. The information contained in the document is being collected and held by the Nelson City Council. You do have the right of access to and correction of this information subject to the provisions of the Privacy Act 1993.

Pursuant to Section 217 of the Building Act 2004 the building owner may request the plans and specifications be marked confidential for the purposes of security. Such a request must be in writing and addressed to: Manager Consents PO Box 645 NELSON 7040.

Checklist of items included with Application

The following documents are required before Council can accept your application for lodgement.	Office Use	
	➤➤	N/A
☐ Current Certificate of Title (not required for minor internal alterations)		
and		
☑ Evidence of ownership of property if Title not in applicants name (i.e Sales & Purchase Agreement)		
☐ Written authorisation from owner for Agency acting on behalf		
☑ **Two** copies of all Plans and Specifications, **plus** an extra copy of site plan, floor plans and elevations.		
☑ Schedule of Compliance with New Zealand Building Code		
☑ Site Plan including North point and site levels related to NCC datum, also daylight around if used		
☑ Floor plans (all levels) – show smoke alarms		
☑ Elevations – include daylight angle		
☑ Drainage plan and plumbing details		
☑ Any construction details		
☑ Specification		

Received by NCC: _____ Date: _____

Nelson City Council te kaunihera ō whakatū	**AMENDED BUILDING CONSENT APPLICATION (BAM 002-A)**	**PROJECT NO:** BC 120224

See notes over.

APPLICATION

I request that you issue an amendment to a Building Consent already issued for the building work described in this application.
Original Building Consent Number: BC 120224

THE BUILDING

Street Address: (or Rapid Number if applicable):	Number of levels:	Level/Unit No:
13 John Sutton Place		
Legal Description : Private Dwelling	Total Floor Area (all floors included): Existing 270.2 m² Add _____ m²	
Valuation Roll Number:	Current lawfully established use:	
Building Name if applicable:	Approximate year building was first constructed:	

THE PROJECT

Description of amended work:
Plaster over brick veneer using Specilized Construction brick and block system with mesh. Work to be carried out by Expert Plasterers Ltd.

Estimated Value of amended work (inc GST)
(in addition to, or reduction from, what was stated with the original application)
$ 12700

☑ Addition ☐ Reduction
☐ No change

Associated Resource Consents:
#_____

THE OWNER		AGENT – APPLICANT	
Owner's Name: Anne Johnston		Agent's Name: Mike's Brick and Block Ltd	
Contact person: (if owner is not an individual)		Contact person: Michael McGregor	
Mailing Address: Private Bag 39 Nelson		Mailing/Billing Address: 15 Springlea Heights Atawhai Nelson 7010	
Street Address/Registered Office		Street Address/Registered Office	
E-mail Address:		E-mail Address: mikesbrickandblock@yahoo.co.nz	
Phone numbers:		Phone numbers:	
Daytime:	Mobile: 027 603 4526	Daytime:	Mobile: 021 2387695
After Hours:	Fax:	After Hours:	Fax:

Note - The Agent will be the first point of contact for communications with the Council/Building Consent Authority regarding this application / Building Work and will receive all correspondence including all invoices.

REQUIRED ATTACHMENTS

☑ **2** copies of amended plans, including **all** construction details, **with amendments highlighted or clouded**

KEY PERSONNEL	
Name of **Builder**: Dusty Builders Ltd Mailing Address: 505 Waimea Rd	Phone Number: 0272994444
E-mail Address:	Number: 9
~~Name of **Craftsman Plumber**~~: Expert Plasterers Ltd Mailing Address:	er: 146
E-mail Address:	Registration Number: 122456
Name of **Registered Drainlayer**: Mailing Address:	Phone Number: Registration Number:
E-mail Address:	
Name of **Architectural Designer**: Mailing Address:	Phone Number: Registration Number:
E-mail Address:	
Name of **Structural Engineer**: Mailing Address:	Phone Number: Registration Number:
E-mail Address:	
Has the engineer provided a Producer Statement – Design? ☐ Yes ☐ No Has the engineer been engaged to carry out site inspections on the job? ☐ Yes ☐ No (if yes, these must be specified on the Producer Statement)	

SIGNATURE

Signed by or for and on behalf of the Owner: _____

☐ Owner ☑ Agent Date: 18/09/2012

Note: If acting "for and on behalf", please read the following declaration before signing: "I hereby declare that I am authorised to act as Agent of the Owner".

☐ We require our plans and/or specifications to remain confidential

NOTES

1. **This does not apply to building consents that already have a Code Compliance Certificate issued.**
2. This application is for minor amendments to issued building consents. It is not intended to be used where the scope of work is extended.
3. Processing fees (plus any additional Building or Building Research Levies) are to be paid before any work covered by the amendment may proceed.

Memorandum from licensed building practitioner: Certificate of design work

Section 45 and section 30c, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING			
Street address:	13 John Sutton Place		
Suburb:	Richmond		
Town/City:	Nelson	Postcode:	7020

THE OWNER(S)			
Name(s):	Anne Johnston		
Mailing address:	c/o Nelson Police Station		
Suburb:		~~PO Box~~/Private Bag:	39
Town/City:	Nelson	Postcode:	7040
Phone number:	5469879	Email address:	—

BUILDING CONSENT
№ 120224
NCC

AMENDED PLAN
21 MAY 2012

AMENDED PLAN
21 MAY 2012

BUILDING CONSENT
№ 120224
NCC

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK

I Kerry Thomson carried out/supervised the following design work that is restricted building work

PRIMARY STRUCTURE

Design work that is restricted building work	**Description of restricted building work**	**Carried out or supervised**	**Reference to plans and specifications**
Tick ✓	If appropriate, provide details of the restricted building work	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Foundations and subfloor framing ○		○ Carried out ○ Supervised	
Walls ○		○ Carried out ○ Supervised	
Roof ✓	selection of roofing material (colorsteel tiles) batten fixing	✓ Carried out ○ Supervised	
Columns and beams ○		○ Carried out ○ Supervised	
Bracing ○		○ Carried out ○ Supervised	
Other ○		○ Carried out ○ Supervised	

AMENDED PLAN
21 MAY 2012

BUILDING CONSENT
№ 120224
NCC

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Design work that is restricted building work	**Description of restricted building work**	**Carried out or supervised**	**Reference to plans and specifications**
Tick ✓	If appropriate, provide details of the restricted building work	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Damp proofing ○		○ Carried out ○ Supervised	
Roof cladding or roof cladding system ✓	see page 2	✓ Carried out ○ Supervised	
Ventilation system (for example, subfloor or cavity) ? ✓	40mm cavity behind brick veneer vented top & bottom opening windows?	✓ Carried out ○ Supervised	see typical X section
Wall cladding or wall cladding system ○		○ Carried out ○ Supervised	
Waterproofing ○		○ Carried out ○ Supervised	
Other ○		○ Carried out ○ Supervised	

FIRE SAFETY SYSTEMS			
Design work that is restricted building work	**Description of restricted building work**	**Carried out or supervised**	**Reference to plans and specifications**
Tick ✓ if appropriate	If appropriate, provide details of the restricted building work	Tick ✓ whether you carried out this design work or supervised someone else carrying out this design work	If appropriate, specify references
Emergency warning systems ○ Evacuation and fire-service operation systems Suppression or control systems Other		○ Carried out ○ Supervised	
Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.			

AMENDED PLAN
21 MAY 2012

BUILDING CONSENT
№ 120224
NCC

AMENDED PLAN
21 MAY 2012

BUILDING CONSENT
№ 120224 -
NCC

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name:	LBP or Registration number:
The practitioner is a: ○ Design LBP ○ Registered architect ○ Chartered professional engineer	
Mailing address (if different from below):	
Street address/Registered office:	
Suburb:	Town/City:
PO Box/Private Bag:	Postcode:
~~Phone number:~~	~~Mobile:~~
After hours:	Fax:
Email address:	Website:

I believe this design work

DECLARATION

I Kerry Thomson certify that the design work that is restricted building work identified on this form:

- Complies with the building code, ~~or~~
- ~~Complies with the building code subject to any waiver or modification of the building code recorded on this form~~

Signature: [signature]

Date: 19-5-12

WAIVERS AND MODIFICATIONS

Waivers or modifications of the Building Code are required. ○ Yes ○ No

If yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

Eighth Edition 2006 (4)

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This form is approved by the Real Estate Institute of New Zealand Incorporated and by Auckland District Law Society Incorporated.

DATE: 24 February 2012

VENDOR: Daelyn Holdings Limited

PURCHASER: Elizabeth Anne Johnston

L NG CONSENT
120224
N.C.C.

PROPERTY

Address: **Lot 83 John Sutton Place, Richmond, Nelson**

Estate: **Fee Simple** ~~**Leasehold**~~ ~~**Crosslease(Fee Simple)**~~ ~~**Crosslease(Leasehold)**~~ ~~**Stratum in Freehold**~~ ~~**Stratum in Leasehold**~~ (if none is deleted fee simple)

Legal Description:

Area (more or less):	**Lot/Flat/Unit:**	**DP:**	**Unique Identifier or CT:**
765m²	83	444859	558816

Subject to and together with all restrictions, encumbrances and easements as comprised on Certificate of Title 558816

PAYMENT OF PURCHASE PRICE

Purchase price: $230,000

~~**Plus GST (if any)**~~ **OR Inclusive of GST (if any)**
If neither is deleted the purchase price includes GST (if any).

GST date (refer clause 13.0):

Deposit (clause 2.0): 10% deposit payable by Direct Credit or bank / solicitor's cheque to Bunbury Limited, a member of the Haven Realty Group, upon this Agreement becoming unconditional

Balance of purchase price to be paid or satisfied as follows:

(1) By payment in cleared funds on the settlement date which is 18 May 2012

OR

(2) In the manner described in the Further Terms of Sale.

Interest rate for late settlement: 15% p.a.

POSSESSION

Possession Date (clause 3.0): S 18 May 2012

CONDITIONS (clause 9.0)

Finance Condition

LIM required: Yes/No

Lender:

Amount required: $

OIA Consent required: Yes/No

Finance date:

Land Act/OIA date:

TENANCIES (if any)

Name of tenant:

Bond: $** **Rent:$ **Term:** **Right of renewal:**

SALE BY:

Bunbury Limited -
Haven Realty Richmond
8 McGlashen Avenue
Richmond
NELSON 7020
Manager: Kevin Cross
Salesperson: Sue Cross (027 447 4370)

Phone: **03 544 4202**
Fax: **03 544 4206**
Email: **richmond@havenrealty.co.nz**

Licensed Real Estate Agent REAA 2008 MREINZ

It is agreed that the vendor sells and the purchaser purchases the property, and the chattels listed in Schedule 1, on the terms set out above and in the General Terms of Sale and any Further Terms of Sale.

(4) Headings are for information only and do not form part of this agreement.

2.0 Deposit

2.1 The purchaser shall pay the deposit to the vendor or the vendor's agent immediately upon execution of this agreement by both parties and/or at such other time as is specified in this agreement.

2.2 If the deposit is not paid on the due date for payment, the vendor may at any time thereafter serve on the purchaser notice requiring payment. If the purchaser fails to pay the deposit on or before the third working day after service of the notice, time being of the essence, the vendor may cancel this agreement by serving notice of cancellation on the purchaser. No notice of cancellation shall be effective if the deposit has been paid before the notice of cancellation is served.

2.3 The deposit shall be in part payment of the purchase price.

2.4 The person to whom the deposit is paid shall hold it as a stakeholder until:

(1) the requisition procedure under clause 5.0 is completed without either party cancelling this agreement; and

(2) where this agreement is entered into subject to any condition(s) expressed in this agreement, each such condition has been fulfilled or waived; or

(3) this agreement is cancelled pursuant to subclause 5.2(3)(c) or avoided pursuant to subclause 9.7(5).

3.0 Possession and Settlement

Possession

3.1 Unless particulars of a tenancy are included in this agreement the property is sold with vacant possession and the vendor shall so yield the property on the possession date.

3.2 If the property is sold with vacant possession the vendor shall permit the purchaser or any person authorised by the purchaser in writing, upon reasonable notice:

(1) to enter the property on one occasion prior to the possession date for the purposes of examining the property, chattels and fixtures which are included in the sale; and

(2) to re-enter the property on or before the possession date to confirm compliance by the vendor with any agreement made by the vendor to carry out any work on the property and the chattels and fixtures.

3.3 Possession shall be given and taken on the possession date. Outgoings and incomings in respect of the possession date are the responsibility of and belong to the vendor.

3.4 On the possession date the vendor shall make available to the purchaser keys to all exterior doors, electronic door openers relating to the property and the keys and/or security codes to any alarms which may be situated on the property. The vendor does not have to make available keys, electronic door openers and security codes where the property is tenanted and these are held by the tenant.

Settlement

3.5 The purchaser shall prepare, at the purchaser's own expense, a transfer instrument in respect of the property, executed by the purchaser if necessary. The purchaser shall tender the transfer instrument to the vendor or the vendor's lawyer a reasonable time prior to the settlement date.

3.6 The vendor shall prepare, at the vendor's own expense, a settlement statement. The vendor shall tender the settlement statement to the purchaser or the purchaser's lawyer a reasonable time prior to the settlement date.

3.7 On the settlement date:

(1) The balance of the purchase price, interest and other moneys, if any, shall be paid by the purchaser in cleared funds or otherwise satisfied as provided in this agreement (credit being given for any amount payable by the vendor under subclause 3.12 or 3.13);

(2) The vendor shall concurrently hand to the purchaser:

(a) the transfer instrument in respect of the property provided by the purchaser under subclause 3.5, in registrable form;

(b) all other instruments in registrable form required for the purpose of registering the transfer instrument and conferring title on the purchaser in terms of the vendor's obligations under this agreement; and

(c) LINZ registration fees on each of the instruments referred to in subclause 3.7(2)(b) and the purchaser's lawyer's reasonable agency registration fees.

3.8 All obligations under subclause 3.7 are interdependent.

Electronic Instruments

3.9 Where the instruments conferring title on the purchaser in terms of the vendor's obligations under this agreement must be registered as electronic instruments then:

(1) the purchaser's obligations under subclause 3.5 shall be satisfied by the purchaser's lawyer preparing, certifying and signing within a reasonable time prior to the settlement date the transfer instrument in the Landonline Workspace created for the transaction by the purchaser's lawyer; and

(2) the vendor's obligation under subclause 3.7(2) shall be satisfied:

(a) by the vendor's lawyer preparing in such Landonline Workspace all other instruments required to confer title on the purchaser in terms of the vendor's obligations under this agreement and having those instruments and the transfer instrument certified, signed and pre-validated on or before the settlement date and having them released upon settlement so that the purchaser's lawyer can then submit them as soon as possible after settlement for registration; and

(b) by the vendor's lawyer paying the LINZ registration fees on all of the instruments mentioned in subclause 3.9(2)(a), except for the transfer instrument.

3.10 The vendor and the purchaser may agree to complete settlement by way of remote settlement.

Last Minute Settlement

3.11 If due to the delay of the purchaser, settlement takes place between 4.00 pm and 5.00 pm on the settlement date ("last minute settlement"), the purchaser shall pay the vendor:

(1) one day's interest at the interest rate for late settlement on the portion of the purchase price paid in the last minute settlement; and

(2) if the day following the last minute settlement is not a working day, an additional day's interest (calculated in the same manner) for each day until, but excluding, the next working day.

Purchaser Default: Late Settlement

3.12 If the vendor is not in default and if any portion of the purchase price is not paid upon the due date for payment:

(1) The purchaser shall pay to the vendor interest at the interest rate for late settlement on the portion of the purchase price so unpaid for the period from the due date for payment until payment ("the default period"); but nevertheless this stipulation is without prejudice to any of the vendor's rights or remedies including any right to claim for additional expenses and damages. For the purposes of this subclause, a payment made on a day other than a working day or after the termination of a working day shall be deemed to be made on the next following working day and interest shall be computed accordingly.

(2) The vendor is not obliged to give the purchaser possession of the property or to pay the purchaser any amount for remaining in possession, unless this agreement relates to a tenanted property, in which case the vendor must elect either to:

(a) account to the purchaser on settlement for incomings in respect of the property which are payable and received during the default period, in which event the purchaser shall be responsible for the outgoings relating to the property during the default period; or

(b) retain such incomings in lieu of receiving interest from the purchaser pursuant to subclause 3.12(1).

Vendor Default: Late Settlement or Failure to give Possession

3.13 (1) For the purposes of this subclause 3.13:

(a) the default period means:

(i) in subclause 3.13(2), the period from the possession date until the date when the vendor is able and willing to provide vacant possession and the purchaser takes possession; and

(ii) in subclause 3.13(3), the period from the date the purchaser takes possession until the date when settlement occurs; and

(iii) in subclause 3.13(5), the period from the possession date until the date when settlement occurs; and

(b) the vendor shall be deemed to be unwilling to give possession if the vendor does not offer to give possession.

(2) If this agreement provides for vacant possession but the vendor is unable or unwilling to give vacant possession on the possession date, then, provided that the purchaser provides reasonable evidence of the purchaser's ability to perform the purchaser's obligations under this agreement:

(a) the vendor shall pay the purchaser, at the purchaser's election, either:

(i) compensation for any reasonable costs incurred for temporary accommodation for persons and storage of chattels during the default period; or

(ii) an amount equivalent to interest at the interest rate for late settlement on the entire purchase price during the default period; and

(b) the purchaser shall pay the vendor an amount equivalent to the interest earned or which would be earned on overnight deposits lodged in the purchaser's lawyer's trust bank account on such portion of the purchase price (including any deposit) as is payable under this agreement on or by the possession date but remains unpaid during the default period less:

(i) any withholding tax; and

(ii) any bank or legal administration fees and commission charges; and

(iii) any interest payable by the purchaser to the purchaser's lender during the default period in respect of any mortgage or loan taken out by the purchaser in relation to the purchase of the property.

5.3 (1) If the title to the property being sold is a cross lease title or a unit title and there are:
(a) in the case of a cross lease title:
(i) alterations to the external dimensions of any leased structure; or
(ii) buildings or structures not intended for common use which are situated on any part of the land that is not subject to a restricted user covenant;
(b) in the case of a unit title, encroachments out of the principal unit or accessory unit title space (as the case may be):
the purchaser may requisition the title under subclause 5.2 requiring the vendor:
(i) in the case of a cross lease title, to deposit a new plan depicting the buildings or structures and register a new cross lease or cross leases (as the case may be) and any other ancillary dealings in order to convey good title; or
(ii) in the case of a unit title, to deposit an amendment to the unit plan, a redevelopment plan or new unit plan (as the case may be) depicting the principal and/or accessory units and register such transfers and any other ancillary dealings in order to convey good title.

(2) The words "alterations to the external dimensions of any leased structure" shall only mean alterations which are attached to the leased structure and enclosed.

5.4 Except as provided by section 7 of the Contractual Remedies Act 1979, no error, omission or misdescription of the property or the title shall enable the purchaser to cancel the agreement but compensation, if claimed by notice before settlement in accordance with subclause 7.1 but not otherwise, shall be made or given as the case may require.

5.5 The vendor shall not be liable to pay for or contribute towards the expense of erection or maintenance of any fence between the property and any contiguous land of the vendor but this proviso shall not enure for the benefit of any subsequent purchaser of the contiguous land; and the vendor shall be entitled to require the inclusion of a fencing covenant to this effect in any transfer of the property.

6.0 Vendor's warranties and undertakings

6.1 The vendor warrants and undertakes that at the date of this agreement the vendor has not:
(1) received any notice or demand and has no knowledge of any requisition or outstanding requirement:
(a) from any local or government authority or other statutory body; or
(b) under the Resource Management Act 1991; or
(c) from any tenant of the property; or
(d) from any other party; or
(2) given any consent or waiver –
which directly or indirectly affects the property and which has not been disclosed in writing to the purchaser.

6.2 The vendor warrants and undertakes that at the giving and taking of possession:
(1) The chattels are delivered to the purchaser in their state of repair as at the date of this agreement (fair wear and tear excepted) but failure so to deliver the chattels shall only create a right of compensation.
(2) All electrical and other installations on the property are free of any charge whatsoever.
(3) There are no arrears of rates, water rates or charges outstanding on the property.
(4) Where an allowance has been made by the vendor in the settlement statement for incomings receivable, the settlement statement correctly records those allowances including, in particular, the dates up to which the allowances have been made.
(5) Where the vendor has done or caused or permitted to be done on the property any works:
(a) any permit, resource consent or building consent required by law was obtained; and
(b) the works were completed in compliance with those permits or consents; and
(c) where appropriate, a code compliance certificate was issued for those works.
(6) Where under the Building Act, any building on the property sold requires a compliance schedule:
(a) the vendor has fully complied with any requirements specified in any compliance schedule issued by a territorial authority under the Building Act in respect of the building;
(b) the building has a current building warrant of fitness; and
(c) the vendor is not aware of any reason, that the vendor has not disclosed in writing to the purchaser, which would prevent a building warrant of fitness from being supplied to the territorial authority when the building warrant of fitness is next due.

6.3 The vendor warrants and undertakes that at settlement:
(1) Since the date of this agreement, the vendor has not given any consent or waiver which directly or indirectly affects the property.
(2) Any notice or demand received by the vendor, which directly or indirectly affects the property, after the date of this agreement:
(a) from any local or government authority or other statutory body; or
(b) under the Resource Management Act 1991; or
(c) from any tenant of the property; or
(d) from any other party -
has been delivered forthwith by the vendor to either the purchaser or the purchaser's lawyer, unless the vendor has paid or complied with such notice or demand. If the vendor fails to so deliver or pay the notice or demand, the vendor shall be liable for any penalty incurred.
(3) Any chattels included in the sale are the unencumbered property of the vendor.

6.4 The vendor warrants and undertakes that on or immediately after possession:
(1) If the water and wastewater charges are determined by meter, the vendor will have the water meter read and will pay the amount of the charge payable pursuant to that reading; but if the water supplier will not make special readings the water and wastewater charges shall be apportioned.
(2) Any outgoings included in the settlement statement are paid in accordance with the settlement statement and, where applicable, to the dates shown in the settlement statement, or will be so paid immediately after the possession date.
(3) The vendor will give notice of sale in accordance with the Local Government (Rating) Act 2002 to the territorial authority and regional council in whose district the land is situated and will also give notice of the sale to every other authority that makes and levies rates or charges on the land and to the supplier of water.
(4) Where the property comprises a stratum estate, the vendor will notify the secretary of the body corporate in writing of the transfer of the property and the name and address of the purchaser.

6.5 If the purchaser has not validly cancelled the agreement, the breach of any warranty or undertaking contained in this agreement does not defer the obligation to settle but that obligation shall be subject to the rights of the purchaser at law or in equity, including any rights under subclause 5.4 and any right of equitable set-off.

7.0 Claims for compensation

7.1 If the purchaser claims a right to compensation either under subclause 5.4 or for an equitable set-off:
(1) The purchaser must serve notice of the claim on the vendor before settlement; and
(2) The notice must:
(a) in the case of a claim for compensation under clause 5.4, state the particular error, omission or misdescription of the property or title in respect of which compensation is claimed;
(b) in the case of a claim to an equitable set-off, state the particular matters in respect of which compensation is claimed;
(c) comprise a genuine pre-estimate of the loss suffered by the purchaser; and
(d) be particularised and quantified to the extent reasonably possible as at the date of the notice.

7.2 For the purposes of subclause 7 1(1), "settlement" means the date for settlement fixed by the agreement unless, by reason of the conduct or omission of the vendor, the purchaser is unable to give notice by that date, in which case notice may be given by the date for settlement fixed by a valid settlement notice served by either party pursuant to subclause 10.1.

7.3 If the amount of compensation is agreed, it shall be deducted on settlement.

7.4 If the amount of compensation is disputed:
(1) An interim amount shall be deducted on settlement and paid by the purchaser to a stakeholder until the amount of the compensation is determined.
(2) The interim amount must be a reasonable sum having regard to all of the circumstances.
(3) If the parties cannot agree on the interim amount, it shall be determined by an experienced property lawyer appointed by the parties. The appointee's costs shall be met equally by the parties. If the parties cannot agree on the appointee, the appointment shall be made on the application of either party by the president for the time being of the New Zealand Law Society.
(4) The stakeholder shall lodge the interim amount on interest-bearing call deposit with a bank registered under the Reserve Bank of New Zealand Act 1989 in the joint names of the vendor and the purchaser.
(5) The interest earned on the interim amount net of any withholding tax and any bank or legal administration fees and commission charges shall follow the destination of the interim amount.

(3) Time for fulfilment of any condition and any extended time for fulfilment to a fixed date shall be of the essence.
(4) The condition shall be deemed to be not fulfilled until notice of fulfilment has been served by one party on the other party.
(5) If the condition is not fulfilled by the date for fulfilment, either party may at any time before the condition is fulfilled or waived avoid this agreement by giving notice to the other. Upon avoidance of this agreement the purchaser shall be entitled to the immediate return of the deposit and any other moneys paid by the purchaser under this agreement and neither party shall have any right or claim against the other arising from this agreement or its termination.
(6) At any time before this agreement is avoided the purchaser may waive any finance condition and either party may waive any other condition which is for the sole benefit of that party. Any waiver shall be by notice.

Mortgage terms

9.8 Any mortgage to be arranged pursuant to a finance condition shall be upon and subject to the terms and conditions currently being required by the lender in respect of loans of a similar nature.

9.9 If the vendor is to advance mortgage moneys to the purchaser then, unless otherwise stated, the mortgage shall be in the appropriate "fixed sum" form currently being published by the Auckland District Law Society Incorporated.

10.0 Notice to complete and remedies on default

10.1 (1) If the sale is not settled on the settlement date either party may at any time thereafter serve on the other party a settlement notice; but
(2) The settlement notice shall be effective only if the party serving it is at the time of service either in all material respects ready able and willing to proceed to settle in accordance with the agreement or is not so ready able and willing to settle only by reason of the default or omission of the other party.
(3) If the purchaser is in possession the vendor's right to cancel this agreement will be subject to sections 28 to 36 of the Property Law Act 2007 and the settlement notice may incorporate or be given with a notice under section 28 of that Act complying with section 29 of that Act.

10.2 Subject to clause 10.1(3), upon service of the settlement notice the party on whom the notice is served shall settle:
(1) on or before the twelfth working day after the date of service of the notice; or
(2) on the first working day after the 13th day of January if the period of twelve working days expires during the period commencing on the 6th day of January and ending on the 13th day of January, both days inclusive –
time being of the essence, but without prejudice to any intermediate right of cancellation by either party.

10.3 (1) If this agreement provides for the payment of the purchase price by instalments and the purchaser fails duly and punctually to pay any instalment on or within one month from the date on which it fell due for payment then, whether or not the purchaser is in possession, the vendor may immediately give notice to the purchaser calling up the unpaid balance of the purchase price, which shall upon service of the notice fall immediately due and payable.
(2) The date of service of the notice under this subclause shall be deemed the settlement date for the purposes of subclause 10.1.
(3) The vendor may give a settlement notice with a notice under this subclause.
(4) For the purpose of this subclause a deposit is not an instalment.

10.4 If the purchaser does not comply with the terms of the settlement notice served by the vendor then, subject to clause 10.1(3):
(1) Without prejudice to any other rights or remedies available to the vendor at law or in equity the vendor may:
(a) sue the purchaser for specific performance; or
(b) cancel this agreement by notice and pursue either or both of the following remedies namely:
(i) forfeit and retain for the vendor's own benefit the deposit paid by the purchaser, but not exceeding in all 10% of the purchase price; and/or
(ii) sue the purchaser for damages.
(2) Where the vendor is entitled to cancel this agreement the entry by the vendor into a conditional or unconditional agreement for the resale of the property or any part thereof shall take effect as a cancellation of this agreement by the vendor if this agreement has not previously been cancelled and such resale shall be deemed to have occurred after cancellation.
(3) The damages claimable by the vendor under subclause 10.4 (1)(b)(ii) shall include all damages claimable at common law or in equity and shall also include (but shall not be limited to) any loss incurred by the vendor on any bona fide resale contracted within one year from the date by which the purchaser should have settled in compliance with the settlement notice. The amount of that loss may include:
(a) interest on the unpaid portion of the purchase price at the interest rate for late settlement from the settlement date to the settlement of such resale; and
(b) all costs and expenses reasonably incurred in any resale or attempted resale; and
(c) all outgoings (other than interest) on or maintenance expenses in respect of the property from the settlement date to the settlement of such resale.
(4) Any surplus money arising from a resale as aforesaid shall be retained by the vendor.

10.5 If the vendor does not comply with the terms of a settlement notice served by the purchaser then without prejudice to any other rights or remedies available to the purchaser at law or in equity the purchaser may:
(1) sue the vendor for specific performance; or
(2) cancel this agreement by notice and require the vendor forthwith to repay to the purchaser any deposit and any other money paid on account of the purchase price and interest on such sum(s) at the interest rate for late settlement from the date or dates of payment by the purchaser until repayment.

10.6 The party serving a settlement notice may extend the term of the notice for one or more specifically stated periods of time and thereupon the term of the settlement notice shall be deemed to expire on the last day of the extended period or periods and it shall operate as though this clause stipulated the extended period(s) of notice in lieu of the period otherwise applicable; and time shall be of the essence accordingly. An extension may be given either before or after the expiry of the period of the notice.

10.7 Nothing in this clause shall preclude a party from suing for specific performance without giving a settlement notice.

10.8 A party who serves a settlement notice under this clause shall not be in breach of an essential term by reason only of that party's failure to be ready and able to settle upon the expiry of that notice.

11.0 Non-merger

11.1 The obligations and warranties of the parties in this agreement shall not merge with:
(1) the giving and taking of possession;
(2) settlement;
(3) the transfer of title to the property;
(4) delivery of the chattels (if any); or
(5) registration of the transfer of title to the property.

12.0 Agent

12.1 If the name of a licensed real estate agent is recorded on this agreement it is acknowledged that the sale evidenced by this agreement has been made through that agent whom the vendor appoints as the vendor's agent to effect the sale. The vendor shall pay the agent's charges including GST for effecting such sale.

13.0 Goods and Services Tax

13.1 If this agreement provides for the purchaser to pay (in addition to the purchase price stated without GST) any GST which is payable in respect of the supply made under this agreement then:
(1) The purchaser shall pay to the vendor the GST which is so payable in one sum on the GST date.
(2) Where the GST date has not been inserted on the front page of this agreement the GST date shall be the possession date.
(3) Where any GST is not so paid to the vendor the purchaser shall pay to the vendor:
(a) interest at the interest rate for late settlement on the amount of GST unpaid from the GST date until payment; and
(b) any default GST.
(4) It shall not be a defence to a claim against the purchaser for payment to the vendor of any default GST that the vendor has failed to mitigate the vendor's damages by paying an amount of GST when it fell due under the GST Act.
(5) Any sum referred to in this clause is included in the purchase price, interest and other moneys, if any, referred to in subclause 3.7.

13.2 If the supply under this agreement is a taxable supply the vendor will deliver a tax invoice to the purchaser on or before the GST date or such earlier date as the purchaser is entitled to delivery of an invoice under the GST Act.

13.3 The vendor warrants that any dwelling and curtilage or part thereof supplied on sale of the property are not a supply to which section 5(16) of the GST Act applies.

13.4 (1) Without prejudice to the vendor's rights and remedies under clause 13.1, where any GST is not paid to the vendor on or within one month of the GST date, then whether or not the purchaser is in possession, the vendor may immediately give notice to the purchaser calling up any unpaid balance of the purchase price, which shall upon service of the notice fall immediately due and payable.
(2) The date of service of the notice under this subclause shall be deemed the settlement date for the purposes of subclause 10.1.
(3) The vendor may give a settlement notice under subclause 10.1 with a notice under this subclause.

FURTHER TERMS OF SALE

18.0 This Agreement is subject to the Purchaser satisfying themselves as to any obligations they may have relating to Council Development Contribution Levies or Service Connection Fees that may become payable in the future. Confirmation or waiver of this condition is deemed to be an acknowledgement by the Purchaser that they have made their own enquiries and not acted in reliance of any representations made to them by the Vendor or the Vendors agents or representatives within ten (10) working days from the date of this contract.

19.0 This Agreement for Sale and Purchase is conditional upon the Purchaser's solicitor's approval as to content, form and title within ten (10) working days of the date of this contract.

20.0 This Agreement for Sale and Purchase is conditional upon the Vendors' solicitor's approval as to form and content within ten (10) working days of the date of this contract.

21.0 This Agreement for Sale and Purchase is conditional in all respects upon the Purchasers approval of the Geotech Report for the property brought and sold herein. Such report to be acceptable to the Purchaser in all respects and confirmed within ten (10) working days of such report becoming available from the Vendors. This condition is inserted for the sole benefit of the Purchasers.

22.0 This Agreement for Sale and Purchase is conditional upon the Purchasers being fully satisfied in all respects, in the opinion only of the Purchasers, that they will be able to have built on Lot 83, a home of their choice and specifications. This condition is to be satisfied within ten (10) working days of the date of this agreement. This condition is inserted for the sole benefit of the Purchasers.

SCHEDULE 1

List all chattels included in the sale

(strike out or add as applicable)

~~Stove~~ ~~Fixed floor coverings~~ ~~Blinds~~ ~~Curtains~~ ~~Drapes~~ ~~Light fittings~~

BEFORE SIGNING THE AGREEMENT

- It is recommended both parties seek professional advice before signing. This is especially so if:
  - there are any doubts. Once signed, this will be a binding contract with only restricted rights of termination.
  - the property is sold as a going concern.
  - Property such as a hotel or a farm is being sold. The agreement is designed primarily for the sale of residential and commercial property.
  - the property is vacant land in the process of being subdivided or there is a new cross lease or unit title to be issued. In these cases additional clauses may need to be inserted.
  - there is any doubt as to the position of the boundaries.
  - the purchaser wishes to check the weathertightness and soundness of construction of any dwellings or other buildings on the land.
- The purchaser should investigate the status of the property under the Council's District Plan. The property and those around it are affected by zoning and other planning provisions regulating their use and future development.
- The purchaser should investigate whether necessary permits, consents and code compliance certificates have been obtained from the Council where building works have been carried out. This investigation can be assisted by obtaining a LIM from the Council.
- The purchaser should compare the title plans against the physical location of existing structures where the property is a cross lease or unit title. Structures or alterations to structures not shown on the plans may result in the title being defective.
- In the case of a unit title, before the purchaser enters into the agreement:
  - the vendor must provide to the purchaser a pre-contract disclosure statement under section 146 of the Unit Titles Act 2010;
  - the purchaser should check the minutes of the past meetings of the body corporate, enquire whether there are any issues affecting the units and/or the common property, check the body corporate's long term maintenance plan and enquire whether the body corporate has imposed or proposed levies for a long term maintenance fund or any other fund for the maintenance of, or remedial or other work to, the common property.
- The vendor should ensure the warranties and undertakings in clauses 6 and 8:
  - are able to be complied with; and if not
  - the applicable warranty is deleted from the agreement and any appropriate disclosure is made to the purchaser.
- Both parties should ensure the chattels list in Schedule 1 is accurate.
- Before signing this agreement, both parties should seek professional advice regarding the GST treatment of the transaction. This depends upon the GST information supplied by the parties and could change before settlement if that information changes.

THE ABOVE NOTES ARE NOT PART OF THIS AGREEMENT AND ARE NOT A COMPLETE LIST OF MATTERS WHICH ARE IMPORTANT IN CONSIDERING THE LEGAL CONSEQUENCES OF THIS AGREEMENT.

PROFESSIONAL ADVICE SHOULD BE SOUGHT REGARDING THE EFFECT AND CONSEQUENCES OF ANY AGREEMENT ENTERED INTO BETWEEN THE PARTIES.

THE PURCHASER IS ENTITLED TO A COPY OF ANY SIGNED OFFER AT THE TIME IT IS MADE.

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

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DATE: 24 February 2011

VENDOR:
Daelyn Holdings Limited

Contact Details:
1 Daelyn Drive
Richmond
Nelson

VENDOR'S LAWYERS:

Firm: McFadden McMeeken & Phillips

Individual Acting: Victoria Chisnall

Contact Details: 187 Bridge Street
Nelson
7010
Phone: 548 2154
Fax: 548 2157

PURCHASER:
Elizabeth Anne Johnston

Contact Details:
34 Daelyn Drive
Richmond
Nelson
544 7223

PURCHASER'S LAWYERS:

Firm: Stallard Law Limited

Individual Acting: Belinda Clark

Contact Details: 11 Buston Square
Nelson
7010
Phone: 546 8670
Fax: 546 8672

REAL ESTATE AGENT: Bunbury Limited -

Agent's Name: Haven Realty Richmond

Manager: Kevin Cross

Salesperson: Sue Cross (027 447 4370)

Contact Details: 8 McGlashen Avenue
Richmond
NELSON
7020
Phone: 03 544 4202
Fax: 03 544 4206
Email: richmond@havenrealty.co.nz

APPLICATIONS FOR BUILDING CONSENTS

Information Sheet

- need copy of title with you as owner or Sales & purchase agreement
- complete BC application form as indicated
- copy plans as required. (keep this set on your file)

Copy of property title

You have two options for obtaining a copy of your title:

1. From LINZ
   Council customers can order a copy of a land record – such as a title (computer register) or survey plan – from LINZ by:
   - **Ordering online** using the Land Record Order Service on the LINZ website: www.linz.govt.nz/survey-titles, or
   - **Faxing or posting** a completed Land Record Order Form to the LINZ processing centre that handles requests for the land district where the property is located (as listed on the form).
     Customers can obtain the Land Record Order Form by:
     - **Calling** 0800 ONLINE (0800 665 463) and selecting option 6 to request a copy of the form, or
     - **Emailing** info@linz.govt.nz to request a copy of the form.

2 From a search agent
Many land professionals throughout New Zealand, such as search agents, offer public search services. Search agents can be found in the Yellow Pages under Land information, legal agents, lawyers, surveyors – land, real estate agents, and property management.

BUILDING CONSENT
120224
N.C.C.

Smoke Alarms in Houses

From April 2003 Smoke Alarms must be installed in new homes and in existing homes when alterations are made.

They are required to be installed in the following rooms, and must be shown on floor plans accompanying Building Consent applications, and will be checked after consent issue by Council Inspectors at final inspection:

- ***All*** escape routes on all levels of household,
- ***All*** bedrooms, OR within 3m of every sleeping space door, provided the alarms are audible to sleeping occupants on the other side of the closed doors, and
- ***All*** smoke detectors must be fitted with a "hush facility". As a general guideline Council believes that all detectors that are placed in areas where false alarms may occur, such as adjacent kitchens, bathrooms or spaceheaters must have the "hush facility".

Vehicle Crossings

Should you need to construct a vehicle crossing to gain access to your property you will need to apply for a vehicle crossing approval from Council prior to any building consent being issued. These works must be completed prior to the issue of a Code Compliance Certificate.

The application fee is set at $22.50 (GST incl)

Corridor Access Request

Should you need to carry out any works within Council's road reserve (defined as boundary to boundary) a corridor access request (CAR) must be issued by Council before any works take place. Where CAR's are required building consents will not be issued until this has been obtained.

Application forms for both of the above are available from the Council's Customer Services Officers. Completed forms (clearly marked for the attention of Graham Poxon) can be returned either to the Customer Services Officers **or** faxed to 546 0239.

Approval time is typically five (5) working days and applicants are reminded to take this into account when submitting their application. The CAR will attract a fee.

Along with the CAR application, applicants may be required to submit a Traffic Management Plan for approval.

Schedule confirming how building work will comply with the building code

Building Code Clause Tick relevant clause numbers of building Code	Means of Compliance Tick relevant compliance path(s) for each clause selected Acceptable Solution	NZS 4121 Accessible Design	Verification Method	Alternative Solution See and use BAM 123
☑ B1 Structure	☑ B1/AS1 ☐ B1/AS2 ☐ B1/AS3		☐ B1/VM1 ☐ B1/VM4	☐
☑ B2 Durability	☑ B2/AS1		☐ B2/VM1	☐
☐ C1–4 Fire Safety Clauses	☐ C/AS1		☐ C/VM1	☐
☑ D1 Access routes	☑ D1/AS1	☐	☐ D1/VM1	☐
☐ D2 Mechanical installation for access	☐ D2/AS1 ☐ D2/AS2 ☐ D2/AS3	☐		☐
☑ E1 Surface water	☑ E1/AS1		☐ E1/VM1	☐
☑ E2 External moisture	☑ E2/AS1 ☐ E2/AS2		☐ E2/VM1	☐
☑ E3 Internal moisture	☑ E3/AS1			☐
☐ F1 Hazardous agents on site			☐ F1/VM1	☐
☐ F2 Hazardous building materials	☐ F2/AS1			☐
☐ F3 Hazardous substances and substances			☐ F3/VM1	☐
☐ F4 Safety from falling	☐ F4/AS1			☐
☐ F5 Construction and demolition hazards	☐ F5/AS1			☐
☐ F6 Visibility in escape routes	☐ F6/AS1			☐
☑ F7 Warning systems	☑ F7/AS1			☐
☐ F8 Signs	☐ F8/AS1	☐		☐
☑ G1 Personal Hygiene	☑ G1/AS1	☐		☐
☑ G2 Laundering	☑ G2/AS1	☐		☐
☑ G3 Food preparation and prevention of contamination	☑ G3/AS1	☐		☐
☑ G4 Ventilation	☑ G4/AS1		☐ G4/VM1	☐
☑ G5 Interior environment	☑ G5/AS1	☐		☐
☐ G6 Airborne impact sound	☐ G6/AS1		☐ G6/VM1	☐
☑ G7 Natural light	☑ G7/AS1		☐ G7/VM1	☐
☑ G8 Artificial light	☑ G8/AS1		☐ G8/VM1	☐
☑ G9 Electricity	☑ G9/AS1		☐ G9/VM1	☐
☐ G10 Piped services	☐ G10/AS1		☐ G10/VM1	☐
☐ G11 Gas as an energy source	☐ G11/AS1			☐
☑ G12 Water supplies	☑ G12/AS1 ☐ G12/AS2		☐ G12/VM1	☐
☑ G13 Foul water	☑ G13/AS1 ☐ G13/AS2 ☐ G13/AS3		☐ G13/VM1 ☐ G13/VM4	☐
☐ G14 Industrial liquid waste	☐ G14/AS1		☐ G14/VM1	☐
☐ G15 Solid waste	☐ G15/AS1			☐
☑ H1 Energy efficiency	☑ H1/AS1		☐ H1/VM1	☐

BUILDING CONSENT 120224 N.C.C.

Waiver/modification to NZ Building Code required for following parts of the code:

Provide details relating to the request for waiver

see page 4 for insulation calculations & wall risk matrix etc.

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W Muir
Registrar-General
of Land

Identifier	**558816**
Land Registration District	**Nelson**
Date Issued	02 February 2012

Prior References
543858

Estate	Fee Simple
Area	765 square metres more or less
Legal Description	Lot 83 Deposited Plan 444859

Proprietors
Daelyn Holdings Limited

Interests

8201084.2 Mortgage to David John Sutton - 24.6.2009 at 12:06 pm
Subject to a right to emit noise from hail cannons and drift from agricultural and horticultural sprays over the within land created by Easement Instrument 8301736.2 - 30.9.2009 at 12:03 pm
Land Covenant in Easement Instrument 8301736.9 - 30.9.2009 at 12:03 pm
Land Covenant in Easement Instrument 8558063.4 - 2.8.2010 at 12:51 pm
Land Covenant in Easement Instrument 8739077.3 - 13.4.2011 at 1:29 pm
Land Covenant in Easement Instrument 8859955.2 - 2.2.2012 at 4:50 pm

BUILDING CONSENT
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N.C.C.

ANNEXURE SCHEDULE B

Land Covenants

1. The registered proprietor of any Servient Lot ("the Grantor") will not at any time from the date of transfer of the lot to him, her, or them erect or permit to be erected on the Servient Lot ("the Lot"):-

   (a) Any buildings other than a single dwelling unit and outbuilding the full area of such dwelling inclusive of any garage shall not be less than 160m2.

   (b) Any outbuilding, building, or structure which is not of the same design, colour, and exterior cladding matching the design, colour, and exterior cladding to which it relates.

   (c) Any attachment to any building, including aerials, solar heating panels and radio masts shall not extend beyond the form of the building. For the purposes of this clause "beyond the form of the building" means outside a line higher than the highest point of the roof line and/or wider than the outside point of the spouting of the building.

   (d) Any temporary building or structure, or any caravan, tent, or other contrivance for temporary residential accommodation for any period exceeding one calendar year from the date of settlement

   (e) Any previously constructed or occupied dwelling building or structure.

   (f) Any building or structure made of pre-used materials.

   (g) Any building of more than a single storey of 5.5 metres in height.

   (h) Any kitset building constructed substantially off-site to be assembled on site.

   (i) Any outbuilding (garage, car port, decking or roof overhang) that is not of a similar style, quality, design and material as that of the dwelling house.

   (j) Any garden shed that is more than 4 m² in size.

2. The Grantor will not bring onto, raise, breed or keep any animals or livestock on the Lot or in any building without the prior written consent of the Grantee provided that keeping up to two animals limited to cats and dogs shall not be in breach of this restriction.

3. The Grantor will not for twenty-five (25) years from the date of transfer to him, her, or them, subdivide the Lot. For the purposes of this clause the term *"subdivide"* shall have the same meaning as *"subdivision of land"* defined in Section 218 of the Resource Management Act 1991 and shall include the use of cross leasehold title and lease, unit title, share ownership scheme or any other similar device.

4. The Grantor shall not use or permit to be used the Lot (or any part of it) for trading or commercial purposes, nor use the Lot for any purposes other than a residential purpose as a single unit family home provided however that this clause shall not apply to the use of the Lot for the purposes of a builder's show home (and ancillary builder's office) for a period of no more than 3 years from the date of a Code of

BUILDING CONSENT
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Compliance Certificate issuing for such show home provided that the number of show homes allowed in Stage 3B of the subdivision shall not exceed two (2).

5. The Grantor will not suffer, permit, or allow waste material, rubbish or litter to accumulate on the lot, or all of the lot to become untidy of unsightly.

6. The Grantor will not allow any tree, shrub or other vegetation to:

    a. Protrude beyond 3 metres in height within two metres of any Lot boundary;

    b. Protrude beyond 5 metres in height elsewhere on the Lot.

7. The Grantor shall ensure that fencing located on the boundary between the Lot and any adjoining lot is a capped, paling type fence. The fence shall either be left in its natural state, or if painted or stained it shall be so painted or stained in a light colour which has first been approved by the Grantee. Any fencing shall commence at a height of 1.2 metres at the first post on the road boundary for the first 2.0 metres tapering up to a height of no more than 1.8 metres along the balance of the boundary between the Lot and the lot adjoining.

8. The Grantor shall not erect any fencing on the road frontage of the Lot without the prior written consent of the Grantee.

9. The Grantor shall maintain the Lot in a neat, tidy and attractive condition including the road frontage and perimeter plantings.

10. The Grantor will not suffer, permit or allow recreational commercial vehicles or trailers to be regularly located on the berm or on the road in front the Lot.

11. The Grantor of any Lot shall not themselves, nor allow their agents or invitees to randomly post advertising or hoardings during the construction phase without the prior written consent of the Grantee. The sole discretion lies with the Grantee in giving such consent.

12. The Grantor shall reinstate, replace and be responsible for all costs arising from damage to any other lots whether Servient or Dominant, landscaping, roading, berms, footpaths, curbs, concrete or other structures, or underground services in the subdivision arising from the use of the Lot directly or through the Grantor's actions or those of agents, servants, invitees, or work people.

13. The Grantor (or his agents, workers, contractors, guests or invitees) will not interfere with or remove any survey pegs or markers on the Lot, and in the event that the Grantor does so, (or his agents, workers, contractors, guests or invitees do) then the Grantor will reimburse the Grantee hereunder forthwith for all costs and expenses in having such pegs or markers replaced by a registered surveyor.

14. The Grantor shall not further excavate (nor suffer, allow or permit his agents, contractors, workers, guests or invitees so to do) excavate any swales nor allow any pollutants be discharged into any landscape swales or other drainage features on the Lot.

15. The Grantor shall complete any building on the Lot within twelve (12) months of commencement of laying down the foundation and within twenty-four (24) months of laying down the foundation shall also complete all ancillary work such as landscaping, and within that period construct in a proper and tradesman like manner a driveway or vehicle access in a permanent continuous surfacing.

120224

N.C.C.

16. The Grantor shall not plant or suffer, commit, or allow to be planted or grown on the Lot any exotic conifer, eucalyptus or wattle trees other than those extant (if any) on the Lot at settlement.

17. The Grantor shall not erect any dwelling, building, fence or other structure on the Lot unless the approval of the Grantee or the Grantee's nominee has first been obtained to all plans, specifications, site plans, design of the building, or structure proposed and the materials to be used in construction and the colour scheme. The decision of the Grantee or the Grantee's nominee is final and conclusive. If such approval is given then the Grantor shall not depart from the plan, specifications, site plan and material schedule and colour scheme and design presented for approval, when constructing the buildings or other buildings or structures. This obligation shall extend to any alterations to the building or other structure, subsequent to the initial constructions.

18. The Grantor shall not call upon the Grantee to contribute to the cost of any boundary fencing.

19. The Grantor shall not oppose, object to, frustrate, or take any action, or encourage or cause others to oppose, object to, frustrate or take any action that might in any way prevent or hinder the Grantee from progressing or completing the Grantee's subdivision or any future redevelopment of the Grantee's land. Such covenant extends to and includes (without limitation) development planning, zone changes, resource consents for land uses and subdivisions, Consent Authority or Environment Court applications, Territorial Authority Building Consent matters, or any other necessary consent process involving land owned by the Grantee.

20. The Grantee will not be liable because of any action it takes, or fails to take, or for any default of any dwelling, building, fence or other structure erected on any Lot or at all as a result of these covenants or otherwise and the Grantor shall indemnify in keeping the Grantee or its legal successors (other than successors in title after registration of a Memorandum of Transfer to the Registered Proprietor hereunder) of any costs, claims, suits, demands, actions, liabilities or proceeding or otherwise arising out of or by virtue of a transfer of a lot to a Registered Proprietor.

21. If there should be any breach or any non-compliance with any of the foregoing covenants and without prejudice to any other liability which the Grantor or other registered proprietor of the Lot may have to any person having the benefit of these covenants, the Grantor will upon written demand being made by the Grantee or any of the registered proprietors of a lot or lots, with the benefit of the covenants ("the Dominant Tenements")

    (a) Remove or cause to be removed from the land any dwelling house, garage, building, fence, or other structure or plant erected on it or placed on the land in breach or non observance of the foregoing covenants;

    (b) To replace any building with materials used in breach or non observance of the foregoing covenants so as to comply with the covenants;

    (c) With any breach or non-compliance of the foregoing covenants continues for thirty (30) days after demand has been made to remedy the non-compliance, the Registered Proprietor shall pay to the person making demand as liquidator damages to the sum of $100.00 per day for each and every day that such breach or non observance continues.

Sam Gavin

From: JOHNSTON, Elizabeth (Anne) [Elizabeth.Johnston@police.govt.nz]
Sent: Thursday, 20 September 2012 7:54 a.m.
To: Sam Gavin

I give permission for Mike's Brick and Block to act as the agent while you process the amendment and any queries should go to Mike

Thank you
Anne Johnston

==========

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Nelson City Council
te kaunihera o whakatū

Building Consent 120224

Section 51, Building Act 2004

The building

Street address of building:	**13 John Sutton Place, Nelson**
Legal description of land where building is located:	Lot 83 DP444859
Valuation number:	1962077954
Building name:	
Location of building within site/block number:	
Level/unit number:	

The owner

Name of owner:	Anne Johnston	
Contact person:		
Mailing address:	Private Bag 39, Nelson 7040	
Street address/registered office:		
Phone number:	Landline:	Mobile: 0276034526
	Daytime:	After hours: 5459879
Facsimile number:		
Email address:	anne.johnston@police.govt.nz	
Website:		

First point of contact for communications with the council/building consent authority:

Full Name: Kerry Thomson

Mailing Address: 7 Cresswell Place, Richmond

Phones:: 5445343

Email: kbthomson@actrix.co.nz

Building work

The following building work is authorised by this building consent:

4 bedroom house with garaging

IMPORTANT NOTE: In accordance with the Building Act 2004, this Building Consent will lapse 12 months from the date of issue unless building work has commenced or an extension to this period has been arranged.

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal

would be in breach of any other Act.

Compliance schedule

A compliance schedule is not required for this building consent.

Attachments

Copies of the following documents are attached to this building consent:

Signature

Manager Building

Position

On behalf of Nelson City Council

Date: 24/05/12

Nelson City Council
te kaunihera o whakatū

Addenda to Application

Application

Anne Johnston	No.	120224
Private Bag 39, Nelson		

Project

Description	4 bedroom house with garaging
Location	**13 John Sutton Place, Nelson**
Legal Description	Lot 83 DP444859
Valuation No.	1962077954
Charges incl. Levies	
Intended Life	Indefinite, but not less than 50 years
Estimated Value	$300,000

Builder:	Brent Dixon - Dusty Builders
Designer:	KB Thomson
Drainlayer:	Tasman Plumbing & Drainage
Plumber:	Tasman Plumbing & Drainage
Electrician:	Lloyd Munro
Contractor:	Tasman Consulting Engineers

General Requirements

The following paperwork must be provided and/or inspections completed before a Code Compliance Certificate may be issued.

EN01 Foundation. Consulting Engineer to inspect all specifically designed elements as per Inspection Schedule and provide Producer Statement PS4 Construction Review to Council.

Nelson City Council
te kaunihera o whakatū

Site Inspection Sheet

Application

Anne Johnston	No.	120224
Private Bag 39, Nelson 7040	Issue date	**24/05/12**

Project

Description	4 bedroom house with garaging
Location	**13 John Sutton Place, Nelson**
Legal Description	Lot 83 DP444859
Valuation No.	1962077954
Charges incl. Levies	$ 13,263.16

This Site Inspection Sheet lists the inspections necessary to monitor these works for compliance with the New Zealand Building code.

As the homeowner, you are responsible for:

- Ensuring the following inspections are undertaken, if not it may be difficult for Council to issue a Code Compliance Certificate (CCC) upon completion of the work.
- Ensuring that Council are notified of the details of each Licensed Building Practioners (LBP) **before** any Restricted Building Works (RBW) commence.
- Notifying the Council if a LBP leaves the project and is replaced. Council need to know the replacement LBP.
- Making sure that each LBP provides you with a Memorandum (Record of Building Work) when their part of the RBW construction is complete.
- Submitting an application to the Council for a CCC and making sure the Memoranda (Record of Building Work) are included.

The approved plans and this inspection sheet are to be available on site, on request, at all times.

Please give at least 72 hours notice for the next required inspection, phone 5460334. For stand-alone spaceheater inspections please phone 5460381.

Please note you have paid for **one** of each of the listed inspections. If any **additional inspections** are required during your building project they will result in additional fees prior to the issue of Code Compliance Certificate. Please refer to Council's latest Fees and Charges schedule for more information.

IA00R Non standard conditions - refer addendum to building consent. Restricted Building Works, Memoranda (Record of Work) required.

IB02R Check siting. Building inspector and contractor to confirm inspection process and addendum to consent. Update all LBP and contractor details on application form (form 2). Discuss Memoranda (Record of Work) requirements.

IC02 Excavation for removal of topsoil beneath floor slab.

IC10R Pre-pouring for floor slabs. To include any waste pipes and DPM and accessible features. Restricted Building Works, Memoranda (Record of Work) required.

IE06 Sewer and stormwater drains under approved test prior to the filling of any trenches.

IF04R Structural check before roofing underlay and building wrap are in place. Restricted Building Works, Memoranda (Record of Work) required.

IG06R Building wrap/wind barrier prior to installation of exterior cladding, with flashings in place. Restricted Building Works, Memoranda (Record of Work) required.

IG10R The first day the bricklayer is on site. Restricted Building Works, Memoranda (Record of Work) required.

IG12R Brickwork at half-height of each floor. Restricted Building Works, Memoranda (Record of Work) required.

IF08R Pre-lining when any insulation is in place, including any plumbing works under test. Restricted Building Works, Memoranda (Record of Work) required.

IF14R Post lining, when all brace element nailing is complete prior to the installation of skirtings or cornice and prior to wall stopping. Restricted Building Works, Memoranda (Record of Work) required.

3	Site Inspection Sheet

IF23 Waterproofing. Inspection of waterproofing membrane prior to the installation of tiles for shower.

II06R Completion check. When all building consent requirements are complete. Restricted Building Works, Memoranda (Record of Work) required.

Nelson City Council
te kaunihera o whakatū

Application for Code Compliance Certificate

Section 92, Building Act 2004

Please check all information is current and correct and change where appropriate.

The building consent

Building consent number:	120224
Location:	13 John Sutton Place, Nelson
Description:	4 bedroom house with garaging
Issued by:	Nelson City Council

The owner

Name of owner: Anne Johnston

Contact person:

Mailing address: ~~Private Bag 39, Nelson 7040~~ 13 John Sutton Place Nelson

Street address/registered office:

Phone number: Landline: 5447223 Mobile: 0276034526

Daytime: 5459879 1 After hours:

Facsimile number:

Email address: mikesbrickandblock@yahoo.co.nz

The following evidence of ownership is attached to this application:

☐ Copy of certificate of title

☐ Other document showing full name of legal owner(s) of the building

☐ Agreement for sale and purchase

☐ Lease

First point of contact for communications with the council/building consent authority:

Full Name: Kerry Thomson
Mailing Address: 7 Cresswell Place, Richmond
Phones:: 5445343
Email: kbthomson@actrix.co.nz

Application

All building work to be carried out under the above building consent was completed on . . . / . . . / . . .

RECEIVED
8 APR 2014
N C C

The licensed building practitioner(s) who carried out or supervised the restricted building work is/are as follows:			
Name	**Licensing class**	**Licensed building practitioner number (or registration number if treated as being licensed under section 291 of Act)**	**Particular work carried out or supervised**
DesignKerry Thomson : 03 544 5343		BP113911	
Carpentry Brent Dixon : 027 299 9444		BP109789	
Bricklaying and Blocklaying		Michael McGregor : 021 238 7695	BP115319

The personnel who carried out building work other than restricted building work are as follows:		
	Name	**License/Register/IPENZ/ NZIA Number**
Builder(s):	Brent Dixon	
~~Registered Architect~~ ✓	Kerry Thomson	
Registered Drainlayer:	Drain Max	
Registered Plumber:	Reg Anderson	
~~Registered Gasfitter:~~		
Registered Electrician:	Lloyd Munro	
Registered Engineer(s):	Tasman Consulting Engineers	
Other Key Personnel:		

I request that you issue a code compliance certificate for this work under section 95 of the Building Act 2004.

The code compliance certificate should be sent to: *(Owner)* ~~Private Bag 39, Nelson 7040~~ 13 John Sutton Place, Nelson 7010

D Johnston

Signature of owner / agent (on behalf of and with the authority of the owner)

Anne Johnston.

Name of person signing

8-4-14

Date

Attachments

The following documents are attached to this application (where applicable):

- ☐ Producer Statements (PS4) – construction review
- ☐ Producer Statements (PS3) – balustrade; solar
- ☐ Energy Works certificates – electric; gas
- ☐ As built drainage plan
- ☐ Waterproofing certificate
- ☐ Cladding certificate
- ☐ Pressure test certificate

Nelson City Council
te kaunihera o whakatū

Code Compliance Certificate 120224

Section 95, Building Act 2004

The building

Street address of building:	**13 John Sutton Place, Nelson**
Legal description of land where building is located:	Lot 83 DP444859
Valuation number:	1962077954
Building name:	
Location of building within site/block number:	
Level/unit number:	
Current, lawfully established, use:	
Year first constructed:	

The owner

Name of owner:	Anne Johnston	
Mailing address:	13 John Sutton Place, Richmond 7020	
Contact person:		
Street address/registered office:		
Phone number:	Landline:	Mobile: 0276034526
	Daytime:	Facsimile:
Email address:	anne.johnston@police.govt.nz	

First point of contact for communications with the council/building consent authority:
Full Name: Kerry Thomson
Mailing Address: 7 Cresswell Place, Richmond
Phones:: 5445343
Email: kbthomson@actrix.co.nz

Building work

Building consent number:	120224
Issued by:	NELSON CITY COUNCIL
Description	4 bedroom house with garaging

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that the building work complies with the building consent

Signature
On behalf of: NELSON CITY COUNCIL

Senior Building Inspector
Position
Date: 28/05/14

Tab 2 – Checklists Inspections



Amendment Processing Review

Amendment Officer: SAM GAVIN

Amendment #: 120224A

Date Received: 18/09/12

Processing Notes:

PLEASE PROVIDE UPDATED DETAILS TO DEMONSTRATE COMPLIANCE - EZ FOR SILL, JAMB, WEATHER AND METALBOARD

Review

- [x] Amendment documents stamped
- [x] Allocated to departments
- [x] Ok to grant? (BCO review)
- [x] Signed: ..... Date: 5/10/12
- [x] Invoicing complete
- [x] NCS status updated
- [x] Circulated

BAM 120A

NCC BCA AMENDED BUILDING CONSENT PROCESSING RECORD SHEET

To DRU? Yes / No ☐ Sent to DRU ☐ DRU Report Received

BC/PIM No: 120224A **RC No:** — **Date Received:** 18/09/12
Input 18/09/12

Project: PLASTER OVER BRICK VENEER ~~CLADDING~~ CLADDING

Location: 13 JOHN. SUTTON

Restricted Building Work Yes / No

	Date	RFI	Email/ Fax	Date	App
Building, Plumbing & Drainage	25/9/12	✓	email.	5/10/12	✓
Geotech (if s72 applies TLBC/Manager to grant)					
Hazardous agents, substances and processes					
Services (Network utility)					
Planning					
Other eg: - Health - (PIM comments received)					

Notes: 0.75 hrs.

AMENDED PLAN
27 SEP 2012

1	2	3	4
5	6	7	8

592257 V9

Building consent/PIM No. _____

Additional Inspections					
IA00	IA00R	IA01	IA01R		
Site Inspection					
II05	IB02	IB02R			
Foundation					
IC02	IC04	IC04R	IC06	IC06R	
IC08	IC08R	IC10	IC10R		
Retaining Walls					
ID04					
Plumbing/Drainage					
IE02	IE05	IE06	IE08		
Building Structure					
IF01	IF01R	IF02	IF02R	IF04	IF04R
IF21	IF21R	IF22	IF22R		
Exterior Cladding					
IG02	IG02R	IG04	IG04R	IG12	IG12R
IG14	IG14R	IG18	IG18R	IG22	IG22R
IG24	IG24R				
Interior Structure					
IF06	IF06R	IF08	IF08R	IF10	IF14
IF14R	IF16	IF16R	IF18	IF23	
Garage					
IK01	IK02	IK03	IK04		
Solar					
IL01					
Solid Fuel Heater					
IH02	IH04				
Completion					
II02	II06	II06R	II07	II07R	II08
II09					
Gas Fired Systems					
ZO10					
GIS Plan Update Required					
ZU04 Footprint/Roof Outline					
ZU06 Drainage Card Detail					

Waiver or modification to NZBC	Y / N
Condition to be entered on property file	Y / N
Fire evacuation scheme required	Y / N

BAM 120

NCC BCA ALLOCATION AND PROCESSING RECORD SHEET

~~To DRU? Yes / No~~ ☐ Sent to DRU ☐ DRU Report Received

☐ Section 72 - refer to Geo if stability ☐ Section 75 ☐ Specified intended life

~~CPU required? Yes / No~~ ~~CPU issued date:~~

BC/PIM No: 120224 **RC No:** **Date Received:** 10/4/12

Input 12/4/12

Project: **4 bedroom house with garaging**	
Building Category: (circle as appropriate)	(R1) 2 3 Restricted Building Work Yes / No
Location: **13 John Sutton Place, Nelson**	
Lot: 83	DP: 444859
Special Conditions:	Conditions: 1402, 1342, 1343, 1516, 1566
	Natural Hazards:

Allocation by P Farrar Date 13/4/12

Building Consent Application Officer Linda Chi

	Date	RFI	Email/ Fax	Date	App
Building, Plumbing & Drainage	14/5/12	✓	E	23/05/12	CW.
Geotech (if s72 applies TLBC/Manager to grant) 1566	14/May/12	✓	E F	21/May/12	PO
Hazardous agents, substances and processes					
Health					
Services (Network utility)					
Other (PIM comments received)					

Notes:
~~Approved vetting~~
~~13/4/12.~~

AMENDED PLAN 15 MAY 2012 Building-Pat & Geo

AMENDED PLAN 15 MAY 2012 Geo

AMENDED PLAN 21 MAY 2012 BUILDING

1 2 3 4 5 6 7 8

Linked to 592109

Building consent/PIM No. 120224

Additional Inspections					
IA00	IA00R	IA01	IA01R		
Site Inspection					
IB02	IB02R				
Foundation					
IC02	IC04	IC04R	IC06	IC06R	
IC08	IC08R	IC10	IC10R	IC12	IC12R
Retaining Walls					
ID02	ID02R	ID04	ID06		
Plumbing/Drainage					
IE02	IE04	IE05	IE06	IE08	
Building Structure					
IF02	IF02R	IF04	IF04R	IF21	IF21R
IF22	IF22R				
Exterior Cladding					
IG02	IG02R	IG04	IG04R	IG06	IG06R
IG08	IG08R	IG10	IG10R	IG12	IG12R
IG14	IG14R	IG16	IG16R	IG18	IG18R
IG20	IG20R	IG22	IG22R	IG24	IG24R
Interior Structure					
IF06	IF06R	IF08	IF08R	IF10	IF10R
IF12	IF12R	IF14	IF14R	IF16	IF16R
IF18	IF18R	IF23			
Solid Fuel Heater					
IH02	IH04				
Completion					
II02	II05	II06	II06R		
Gas Fired Systems					
ZO10					
GIS Plan Update Required					
ZU04 Footprint/Roof Outline					
ZU06 Drainage Card Detail					

Waiver or modification to NZBC	Y / N
Condition to be entered on property file	Y / (N)
Fire evacuation scheme required	Y / (N)

Linked to 592109

BAM 120PE

NCC PIM/SECTION 37 ALLOCATION AND PROCESSING RECORD SHEET

BC/PIM No: 120224 RC No: Date Received: 10/4/12
Input 12/4/12

Project: 4 bedroom house with garaging	
Owner: Anne Johnston	
Location: 13 John Sutton Place, Nelson	**Lot & DP:** Lot 83 DP444859
Special Conditions:	Conditions: 1402, 1342, 1343, 1516, 1566
	Natural Hazards:

Planning Officer

	Date	Not	Email/Fax	Date	App
Planning				23.4.12	~~KK~~
Roading					
Infrastructural Assets (all commercial & industrial buildings)					
Other					

Building -zones	Wind	Corrosion
	☐ Low ☐ Medium ☐ High ☐ Extra High ☐ Specific design	☐ Sea spray <500m from sea ☐ Zone 1

Notes:

1	2	3	4
5	6	7	8

Linked to 592322

Document Control Checklist 1
Building Consent Form BAM 002

Customer Service, Lodging / Stage 1 Form 2		BC No. 120224 Information provided			
		Yes	No	Date	Signature
The Building					
Tab 1	Intended use?	✓		10/4	
Tab 1	Year first constructed?	N/A			
The Owner					
Tab 1	Copy of Current Certificate of Title?	✓		10/4	
Tab 1	Evidence of Ownership if title is not in the applicants name (i.e. Sale & Purchase)	✓		10/4	
The Agent / First Point of Contact					
Tab 1	Written Authorisation from owner for agent acting on behalf?	N/A		10/4	
The Project					
Tab 1	Change of use?	N/A			
Restricted Building Works & Key Personnel					
Tab 1	Does this include restricted building works?	✓		10/4	
Tab 1	If Yes, is there a Certificate of Design Work?	✓		10/4	
Attachments					
Tab 1	Schedule of compliance with NZ Building Code?	✓		10/4	
Tab 1	BAM 002 Checklist	✓		10/4	
Tab 5	Plans & Details	✓		10/4	
Tab 6	Specifications	✓		10/4	
Tab 7	Technical Product Information	✓		10/4	

Is the application form signed? (Y) / N

Name of receiving officer / CSO (please print): Sheryl Skinner.

Notes:

✓	Information supplied	X	Information not supplied, add reason for accepting in note area	—	Not applicable

Document Control Checklist 2
Processing for Building Consent

Processing / Stage 2		**Required y / n**		**BC** 120224	
Tab1 (Statutory Documents)		**Yes**	**N/A**	**Date**	**Signature**
Tab 1	Copy of issued BC – Addendum (Form 5) Schedule of Inspections? Fees (Admin)	✓		24-5	RMK
Tab 1	Development Contribution notice (Form 3) (Admin)		✓	24-5	RMK
Tab 1	Copy of PIM (Form 4) (Admin)		✓	24-5	RMK
Tab 1	Section 37, 72 & 75 Certificates etc? (Admin)		✓	24-5	RMK
Tab 1	Draft Compliance Schedule sheets completed? (BCO & Admin)		✓		
Tab 2	Processing checklists (BAM forms)?	✓			
Tab 3	Correspondence in date order?	✓			
Tab 4	Fire Report / Consultant Reports / DRU / Peer review / Response?		✓	27/05/11	27/5/11
Tab 4	PS1 / PS2, Calculations? Truss design certificate, proprietary details etc?	✓			
Tab 5	Amended and original plans in correct order?	✓			
Tab 6	Bracing Calcs & Design, Risk Matrix?	✓			
Tab 7	Technical Product information?	✓			
Tab 7	Specified Intended Life, consent issued subject to section 113 BA04	/			
Tab 8	Documents placed in BC in correct tab order / plans superseded?	✓			

Okay to grant BC	(Y) / N	**Delegated officer:**	Chris Wood.

Notes:

Document Control Checklist 3

Inspection & Certifying / Stage 3		Required y / n		BC 120224	
		Yes	No	Date	Signature
Tab 1	Have all addendum & or conditions of the issued BC been met? (Inspector)				
Tab 1	Have all inspections been carried out & approved? (Include all Inspection sheets) (Inspector)				
Tab 1	Have all ROW's from nominated LBP's been received? (Inspector)				
Tab 1	Was there a Notice to Fix? Has this been satisfied? (Form 13) (Inspector)				
Tab 1	B2 modification, date:				
Tab 4	Have all PS3, PS4, test certificates, as built's etc been submitted? (check addendum on BC) (Inspector)				
Tab 1	Compliance Schedule (check all items identified, complete & sign off as draft) (Form 10) New / Existing CS: . . . . . (Compliance Officer)				
Tab 1	Copy of CCC application? (Form 6) Received ☐ Entered NCS ☐ (Admin)				
Tab 1	Does the current legal description and owner detail match original building consent? (Admin)				
Tab 1	No CCC to be issued – file note and letter to owner on file (Inspector/file note – Admin/letter)				
Tab 1	Extra inspection charges? (Admin)				
Tab 3	Correspondence in date order? (Admin)				
Tab 5 & 8	Documents placed in BC in correct tab order / plans, as-built's received, amendments etc (superseded plans to be removed from file) (Admin)				
Okay for CCC	Y / N	**Inspector signing off CCC:**			
Notes:					

NELSON CITY COUNCIL

Nelson Resource Management Plan (Operative in Part 2004)

Rule Check Sheet: **Residential Zone**

Consent No	120224	**Consent Type**	BC
Applicant			
Address for Service	13 John Sutton Place		
Contact			
Street Address			
Legal Description	Lot 83 DP 444859		
Owner			
Proposal	New dwelling with 1/a garage		
Other Related Consents			
Nelson Resource Management Plan			
Zoning attributes (Map 32)		**Residential Standard / ~~Higher / Lower Density~~**	
Overlay attributes (Map)			

Check	Rule		Comment
	REr.20	**Non-residential activities** (excluding home occupations)	
	REr.21	**Home occupations**	
	REr.22	**Comprehensive housing development**	
✓	**REr.23**	**Minimum site area** 765m²	
✓	**REr.24**	**Site coverage** 37% 7% coverage.	
✓	**REr.25**	**Front yards**	
✓	**REr.26**	**Other yards** 1.6 from south-eastern boundary.	
✓	**REr.27**	**Outdoor living court -** Sites less than 350m²	
✓	**REr.28**	**Pedestrian access to rear of sites**	
✓	**REr.29**	**Corner sites**	
✓	**REr.30**	**Buildings and fences near vehicle accesses**	
✓	**REr.31**	**Fences**	
✓	**REr.32**	**Maximum building height**	
✓	**REr.33**	**Relocated buildings**	
✓	**REr.34**	**Building over or alongside drains and water mains**	

✓	REr.35	**Daylight admission**	
✓	REr.36	**Decks, terraces, verandahs and balconies**	
N/A	REr.37	**Activities near the coast**	
✓	REr.38	**Parking**	
N/A	REr.39	**Parking or storage of heavy vehicles**	
✓	REr.40	**Access**	
N/A	REr.41	**Signs**	
	REr.42	**Outdoor storage**	
	REr.43	**Noise**	
	REr.44	**Helicopter landing pads**	
	REr.45	**Vibration**	
	REr.46	**Light spill**	
	REr.47	**Hazardous substances -** use and storage	
	REr.48	**Radioactive material**	
	REr.49	**Aerials**	
	REr.50	**Radiofrequency exposure levels**	
	REr.51	**Buildings near transmission lines**	
	REr.52	**Network utility -** buildings	
	REr.53	**Network utility -** above ground and underground utilities	
	REr.54	**Minor upgrading of electricity transmission lines support structures**	
	REr.55	**Structures on the road reserve**	
	REr.56	**Network utility -** roads	
	REr.57	**Neighbourhood parks**	
	REr.58	**Building on low lying sites**	
	REr.59	**Vegetation clearance**	
	REr.60	**Soil disturbance**	
✓	REr.61	**Earthworks**	
	REr.61A	**Landfill**	
	REr.62	**Papakainga development** (Schedule Sch.A)	
Rules Relating to Overlays on Planning Maps			
	REr.63	**Service Overlay -** Building	
	REr.64	**Airport Effects Control Overlay and Port Effects Control Overlay** - Minimum site area	
	REr.65	**Airport Effects Control Overlay** - Acoustic insulation of buildings	
	REr.65A	**Port Effects Control Overlay** – acoustic insulation of residential units	
	REr.66	**Airport Effects Advisory Overlay and Port Effects Advisory Overlay**	
	REr.67	**Coastal Environment Overlay** – Activities near the coast	
	REr.68	**Landscape Overlays** - Above-ground network utility structures	
	REr.69	**Landscape Overlays** – Minor upgrading of electricity transmission lines and support structures	
	REr.70	**Conservation Overlay**	
	Rer.71	**Riparian Overlay -** Activities on land identified with riparian values	
	REr.72	**Land Management Overlay**	
	REr.73	**Fault Hazard Overlay**	

	REr.74	**Tahunanui Slump Core Slope Risk Overlay and Tahunanui Slump Fringe Slope Risk Overlay** - Storm and waste water	
	REr.75	**Tahunanui Slump Core Slope Risk Overlay and Tahunanui Slump Fringe Slope Risk Overlay** - Earthworks	
	REr.76	**Tahunanui Slump Core Slope Risk Overlay and Tahunanui Slump Fringe Slope Risk Overlay** - Heavy structures	
	REr.77	**Tahunanui Slump Core Slope Risk Overlay and Tahunanui Slump Fringe Slope Risk Overlay** - New residential units	
	REr.78	**Tahunanui Slump Core Slope Risk Overlay and Tahunanui Slump Fringe Slope Risk Overlay** - Extension or rebuilding of existing residential units	
	REr.79	**Tahunanui Slump Core Slope Risk Overlay and Tahunanui Slump Fringe Slope Risk Overlay** - Accessory buildings	
	REr.80	**Grampians Slope Risk Overlay** - Storm and waste water	
	REr.81	**Grampians Slope Risk Overlay** - Earthworks	
	REr.82	**Flood Path, Flood Overlays**	
	REr.83	**Inundation Overlays** - Low lying ground susceptible to localised stormwater ponding or tidal inundation	
	REr.84	**Wakefield Quay Precinct**	
	REr.85	**Heritage Buildings, Places and Objects** - Alterations to Group A and B items	
	REr.86	**Heritage Buildings, Places and Objects** - New Buildings on the site of a Heritage Item	
	REr.87	**Heritage Buildings, Places and Objects** - Demolition or removal of Group A and B item	
	REr.88	**Heritage Buildings, Places and Objects** - Demolition or removal of Group C items	
	REr.89	**Heritage Precincts** - Alterations to any building (including listed Heritage Buildings)	
	REr.90	**Heritage Precincts** - Erection of new buildings	
	REr.91	**Heritage Precincts** - Removal or demolition of Listed Heritage Buildings	
	REr.92	**Heritage Precincts** - Front fences	
	REr.93	**Heritage Trees** - Trimming of a Heritage Tree identified in Appendix 2	
	REr.94	**Landscape Trees** - Trimming of a Landscape Tree identified in Appendix 2	
	REr.95	**Heritage and Landscape Trees** - Activities within the dripline of a Heritage or Landscape Tree identified in Appendix 2	
	REr.96	**Heritage and Landscape Trees** - Removing or destroying a Heritage or Landscape Tree identified in Appendix 2	
	REr.97	**Local trees** - Removing a local tree identified in Appendix 2	
	REr.98	**Archaeological sites**	
	REr.99	**Bishopdale Pottery** (Scheduled Site - Sch.B)	
	REr.100	**Nelson Marlborough Health Services** (Scheduled Site - Sch.C)	
	REr.101	**BP Annesbrook** (Scheduled Site - Sch.D)	
	REr.102	**Ngawhatu Residential Area** (Scheduled Site - Sch.E)	
	REr.103	**Polytechnic** (Scheduled Site - Sch.F)	
	REr.104	**Trafalgar Street/Hathaway Court** (Scheduled Site - Sch.G)	
	REr.105	**Bishopdale Subdivision Area** (Scheduled Site – Sch.H)	
	REr.106	**Marsden Valley Residential Area** (Scheduled Site – Sch I)	
Subdivision			
	REr.107	**Subdivision** - General	

	REr.108	**Services Overlay** - Subdivision	
	REr.109	**Landscape Overlays** - Subdivision	
	REr.110	**Fault Hazard Overlay** - Subdivision	
	REr.111	**Flood Path Overlay and Flood Overlay** - Subdivision	
	REr.112	**Tahunanui Slump Core Slope Risk Overlay and Tahunanui Slump Fringe Slope Risk Overlay** - Subdivision	
	REr.113	**Heritage Precincts** - Subdivision	
	REr.114	**Heritage Overlays** (excluding Heritage Precincts and Wakefield Quay Precinct) Subdivision	
	REr.115	**Bishopdale Subdivision Area** (Scheduled Site – Sch.H)	
Freshwater Plan Change rules			
	FWr.1	**Disturbance of river and lake beds, and wetlands**	
	FWr.2	**Vehicle crossings in the beds of rivers and lakes, and wetlands**	
	FWr.3	**Planting in riverbeds and margins, and in wetlands**	
	FWr.4	**Maintenance, replacement, upgrade and removal of structures in the beds of rivers and lakes and their margins (excluding dams)**	
	FWr.5	**Bridges, culverts and fords**	
	FWr.6	**Instream dams**	
	FWr.7	**Removal of obsolete structures in the beds of rivers and lakes**	
	FWr.8	**Aggregate extraction in the beds of rivers and lakes**	
	FWr.9	**Deposition of material in the beds and banks of rivers and lakes, and in wetlands**	
	FWr.10	**Realignment and reclamation of beds of rivers and lakes, and wetlands**	
	FWr.11	**Activities on the surface of water bodies**	
	FWr.12	**Temporary diversion of surface water**	
	FWr.13	**Take, use, and diversion of surface water**	
	FWr.14	**Take, use, and diversion of groundwater**	
	FWr.15	**Take, use or abstraction of water from ponds, reservoirs or dams**	
	FWr.16	**Transfer of water permits**	
	FWr.17	**Drilling of a bore or well**	
	FWr.18	**Investigative drill holes**	
	FWr.19	**Abandonment or decommissioning of a bore or well**	
	FWr.20	**Point source discharges to freshwater bodies (other than stormwater)**	
	FWr.21	**Discharges from the public sewerage system to freshwater bodies**	
	FWr.22	**Point source stormwater discharges to water**	
	FWr.23	**Discharge of agrichemicals in and near waterbodies**	
	FWr.24	**Fertiliser discharges to land where it may enter water**	
	FWr.25	**General discharges to land where it may enter water**	

Compliance with Regional Policy Statement	
Application Status	

Approvals Required (i.e. NCC for road reserve works)	**Approvals Obtained?**

Comments / Notes	

Financial Contribution - Building

Building Consent Number : 120224 ***Calculation Date :*** 18/04/2012

Stage 0

Address of Work : 13 John Sutton Pl

Applicants Name : Johnston ***Location in Wood :*** ☐

Description of Work : New

Total Floor Area of Proposed Building : 270 ***m2***

Total Floor Area of Existing Residential Building 0 ***m2***

Applicants Stated Value : $300,000 ***Inc GST?*** ☑ ***ApplicantsValue (exc GST) :*** $260,870

NCC Check Calculation :
(Based on Rawlinson Description of 'House >150m2 (greater than)' with a paragraph reference of 12.1)

$1,450 ***/m2 x*** 270 ***m2 =*** $391,500

Figure Used in Further Calculations : NCC Check Value Used

No Existing DIL on Record. Allowance of $85964 Applies.

Number of Residential Units with this Application : 1

Specified Total for Contribution : $305,536

Contribution for Infrastructure : $6,111

Reduce Contribution where applicable due to :

☐	***Sewerage @ 24%***	$0
☐	***Water Supply @ 27%***	$0
☐	***Stormwater Flood Protection @ 23%***	$0
	Total Reduction :	$0

Total Contribution for Infrastructure (inc GST) : $7,028

Total Contribution for Reserves (inc GST) : $1,757

Please I Need a design statement that covers Lintel H.

BC Number...120224.....

Project...4 bedroom house with garaging

Name & Project Address...A. Johnston, 13 John Sutton Pl

Wind Zone; High (A, open, exposed, T/)

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BUILDING CONSENT PROCESSING SHEET
RESIDENTIAL/HABITABLE (BAM 100)

Building Elements		Items To Be Checked	Checked	Not Applicable	Comments Including Means of Verifying, Endorsements, Conditions & Requirements	Page No.
General Information	LBP	Restricted work involved?	✓		Yes, checked BAM 120	
		LBP's named	✓		checked - PBH public register	
		Cert. of Design Work	✗		owners details not complete, roof row + Declaration not complete. + description of RBW for few items not filled in	
	Pim etc	Section 37: Resource Consent cert / Attached	✓		Planning	
		PIM Problems Resolved / Not available / Attached to consent	✓		Planning	
	Ownership	Property Ownership / CT	✓		checked CT + Sale & Purchase agreement	
		2+ Allotments: Sect 75 / Amalgamation	✓	—	one allotment, checked Intramap + Sheet 1 of 5	
		Any Consent notices	✓		None, checked tab 4 of BCA folder	
	Sub-division	Subdivision Conditions Certificate issued	✓		Planning	
	General	Any protected buildings or trees	✓	—	None, checked Intramap	
		Any special flooding issues	✓	—		
		Wind zone	✗		wrong wind zone specified.	
		Project value check	✓		$300,000, checked BAM 002	
Site	Positioning	Siting	✓		checked Sheet 1	
		Snow zone	✓		N3, up to 1 kPa of snow loading	
		Exposure zone B/C/D	✓		checked Intramap + Sheet 1 + NZS3604:2011	
		Site specific requirement	✓		C1566	
	Location	Contours/ Levels/ Datum	✓		checked Sheet 1	
		Proposed building/s	✓			
		Existing buildings/s	✓	—	None, checked Intramap.	

✓ Information supplied meets NZBC ☒ Information incomplete does not meet NZBC ▭ Not applicable

Building Elements		Items To Be Checked	Checked	Not Applicable	Comments Including Means of Verifying, Endorsements, Conditions & Requirements (Need to label catchement areas.)	Page No.
		Any easements	√	—	Building work not over any easements, checked Sheet 1	
	Engineering	Hazards on site/S71	√	—	None, checked Intramap & Tab 4 of [illegible] + C4+	
		Section 72 :Land Subject to erosion, etc	√	—	↓ folder 2 Intramap	
		Flood prone site MIN FFL.....	√	—	No flood hazards, checked Intramap	
		Ground bearing	√		To be confirmed by engineer	
	General	Fault Lines	√	—	None, checked Intramap	
External Works	Retaining Walls	Siting/surcharge	√	—	None, checked Sheet 1	
		Footings & Construction	√	—	↓	
		Subsoil Drainage	√	—		
	Ground works	Surface water control	X		different downpipe size not indicated on plan +	
		Any excavation works & fill	√		No major earthworks	
		Confirmation of Corridor Access Request	X		need to confirm whether a corridor access request has been lodged	
		Driveway construction	√		Sheet 1 of 5	
Plumbing & Drainage	Water System	Potability of water supply	√		Public mains supply	
		HWC and valving incl. temp.valves	√		checked page 2 of specifications + sheet 1 + Figure 14 on page	
	Solar water heater	Installation and valving to NZS4614	√	—	None, checked Sheet 2 – Sheet 3	26 of
		Producer Statement (form D2 out of COP solar heaters) attached	√	—	↓	specifications
	Waste pipes	G13 or AS 3500	√		G13, checked page 2 of specifications.	
		Fixtures per Waste	√		One per waste pipe	
		Waste Pipes Size/Gradient	X		gradient of waste pipe for Laundry tub not steep enough	
		Waste venting, antisiphonage	X		Sheet 1	
	Drainage	Surface water / Channel/ Sumps/Subsoil drains-sumps	X		different downpipe size not labelled on plan, + gradient for the section of stormwater drain connecting to be Lateral not specified	
		Drain Size, Gradient, Depth, Cover	X		gradient for the section of stormwater drain connecting to Lateral not specified	
		Down pipes & stormwater disposal	X		downpipe sizes not labelled on plan	
		Septic tank or AWTS Register No.	√	—	None, checked plans	
		Loading on existing system	√	—	↓	
Foundations	Concrete Foundations	Depth / width	√		Covered by David King's PS1	
		Reinforcement / Cover	√		↓ + Page 1 of specification.	
	Pile Foundations	Pile types	√	—	↑	
		Pile size, spacing	√	—	concrete slab foundation, checked sheet 5	
		Pile to bearer fixings	√	—	↓	
		Subfloor bracing	√	—		
Floors	Floor Levels	Masonry 150 (FGL) 100 (Paving) Other 225(FGL) 150 (Paving)	√		checked sheet 4 - 5	

✓ Information supplied meets NZBC ☒ Information incomplete does not meet NZBC — Not applicable

Building Elements		Items To Be Checked	Checked	Not Applicable	Comments Including Means of Verifying, Endorsements, Conditions & Requirements	Page No.
	Concrete Slabs	Thickness / Loadbearing	X		wrong Wind Zone specified on sheet 2 of MiTek plans	
		Compacted fill / DPM	✓		checked sheet 4-5	
		Reinforcing – Mesh, Cover, Bars & Supports	✓		checked sheet 4-5 + page 1 of specifications	
		Tanking: Wall DPC: Top edge sealing	✓	—	None, checked plans.	
		Blockwork: Steel & foundations 4229	✓		Covered by PSI	
		Shrinkage Control	X		Tree joint not indicated + need to clarity whether shrinkage control joint is going via slab by opening. + dimension exceeds 6m in some bays.	
	Timber Floors (Including Decks)	Bearer Size, span, spacing	✓	—	concrete slab foundation	
		Joist size, span, spacing	✓	—		
		Lateral support or Blocking	✓	—		
		Flooring Material	✓	—		
		Sub Floor Insulation & protection	✓	—		
		Ground Clearances & ventilation	✓	—		
		Load bearing walls on floors. Distance to supports	✓	—		
	Stairways	Landings / Handrails / Barriers	✓	—	Single storey dwelling, checked Sheet 2-3	
		Anti-slip D1/AS1/Table2	✓	—		
		Stair Dimensions/Pitch	✓	—		
		Head clearance	✓	—		
	Decks	Lower level deck framing	✓	—	checked sheet 1-2	
		Upper level deck framing	✓	—		
		Step down to deck from floor	✓	—		
		Substrate	✓	—		
		Decking material	✓	—		
		Cladding clearance	✓	—		
		Drainage & gutters	✓	—		
		Stormwater overflow relief	✓	—		
		Deck weatherproofing	✓	—		
		Barriers	✓	—		
Blockwork	Block Walls	Design/Reinforcing	✓	—		
	Openings	Lintels	✓	—	None, checked sheet 4	
Framing	Timber Framing	Timber Quality (Grade / Treatment)	✓		checked sheet 4-5 + page 32 of specifications	
		Stud Height, size, spacing	X		need to clarity stud spacing (600mm crs max. or 400mm crs max)	
		Bottom Plate DPC	X		fixing spacing exceeds 600mm max. crs. + distance to end of plate not specified.	
		Plate Fixings	X		wrong wind zone	
		Lintel and beam size, span	X		roof structure	
		Lintel point loads	✓		wrong wind zone	
		Lintel and beam fixings	X			

✓ Information supplied meets NZBC

☒ Information incomplete does not meet NZBC

▭ Not applicable

7.97 span I need to be >45x90 beam

Building Elements		Items To Be Checked	Checked	Not Applicable	Comments Including Means of Verifying, Endorsements, Conditions & Requirements
					I need to justify 140x43 multigrip fixing shown on section B-B by Table 10 NZS 3604 span allowed
		Post fixings, top & Bottom	X		bottom post fixings not shown. + span of 140x45 exceeds permitted
		Beam size & fixing & support	X		
		Wall Bracing & calculations	X		Wrong wind zone + justification of soil Type required
		Wall / Ceiling Insulation	X		how uncontrolled airflow & heat loss is managed not indicated
Roofing	Roofing	Roof: Truss Design & Layout	X		wrong wind zone
		Rafters and framing	X		depth of housing insufficient. (need to be 75mm) + need justification of rafter fixings for proposed pergola.
		Truss to plate fixings	X		wrong wind zone
		Pitch / Roofing / Underlay	✓		Checked sheet 4-5
		Purlin size, span, spacing	X		spacing not specified
		Purlin fixings	X		diameter of nails not stated.
		Point loads	✓	—	None, checked sheet 2-3
		Roof penetrations and flashings	X		penetration flashing does not comply with clause 8.3.10
		Flat roofs / substrate and membrane	✓	—	pitch roof, Checked sheet 2
		Skillion roofs	✓	—	Flat Ceiling, checked sheet 4-5
		Roof Gutters	✓		checked page 124 of specifications + sheet 2 + sheet 4-5 E2/AS1
		Roof bracing	✓		Checked sheet 3 + sheet 4 of Mitek Plans.
		Ceiling framing/battens	✓		Checked sheet 4-5
		Snow boards E2.3.1 > 30m above SL	✓	—	No snowfall at this location
Elevations		Claddings / openings / downpipes	✓		checked sheet 2.
Claddings/ Cavity		Type claddings	✓		Brick veneer on cavity & direct fixed Linea weatherboard.
		Risk matrix	✓		total risk score incorrect, but claddings are still okay.
		Cavity	✓		sheet 11
	Flashings	Wall, windows, junctions, parapet etc	✓		checked sheet
		Building Wrap & flexi tape	✓		checked sheet 4-5 + page 33-34 + sheet 5
		Cladding/control joints	✓		claddings okay for total risk score
Internal Finishes	Internal Wet Areas	Linings	✓		checked sheet 4 +
		Showers/tanking	✓		out of date BRANZ appraisal provided for wet area membrane
General Items	Ventilation	General	✓		sheet 2-3 + the type of wet area membrane used not stated.
	Windows / Doors	Glazing	X		no safety glazing indicated for french doors + hinged door at garage
		Opening restrictors	✓		sheet 2
	Smoke Alarms	Type / Location	✓		checked sheet 3
		Fire separation/travel	✓		
	Gas appliances	Safety precautions (shields etc)	✓	—	None, Checked plans + specifications.
		Ventilation	✓	—	
Specific Design (Refer to TM-10)	Producer Statement	Authors Qualifications/On Register	✓		checked IPENZ CPEng register
		PS complete	✓		Signed & dated
		Accept/Decline PS – reason(s)	✓		Accept both PSI provided, both signed by CPEng engineers & reference plans provided.

✓ Information supplied meets NZBC ☒ Information incomplete does not meet NZBC — Not applicable

Building Elements	Items To Be Checked		Checked	Not Applicable	Comments Including Means of Verifying, Endorsements, Conditions & Requirements	Page No.
	Items Covered	Scope & Clause(s)	✓		NZBC Clause B1	
	Monitoring Schedule	Items covered	✓		• David King PS1 covers house foundation • Mitek PS1 covers Truss design	
	Requirement & Conditions	Consider requirements & conditions of PS	✓		None	
		Non standard conditions/adenda	✓		↓	
Specification	Content	Correct / up-to-date / relevant	✓		on plans +	
Fires	Location	Location In Building	✓	—	None, checked sheet 2-3	
	Manufacturers Instructions	Instructions provided	✓	—		
	Second Hand appliances	Age of appliance & safety report	✓	—		
Alternative Solutions		Items identified	✓	—	None, checked BAM 002.1	
		Appeals and test results	✓	—	↓	

✓ Information supplied meets NZBC

☒ Information incomplete does not meet NZBC

— Not applicable

B-C Number 120224

Project New 4 Bedroom Dwelling

Name & Project Address 13 John Sutton Place

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BUILDING CONSENT
PRE LODGEMENT CHECK SHEET
RESIDENTIAL/HABITABLE (BAM 002R)

		sufficient Information Provided	Comments
General	Property ownership	✓	
	Engineering conditions	✓	Please Comply Condition 4566
	Fire report	N/A	
Plumbing & Drainage Plan	Hot water	✓	
	Solar water heater	N/A	
	Waste pipes	✓	
	Drainage	✓	
Foundation Plan	Concrete	✓	
	Piles	N/A	
	Timber Floors		
	Stairways		
	Decks		
Floor plan	Existing, proposed	✓	
	Dimensions	✓	
	Smoke alarms		
Wall bracing	Calculations	✓	
	Bracing plan	✓	
Elevations	Existing, proposed	✓	
	Materials	✓	
	Glazing	✓	
	Ground lines	✓	
Risk matrix	Risk matrix assessment	✓	
Sections	Construction	✓	
	Materials	✓	
	Timber treatment	✓	
Details	Construction	✓	
	Flashings	✓	
	Internal wet areas	✓	
Specification	Materials	✓	
	Systems	✓	
	Installation instructions	✓	
Specific Design	Producer Statement	✓	+ w specs
	Inspection schedule	✓	
Fires	Location	N/A	
	Instructions		
Gas appliances	Location		

Signed:		Dated:	13/4/12

✓	Sufficent information has been provided for checking	✗	Sufficient information has not been provided	n.a.	This item is not relevant to this application

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INSPECTION REPORT

Name:	**Anne Johnston**	Consent No:	**BC120224**
Address:	**13 John Sutton Place, Nelson**	Inspected by:	Winton Griggs

On **29/04/2014** at **3:44 p.m.** this site was inspected pursuant to the Building Act 2004 (section 222/230) and the Local Government Act 2004 (Section 174). The purpose of the inspection was:

II06R FINAL INSPECTION DOMESTIC. WHEN ALL BUILDING CONSENT REQUIREMENTS ARE COMPLETE. RESTRICTED BUILDING WORKS, MEMORANDA (RECORD OF WORK) REQUIRED.

Notes Summary: Need to check venting to brick veneer now plastered over. now no top venting and not adequate at bottom Winton to check top venting and get back to Anne. Need to change smoke detector batteries and add another detector. Restrain super tub to wall. Seal top of showers. Checked NZBC and need drain vents only drilled out to 70mm high restrain cooktop

Next Inspection:

☒ **Failed Inspection Points**

✓ **Smoke detectors fitted where shown**
Fit extra smoke detector and change 2 batteries

Weepholes to bricks
✓ to be checked and find requirement now plastered over brickwork and get back to Anne 0276034526. Checked at office decided only need drained cavity therefore remove covers and drill out drain vents to 70mm high by width of motar joint

Drain / vent openings to cavity systems clear
Req to drill out drain vents to 70mm high

12/5/14 Recheck. all complete.
WG.

GENERAL INSPECTION SHEET 2

Nelson City Council
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BAM 215

ADDRESS 13 John Sutton
BC NUMBER 120224

DATE 7-8-12
INSPECTOR B Cuyton

Exterior Cladding

Building Wrap

- [x] Type - Tyvek
- [x] Continuous from foundation to top plate
- [x] Wrap adequately fixed / restrained
- [x] Correct laps
- [x] Sill and corner wrap tapes installed
- [x] Roof underlay
- [x] Sealed around penetrations
- [x] No holes or tears
- [x] Meter box / gas unit flashing

Flashings

- [x] Jamb Flashing Galv Plastic (Other) DPC
- [x] Sill Flashing Galv Plastic (Other) DPC
- [-] Head Flashing Galv Plastic Aluminium
- [ ] Apron flashings turned out at ends
- [ ] Head and sills turned up at ends

Cavity systems

- [ ] On drained ventilated cavity / Width
- [ ] Backing as per consent
- [ ] Base flashing Galv Plastic Other
- [ ] Batten type H3 timber other
- [ ] Penetrations flashed
- [ ] Roof space closed off from cavity
- [ ] Cavity closure strips
- [ ] Insulation not closing cavity

Stucco/ EIFS

- [ ] Plasterer / applicator
- [ ] Netting tight and spaced off frame
- [ ] Control joints in place and reinforcing cut
- [ ] Stucco scratch test-- pass / fail

Steel /Vinyl Cladding

- [ ] Horizontal or Vertical
- [ ] Cavity
- [ ] Flashings in place as per consent

Other Cladding

- [ ] Type
- [ ] Direct fix or cavity
- [ ] Flashing as per plans
- [ ] Thermal Barrier

Brick

- [x] Bricklayer Mike McGregor.
- [x] Base rebate sealed
- [x] Correct cavity 40 --- 75 mm
- [-] Building wrap is not pushed out by insulation
- [x] Brick ties spacing
- [x] Correct ties for zone
- [-] Steel lintels
- [x] Weep holes
- [x] Jointing
- [-] Expansion joints
- [x] Clean cavity

115319
Sign : McGregor

Drainage

- [ ] Drainlayer
- [ ] Correct falls
- [x] Terminal vent riser in place
- [ ] Test on
- [ ] Drain inspection points
- [ ] Laid in Bedding
- [ ] Sumps installed as per plan
- [ ] Drain coils connected via sumps
- [ ] As-built received
- [ ] Soak pits
- [ ] Gutter/down pipe sizes
- [ ] Septic tank

Retaining walls

- [ ] *Timber pole*
- [ ] *Concrete masonry*
- [ ] Excavation to good bearing
- [ ] Tanking behind wall
- [ ] Protection to tanking membrane
- [ ] Drainage coil in place
- [ ] Steel placed and tied correctly
- [ ] Drainage metal installed
- [ ] As per plans
- [ ] Engineer to inspect & certify

- [-] **Not applicable**
- [✓] **Checked and approved**
- [☒] **Checked and Rejected**

This inspection is for 1st day brick and Building Wrap.

① 2x windows plus entrance door still to be fitted.

② Instructed bricklayer to install clean outs.

- penos tape flashed.
- WANZ support bars fitted
- rebate sealed
- ties @ correct ¢
- DPC kick out in place OK to carry on to half height.

Part of

Reinspection required (Y) N Ph: 546 0334

Passed (Y) / N

GENERAL INSPECTION SHEET 3

Nelson City Council
te kaunihera o whakatū
Ph: 546 0334

ADDRESS 13 John Sutton **DATE** 20-7-12

BC NUMBER 120224 **INSPECTOR** WE

Structural / Pre Wrap & Pre-lining

- ☑ Wind zone low, med, high, very high, SED
- ☑ Walls as per plans
- ☑ DPM under plates
- ☑ Stud sizing and spacing
- ☑ Bottom plate fixing
- ☐ Fire walls
- ☑ Lintel sizes
- ☑ Lintels and cantilevered beams tied down
- ☑ Top plates to stud connections
- ☐ Purlin fixings correct for wind zone n/c
- ☑ Truss layout
- ☑ Girder Truss Supports and Fixings
- ☑ Roof bracing
- ☐ Dragon ties
- ☐ Diaphragms
- ☑ Joist hangers nailed correctly
- ☑ Trusses fixed correctly
- ☑ Timber grade
- ☑ Timber treatment & species
- ☑ Walls H1.2
- ☑ Roof H1.2

- ☑ Bottom plate H3
- ☑ Intertenancy walls
- ☑ Bracing as per plans
- ☑ Straps to bracing elements
- ☑ Steel angle braces nailed correctly
- ☐ Ceiling batten type steel , timber
- ☐ Ceiling batten spacing & fixing
- ☐ Post size & treatment & fixings
- ☐ Window air seals
- ☐ Exterior joinery fixed correctly
- ☐ Fixing of substrate to roofs/internal gutters
- ☐ Moisture content _____ %
- ☐ Insulation to walls _____
- ☐ Insulation to ceilings _____
- ☑ Metal angle to tiled areas

Waterproof membrane/ Tanking

- ☐ Name of applicator _____
- ☐ Type of membrane _____
- ☐ Interior / exterior _____
- ☐ Substrate _____

- ☐ Fixing of substrate
- ☐ Moisture content _____ %
- ☐ Correct timber treatment used
- ☐ Deck drains/overflows

Plumbing

- ☐ Plumber _____
- ☐ Pipe work Polybutylene, Copper, PPR , other
- ☐ Brand _____
- ☐ Under Test
- ☐ Lagged where required
- ☐ Adequately supported

Post Lining

- ☐ Brace panels fixed correctly
- ☐ Correct fasteners used
- ☐ Tiled areas
- ☐ As per plans

Fire Walls

- ☐ Studs tied down correctly
- ☐ Dwangs etc in place
- ☐ Sheets secured properly
- ☐ Correct fasteners used
- ☐ Sheets stopped

☐ **Not applicable**

☐ LBP Number: R
Name: Nick Skegs

☑ **Checked and approved**

LBP Number: 109789
Name: Brent Dixon

☒ **Checked and Rejected**

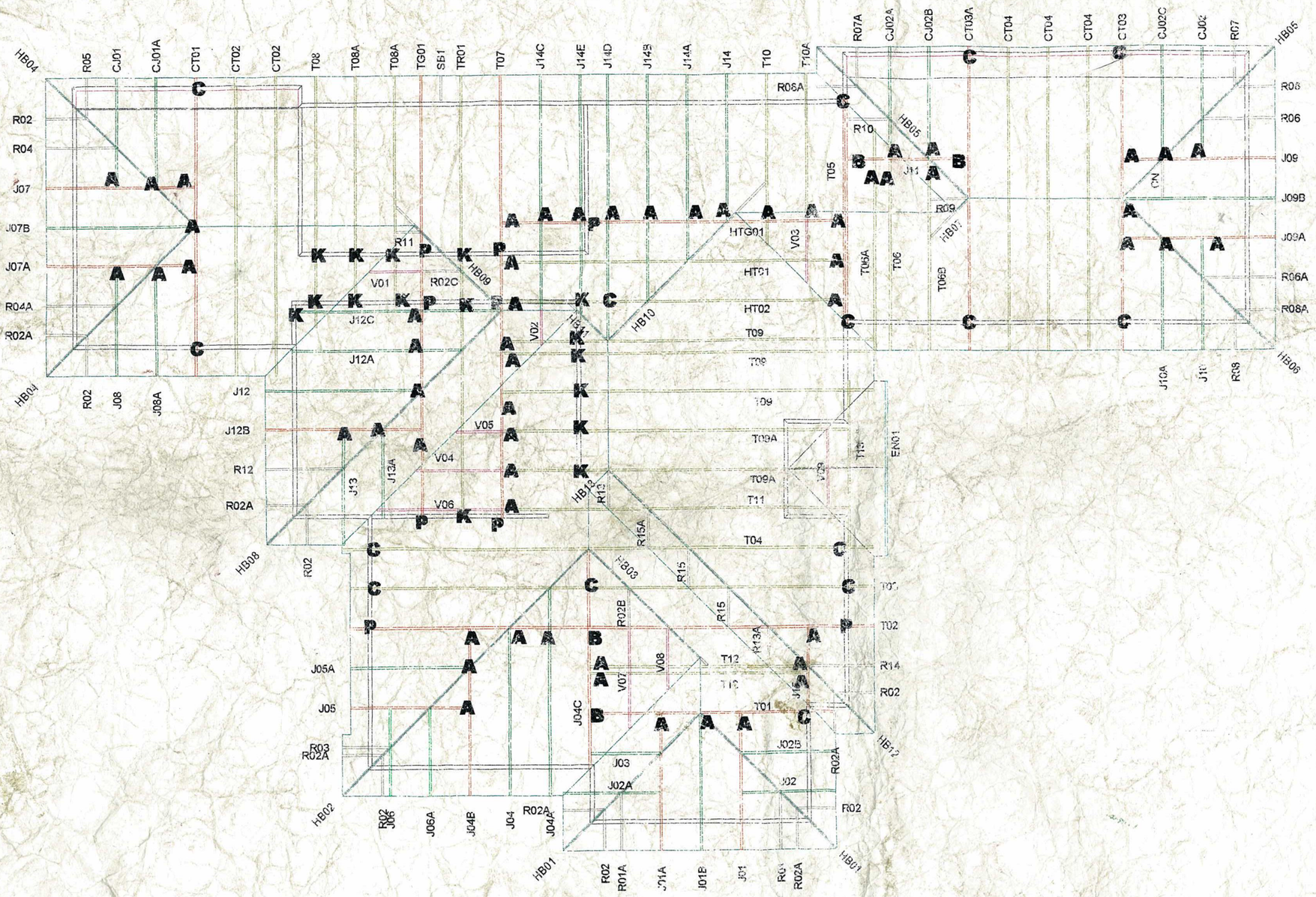
LBP Number: _____
Name: _____

This inspection is for Structural Pre ~~Roof~~ Wrap
Truss connections & Proprietary connectors correctly installed.
Ok to Wrap & install roof.

Passed (Y)/N

Ph: 546 0334 for reinspection

FINAL LAYOUT



CARTERS
MANUFACTURING
21 Broughs Rd
Christchurch
Ph (03) 359 2731

JOB No **FE90891**

Client: Dusty Builders
Job Name: A Johnston
Address: 13 John Sutton Place
Richmond

Consent #: 120224
Pitch: 25
Roof Material: Metal Tiles
Soffit Overhang: 600
Wind Area: High
Snow Load: 0.400 (Factored)

Trusses And Rafters At 900 Centres Unless Stated Otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY Austin
DATE 7 Jun,2012 | PAGE 1 of 5

FIXINGS
A=47x90 JH
B=47x120 JH
D=47x190 JH
E=95x165 JH
Joist Hanger

C=CT200 (Pair)
M=Multigrip (Pair)
N=Nail On Plate
K=CPC 40 (Pair)
P=CPC 80 (Pair)
X=N21 Cleat (Pair)
CT 200
Multi Grips
Nail on plate
CPC

All other Truss fixings must be Two wire dogs Unless indicated as above.

NOTE

Please contact your local CARTERS Manufacturing Branch for any queries regarding this layout or if any on site remedial work is required.

No modifications to Roof Trusses or Wall Frames are to be undertaken without first obtaining written authority from CARTERS Manufacturing.

QUALITY ASSURANCE FTMA NEW ZEALAND TIMBER TRUSS MANUFACTURERS ASSOCIATION INC

See Page 2 for Dimensions and Point Loads.

CARTERS Your Building Partner
NEW ZEALAND'S PREMIER PLAN SOLUTIONS
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0800 727 764

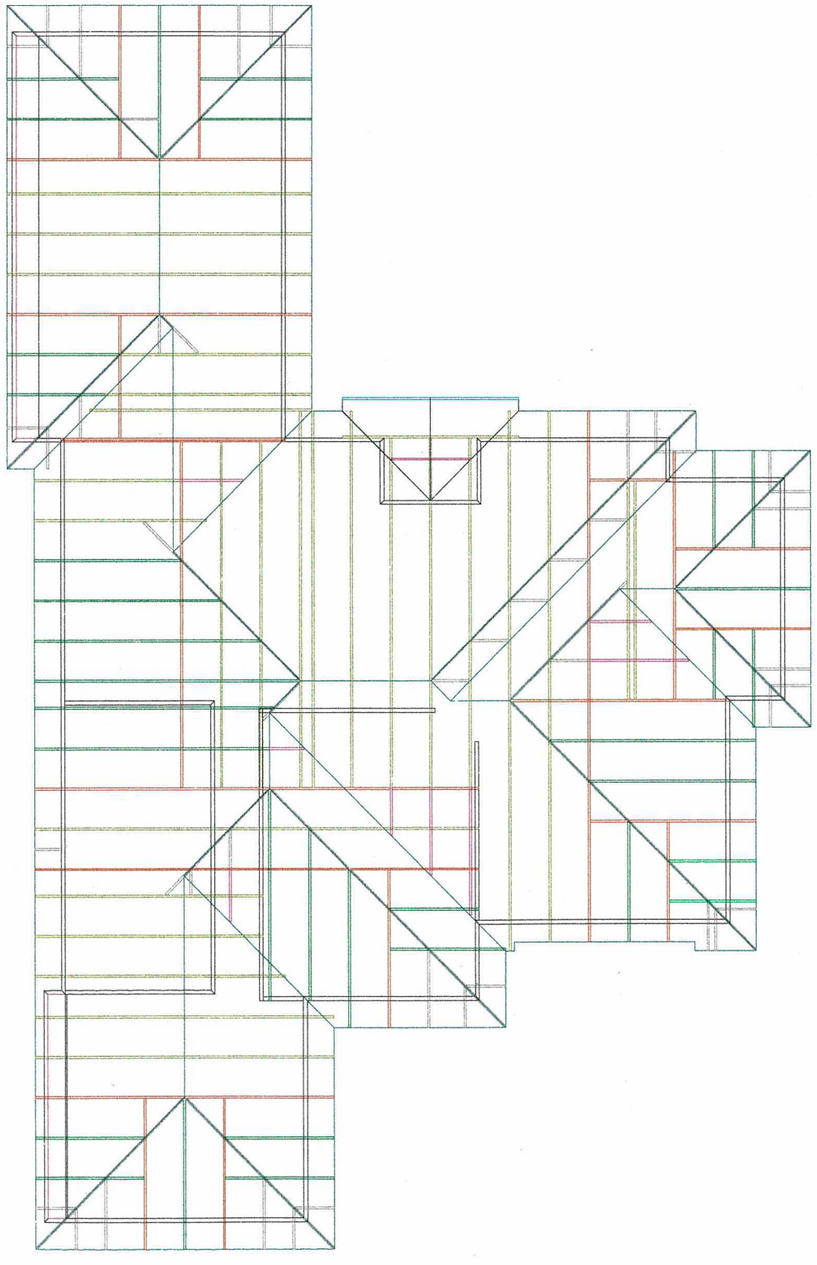
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FINAL LAYOUT

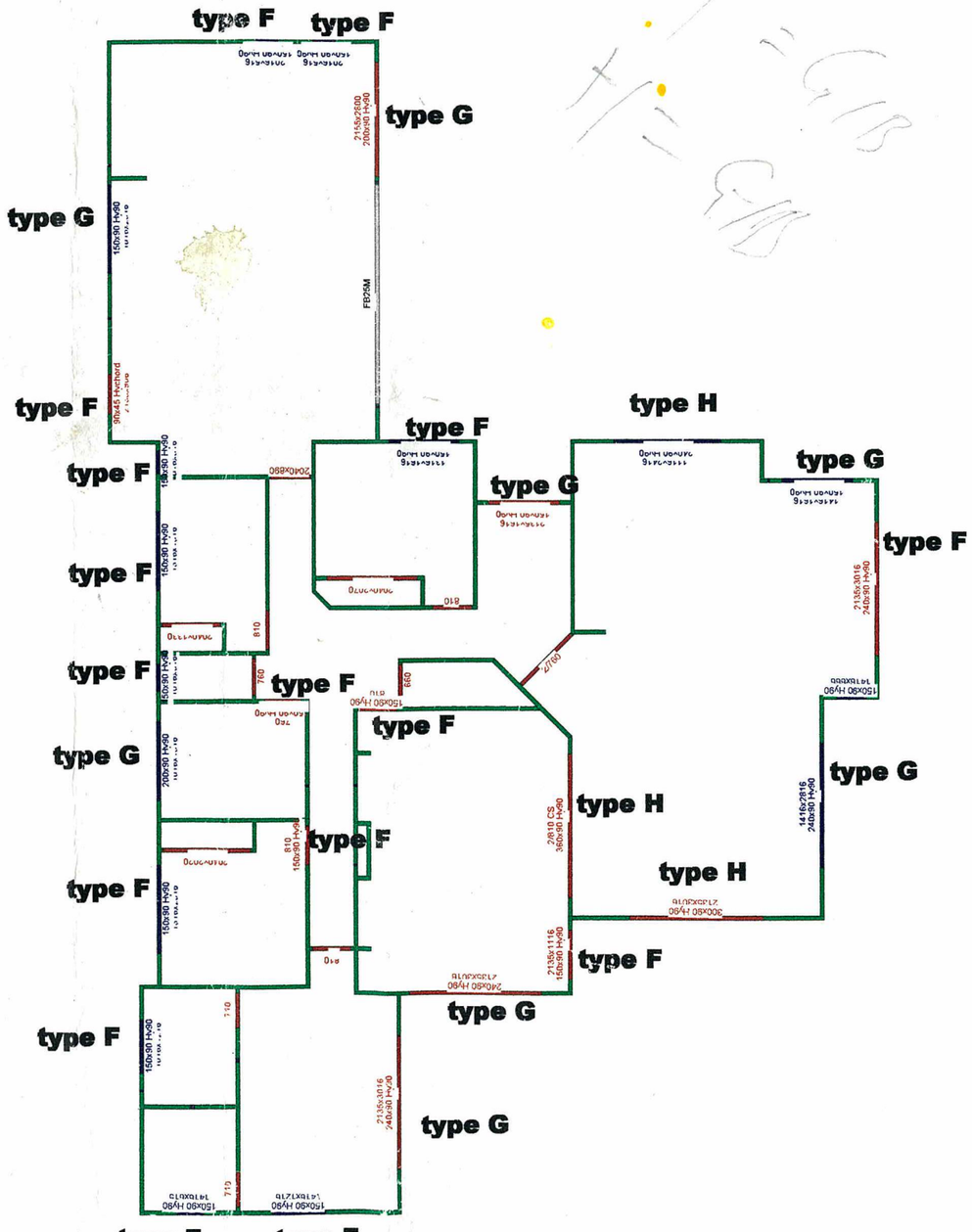
Note: Top Plate Fixings
To apply the correct number of B type fixings required, divide the wall lengh by the stud centres add 1 to this figure and locate this number of fixings to studs as evenly as possible along the wall length

Suggested Fixings Only
Alternative fixings may be used provided the indicated holddown is achieved, refer to MiTek's Fixing Schedules for alternative fixings. (Not included in this document)

STUD TO PLATE FIXINGS TYPE B INCLUDING INTERNAL LOAD BEARING WALLS.



LINTEL FIXINGS



Refer Final Page for Lintel and Top Plate Fixing Key

CARTERS
MANUFACTURING
21 Broughs Rd
Christchurch
Ph (03) 359 2731

JOB No **FE90891**

Client: Dusty Builders
Job Name: A Johnston
Address: 13 John Sutton Place Richmond

Consent #: 120224
Pitch: 25
Roof Material: Metal Tiles
Soffit Overhang: 600
Wind Area: High
Snow Load: 0.400 (Factored)

Trusses And Rafters At 900 Centres Unless Stated Otherwise.

This layout is to be read in conjunction with the Architectural plans.

DRAWN BY Austin
DATE 7 Jun,2012 | PAGE 4 of 5

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created with pdfFactory Pro trial version www.pdffactory.com

GENERAL INSPECTION SHEET 1

Nelson City Council
te kaunihera o whakatū

BAM 214

ADDRESS 13 South Dixon

BC NUMBER 120224

DATE 26/6/12

INSPECTOR SC

Siting
- [ ] Boundary pegs identified
- [ ] Distance to boundary
- [ ] Ground level as per plans
- [x] Finished floor level as per plans
- [ ] Surveyor to confirm siting

Foundations/Blockwalls
- [ ] Bearing capacity
- [ ] Horizontal rods _____
- [ ] Vertical rods _____
- [ ] Starters _____
- [ ] Side / bottom cover
- [ ] Lapping / tying
- [ ] Width / depth _____
- [ ] Subfloor vent holes
- [ ] Cleanout ports
- [ ] Control joints
- [ ] Engineer to inspect and certify

Piles / Post Holes
- [ ] Bearing capacity
- [ ] Anchor pile depth 900mm
- [ ] Braced Piles 450 deep x 350 sq
- [ ] Ordinary piles
- [ ] Timber treatment _____
- [ ] Engineer to inspect and certify

Slabs
- [x] Topsoil removed
- [x] Base course less than 600mm
- [x] Blinding layer in place
- [x] Damp-proofing in place
- [ ] Mesh in place type 500 G
- [x] Supported on chairs
- [x] Wastes laid with falls
- [x] Pipes protected through slab
- [x] Additional reo to internal cnrs
- [x] Shrinkage joints / free joints
- [ ] Insulation
- [ ] Under floor heating
- [ ] Slab thickenings

Timber Floors
- [ ] Piles to bearer connections correct
- [ ] Braces - angle and connections correct
- [ ] Bearers joined correctly
- [ ] Joists as per plans
- [ ] Joist to bearer connections
- [ ] Sub floor bracing as shown
- [ ] Solid blocking in place
- [ ] Support for brace walls in place
- [ ] Correct timber treatment used _____
- [ ] Correct bolt fixings used S/S Galvanised
- [ ] Joist hangers correctly nailed
- [ ] Decks - Boundary joist connection
- [ ] Under floor insulation in place
- [ ] Correct ground clearances
- [ ] Base ventilation allowed for

Structural / Pre Wrap & Pre-lining
- [ ] Wind zone low, med, high, very high, SED
- [ ] Walls as per plans
- [ ] DPM under plates
- [ ] Stud sizing and spacing
- [ ] Bottom plate fixing
- [ ] Lintel sizes
- [ ] Lintels and cantilevered beams tied down tied down
- [ ] Top plates to stud connections
- [ ] Purlin fixings correct for wind zone
- [ ] Truss layout
- [ ] Girder Truss Supports and Fixings
- [ ] Roof bracing
- [ ] Dragon ties
- [ ] Diaphragms
- [ ] Joist hangers nailed correctly
- [ ] Trusses fixed correctly
- [ ] Timber grade
- [ ] Timber treatment & species
- [ ] Walls _____
- [ ] Roof _____
- [ ] Bottom plate _____
- [ ] Intertenancy walls

- [ ] Fire walls
- [ ] Support for brace walls in place (timber floors)
- [ ] Bracing as per plans
- [ ] Straps to bracing elements
- [ ] Steel angle braces nailed correctly
- [ ] Ceiling batten type steel , timber
- [ ] Ceiling batten spacing & fixing
- [ ] Post size & treatment & fixings
- [ ] Window air seals
- [ ] Exterior joinery fixed correctly
- [ ] Moisture content _____ %
- [ ] Insulation to walls _____
- [ ] Insulation to ceilings _____
- [ ] Metal angle to tiled areas

Waterproof membrane/ Tanking
- [ ] Name of applicator _____
- [ ] Type of membrane _____
- [ ] Interior / exterior _____
- [ ] Substrate _____
- [ ] Fixing of substrate
- [ ] Moisture content _____ %
- [ ] Correct timber treatment used
- [ ] Deck drains/overflows

Plumbing
- [ ] Plumber _____
- [ ] Pipe work Polybutylene, Copper, PPR ,other
- [ ] Brand _____
- [ ] Under Test
- [ ] Lagged where required
- [ ] Adequately supported

Post Lining
- [ ] Brace panels fixed correctly
- [ ] Correct fasteners used
- [ ] Tiled areas
- [ ] As per plans

Fire Walls
- [ ] Studs tied down correctly
- [ ] Dwangs etc in place
- [ ] Sheets secured properly
- [ ] Correct fasteners used
- [ ] Sheets stopped

[ ] **Not applicable**
[x] **Checked and Rejected**

[ ] **Checked and approved**

BRENT DIXON 109789. LBP

ENGINEER CHECKING CONTROL JOINT TO REAR OF SLAB
NO SLAB THICKENINGS REQ^D AS PER CARTER ROOF PLAN — TO CHECK LATER

ADD CHAIRS TO GARAGE AREA.

FFL CHECKED — OK

OK TO POUR SLAB

Reinspection required Y / N

Ph: 546 0334

Passed [Y] N

V5

GENERAL INSPECTION SHEET 1

Nelson City Council
te kaunihera o whakatū

BAM 214

ADDRESS 13 JOHN SUTTON

DATE 6/6/12

BC NUMBER 120224

INSPECTOR SE

Siting
- [x] Boundary pegs identified
- [x] Distance to boundary
- [x] Ground level as per plans
- [x] Finished floor level as per plans
- [x] Surveyor to confirm siting

Foundations/Blockwalls
- [x] Bearing capacity
- [ ] Horizontal rods _____
- [ ] Vertical rods _____
- [ ] Starters _____
- [ ] Side / bottom cover
- [ ] Lapping / tying
- [ ] Width / depth _____
- [ ] Subfloor vent holes
- [ ] Cleanout ports
- [ ] Control joints
- [x] Engineer to inspect and certify

Piles / Post Holes
- [ ] Bearing capacity
- [ ] Anchor pile depth 900mm
- [ ] Braced Piles 450 deep x 350 sq
- [ ] Ordinary piles
- [ ] Timber treatment _____
- [ ] Engineer to inspect and certify

Slabs
- [ ] Topsoil removed
- [ ] Base course less than 600mm
- [ ] Blinding layer in place
- [ ] Damp-proofing in place
- [ ] Mesh in place type _____
- [ ] Supported on chairs
- [ ] Wastes laid with falls
- [ ] Pipes protected through slab
- [ ] Additional reo to internal cnrs
- [ ] Shrinkage joints / free joints
- [ ] Insulation
- [ ] Under floor heating
- [ ] Slab thickenings

Timber Floors
- [ ] Piles to bearer connections correct
- [ ] Braces - angle and connections correct
- [ ] Bearers joined correctly
- [ ] Joists as per plans
- [ ] Joist to bearer connections
- [ ] Sub floor bracing as shown
- [ ] Solid blocking in place
- [ ] Support for brace walls in place
- [ ] Correct timber treatment used _____
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- [ ] Joist hangers correctly nailed
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- [ ] Wind zone low, med, high, very high, SED
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- [ ] Timber grade
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- [ ] Walls _____
- [ ] Roof _____
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- [ ] Ceiling batten spacing & fixing
- [ ] Post size & treatment & fixings
- [ ] Window air seals
- [ ] Exterior joinery fixed correctly
- [ ] Moisture content _____%
- [ ] Insulation to walls _____
- [ ] Insulation to ceilings _____
- [x] Metal angle to tiled areas

Waterproof membrane/ Tanking
- [x] Name of applicator _____
- [ ] Type of membrane _____
- [ ] Interior / exterior _____
- [ ] Substrate _____
- [ ] Fixing of substrate
- [ ] Moisture content _____%
- [ ] Correct timber treatment used
- [x] Deck drains/overflows

Plumbing
- [x] Plumber _____
- [ ] Pipe work Polybutylene, Copper, PPR ,other
- [ ] Brand _____
- [ ] Under Test
- [ ] Lagged where required
- [x] Adequately supported

Post Lining
- [x] Brace panels fixed correctly
- [ ] Correct fasteners used
- [ ] Tiled areas
- [x] As per plans

Fire Walls
- [x] Studs tied down correctly
- [ ] Dwangs etc in place
- [ ] Sheets secured properly
- [ ] Correct fasteners used
- [x] Sheets stopped

- [-] **Not applicable**
- [X] **Checked and Rejected**
- [✓] **Checked and approved**

THIS IS A SITING ONLY ~~FOUNDATION INSPECTION~~

LBP - BRENT DICKSON 109789.

BOUNDARY DISTANCES AS CONSENT DWGS
FFL TO CHECK NEXT INSPECTION
FOUNDATIONS ARE ENGINEER DESIGNED

Reinspection required Y / N Ph: 546 0334

Passed Y / N

V5

Documents Required Prior to Final Inspection

BC: 120224

Phone / mail / fax / email:

Address: 13 John Sutton Pl

Date: 6/3/14

Who: Anne Johnston

Phone:

Type of work: New house

To inspector: ~~SE~~ WG

OK to book final: ~~SE~~ WG

Time required: 1.0.

Final appt: 29/4/14 8.30am WG.

Document	Requested	Received	BI Checked (initials)
Application for CCC	✓	✓	
Electrical Certificate	✓	✓	SE
PS3			
PS4	✓	✓	SE
As Built Drainage Plan	✓	✓	SE
ROWs	✓✓	✓✓	SE
Pressure Test Certificate	✓	✓	SE
Gas Certificate			
Waterproofing Certificate	✓	✓	SE
Amended Plans			
Stucco Certificate			
Certificate of Title			

Reinsp. 12/5/14 8.30am WG

Document Control Checklist 3 (DC3)

Inspection & Certifying / Stage 3		Required y / n		BC 120224.	
		Yes	No	Date	Initials
Tab 1	Have all addendum & or conditions of the issued BC been met? (Inspector)	✓		12/5/14	WG
Tab 1	Commercial only: occupancy no's (update NCS Intended Use)? (Inspector)	—	—		
Tab 1	Have all inspections been carried out & approved? (Include all Inspection sheets) (Inspector)	✓		"	"
Tab 1	Have all ROW's from nominated LBP's been received? (Inspector)	✓		"	"
Tab 1	Was there a Notice to Fix? Has this been satisfied? (Form 13) (Inspector)		✓	"	"
Tab 1	B2 modification, date:		✓	"	"
Tab 4	Have all PS3, PS4, test certificates, as built's etc been submitted? (check addendum on BC) (Inspector)	✓		"	"
Tab 1	The description of works adequately and accurately reflects the work inspected (Inspector)	✓			
Tab 1	Compliance Schedule (check all items identified, complete & sign off as draft) (Form 10) New / Existing CS: . . . . . (Compliance Officer)	—	—		
Tab 1	Copy of CCC application? (Form 6) Received ☐ Entered NCS ☐ (Admin)	✓		14.5.14	LG
Tab 1	Does the current legal description and owner detail match original building consent? (Admin)	✓		14.5.14	LG
Tab 1	No CCC to be issued – file note and letter to owner on file (Inspector/file note – Admin/letter)	N/A	—		
Tab 1	Extra inspection and compliance charges? (Admin)	✓		14.5.14	LG
Tab 3	Correspondence in date order? (Admin)	✓		14.5.14	LG
Tab 5	As-built drainage plan received and entered into TARDIS?	✓		14.5.14	LG
Tab 5 & 8	Documents placed in BC in correct tab order / plans, amendments etc (superseded plans to be removed from file) (Admin)	✓		14.5.14	LG

Decision to issue or refuse to issue Code Compliance Certificate

Delete as appropriate:	**Officer's name** (please print):	Winton G
Issue / **Refuse to issue**	**Officer's job title:**	SBO
(give reasons for refusal below)	**Officer's signature:**	

Notes:

Paul Denton

From: Daniel Brownlees [daniel@tcel.co.nz]
Sent: Monday, 21 May 2012 4:36 p.m.
To: Consents Faxes
Cc: Paul Denton
Subject: 13 John Sutton Pl - BC120224
Attachments: 12057_Johnston_Letter confirming Soil Class_15-05-12.pdf

Attached is an electronic copy of TCEL's letter regarding the Subsoil Classification for Lot 13 John Sutton Place, as requested by Paul Denton this afternoon via telephone.

Regards, Daniel.

--
Daniel Brownlees
BE(Hons)(Civil) GIPENZ

Tasman Consulting Engineers Limited
PO Box 3631, Richmond, NELSON 7050
Ph 03 544 6404 | Fax 03 544 6694 | email daniel@tcel.co.nz

Consent Checksheet - **GEOTECHNICAL**

BC# 120229 Address: 15 John St Kum
RC# Legal Description: Lot 23 DP
Reviewed by: Review Date: 21 May 12
Peer reviewed by: *Review Date:*

Review Notes:

Call to request my Soil Tests letter
& of declaration.
Spoke to Daniel Brownless 549-6904
Other 15 May letter satisfactorily addressed
of NCC SR 566
Mayard - but accepted.
Regards the other Soil Subdiv. letter declaration signed

Conclusion(s):

Consent Checksheet - **GEOTECHNICAL**

BC# 120224 Address: 13 Oak Station Place

RC# Legal Description: Lot 93 DP 444959

Reviewed by: Review Date: 14 May 12

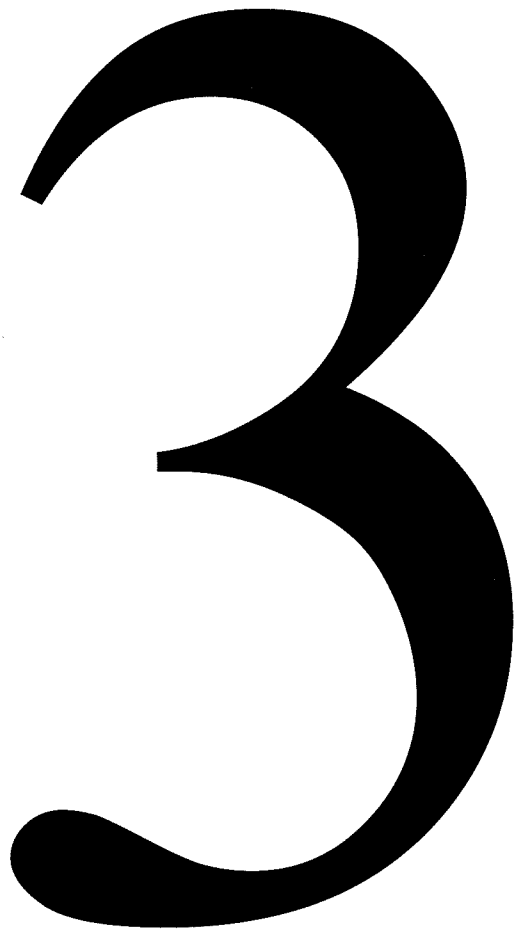
Peer reviewed by: *Review Date:*

Review Notes:

NRC 1586 and 1516

Conclusion(s):

Tab 3 – Correspondence



Chrystal Eggers

From: Building
Sent: Tuesday, 8 April 2014 1:10 p.m.
To: 'JOHNSTON, Elizabeth (Anne)'
Subject: RE:

Hi AJ,

Thanks for the application thats was exactly what we needed.
We do not have records of works templates (page 1) you will need to get hold of your builder for this, we never received page 1 from you or your builder.

Thank you
Kind regards

Chrystal Eggers
Building Inspections Coordinator
Nelson City Council / *Te Kaunihera o Whakatû*
03 546 0334
www.nelsoncitycouncil.co.nz

From: JOHNSTON, Elizabeth (Anne) [mailto:Elizabeth.Johnston@police.govt.nz]
Sent: Tuesday, 8 April 2014 12:33 p.m.
To: Building
Subject:

Hi Crystal
Attached is the completed consent (2 pages). I have contacted Reg for a better drain plan so hopefully he will get on to that for me. However could you please send me Page 1 one the work schedule, have pages 2,3 and 4 only.
Many thanks
AJ

Nelson | New Zealand Police
DDI 03 5459879 | Internal Ext: 39039
Anne.Johnston@Police.govt.nz| 03 546-3840
Nelson Police | 1 St John Street | Private Bag 39 | Nelson 7040 | New Zealand

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WARNING

The information contained in this email message is intended for the addressee only and may contain privileged information. It may also be subject to the provisions of section 50 of the Policing Act 2008, which creates an offence to have unlawful possession of Police property. If you are not the intended recipient of this message or have received this message in error, you must not peruse, use, distribute or copy this message or any of its contents.

Also note, the views expressed in this message may not necessarily reflect those of the New Zealand Police. If you have received this message in error, please email or telephone the sender immediately

Chrystal Eggers

From: Building
Sent: Monday, 31 March 2014 8:51 a.m.
To: 'JOHNSTON, Elizabeth (Anne)'
Subject: RE:

Good Morning Anne,

Thank you for the attachments but the as built drainage plan is unreadable, could you drop the original into our customer service centre. We also still require the application for code compliance certificate signed and returned too please and first page/cover page from Michael McGregor for his record of work filled in and completed.

Any questions please let me know.

Thank you
Kind regards

Chrystal Eggers
Building Inspections Coordinator
Nelson City Council / *Te Kaunihera o Whakatû*
03 546 0334
www.nelsoncitycouncil.co.nz

From: JOHNSTON, Elizabeth (Anne) [mailto:Elizabeth.Johnston@police.govt.nz]
Sent: Saturday, 29 March 2014 2:33 p.m.
To: Building
Subject:

Hi Chrystal
Last two documents attached. Could you please confirm
Many thanks
AJ

Nelson | New Zealand Police
DDI 03 5459879 | Internal Ext: 39039
Anne.Johnston@Police.govt.nz| 03 546-3840
Nelson Police | 1 St John Street | Private Bag 39 |Nelson 7040 | New Zealand

==========

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Also note, the views expressed in this message may not necessarily reflect those of the New Zealand Police. If you have received this message in error, please email or telephone the sender immediately

Chrystal Eggers

From: Building
Sent: Monday, 17 March 2014 11:26 a.m.
To: 'JOHNSTON, Elizabeth (Anne)'
Subject: RE:

Good Morning Anne,

Still waiting for signed and completed application for code compliance, record of work from the bricklayer and as built drainage plan from the drainlayer.

Kind regards

Chrystal Eggers
Building Inspections Coordinator
Nelson City Council / *Te Kaunihera o Whakatû*
03 546 0334
www.nelsoncitycouncil.co.nz

From: JOHNSTON, Elizabeth (Anne) [mailto:Elizabeth.Johnston@police.govt.nz]
Sent: Monday, 17 March 2014 10:44 a.m.
To: Building
Subject: RE:

Hi Chrystal
Can you confirm if Brett Dixon has forwarded the remaining two documents (one from the plumber) - not sure what the other one was
Many thanks
Anne

From: Building [mailto:building@ncc.govt.nz]
Sent: Thursday, 6 March 2014 14:14
To: JOHNSTON, Elizabeth (Anne)
Subject: RE:

Hi Anne,

Can you please sign and date this second page of application for code compliance certificate and if you know complete the personnel details of the workers.

Kind regards

Chrystal Eggers
Building Inspections Coordinator
Nelson City Council / *Te Kaunihera o Whakatû*
03 546 0334
www.nelsoncitycouncil.co.nz

From: JOHNSTON, Elizabeth (Anne) [mailto:Elizabeth.Johnston@police.govt.nz]
Sent: Thursday, 6 March 2014 1:37 p.m.
To: Building
Subject:

Hi Chrystal
2nd page of Code of Compliance attached

Nelson | New Zealand Police
DDI 03 5459879 | Internal Ext: 39039
Anne.Johnston@Police.govt.nz| 03 546-3840
Nelson Police | 1 St John Street | Private Bag 39 |Nelson 7040 | New Zealand

==========

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The information contained in this email message is intended for the addressee only and may contain privileged information. It may also be subject to the provisions of section 50 of the Policing Act 2008, which creates an offence to have unlawful possession of Police property. If you are not the intended recipient of this message or have received this message in error, you must not peruse, use, distribute or copy this message or any of its contents.

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Chrystal Eggers

From: Building
Sent: Thursday, 6 March 2014 11:11 a.m.
To: 'JOHNSTON, Elizabeth (Anne)'
Subject: RE:

Good Morning Anne,

Thank you for sending in these documents. Before we can book the final inspection we need to following document sent in please.

- Application for code compliance certificate – only first page was sent of the two.
- PS4 Producer Statement from the engineer
- As built drainage plan from the drainlayer
- Record of work from the bricklayer

Once these documents have been received I will pass all onto an inspector to check over, once that is done we will be in contact to book the final inspection or ask for further information.

If you have any questions please let me know.

Kind regards

Chrystal Eggers
Building Inspections Coordinator
Nelson City Council / *Te Kaunihera o Whakatû*
03 546 0334
www.nelsoncitycouncil.co.nz

From: JOHNSTON, Elizabeth (Anne) [mailto:Elizabeth.Johnston@police.govt.nz]
Sent: Thursday, 6 March 2014 7:20 a.m.
To: Building
Subject:

Hi Chrystal
Consent documents attached. Could you please check if this is what is required. I can be contacted on 5459879 wk, 5447223 hm and 027 6034526.
I will be on leave as at 3.00pm today.
Many thanks
Anne Johnston

Nelson | New Zealand Police
DDI 03 5459879 | Internal Ext: 39039
Anne.Johnston@Police.govt.nz| 03 546-3840
Nelson Police | 1 St John Street | Private Bag 39 |Nelson 7040 | New Zealand

==========

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Nelson City Council
te kaunihera o whakatū

PO Box 645 Nelson 7040
P 03 546 0200
F 03 546 0239

13 February 2014

building@ncc.govt.nz
www.nelsoncitycouncil.co.nz

Anne Johnston
Private Bag 39
Nelson 7040

Dear Anne Johnston

BUILDING CONSENT 120224, 13 JOHN SUTTON PLACE, NELSON
PROJECT: 4 BEDROOM HOUSE WITH GARAGING

Your building consent was granted on 23 May 2012. This is a friendly reminder that in accordance with section 93 of the Building Act 2004, a building consent authority must consider the progress of a building consent two years after it is granted and decide whether it can issue a code compliance certificate.

If a final inspection is not carried out by **23 May 2014**, Council will conduct a site visit to assess the status of the consented works. This will not be carried out as a final inspection, and additional fees will be charged to the consent.

If work is complete and you are ready for a final inspection, please call Building Inspections on 03 546 0334. You will be required to provide documentation prior to the final inspection.

Yours sincerely

Chrystal Eggers
Building Inspections Coordinator

Nelson City Council
te kaunihera ō whakatū

PO Box 645 Nelson 7040
P 03 546 0200
F 03 546 0239

25 September 2012

Sam Gavin
www.nelsoncitycouncil.co.nz

Mikes Brick and Block Ltd,
15 Springlea Heights,
Atawhai.

mikesbrickandblock@yahoo.com

Dear Sir/Madam

AMENDMENT TO BUILDING CONSENT - REQUEST FOR ADDITIONAL INFORMATION
PROPOSAL: PLASTER OVER BRICK VENEER USING SPECIALIZED CONSTRUCTION MASONRY AND BRICK PLASTERING SYSTEM. WOTRK TO BE CARRIED OUT
SITE ADDRESS: 13 JOHN SUTTON PLACE
BUILDING CONSENT NO: 120224A

Your application to amend the above building consent is currently being processed. We require the following additional information before we can proceed further with processing the application. **NB**: Please book an appointment with the Duty Building Officer on 027 246 0663 to lodge the amended plans.

BUILDING:

1. Please provide updated window/door jamb, window/door sill, meterboard and weephole details for the new specialized plaster system to demonstrate compliance with NZBC E2.

There may be additional requests for further information from the various areas of Council identified on your acknowledgement letter. Please wait for all further requests before lodging all of the revised details. On receipt of all requested information, we will continue to process the application.

To allow us to process your amendments quickly please highlight the revised details on your plans and attach a covering letter identifying how you have addressed the request(s) for additional information.

Please note that Council requires two copies of all new and amended details. We regret we are currently unable to accept electronic amendments to this application, any further documentation provided must be supplied as hard copies.

Yours faithfully

Sam Gavin
Amendments Officer

Sam Gavin

Amendments Officer

Nelson City Council

te kaunihera ō whakatū

PO Box 645 Nelson 7040 New Zealand

03 546 0270

www.nelsoncitycouncil.co.nz
Please consider the environment before printing this email

BUILDING CONSENT
№ 120224
NCC

From: Sam Gavin
Sent: Tuesday, 25 September 2012 10:01 a.m.
To: 'mikesbrickandblock@yahoo.com'
Subject: 120224ALBCAAMD_20120925

Hello Mike,
Please find attached RFI for your proposed amendment to BC120224.
Regards Sam

AMENDED PLAN
Received 26 SEP 2012
Approved By ..... Date .....

Sam Gavin

To: Michael McGregor
Subject: RE: 120224ALBCAAMD_20120925

Thanks for that. That covers the weepholes.
I agree that it currently complies, but your amendment wil build up the surface. If you look at E2 you will see that many of those other details need a separation of 2-5mm and specifically NOT to be sealed. Given the levelling compound is 4mm minimum, I think the RFI is valid as there is a good chance you will seal which would no longer comply with NZBC E2, please provide the other details and we can assess.

Regards

Sam Gavin

Amendments Officer

Nelson City Council

te kaunihera ō whakatū

PO Box 645 Nelson 7040 New Zealand

03 546 0270

www.nelsoncitycouncil.co.nz
Please consider the environment before printing this email

BUILDING CONSENT
№ 120224
NCC

AMENDED PLAN
Received 26 SEP 2012
Approved By ..... Date 5/10/12

From: Michael McGregor [mailto:mikesbrickandblock@yahoo.co.nz]
Sent: Wednesday, 26 September 2012 8:29 a.m.
To: Sam Gavin
Subject: Re: 120224ALBCAAMD_20120925

Hi Sam

I've been in contact with both the contractor and the system supplier and they have stated that the brick veneer currently in place already complies with NZBC E2. The plaster is simply an extra layer and any contact between the plaster and aluminium joinery, meter board etc is seperated with sealant. The weepholes will remain as is and will continue to function as ventilation as intended.

Regards

Mike

From: Sam Gavin <Sam.Gavin@ncc.govt.nz>
To: '"mikesbrickandblock@yahoo.co.nz" <mikesbrickandblock@yahoo.co.nz>
Sent: Tuesday, 25 September 2012 10:01 AM
Subject: FW: 120224ALBCAAMD_20120925

Regards

Linda Chi

From: Linda Chi
Sent: Monday, 14 May 2012 3:11 p.m.
To: 'kbthomson@actrix.co.nz'
Subject: 13 John Sutton Pl, BC120224
Attachments: img-514160621.pdf; 120224LBCA_20120510.pdf

Nelson City Council
te kaunihera ō whakatū

PO Box 645 Nelson 7040
P 03 546 0200
F 03 546 0239

www.nelsoncitycouncil.co.nz

14 May 2012

Kerry Thomson
7 Cresswell Place
Richmond 7020

kbthomson@actrix.co.nz

Dear Sir/Madam

YOUR BUILDING CONSENT APPLICATION NO. 120224
4 BEDROOM HOUSE WITH GARAGING, 13 JOHN SUTTON PLACE, NELSON

Thank you for your Building Consent application. A Building Consent Authority (BCA) must be satisfied on reasonable grounds that the provisions of the Building Act 2004 will be met if the building work is properly completed in accordance with the plans and specifications that accompany the building consent application.

As a Code Compliance Certificate will be issued against the approved plans and specifications, they must clearly reflect compliance with the New Zealand Building code.

Having assessed your plans and specifications, we require the following additional details and/or amendments to ensure compliance is reasonably demonstrated and to enable building consent to be granted.

BUILDING / PLUMBING AND DRAINAGE:

1. The following items are not completed in the provided certificate of work:
   - Owner(s)'s details
   - Carried out or supervised box for roof
   - Description of work for roof cladding, ventilation system & wall cladding system.
   - Declaration part of certificate of work.

   amended CoW received

CW 23/5/12

CW 23/5. 2. Please confirm whether a corridor access request has been lodged for the proposed kerb crossing shown on Sheet 1 of 5.

   Cover letter confirms. K Thompson 16/5/12

CW 23/5 3. The wind zone specified on Sheet 1 of 5 is not in accordance with NZS 3604: 2011. I have determined the wind zone to be High (A, open, exposed, T1). Please amend all elements that are affected by this such as truss design, fixings, bracing calculations etc. or justify how compliance with NZBC Clauses B1.3.1-4 is achieved.

   Now high.

CW 23/5 4. Please indicate the modified catchment areas on an appropriated plan. Also, for each of the downpipes, please specify the plan roof area served by it.

   DP's x 5 :. okay.

Lastly, please specify the gradient for the section of stormwater drain that is connecting to the lateral. This is so compliance with NZBC Clauses E1.3.1-3 is shown.

Now 1:60 .

~ 23/5 AW 5. The gradient of the discharge pipe for the laundry tub is not steep enough to convey the number of discharge units from the laundry tub. Please revise or justify how compliance with NZBC G13.3.1 is achieved. For guidance please refer to Table 2 & Table 4 G13/AS1.

raised to 1:30

~ 23/5 AW 6. No free joint for the concrete slab is indicated on sheet 1 of 5. Also, the dimension of some bays exceeds 6m. Please amend these so compliance with NZBC Clauses B1.3.1-4 is shown. Also, please confirm whether the is supplementary reinforcing steel at the internal corner circled on plan (see attached plan) & whether the control joint is going through the 375x375 slab thickening (N.B. If the control joint is going the 375x375 slab thickening, please justify how compliance with NZBC Clauses B1.3.1-4 is achieved.)

raised to avoid conflict & reduce dimensions .

~ 23/5 AW 7. Please clarify what the stud spacing. If it is spaced at 800mm crs. max, then it is outside the acceptable solutions. Consequently, justification of how compliance with NZBC Clauses B1.3.1-4 is achieved is required.

amended to clarify.

~ 23/5 AW 8. The spacing of the bottom plate fixing specified on sheet 4 of 5 exceeds the maximum spacing permitted by NZS 3604: 2011. Please modify or justify how compliance with NZBC Clauses B1.3.1-4 is established. Also, please specify the distance between the end of bottom plate & its fixing. For guidance please refer to clause 7.5.12.2 NZS 3604: 2011.

900 crs. 150 from ends ∴ okay 7.5.12.2 .

~ 23/5 AW 9. Please provide a design statement from MiTek that covers Lintel H, so compliance with NZBC Clauses B1.3.1-4 is shown.

amended. for high wind zone.

~ 23/5 AW 10. Please specify the spacing of the tile battens & the diameter of the nails used to fix purlins to truss, so compliance with NZBC Clauses B1.3.1-4 is shown.

2/90 [illegible]. battens @ 370 c

~ 23/5 AW 11. The depth of housing specified on section B-B does not comply with NZS 3604: 2011. Please revise or justify how compliance NZBC Clauses B1.3.1-4 is established. Also, please justify how compliance with NZBC Clauses B1.3.1-4 is achieved by the rafter fixings specified on section B-B & the multigrips shown on section B-B (see circled area on attached plan). For guidance please refer to Figure 10.5 & Table 10.1 NZS 3604: 2011.

Housing is acceptable, dropped as is time consuming but it works

~ 23/5 AW 12. Please show how uplift of the proposed 180x180mm H5 post is prevented, by specifying the post bottom fixings.

No roofing so no uplift ∴ okay.

13. The span of the 140x45mm beam exceeds the permitted span allowed by Table 10.8 NZS 3604: 2011. Please revise size of the beam & its fixings or justify how compliance with NZBC Clauses B1.3.1-4 is achieved.

CW 23/5

Interpolated table 10.1 - okay for 2.35 m.

14. Please justify the C soil type specified in the bracing calculations, so compliance with NZBC Clauses B1.3.1-4 is demonstrated. For guidance please refer to clause 5.3.3 NZS 3604: 2011.

CW 23/5

David Kemp letter 15/05/12

15. The roof penetration detail provided does not comply with clause 8.3.10 E2/AS1. Please revise or justify how compliance with NZBC Clause E2.3.2 is achieved.

CW 23/5

fig 22 E2/AS1 provided.

16. Please show how uncontrollable airflow is limited between the garage & the rest of the building. This is so compliance with NZBC Clause H1.3.1 is shown.

CW 23/5

internal garage wall insulated.

17. No safety glass has been indicated for the following:
    - The french doors on elevation A & D
    - Hinged door for the garage on elevation C

CW 23/5

Please amend these, so compliance with NZBC Clause F2.3.3 is shown.

Elevations noted. okay.

18. The Branz appraisal certificate for the wet area membrane is out of date. Please provide a current Branz appraisal certificate covering the wet area membrane. Also, please state the type of wet area membrane that is going to be used.

Please note:

- This area of Council has suspended processing your application until this information is received.
- There may be additional requests for further information from the various areas of Council identified on your acknowledgement letter. Please wait for all further requests before lodging all of the revised details.
- Provide **2 copies** (3 of floor plans, site plans and elevations) with revised details highlighted and attach a covering letter identifying how you have addressed the request(s) for additional information.
- We regret we are currently unable to accept electronic amendments, any further documentation provided must be supplied as hard copies. Please book an appointment with the Duty Building Officer on 546 0200 or 0272460663 to lodge the amended plans.

Yours sincerely

Linda Chi
Building Consent Officer

RECEIVED
18 MAY 2012
NELSON CITY COUNCIL
Customer Service

RECEIVED
18 MAY 2012

K Thomson
7 Cresswell Pl
Richmond 7020.
Ph 5445343

16 May 2012

Linda Chi (building) Paul Denton (geotechnical)
Nelson City Council
P O Box 645 Nelson 7040

BC 120224 13 JOHN SUTTON PLACE, RICHMOND

ADDITIONAL INFORMATION;
BUILDING

1. I've filled in the parts requested, to the best of my understanding of this form. Either add these pages with a cross reference or copy these to the signed form you have.
2. I understand Anne has applied for the Xing change on 15/05/12. I don't know how you reference this to the file, perhaps it has a copy of the application?
3. Wind zone amended to high. Bracing demand amended, no change required to bracing. Truss information and fixings amended. Whilst I accept NZS3604; 2011 determines this site as high wind, comments regarding what urban & rural typically mean and the sheltering affects in 5 years time i.e. urban subdivision development, used in the 1999 Standard allows some variation of the strict determination criteria. I believe this site could reasonably be considered as somewhere between open & urban and exposed & sheltered thus could be considered as medium wind zone overall. As I said, the council must be consistent in determining wind zones, if it can't be, as it seems*, then perhaps it should provide mapping for wind zones and soil types. (* it appears that the consent for the house for lot 90 has been issued for medium wind & perhaps there are others also, certainly there are many others in the earlier part of this subdivision)
4. Plan of roof areas to each downpipe attached Site plan amended to show paved areas, downpipe sizes and gradients.
5. Tub waste gradient amended to 1:30.
6. I think the free joint is shown clearly (under internal wall of garage) with reference to detail. Slab cut lines amended. (also extra pad now that 'high' wind.
7. 600/800 means studs 600cc, dwangs 800cc, this is generally understood in the building industry, however text has been amended. Note also wall framing will be constructed by Placemakers, to a computer program I can only assume meets requirements of B1 etc.
8. Not sure what is lacking here. I thought this type of fixing gives 12kN. If it is because the foundation has masonry blocks, they are not used to form the slab edge. Plan note amended to state 150mm from bottom plate ends.
9. See amended PS1.
10. Note amended sheet 4 to include nail diameter.
11. The housing depth is amended to 15mm at top, 0mm at bottom. My thoughts regarding the fixings are; 4/100mm skew nails gives about 3kN fixing (6/100mm nails = 4.7kN; table 10.8) there is no roof on the pergola, the total timber area exposed to uplift is 3.2m2 or 1.6m2 on the stringer or 0.266m2 to each rafter end. If you use table 9.2, high wind, the stringer fixing required is about 2.4kN and for each rafter about 0.5kN. I prefer to use nails for this fixing rather than wire dogs or plates as this is a visible junction. The stringer is fixed with 3/M12 bolts which provides about 14.7kN fixing (2 bolts = 9.8kN). The soffit framing transfers any loading back to the wall framing with CPC80 fixings (5 x CPC80 = 40kN connection). The framing is also fixed to the truss (300mm overhang) which further prevents uplift. An identical structure (and house except mirror image) has been built at 1 Joyce place (by the same owner) about 1 year ago, perhaps you might like to compare the details from that file.

BUILDING CONSENT
№ 120224
NCC

AMENDED PLAN
21 MAY 2012

12. The pergola 'roof ' area/post is 1.0m2. For the entry roof the area per post is 1.2m2. Footing volume required is about 0.06m3. The proposal is for posts embedded 800mm into footings that are 0.295m3 not counting the weight of the posts or brick veneer. I cannot imagine a wind force on such a small roof that could lift that weight of concrete, post and veneer.
13. Is this the pergola stringer or the entry roof support? Both could be considered as veranda beams (table 10.8). The entry roof has 4 of these members supporting a roof area of 2.73m2. Each clear span is 600mm and 150mm overhang. Total uplift connection required is less than 5kN or 1.25kN/member. Proposed connection to post; 2/M12 bolts give 9.8kN. Multigrips at ends =12kN/pr. I have amended the pergola stringer bolt centers to 1500cc (loaded dimension 1.8m).
14. See Engineers letter attached (and also my comment in item 3).
15. E2 figure 29 attached.
16. The internal wall of garage is insulated. Note added to plans. Also noted in specification.
17. Elevations amended. I ~~see~~ believe the window manufacturer is responsible for glazing including safety glass. (as stated in my specification)
18. Ardex undertile waterproofing membrane (WPM 750) details attached. PSI will be supplied at time of installation

Please replace pages of specification with those attached as appropriate and add others.

GEOTECHNICAL

I understand Tasman Consulting Engineers have provided this information. Please email if insufficient.

Yours faithfully

BUILDING CONSENT
№ 120224
NCC

AMENDED PLAN
21 MAY 2012

Linda Chi

From: Daniel Brownlees [daniel@tcel.co.nz]
Sent: Tuesday, 15 May 2012 3:24 p.m.
To: Linda Chi
Cc: Paul Denton; Consents Faxes; kbthomson@actrix.co.nz
Subject: Re: 13 John Sutton Place, BC120224
Attachments: 12057_Calcs_15-05-12.pdf; 12057_Johnston_PS-D_30-03-12.pdf; 12057_Site Investigation TCEL_15-05-12.pdf

Hello Linda, Paul.

The attachments to this email hopefully answer the queries you have regarding foundation investigations for BC120224 (Lot 83, John Sutton Place).

In particular, included is a new letter from TCEL that responds to Linda's points below, and to Paul's letter to Kerry Thomson dated 14 May 2012 in regards the same issues, and as Paul has previously discussed on the telephone with David King.

Regards,

Daniel Brownlees.

BUILDING CONSENT
№ 120224
NCC

--
Daniel Brownlees
BE(Hons)(Civil) GIPENZ

Tasman Consulting Engineers Limited
PO Box 3631, Richmond, NELSON 7050
Ph 03 544 6404 | Fax 03 544 6694 | email daniel@tcel.co.nz

AMENDED PLAN
15 MAY 2012

On 14/05/2012 5:23 p.m., Dave King wrote:

From: Linda Chi
Sent: Monday, May 14, 2012 12:58 PM
To: 'dave@tcel.co.nz'
Cc: Paul Denton
Subject: 13 John Sutton Place, BC120224

Good Afternoon David,

Please confirm the following:

1. Whether the engineer certificate (file: 11041) provided with the building consent describes the foundation investigation carried on Lot 83 DP 4444859
2. Whether the foundation design covered by producer statement (12057) is based on the investigation conducted on Lot 83 DP 4444859 during the subdivision stage.

Thank you very much for your help.

Yours Sincerely,

Linda Chi

Building Consents Officer

Nelson City Council

te kaunihera ō whakatū

PO Box 645 Nelson 7040 New Zealand

03 545 8842

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This e-mail has been scanned and cleared by MailMarshal.

AMENDED PLAN
15 MAY 2012

BUILDING CONSENT
№ 120224
NCC

Linda Chi

From: Linda Chi
Sent: Monday, 14 May 2012 12:58 p.m.
To: 'dave@tcel.co.nz'
Cc: Paul Denton
Subject: 13 John Sutton Place, BC120224

Good Afternoon David,

Please confirm the following:

1. Whether the engineer certificate (file: 11041) provided with the building consent describes the foundation investigation carried on Lot 83 DP 4444859
2. Whether the foundation design covered by producer statement (12057) is based on the investigation conducted on Lot 83 DP 4444859 during the subdivision stage.

Thank you very much for your help.

Yours Sincerely,

Linda Chi

Building Consents Officer

Nelson City Council

te kaunihera ō whakatū

PO Box 645 Nelson 7040 New Zealand

03 545 8842

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Nelson City Council
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PO Box 645 Nelson 7040
P 03 546 0200
F 03 546 0239

www.nelsoncitycouncil.co.nz

21 May 2012

Kerry Thomson
7 Cresswell Place
Richmond 7020

kbthomson@actrix.co.nz

Dear Sir/Madam

YOUR BUILDING CONSENT APPLICATION NO. 120224
4 BEDROOM HOUSE WITH GARAGING, 13 JOHN SUTTON PLACE, NELSON

Thank you for your building consent application which was accepted for processing.

The application has been reviewed by ***geotechnical*** and no further information is required from you regarding this area.

As other areas of Council listed in your acknowledgment letter may still require further information, we do ask that you wait for correspondence from each of these areas before lodging any revised details. This will allow you to ensure that any changes you may make to the application take into account all of the issues raised.

Yours faithfully

PAUL DENTON

Nelson City Council
te kaunihera ō whakatū

PO Box 645 Nelson 7040
P 03 546 0200
F 03 546 0239

www.nelsoncitycouncil.co.nz

14 May 2012

Kerry Thomson
7 Cresswell Place
Richmond 7020

kbthomson@actrix.co.nz

Dear Sir/Madam

YOUR BUILDING CONSENT APPLICATION NO. 120224
4 BEDROOM HOUSE WITH GARAGING, 13 JOHN SUTTON PLACE, NELSON

Thank you for your Building Consent application. A Building Consent Authority (BCA) must be satisfied on reasonable grounds that the provisions of the Building Act 2004 will be met if the building work is properly completed in accordance with the plans and specifications that accompany the building consent application.

As a Code Compliance Certificate will be issued against the approved plans and specifications, they must clearly reflect compliance with the New Zealand Building code.

Having assessed your plans and specifications, we require the following additional details and/or amendments to ensure compliance is reasonably demonstrated and to enable building consent to be granted.

GEOTECHNICAL:

Both conditions #1516 and #1566 apply to this lot. Item 5 of NCC Condition #1566 explicitly notes:
Foundations for all structures on all lots shall be **specifically investigated**, designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in foundation design

- The supplied PS-1 adequately addresses the supervision requirement, thank you.
- SUPPLY of subdivision certification test results from last year does not adequately address that "all lots shall be **specifically investigated".**

1. Please show compliance with item 5 by providing the results of specific investigation:

Foundations for all structures on all lots shall be **specifically investigated**, designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in foundation design.

2. Since June of 2009 the results of geotechnical and site engineering reporting must be submitted electronically to **ncc.geo@ncc.govt.nz**. Please ensure any/all attachments are included.

Please note:

- This area of Council has suspended processing your application until this information is received.
- There may be additional requests for further information from the various areas of Council identified on your acknowledgement letter. Please wait for all further requests before lodging all of the revised details.
- Provide **2 copies** (3 of floor plans, site plans and elevations) with revised details highlighted and attach a covering letter identifying how you have addressed the request(s) for additional information.

Yours sincerely

PAUL DENTON

Nelson City Council
te kaunihera ō whakatū

PO Box 645 Nelson 7040
P 03 546 0200
F 03 546 0239

www.nelsoncitycouncil.co.nz

23 April 2012

Kerry Thomson
7 Cresswell Place
Richmond 7020

kbthomson@actrix.co.nz

Dear Sir/Madam

YOUR BUILDING CONSENT APPLICATION NO. 120224
4 BEDROOM HOUSE WITH GARAGING, 13 JOHN SUTTON PLACE, NELSON

Thank you for your building consent application which was accepted for processing.

The application has been reviewed by ***planning*** and no further information is required from you regarding this area.

As other areas of Council listed in your acknowledgment letter may still require further information, we do ask that you wait for correspondence from each of these areas before lodging any revised details. This will allow you to ensure that any changes you may make to the application take into account all of the issues raised.

Yours faithfully

Kim Grindley
Property Information Officer

Nelson City Council
te kaunihera o whakatū

PO Box 645 Nelson 7040
P 03 546 0200
F 03 546 0239

www.nelsoncitycouncil.co.nz

16 April 2012

Kerry Thomson
7 Cresswell Place
Richmond 7020

kbthomson@actrix.co.nz

Dear Sir

ACKNOWLEDGEMENT OF BUILDING CONSENT APPLICATION

BUILDING CONSENT NO:	120224
APPLICANT:	ANNE JOHNSTON
LOCATION:	13 JOHN SUTTON PLACE, NELSON
PROPOSAL:	4 BEDROOM HOUSE WITH GARAGING

Thank you for your building consent application which has been accepted for processing on 13 April 2012.

Your application will be assessed by the following areas of Council. Any requests for further information will come directly from the appropriate officer.

Building, Plumbing & Drainage

Geotechnical

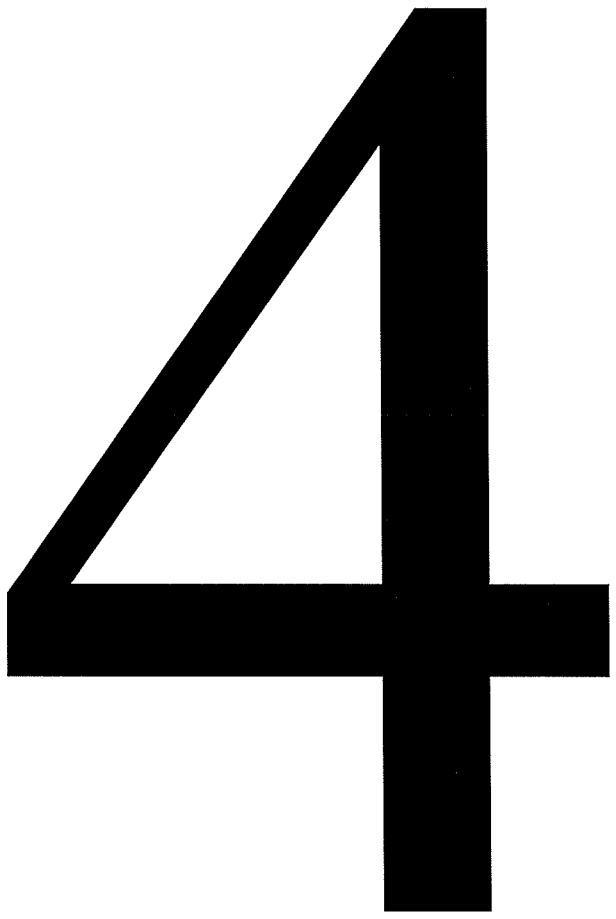
Planning

We do ask that you wait for correspondence from each of the above before lodging any revised details. This will allow you to ensure that any changes you may make to the application take into account all of the issues raised.

Yours faithfully

On behalf of Nelson City Council Consents Division
Rosetta McKenzie
Consents Administrator

Tab 4 – Geotech, Engineer Report & Conditions, PS1 & 2



Memorandum from licensed building practitioner: Record of building work

Section 88, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

1 THE BUILDING

Street address: 13 John Sutton Pl	
Suburb: Stoke	
Town/City: Nelson	Postcode: 7020

2 THE PROJECT

Building consent number: 120224

3 THE OWNER(S)

Name(s): Anne Johston	
Mailing address:	
Suburb:	PO Box/Private Bag: 39
Town/City: Nelson	Postcode: 7042
Phone number:	Email address: elizabeth.johnston2@police.govt.nz

RECEIVED
14 Apr 2014
NCC

PRIMARY STRUCTURE

Work that is restricted building work	Description of restricted building work	Carried out or supervised
Tick ✓	If necessary, describe the restricted building work.	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Foundations and subfloor framing ☑	Installation of concrete blocks for foundation	✓ Carried out ✓ Supervised
Walls ☐		○ Carried out ○ Supervised
Roof ☐		○ Carried out ○ Supervised
Columns and beams ☐		○ Carried out ○ Supervised
Bracing ☐		○ Carried out ○ Supervised
Other ☐		○ Carried out ○ Supervised

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	**Description of restricted building work**	**Carried out or supervised**
Tick ✓	If necessary, describe the restricted building work.	Tick ✓ whether you carried out the restricted building work or supervised someone else carrying out the restricted building work.
Damp proofing ☐		○ Carried out ○ Supervised
Roof cladding or roof cladding system ☐		○ Carried out ○ Supervised
Ventilation system (for example, subfloor or cavity) ☐		○ Carried out ○ Supervised
Wall cladding or wall cladding system ☑	Installation of brick veneer and plaster system.	✓ Carried out ✓ Supervised
Waterproofing ☐		○ Carried out ○ Supervised
Other ☐		○ Carried out ○ Supervised

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: Michael McGregor	LBP number: 115319
Class(es) licensed in: Structural Masonry and brick veneer	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 15 Springlea Heights	
Suburb: Atawhai	Town/City: Nelson
PO Box/Private Bag	Postcode: 7010
Phone number:	Mobile: 021 2387695
After hours:	Fax:
Email address: mike_in_nelson@yahoo.co.nz	Website:

DECLARATION

I Michael McGregor carried out or supervised the restricted building work recorded on this form.

Signature: _____

Date: 10/03/2014

Memorandum from Licensed Building Practitioner:
Record of building work
Section 88, Building Act 2004

PlaceMakers
Know how. Can do.

THE BUILDING

Street address: 13 John Sutton Place
Suburb: Richmond
Town/City: Nelson | Postcode:

THE PROJECT

Building consent number: 120224

THE OWNER(S)

Name(s): Ann Johnston
Mailing address: 13 John Sutton Place
Suburb: Richmond | PO Box/Private Bag:
Town/City: Nelson | Postcode:
Phone number: | Email address:

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

PRIMARY STRUCTURE

Work that is restricted building work (Tick ✓)	Description of restricted building work (If necessary, describe the restricted building work)	Carried out or supervised (Tick ✓ whether you carried out the RBW or supervised someone else)
✓ Foundations and subfloor framing	Concrete footings, block fill, steel in foundations and slab Engineer signed off foundations and hardfill.	✓ Carried out ○ Supervised
✓ Walls	Fixed all std to top plate connections e window opens as per plan and carters	✓ Carried out ○ Supervised
✓ Roof	All top plate to truss connections as specified by Carters.	○ Carried out ✓ Supervised
✓ Columns and beams	Columns concicted and Fixed as per plans, Beam supplyed by Carters and Fixed as per plans	○ Carried out ✓ Supervised
✓ Bracing	Gib bracing fixed as specified in plans	✓ Carried out ○ Supervised
○ Other		○ Carried out ○ Supervised

RECORD OF WORK THAT IS RESTRICTED BUILDING WORK

EXTERNAL MOISTURE MANAGEMENT SYSTEMS

Damp proofing ✓	Brick rebate only as specifed in plans	○ Carried out ✓ Supervised
Roof cladding or roof cladding system ○		○ Carried out ○ Supervised
Ventilation system (for example, subfloor or cavity) ○	N/A	○ Carried out ○ Supervised
Wall cladding or wall cladding system ✓	Only baiding paper and alu band around windows as specifed.	○ Carried out ✓ Supervised
Waterproofing ○		○ Carried out ○ Supervised
Other ✓	Pegola done as per plans	○ Carried out ✓ Supervised

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work.

Name: Brent Dixon	LBP number: BP109789
Class(es) licensed in: Carpentry	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 505 Waimea Road, Annesbrook	
Suburb: Annesbrook	Town/City: Nelson
PO Box/Private Bag:	Postcode: 7011
Phone number:	Mobile: 0272 999 444
After hours:	Fax:
Email address: [illegible]	Website: [illegible]

DECLARATION

I Brent Dixon carried out or supervised the restricted building work recorded on this form.

Signature: [signature] Date: 7-12-12

ISSUED BY

Name and contact details of the licensed building practitioner who is licensed to carry out or supervise restricted building work

Name: Brent Dixon	LBP number: BP109789
Class(es) licensed in: Carpentry, Site S2	
Plumbers, Gasfitters and Drainlayers registration number (if applicable):	
Mailing address (if different from below):	
Street address/Registered office: 505 Waimea road	
Suburb: Annesbrook	Town/City: Nelson
PO Box/Private Bag	Postcode: 7011
Phone number:	Mobile: 0272 994 444
After hours:	Fax:
Email address: dustybuilders@hotmail.co.nz	Website:

DECLARATION

I Brent Dixon carried out or supervised the restricted building work recorded on this form.

Signature: [signature]

Date: 25-3-14

EWRB 5

Electrical Certificate of Compliance

No. 3903313

No. of attachments 0

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

To be completed whether or not an Inspection is required.

ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

Issued by the Electrical Workers Registration Board, PO Box 10-240, Wellington, freephone 0800 66 1000, for the purposes of the Electricity (Safety) Regulations 2010.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: A. Johnston Phone: 027 6034526

Address of installation: 13 John Sutton Place, Richmond, NELSON

Postal address of customer (if not as above):

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

(a) complies with either Part 2 of AS/NZS 3000:2007 ☑ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☐ and

(b) the supply system of the installation or part of the installation to which this certificate applies is 230V/400 V MEN ☑ or attached other system ☐

WORK DETAILS

61 No. of lighting outlets

39 No. of socket outlets

Was any installation work carried out by the homeowner? Yes ☐ No ✓

1 No. of ~~ranges~~ HOB + OVEN

1 No. of water heaters

Please tick (✓) as appropriate where work includes:

✓ Mains

✓ MEN Switchboard closest to point of supply

✓ Main earthing syst

Electric lines

Description of work carried out (If necessary attach any pages with work done)

New home: Installation of new mains/main earth/switchboard
Installation of wiring/lighting & power fittings/2x heated towel rails/
2x heat-light-fan units ducted to outside soffits/1x outside skt outlet.
NB: heat pump installed by another contractor, Test & liven.

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

Mains 20⁺ MCB.

I certify that the completed installation or part of the installation to which this certificate applies

EFLI

P-N 0.19Ω

P-E 20.8Ω

PSCC 1.2kA

✓ has been installed in accordance with the design detailed in the Declaration of Conformity section above

✓ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed

✓ has an earthing system that is correctly rated

✓ contains fittings which are safe to connect to a power supply

✓ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name: L Munro

Company: Munro Enterprises

Signature:

Registration No.: E7972

Contact Ph No.: 0272 460 761

Date: 15-10-12

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☑ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)

☐ Attached other

☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name: Aaron Hunter

Signature:

Registration No.: I3004

Date: 15/10/12

Contact Ph No.: 5440072

TDC environment & planning

BC44
26/5/08

Pressure Test Certificate
Piped Services at Pre-line

Issued by: *(print name)* REGAN ANDERSON Registration Number: 19392.

To: Tasman District Council

RECEIVED
31 AUG 2012

In respect to the following:

Piped services installed in accordance with G12/AS1 or NZS/AUS3500.1 and 3 *(delete one)* as shown on the approved plans or as per the attached amendment plan.

Installed at: *(property address)* 13 JOHN SUTTON PLACE

Building consent number: _____

Pipe brand used: POLY BUTELYNE

Type of test: HYDROSTATIC

Duration: 30mm 1500 kPa.

As a craftsman plumber, currently holding an annual practising licence, I certify that I, or personnel under my control, have carried out the installation of the above system and I believe on reasonable grounds that the installation complies with the New Zealand Building Code.

Signature of Client/Builder **Signature of Plumber**

For Council Use Only

Register checked: ☐ Date: _____

Inspector name: _____ Signature: _____

Here We Are!
RICHMOND MOTUEKA GOLDEN BAY MURCHISON

ANN JOHNSON

Supplier Declaration of Compliance

energysafetyservice
te ratonga whakaruru pūngao

(In accordance with Regulation 101A of the Electricity Regulations 1997)

THIS COMPLETED FORM REMAINS WITH THE SUPPLIER AS PART OF THE DOCUMENTATION REQUIRED FOR THE "*COMPLIANCE FOLDER*"
DO NOT SUBMIT THIS FORM TO THE MINISTRY

Suppliers Details

Name (of New Zealand manufacturer, importer or agent)
Lighting Direct Limited

New Zealand Company Number (if applicable)
896533

Address
10 Parkwood Place, East Tamaki
Manukau City

Telephone 09-273 3444 Fax 09-273 3993

Product Details

Product name, type, model and serial numbers (if applicable):
11014 LED MINI STEPLIGHT KE-HL-G03202

Documents used as the basis for compliance with regulation 69

ASSESSED TO:
IEC 61347-1 LAMP CONTROLGEAR - GENERAL AND SAFETY REQUIREMENTS as modified by AS/NZS 61347.1:2002
IEC 61347-2-13 LAMP CONTROLGEAR - PARTICULAR REQUIREMENTS FOR D.C. OR A.C. SUPPLIED ELECTRONIC CONTROLGEAR FOR LED MODULES
IEC 60598-1 LUMINAIRES – GENERAL REQUIREMENTS AND TESTS as modified by Annex ZZ of AS/NZS 60598.1:2003
IEC 60598-2-2 PARTICULAR REQUIREMENTS – RECESSED LUMINAIRES as modified by AS/NZS 60598.2.2:2001
USING:
INTERTEK TEST REPORTS No. JSH007090584-001 and JSH007090584-002
GS TEST CERTIFICATE INTERTEK ETL SEMKO 08SHL0181-01
*IDT TO LED-B0M (Correlation Document # LED-B04)

Declaration

I hereby declare that the above specified fittings or electrical appliances comply with the requirements of Regulation 69 of the Electricity Regulations 1997.

Signature of Authorised Person

Supplier Identification:
(as affixed to the product)

Lighting Direct

Print Name
PAUL THORNTON

Position in Organisation **Date**
TECHNICAL MANAGER 31/03/2010

ESS1/02

Supplier Declaration of Compliance

energysafetyservice
te ratonga whakaruru pūngao

(In accordance with Regulation 101A of the Electricity Regulations 1997)

THIS COMPLETED FORM REMAINS WITH THE SUPPLIER AS PART OF THE DOCUMENTATION REQUIRED FOR THE "*COMPLIANCE FOLDER*"
DO NOT SUBMIT THIS FORM TO THE MINISTRY

Suppliers Details

Name (of New Zealand manufacturer, importer or agent)

Lighting Direct Limited

New Zealand Company Number (if applicable)

896533

Address

10 Parkwood Place, East Tamaki

Manukau City

Telephone 09-273 3444 Fax 09-273 3993

Product Details

Product name, type, model and serial numbers (if applicable):

210	CENTO D/L SQUARE WHITE	KE-DL505S-WH	
211	CENTO D/L SQUARE SATIN	KE-DL505S-SN	

Documents used as the basis for compliance with regulation 69

ASSESSED TO:

AS/NZS 60598.1:2003 LUMINAIRES – GENERAL REQUIREMENTS

AS/NZS 60598.2.2:2001 RECESSED LUMINAIRES – PARTICULAR REQUIREMENTS

SPECTRUM TEST REPORTS:

4065.7-THERMAL

3413-THERMAL

NB: RATED OPERATING VOLTAGE = 12V

Declaration

I hereby declare that the above specified fittings or electrical appliances comply with the requirements of Regulation 69 of the Electricity Regulations 1997.

Signature of Authorised Person

Supplier Identification:
(as affixed to the product)

Lighting Direct

Print Name

PAUL THORNTON

Position in Organisation

COMPLIANCE OFFICER

Date

17.01.2008

Supplier Declaration of Conformity (SDoC)

In accordance with ISO/IEC 17050-1:2004

SDoC identification Number[1] - 8/06/2012LD/03	
Issuer details	
Name[2] (of New Zealand manufacturer or importer)	Contact Address
Lighting Direct Limited	10 Parkwood Place East Tamaki Manukau 2013
New Zealand Company Number (if applicable)	
-	
Telephone Fax	Email address
09 273 3444 09 273 3933	
Medium Risk Article – Details[3] (Product name, type, rating, brand, model, batch numbers, and serial numbers, as applicable)	
12308 Universal II DOWNLIGHT Round 1LT B/C (KE-SL33DS/MR-WH)	
12309 Universal II DOWNLIGHT Round 1LT W/H (KE-SL33DS/MR-BC)	
12310 Universal II DOWNLIGHT Square 1LT B/CHROME (KE-SL33DS/MR-B/C)	
The medium risk article listed above, fully complies with the standard(s), as listed:-	
Standard number & issue year:-	IEC 60598-2-2:1196 + MOD AS/NZS 60598.2.2 : 2001 Amendment A
Standard Title:-	Particular requirements – Recessed luminaires
Edition / Amendment status:-	IEC 60598-2-2:1196,MOD AS/NZS 60598.2.2 : 2001 Amendment A
Or complies with the Conformity Cooperation Agreement - ~~Yes~~ / No (Delete as applicable)	
Names and addresses of any testing organisation or body	
Name(s)	Address(es)
Independent Testing House	Confidential
Reference to relevant test reports/certification, and issue date of the reports/certification, that show how compliance is achieved:-	
Report/Certification N°(s)	Issue date(s)
Test Report Number: 9545-11-70-12-PP004	Issued 8/06/2012
Reference to any management systems involved:-	
Additional[4] information	
Declaration	
I hereby declare that the above specified fittings or electrical appliances comply with the requirements of Regulation 83 of the Electricity (Safety) Regulations 2010	Lighting Direct Limited
	Name[5] & position, as authorized by the issuer W. FULFORD Director
	Signature Date
Issuer Identification: (as affixed to the article)	8/06/2012

Continuing validity of the declaration of conformity

The issuer of the declaration of conformity shall have procedures in place to ensure the continued conformity of the medium risk article, as delivered or accepted, with the stated requirements of the declaration of conformity.

The issuer of the declaration of conformity shall have procedures in place to re-evaluate the validity of the declaration of conformity, in the event of:-

a) changes significantly affecting the article design or specification,
b) changes to the standards which conformity of the article is stated,
c) changes in the ownership or structure of management of the supplier,

---

1 Every declaration of conformity should be uniquely identified.

2 The responsible issuer must be unequivocally specified.

3 The "Article" must be unequivocally described so that the declaration of conformity may be related to the article in question. For mass-produced products, it is not necessary to give individual serial numbers. Where variants of an article are to be covered, these must be detailed.

4 Text should appear here only if any limitation on the validity of the declaration of conformity and/or any additional information are given.

5 Full name and function of the signing person(s) authorised by the issuer's management to sign on its behalf should be given. The number of signatures, or equivalent, included will be the minimum determined by the legal form of the issuer's organization.

Supplier Declaration of Compliance

energysafetyservice
te ratonga whakaruru pūngao

(In accordance with Regulation 101A of the Electricity Regulations 1997)

THIS COMPLETED FORM REMAINS WITH THE SUPPLIER AS PART OF THE DOCUMENTATION REQUIRED FOR THE "*COMPLIANCE FOLDER*"
DO NOT SUBMIT THIS FORM TO THE MINISTRY

Suppliers Details

Name (of New Zealand manufacturer, importer or agent)

Lighting Direct Limited

New Zealand Company Number (if applicable)

896533

Address

10 Parkwood Place, East Tamaki

Manukau City

Telephone 09-273 3444 Fax 09-273 3993

Product Details

Product name, type, model and serial numbers (if applicable):

8369	ZENON 9 CTC	ZK03-MX4512-9A

Documents used as the basis for compliance with regulation 69

ASSESSED TO:
IEC 60598.1 LUMINAIRES – GENERAL REQUIREMENTS AND TESTS as modified by Annex ZZ of AS/NZS 60598.1:2003
IEC 60598.2.6 PARTICULAR REQUIREMENTS – LUMINAIRES WITH BUILT-IN TRANSFORMERS FOR FILAMENT LAMPS
USING:
TEST REPORT: GLESO060700826LM-1
CERTIFICATION: SGS_GLESO061101616LM

Declaration

I hereby declare that the above specified fittings or electrical appliances comply with the requirements of Regulation 69 of the Electricity Regulations 1997.

Signature of Authorised Person

Supplier Identification:
(as affixed to the product)

Lighting Direct

Print Name

PAUL THORNTON

Position in Organisation Date

TECHNICAL MANAGER 19.02.2010

ESS1/02

Supplier Declaration of Compliance

energysafetyservice
te ratonga whakaruru pūngao

(In accordance with Regulation 101A of the Electricity Regulations 1997)

THIS COMPLETED FORM REMAINS WITH THE SUPPLIER AS PART OF THE DOCUMENTATION REQUIRED FOR THE "*COMPLIANCE FOLDER*"
DO NOT SUBMIT THIS FORM TO THE MINISTRY

Suppliers Details

Name (of New Zealand manufacturer, importer or agent)

Lighting Direct Limited

New Zealand Company Number (if applicable)

896533

Address

10 Parkwood Place, East Tamaki

Manukau City

Telephone 09-273 3444 Fax 09-273 3993

Product Details

Product name, type, model and serial numbers (if applicable):

4736 TRESCO G9 4L FLUSH (EGLO 83922)	

Documents used as the basis for compliance with regulation 69

ASSESSED TO:
AS/NZS 60598.1:2003 LUMINAIRES – GENERAL REQUIREMENTS AND TESTS
AS/NZS 60598..2.1:1998 PARTICULAR REQUIREMENTS – FIXED GENERAL PURPOSE LUMINAIRES
CERTIFICATION:
OVE 1278-060
TEST REPORTS:
TGM-VA EE 31110 SFT
WAKEFIELD 35319

Declaration

I hereby declare that the above specified fittings or electrical appliances comply with the requirements of Regulation 69 of the Electricity Regulations 1997.

Supplier Identification:
(as affixed to the product)

EGLO

Signature of Authorised Person

Print Name

PAUL THORNTON

Position in Organisation **Date**

COMPLIANCE OFFICER 20.09.2007

ESS1/02

Supplier Declaration of Compliance

energysafetyservice
te ratonga whakaruru pūngao

(In accordance with Regulation 101A of the Electricity Regulations 1997)

THIS COMPLETED FORM REMAINS WITH THE SUPPLIER AS PART OF THE DOCUMENTATION REQUIRED FOR THE "*COMPLIANCE FOLDER*"
DO NOT SUBMIT THIS FORM TO THE MINISTRY

Suppliers Details

Name (of New Zealand manufacturer, importer or agent)

Lighting Direct Limited

New Zealand Company Number (if applicable)

896533

Address

10 Parkwood Place, East Tamaki

Manukau City

Telephone 09-273 3444 Fax 09-273 3993

Product Details

Product name, type, model and serial numbers (If applicable):

6479	TANGA 2 BAR B/CHROME	KE-254411-AL2
6481	TANGA 4 BAR B/CHROME	KE-25411-AL4

Documents used as the basis for compliance with regulation 69

ASSESSED TO:

AS/NZS 60598.1:2003 LUMINAIRES – GENERAL REQUIREMENTS AND TESTS

AS/NZS 60598..2.1:1998 PARTICULAR REQUIREMENTS – FIXED GENERAL PURPOSE LUMINAIRES

TEST REPORT NO. ETS H12M20706-5825-L

Declaration

I hereby declare that the above specified fittings or electrical appliances comply with the requirements of Regulation 69 of the Electricity Regulations 1997.

Signature of Authorised Person

Supplier Identification:
(as affixed to the product)

Lighting Direct

Print Name

PAUL THORNTON

Position in Organisation **Date**

COMPLIANCE OFFICER 11.10.2007

Supplier Declaration of Conformity (SDoC)

In accordance with ISO/IEC 17050-1:2004

SDoC identification Number[1] - 27/03/2012LD/02	
Issuer details	
Name[2] (of New Zealand manufacturer or importer)	Contact Address
Lighting Direct Limited	10 Parkwood Place East Tamaki Manukau 2013
New Zealand Company Number (if applicable)	
-	
Telephone Fax	Email address
09 273 3444 09 273 3933	
Medium Risk Article – Details[3] (Product name, type, rating, brand, model, batch numbers, and serial numbers, as applicable)	
11077 NAPOLI 2 BLACK (KE-3022S-BLK)	
11080 NAPOLI 2 CAGE BLACK (KE-3027S-BLK)	
11079 NAPOLI 2 CAGE SILVER (KE-3027S-SL)	
11081 NAPOLI 2 CAGE WHITE (KE-3027S-WH)	
11083 NAPOLI 2 EYELID BLACK (KE-3024S BLK)	
11082 NAPOLI 2 EYELID SILVER (KE-3024S SL)	
11084 NAPOLI 2 EYELID WHITE (KE-3024S WH)	
11076 NAPOLI 2 SILVER (KE-3022S-SLV)	
11078 NAPOLI 2 WHITE (KE-3022S-WH)	
The medium risk article listed above, fully complies with the standard(s), as listed:-	
Standard number & issue year:-	IEC 60598-1:2003; IEC 60598-2-1:1979 + A1:19879 AS/NZS 60598.1:2003; AS/NZS 60598 .2.1:1998 +A1: 1987
-	
Standard Title:-	Particular requirements - Fixed general purpose luminaires
Edition / Amendment status:-	IEC 60598-1:2003; IEC 60598-2-1:1979 + A1:19879 AS/NZS 60598.1:2003; AS/NZS 60598 .2.1:1998 +A1: 1987
-	
Or complies with the Conformity Cooperation Agreement - ~~Yes~~ / No (Delete as applicable)	
Names and addresses of any testing organisation or body	
Name(s)	Address(es)
Central Point Testing & Technology (Dongguan) Co Ltd ,	2F, Hua Jing Building, Wen Hua Road, East City District, Dongguan China
Reference to relevant test reports/certification, and issue date of the reports/certification, that show how compliance is achieved:-	
Report/Certification N°(s)	Issue date(s)
Test Report Number: 9202-11-70-11-PP001	Issued 26/08/2011
Reference to any management systems involved:-	
Additional[4] information	
Declaration	
I hereby declare that the above specified fittings or electrical appliances comply with the requirements of Regulation 83 of the Electricity (Safety) Regulations 2010	Lighting Direct Limited Name[5] & position, as authorized by the issuer W. FULFORD Director
Issuer Identification: (as affixed to the article)	Signature / Date 27/03/2012
Continuing validity of the declaration of conformity	

1 Every declaration of conformity should be uniquely identified.

2 The responsible issuer must be unequivocally specified.

3 The "Article" must be unequivocally described so that the declaration of conformity may be related to the article in question. For mass-produced products, it is not necessary to give individual serial numbers. Where variants of an article are to be covered, these must be detailed.

4 Text should appear here only if any limitation on the validity of the declaration of conformity and/or any additional information are given.

5 Full name and function of the signing person(s) authorised by the issuer's management to sign on its behalf should be given. The number of signatures, or equivalent, included will be the minimum determined by the legal form of the issuer's organization.

NELSON CITY COUNCIL
PO BOX 645 NELSON 7015 NEW ZEALAND PHONE 03-546 0200 FAX 03-546 0239

Waterproofing installation confirmation.

Complete one form for each type of application i.e. showers, decks.
Complete fully, Product specification may be asked for.

Principal waterproofing contractor.

Paul Branson Tilers — *Company name*
PBranson — *signature, duly authorized person*
Paul Branson — *print name*

Subcontracted waterproofing contractor.

_____ — *Company name*
_____ — *signature installer*
_____ — *print name*

In respect of the waterproofing completed -
at: 13 John Sutton Place *(address)*
for: Anne Johnston *(client)* I confirm that the waterproofing products used have been installed in strict accordance with the manufacturers installation instructions and that the substrate has been installed in strict accordance with the manufacturer's instructions.

Products used (list product name and manufacturer)

Substrate	Ply
Primer	mapei primer G
First coat	" " mapelastic
Second coat	" " " "
Reinforcing	" " mesh
Junction tape	" " Band
Top coat	
Sealant	" " Mapesil

PO Box 3631
Richmond 7050
NELSON
Ph 544 6404
Fax 544 6694

TASMAN CONSULTING ENGINEERS
CIVIL & STRUCTURAL

PRODUCER STATEMENT - CONSTRUCTION REVIEW (PS4)

PSCR 12057

Issued by: David King for Tasman Consulting Engineers Limited

Issued to: Ann Johnston

In respect of: New house

At: 13 John Sutton Place, Nelson

Legal Description: LOT 83 DP 444859

Tasman Consulting Engineers Ltd have been engaged by: Kerry Thomson

to provide: Construction Review

services in respect of the requirements of Clauses B1/VM1 of the Building Regulations for

Part of the building work as listed below.

List of Items covered by this Producer Statement

1	House foundations incl. location of free joint on slab
2	
3	
4	
5	

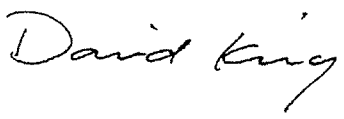
The work is described on the following list of Drawings/Plans/Sketches

Drawing/Sketch Title	*Ref No*	*No of Shts*	*Date*
New House for A Johnston	N/A		Feb-12

Prepared by

Kerry Thomson

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $200,000, I or personnel under my control have carried out periodic reviews of the work appropriate to the engagement and based on these reviews and information supplied by the Contractor / Owner during the course of the work I BELIEVE ON REASONABLE GROUNDS that part-only as specified in the attached particulars of the building work under the above building consent with respect to Clauses B1/VM1 of the Building Regulations, has been completed to the extent required by that building consent.



RECEIVED
06 MAR 2014
NCC

David King
ME(Civil) MIPENZ (Civil, Structural) CPEng IntPE - no. 145511
3 / 237 Queen St
P O Box 3631
Richmond, NELSON

Date: 12/09/2012

PO Box 3631
Richmond 7050
NELSON
Ph 544 6404
Fax 544 6694

TASMAN CONSULTING ENGINEERS
CIVIL & STRUCTURAL

INSPECTION RECORDS (Sheet 2 of PSCR)

PSCR 12057

Issued by:	David King for Tasman Consulting Engineers Limited
Issued to:	Ann Johnston
In respect of:	New house
At:	13 John Sutton Place, Nelson
Legal Description:	LOT 83 DP 444859

The following is a record of inspections and observations carried out during construction.

Inspection Record

Item	*Comments*
1	Inspect foundation excavations, test soil strength and approve. (05-06-12)
2	Inspect foundation reinforcing and approve. (07-06-12)
3	Inspect reinforcing to blockwork and approve. (13-06-12)
4	Inspect stripping to floor slab area and approve. (15-06-12)
5	Inspect hardfill placement and compaction and advise. (18-06-12)
6	Re-inspect hardfill compaction and approve. (22-06-12)
7	Inspect reinforcing to floor slab and control joint and approve. (26-06-12)

David King

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Date: 12/09/2012

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TASMAN CONSULTING ENGINEERS
CIVIL & STRUCTURAL

INSPECTION SCHEDULE

PSD 12057

Issued by:	**David King for Tasman Consulting Engineers Limited**
Issued to:	**Ann Johnston**
In respect of:	**New house**
At:	**13 John Sutton Place, Nelson**
Legal Description:	**LOT 83 DP 444859**

NELSON CITY COUNCIL

The following structural elements of this project require inspection by a representative of Tasman Consulting Engineers during construction in order to ensure compliance with the New Zealand Standard Code of Practice under which they were designed. Such inspection is considered an integral part of the structural design process, and is carried out to ensure that the structure will perform adequately. Failure to carry out the required inspections listed below may in some circumstances limit the designers liability for subsequent problems. This applies particularly to foundation inspection / soil tests, and to inspection of steel placement in reinforced concrete/masonry components where verification of compliance with the structural design may not be possible after construction is complete.

Please advise inspecting engineer at least 24 hrs before inspections required.

Items Requiring Inspection

Element	*Item(s) requiring inspection*	*Time of Inspection*
House foundations	Footing excavations & soil strength	After excavation
	Foundation reinforcing	After placing reinforcing
	Slab reinforcing incl. free joint	After placing reinforcing

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24 MAY 2012
B.C. ISSUED

David King

David King
ME(Civil) MIPENZ (Civil, Structural) CPEng IntPE - no. 145511
3 / 237 Queen St
P O Box 3631
Richmond, NELSON

Date: 30-03-12

AMENDED PLAN
15 MAY 2012

BUILDING CONSENT
№ 120224
NCC

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TASMAN CONSULTING ENGINEERS
CIVIL & STRUCTURAL

PRODUCER STATEMENT – DESIGN (PS1)

PSD 12057

AMENDED PLAN
15 MAY 2012

Issued by: David King for Tasman Consulting Engineers Limited
Issued to: Ann Johnston
In respect of: New house
At: 13 John Sutton Place, Nelson
Legal Description: LOT 83 DP 444859

Tasman Consulting Engineers Ltd have been engaged by: Kerry Thomson

to provide: Design and detailing

services in respect of the requirements of Clauses B1/VM1 *of the Building Regulations for*

Part *of the building work as listed below.*

BUILDING CONSENT
No 120224
NCC

List of Items covered by this Producer Statement

1	House foundations incl. location of free joint on slab
2	
3	
4	
5	

The design has been prepared in accordance with Clauses / Parts ***B1/VM1*** *(respectively) of the approved documents issued by the Building Industry Authority and the work is described on the following plans, drawings, sketches and the specification and other documents according to which the building is proposed to be constructed.*

Drawing/Sketch Title	*Ref No*	*No of Shts*	*Date*
New House for A Johnston	N/A		Feb-12

Prepared by
Kerry Thomson

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

i. *verification of the following assumptions...*

Item	*Description of assumptions to be verified during construction*
1	Minimum soil bearing strength of 300kPa (ultimate)
2	
3	

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

This Producer Statement remains current for 12 months from the date of issue.
This Producer Statement does not cover stability of the site.
This Producer Statement does not cover waterproofing of retaining walls or slabs.

David King

Date: 30-03-12

David King
ME(Civil) MIPENZ (Civil, Structural) CPEng IntPE - no. 145511
3 / 237 Queen St
P O Box 3631
Richmond, NELSON

NELSON CITY COUNCIL

TASMAN CONSULTING ENGINEERS
CIVIL & STRUCTURAL

File: 12057

AMENDED PLAN
21 MAY 2012

BUILDING CONSENT
№ 120224
NCC

15 May 2012

The Building Inspector
Nelson City Council
PO Box 645
NELSON

Dear Sir/Madam,

PROPOSED NEW HOUSE FOR ANN JOHNSTON – LOT 83 DP 444859, 13 JOHN SUTTON PLACE, STOKE, NELSON - BC120224

Tasman Consulting Engineers have been engaged to investigate the Subsoil Class that should be applied to the bracing design for a new dwelling on Lot 83, 13 John Sutton Place, Stoke, with respect to the requirement of NZS3604:2011.

We have reviewed the Geological Map 9 for the Nelson region published by the Institute of Geological & Nuclear Sciences (1998) along with the requirements of NZS3604:2011 and NZS1170:2002. This lot is located in the area marked as "Q1a", which has the geological classification of "poorly sorted gravel forming alluvial fans, screes and colluvial deposits". This is consistent with our previous test pit investigation results across the entire subdivision where stiff to very stiff gravelly clay can be found within 400mm of ground surface.

Based on the above information, it is our opinion that the ground meets the requirements for Subsoil Class C in Table 3.2 of NZS 1170:2002, which is quoted in Clause 5.3.3 in NZS3604:2011 as the criteria. Therefore we believe it is reasonable to apply Subsoil Class C for the bracing design for the proposed house as per NZS3604:2011.

Yours faithfully

Tasman Consulting Engineers

David King

NCC
24 MAY 2012
B.C. ISSUED

David King

Ron O'Hara BE (Civil)
David King ME (Civil) MIPENZ CPEng IntPE

PO Box 3631, Richmond
Nelson 7050, New Zealand

Phone +64 3 544 6404
Fax +64 3 544 6694
Email admin@tcel.co.nz

TASMAN CONSULTING ENGINEERS

NELSON CITY COUNCIL

PROPOSED HOUSE

for

ANN JOHNSTON

LOT 83, John Sutton Place, Nelson

AMENDED PLAN
15 MAY 2012

BUILDING CONSENT
№ 120224
NCC

STRUCTURAL CALCULATIONS

NCC
24 MAY 2012
B.C. ISSUED

Job ref: 12057
May 2012

PO Box 3631, Richmond
Nelson 7050, New Zealand

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TASMAN CONSULTING ENGINEERS
53 / 237 Queen St
PO Box 3631
Richmond NELSON
Ph: (03) 544 6404
Fax: (03) 544 6694

Project: Johnston.	Page No: 1
	Date: 15/5/12
File Ref: 12057	By: Daniel

House foundations :

* TP3 shows suitable soils for house foundations.

* Min scala test results are 350kPa ; demand is 172kPa

⇒ 300 wide footing is adequate.

AMENDED PLAN
15 MAY 2012

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№ 120224
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FOUNDATION PRESSURE CALCULATOR

				Rate	Load
Roof	Type	Load Width	DL	**0.45** kN/m2	**5.40** kN/m
	LIGHT	**12.00**	LL	**0.25** kN/m2	**3.00** kN/m
Walls - Upper / Single	Type	Height			
	Veneer	**3.00**	DL	**1.80** kN/m2	**5.40** kN/m
Walls - Lower / Basement	Type	Height	DL	**0.00** kN/m2	**0.00** kN/m
Floor - Upper	Type	Load Width	DL	**0.00** kN/m2	**0.00** kN/m
			LL	**1.50** kN/m2	**0.00** kN/m
Floor - Lower	Type	Load Width	DL	**2.50** kN/m2	**2.50** kN/m
	RC100	**1.00**	LL	**1.50** kN/m2	**1.50** kN/m
Foundation Wall	Height	Width			
	0.00	**0.15**	DL	**25.00** kN/m3	**0.00** kN/m
Other (eg Deck)				DL ------->	0.00 kN/m
				LL ------->	0.00 kN/m
				Total Dead	13.30
				Total Live	4.50
				Total	17.80 kN/m
				Footing Width	0.300 m

AMENDED PLAN
15 MAY 2012

WORKING or SERVICE LOADS	Reqd Working or Safe Bearing Pressure	59.33 kPa
	Ultimate or Capacity Bearing Pressure (1.4D)	62.07 kPa
	Ultimate or Capacity Bearing Pressure (1.2D + 1.6L)	77.20 kPa
	Strength reduction Factor (phi) [range is 0.45 to 0.60]	0.45
ULTIMATE LOADS	Reqd Unfactored Rupture Soil Strength (Ultimate)	172 kPa

BUILDING CONSENT
№ 120224
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Test Pit 3. - The test pit was located between lots 82 and 83. The soil profile was:-

GL - 250mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
250mm - 500mm	Brown – clayey GRAVEL – stones to 20mm dia - very stiff - moist - low plasticity -[GC]
500mm - 1300mm	Brown - silty clay – dry - stiff - moist - low plasticity - [CL]

The soils below the topsoil layer (250mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 3 was excavated prior to additional clay fill being placed on lots 82 and 83. At the location of TP3 the depth of gravelly CLAY fill placed over the original brown gravelly CLAY was approximately 100mm.

Test Pit 4. - The test pit was located between lots 122 and 123. The soil profile was:-

GL - 300mm	Dark grey - gravelly silty CLAY (topsoil) - dense roots - dry - stiff - organic - [OL]
300mm - 1300mm	Brown – clayey GRAVEL – angular stones to 40mm - moist - very stiff - moderate plasticity [GC]

The clayey gravel soils below the original topsoil layer (300mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 4 was excavated prior to additional clay fill being placed on lots 122 and 123. At the location of TP4 the depth of gravelly CLAY fill placed over the original brown clayey GRAVEL was approximately 300mm.

Test Pit 5. - The test pit was located between lots 124 and 125. The soil profile was:-

GL - 240mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
240mm - 680mm	Brown - gravelly CLAY - small angular stones to 10mm dia - dry - stiff - dry - low plasticity - [CL]
680mm - 1400mm	Brown to dark brown – clayey GRAVEL – stones to 40mm dia - very stiff - moist - low plasticity - [GC]

The soils below topsoil layer (240mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 5 was excavated prior to additional clay fill being placed on lots 124 and 125. At the location of TP5 the depth of gravelly CLAY fill placed over the original brown gravelly CLAY was approximately 100mm.

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15 MAY 2012

BUILDING CONSENT
№ 120224
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SCALAR PENETROMETER TEST

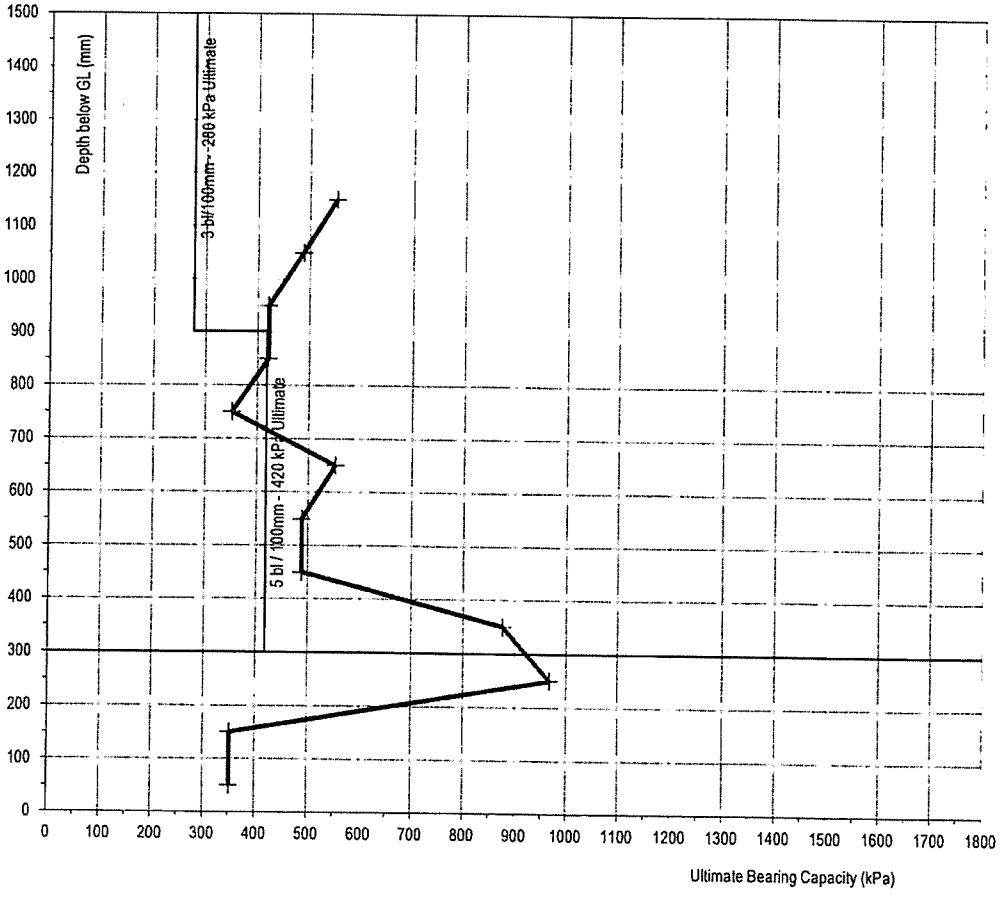
Depth	Blows	mm/Blow	Ultimate kPa
100	4	25	352
200	8	25	352
300	23	7	968
400	36	8	877
500	42	17	489
600	48	17	489
700	55	14	552
800	59	25	352
900	64	20	422
1000	69	20	422
1100	75	17	489
1200	82	14	552

Test Date: **22-11-11**

Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83A**



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24 MAY 2012
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AMENDED PLAN
15 MAY 2012

BUILDING CONSENT
№ 120224
NCC

SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa
100	4	25	352
200	6	50	197
300	14	13	612
400	24	10	725
500	34	10	725
600	43	11	670
700	55	8	828
800	69	7	923
900	76	14	552
1000	81	20	422
1100	85	25	352
1200	91	17	489

Test Date: **22-11-11**

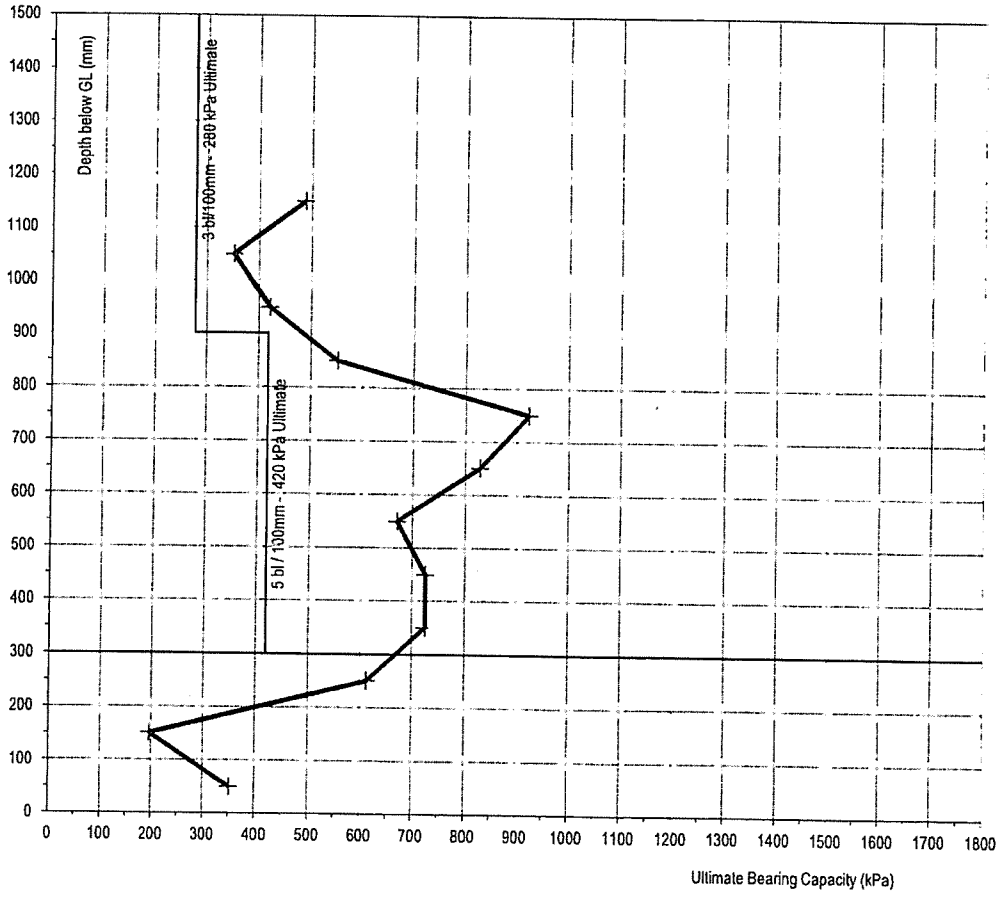
Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83B**

BUILDING CONSENT
№ 120224
NCC

AMENDED PLAN
15 MAY 2012



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24 MAY 2012
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SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa
100	6	17	489
200	10	25	352
300	14	25	352
400	19	20	422
500	25	17	489
600	31	17	489
700	37	17	489
800	43	17	489
900	47	25	352
1000	53	17	489
1100	59	17	489
1200	65	17	489

Test Date: **22-11-11**

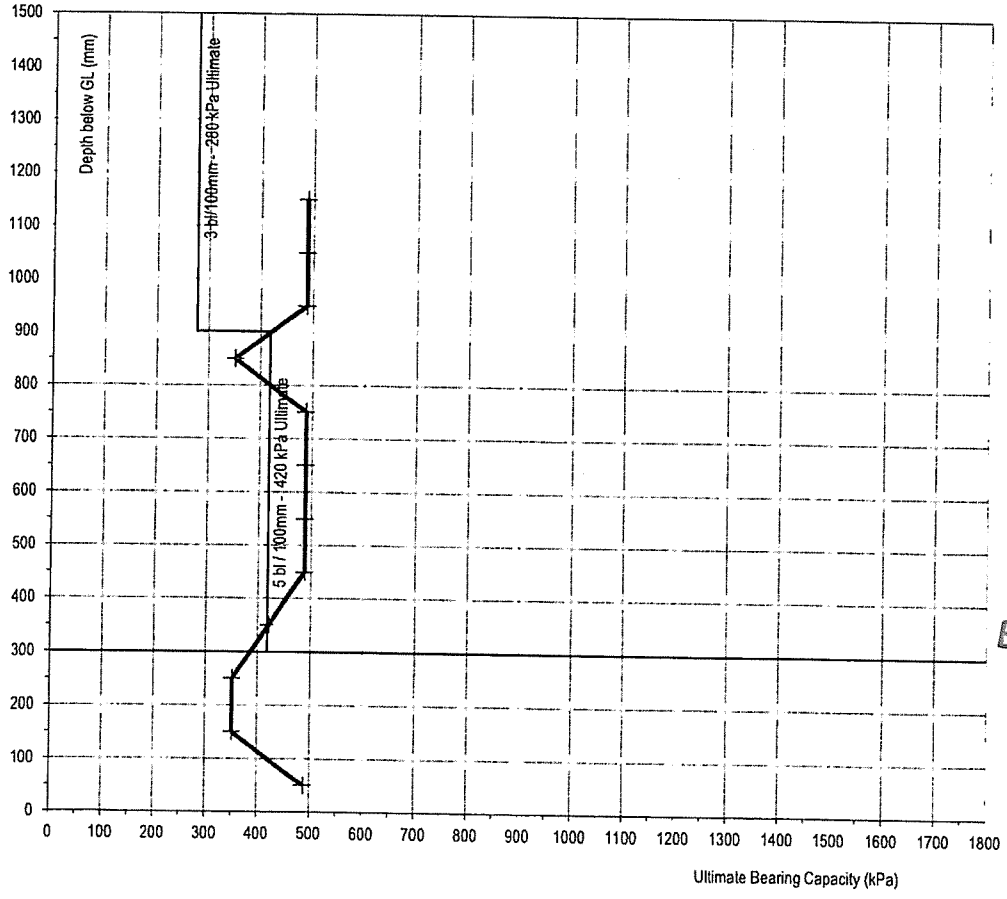
Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83C**

BUILDING CONSENT
No 120224
NCC

AMENDED PLAN
15 MAY 2012



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24 MAY 2012
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SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa
100	7	14	552
200	11	25	352
300	15	25	352
400	20	20	422
500	24	25	352
600	31	14	552
700	35	25	352
800	39	25	352
900	44	20	422
1000	49	20	422
1100	53	25	352
1200	58	20	422

Test Date: **22-11-11**

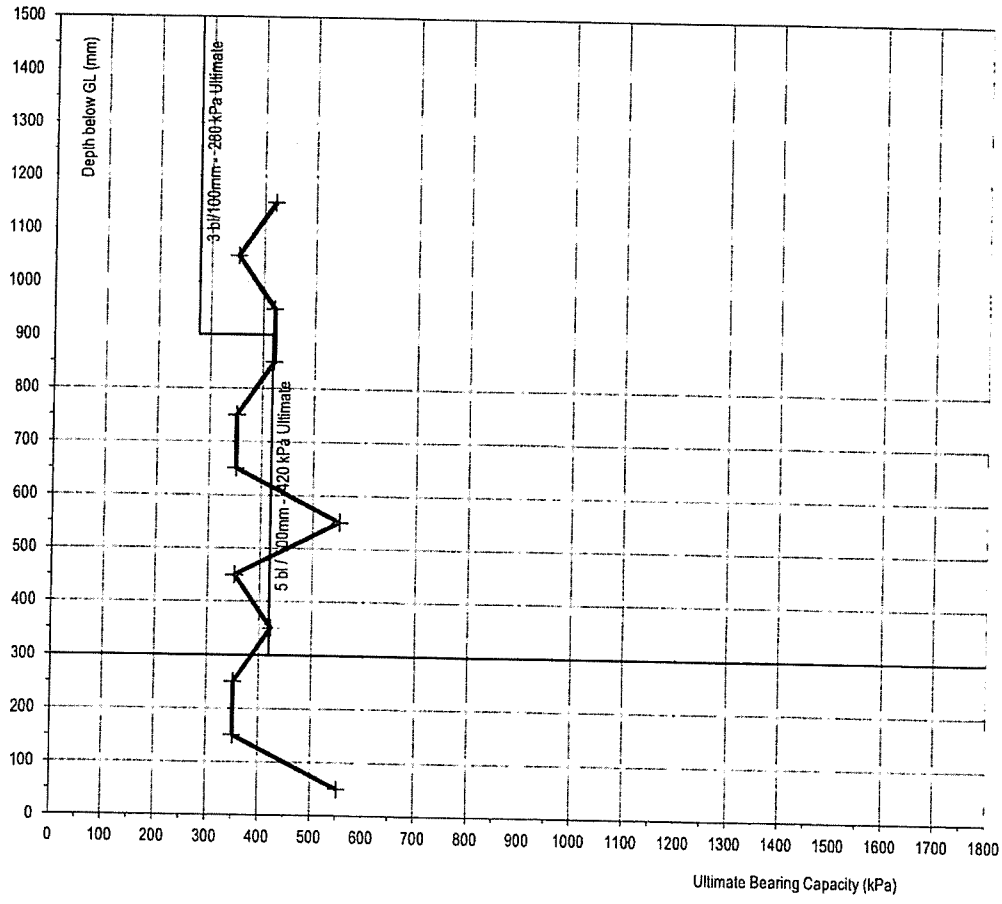
Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83D**

BUILDING CONSENT
№ 120224
NCC

AMENDED PLAN
15 MAY 2012

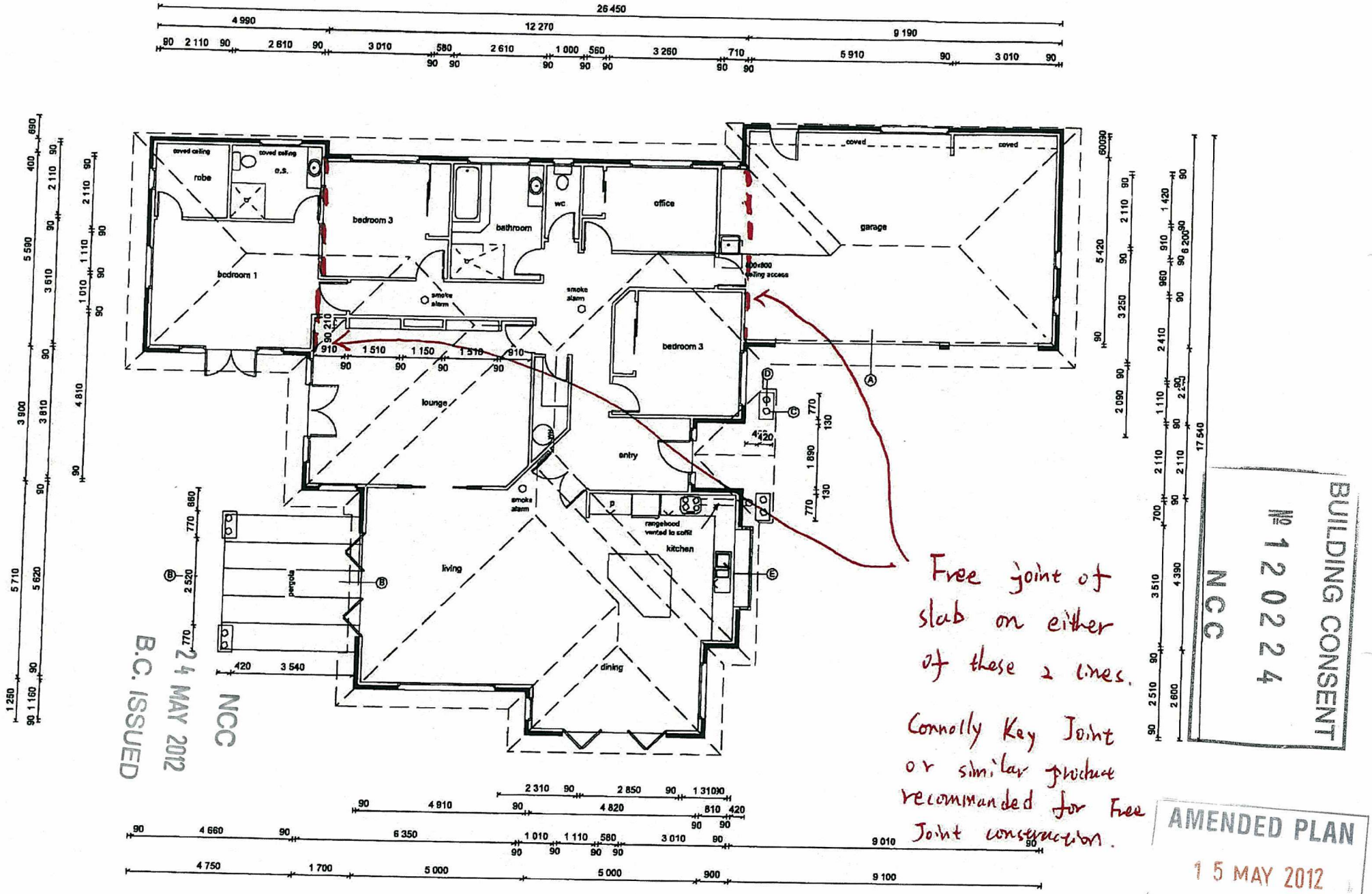


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24 MAY 2012
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15 JOHN SUTTON PL, RICHMON

Ann 5459879	21/02/12	SHT 3 OF 5

Floor area over framing 269m2



BUILDING CONSENT No 120224 NCC

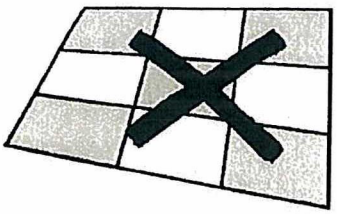
24 MAY 2012 NCC B.C. ISSUED

AMENDED PLAN 15 MAY 2012

BUILDING CONSENT
№ 1 2 0 2 2 4
NCC

Connolly KEY JOINT

CANZAC®
The Concrete Joint Specialists
WWW.CANZAC.COM

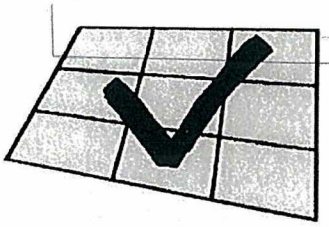


AMENDED PLAN
1 5 MAY 2012

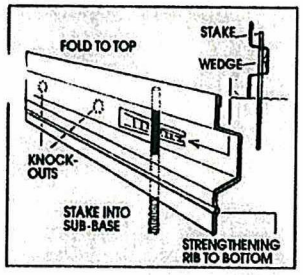
SAVE BIG MONEY USING THE CONNOLLY KEY JOINT
Traditional chequerboarding requires concreting team, concrete pump and/or crane for at least 2 days; stripping-out costs; two lots of overs wasted and needs 3 consecutive fine days - how lucky do you feel?

Continuous pours eliminate the high cost of chequerboarding

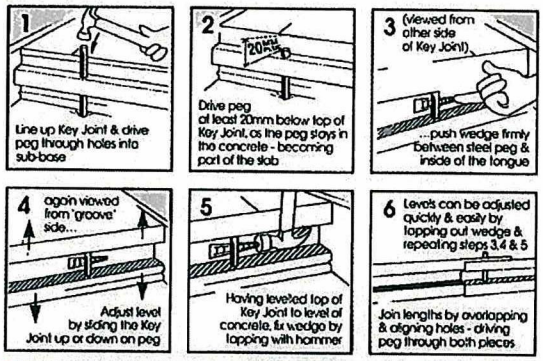
Using Connolly Key Joint, the whole slab is poured in one day and therefore requires concreting team, concrete pump and/or crane for only the one day; eliminates stripping - out costs and leaves only one lot of overs wasted.

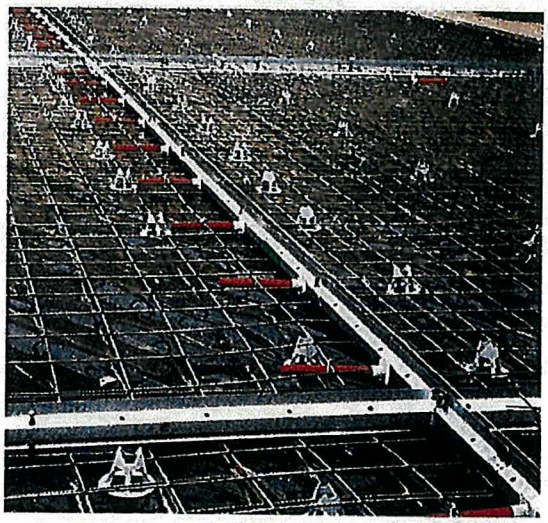


Connolly Key Joint is a galvanised steel tongue-and-groove formwork that becomes part of the slab forming the control joint.
Connolly Key Joint's unique Fixing System makes installation simple and at least twice as fast as conventional formwork methods. You'll also achieve a neater, more uniform line, and at a fraction of the cost.

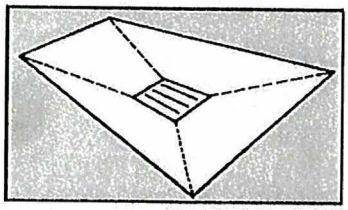


The secret to all this lies in the unique Wedge and Dowel (PAT PEND) Fixing System, designed and perfected on the Job by Paul Connolly a builder from NSW Australia.
Connolly Key Joint is supplied with one wedge and dowel per 750 mm for normal use.



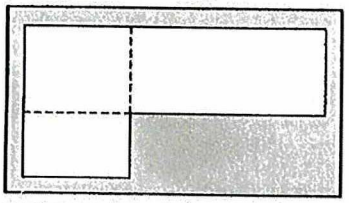


Eliminate Ponding



Connolly Key Joint can be used to maintain drainage falls, eliminating problems with ponding.

Controls Cracking



On large slabs (houses, factories, etc.) Connolly Key Joint controls cracking

CONTRACTION JOINTS REPLACE THE NEED FOR EXPANSION MATERIAL IN CONTINUOUS POURS

How does it work? As concrete dries it shrinks. Under most circumstances this initial shrinkage is greater than the concrete will expand, even on the hottest days. In continuous pours, shrinkage cracking can be controlled by using Connolly Key Joint. The small voids adjacent to the Connolly Key Joint can replace traditional expansion material joints. If the distance between the Joints is increased, the size of the shrinkage void in the contraction Joint increases. If this becomes too great, sand and grit can enter the joint, preventing subsequent thermal expansion and causing the joint to fail, It is therefore necessary to keep Joints relatively close together (less than 6 metres between joints) or incorporate some seal to prevent dirt and grit entering the joint. Connolly Key Joint produces a range of capping strips for this purpose.

P.O. Box 3181, Christchurch, New Zealand, Ph 03-3434-254, Fax 03-3434-237

Please enquire about our range of products:

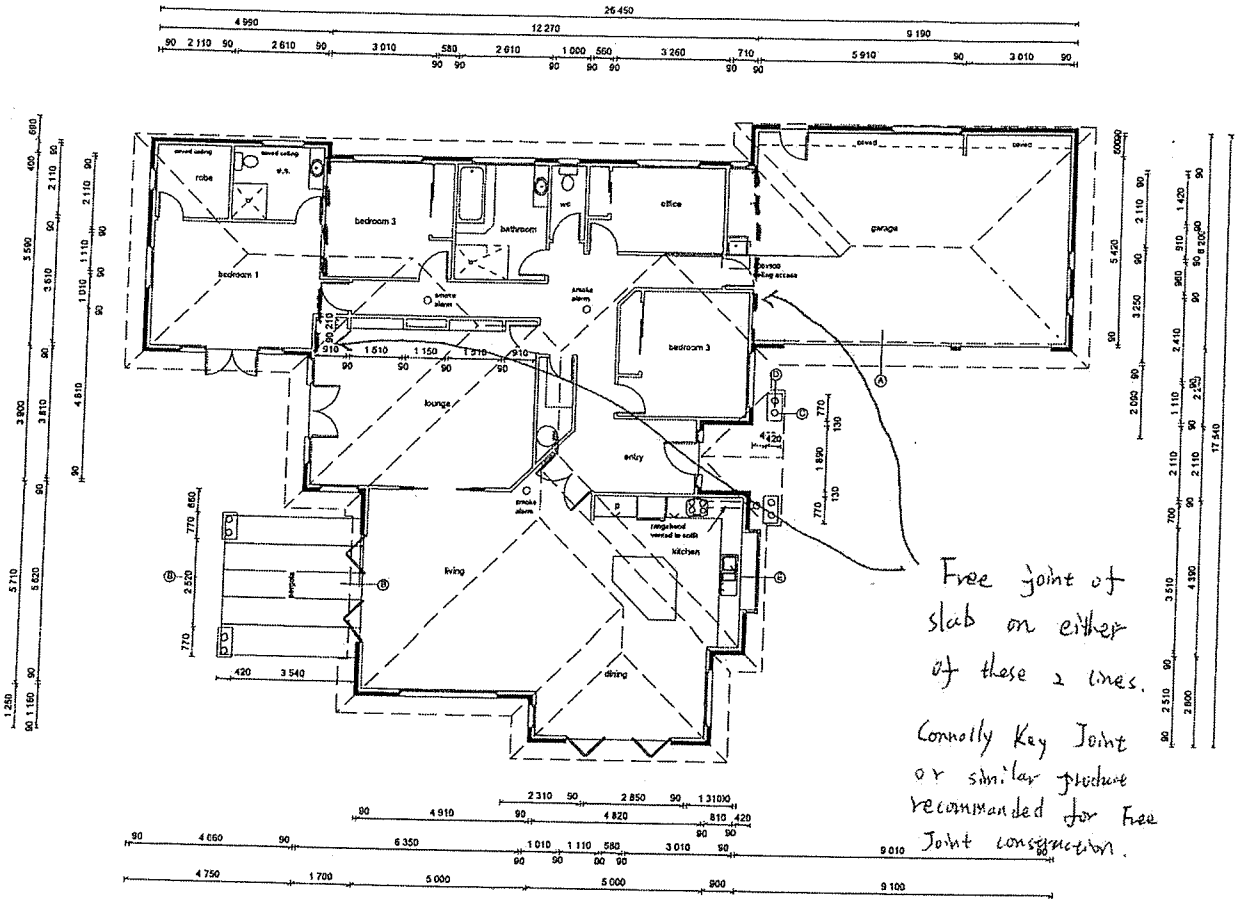
CONNOLLY KEY JOINT, SYNKO-FLEX WATERSTOP, ROUND SPEED DOWELS, SQUARE SPEED DOWELS, DOWEL BASKETS, FIBREDOWELS, EXPANSION JOINTS, STEEL ARMOURED JOINTS, METAL & PLASTIC KEYWAYS, G-SEAL, SLAB SAVER, SCS STRIP, PVC WATERSTOPS, SWELLSTOP WATERSTOP, SUPERTIE FIBREGLASS FORMTIES, BAR CHAIRS, CHAMFER STRIP, POLYPROPYLENE FIBRES, NYCON FIBRES, FORMLINERS, CANZAC REBAR CAPS, CRACK INDUCERS, EXPANDO-LOK, PROTECT-A-JOINT, PANEL TRACK

NCC
24 MAY 2012
B.C. ISSUED

NEW HOUSE FOR A JOHNSTON
13 JOHN SUTTON PL, RICHMON

Ph Ann 5459879	21/02/12	SHT	3 OF 5

FLOOR PLAN 1:100
Floor area over framing 269m2



BUILDING CONSENT
No 120224
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AMENDED PLAN
21 MAY 2012

NCC
24 MAY 2012
B.C. ISSUED

from : Tony Dong
Tasman Consulting Engineers

TASMAN CONSULTING ENGINEERS

Marginally stiffened
to meet Code 1566

File: 12057

15 May 2012

AMENDED PLAN
15 MAY 2012

Building Consents Officer
Nelson City Council
PO Box 645
NELSON

NELSON CITY COUNCIL

Dear Sir/Madam,

LOT 83 JOHN SUTTON PLACE - FOUNDATION INVESTIGATION AND DESIGN

Tasman Consulting Engineers Limited (TCEL) has been engaged by Ann Johnston to provide foundation design for Lot 83 DP444859, John Sutton Place, Stoke.

We have reviewed the existing records of the site investigations carried out by TCEL for the original subdivision certification report and consider the results as adequate for the specific design of the house foundations, without the need for further investigation.

Extracts from the certification report detailing the test pits results and scala penetrometer tests specific to Lot 83 are attached for reference.

The house foundation design as covered by TCEL's Producer Statement – Design (ref 12057) based on the above investigation is considered applicable to the proposal. The foundation excavations will be inspected by TCEL during construction to verify the suitability and strength of the ground.

Yours faithfully,

Tasman Consulting Engineers

BUILDING CONSENT
№ 120224
NCC

David King

David King

NCC
24 MAY 2012
B.C. ISSUED

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Email admin@tcel.co.nz

Ron O'Hara BE (Civil)
David King ME (Civil) MIPENZ CPEng IntPE

AMENDED PLAN
15 MAY 2012

BUILDING CONSENT
No 120224
NCC

Test Pit 3. - The test pit was located between lots 82 and 83. The soil profile was:-

GL - 250mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
250mm - 500mm	Brown – clayey GRAVEL – stones to 20mm dia - very stiff - moist - low plasticity -[GC]
500mm - 1300mm	Brown - silty clay – dry - stiff - moist - low plasticity - [CL]

The soils below the topsoil layer (250mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 3 was excavated prior to additional clay fill being placed on lots 82 and 83. At the location of TP3 the depth of gravelly CLAY fill placed over the original brown gravelly CLAY was approximately 100mm.

Test Pit 4. - The test pit was located between lots 122 and 123. The soil profile was:-

GL - 300mm	Dark grey - gravelly silty CLAY (topsoil) - dense roots - dry - stiff - organic - [OL]
300mm - 1300mm	Brown – clayey GRAVEL – angular stones to 40mm - moist - very stiff - moderate plasticity [GC]

The clayey gravel soils below the original topsoil layer (300mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 4 was excavated prior to additional clay fill being placed on lots 122 and 123. At the location of TP4 the depth of gravelly CLAY fill placed over the original brown clayey GRAVEL was approximately 300mm.

Test Pit 5. - The test pit was located between lots 124 and 125. The soil profile was:-

NCC
24 MAY 2012
B.C. ISSUED

GL - 240mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
240mm - 680mm	Brown - gravelly CLAY - small angular stones to 10mm dia - dry - stiff - dry - low plasticity - [CL]
680mm - 1400mm	Brown to dark brown – clayey GRAVEL – stones to 40mm dia - very stiff - moist - low plasticity - [GC]

The soils below topsoil layer (240mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 5 was excavated prior to additional clay fill being placed on lots 124 and 125. At the location of TP5 the depth of gravelly CLAY fill placed over the original brown gravelly CLAY was approximately 100mm.

SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa
100	4	25	352
200	8	25	352
300	23	7	968
400	36	8	877
500	42	17	489
600	48	17	489
700	55	14	552
800	59	25	352
900	64	20	422
1000	69	20	422
1100	75	17	489
1200	82	14	552

Test Date: **22-11-11**

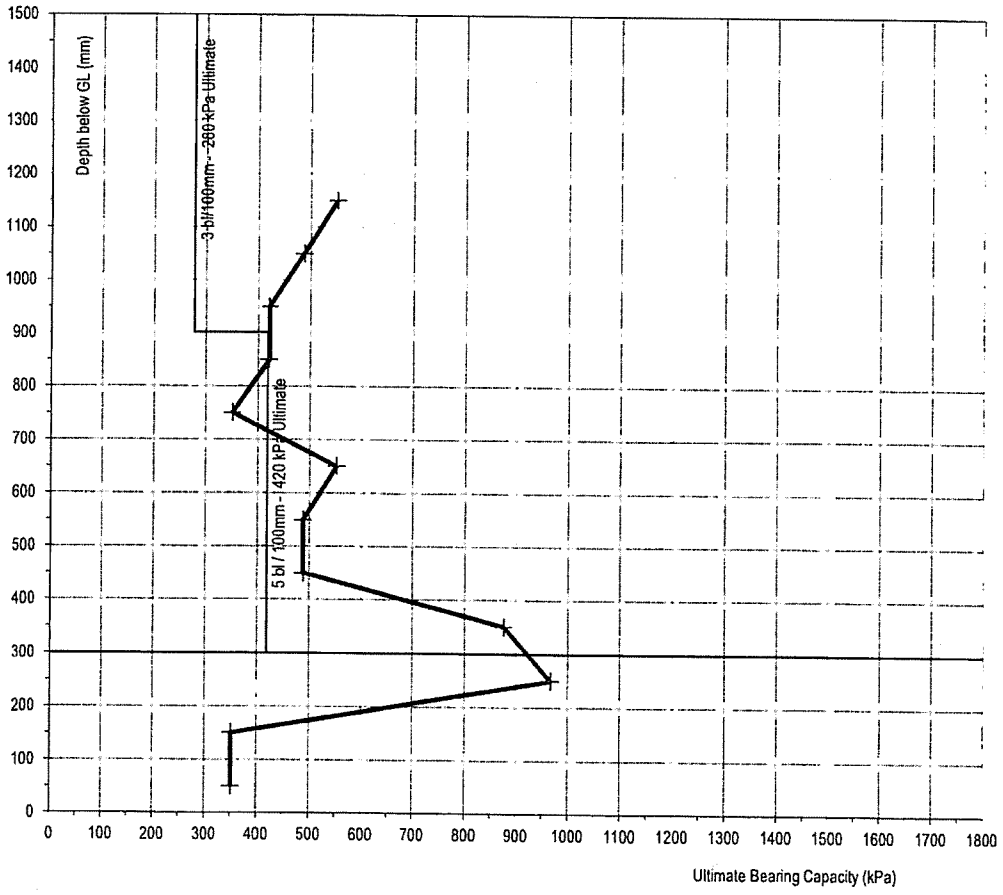
Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83A**

AMENDED PLAN
15 MAY 2012

BUILDING CONSENT
№ 120224
NCC



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24 MAY 2012
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SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa
100	4	25	352
200	6	50	197
300	14	13	612
400	24	10	725
500	34	10	725
600	43	11	670
700	55	8	828
800	69	7	923
900	76	14	552
1000	81	20	422
1100	85	25	352
1200	91	17	489

Test Date: **22-11-11**

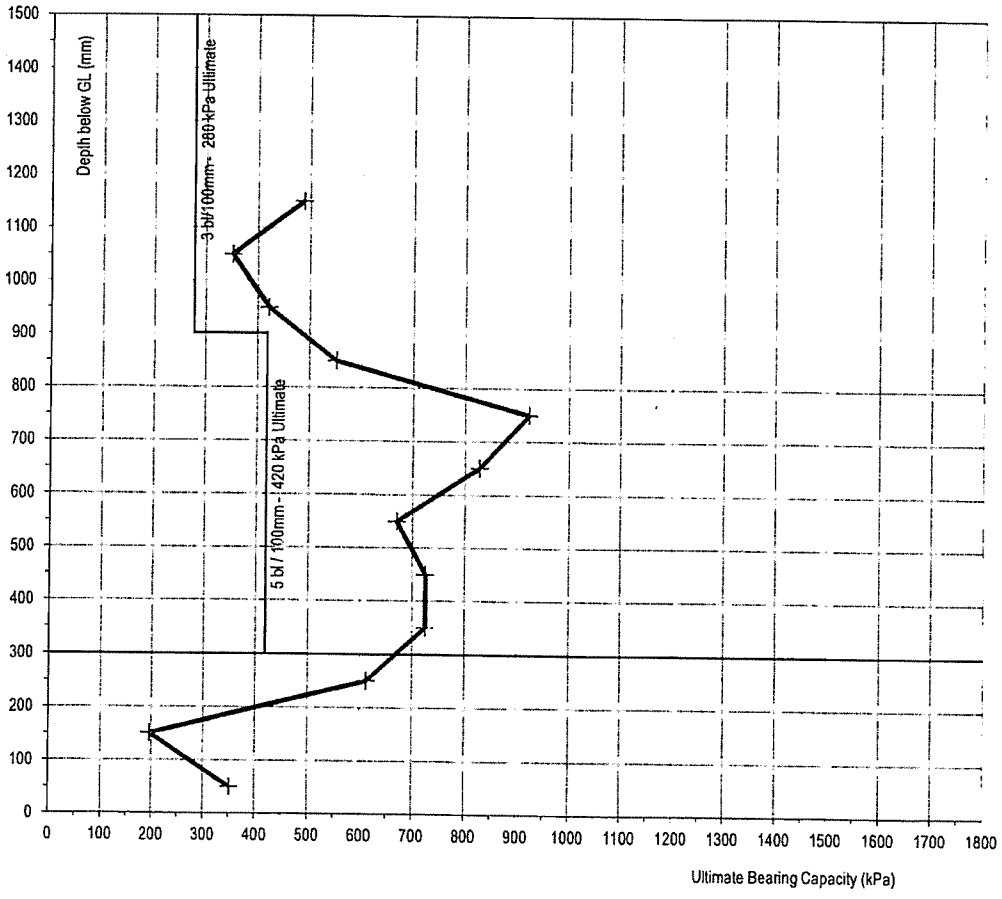
Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83B**

AMENDED PLAN
15 MAY 2012

BUILDING CONSENT
№ 120224
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SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa
100	6	17	489
200	10	25	352
300	14	25	352
400	19	20	422
500	25	17	489
600	31	17	489
700	37	17	489
800	43	17	489
900	47	25	352
1000	53	17	489
1100	59	17	489
1200	65	17	489

Test Date: **22-11-11**

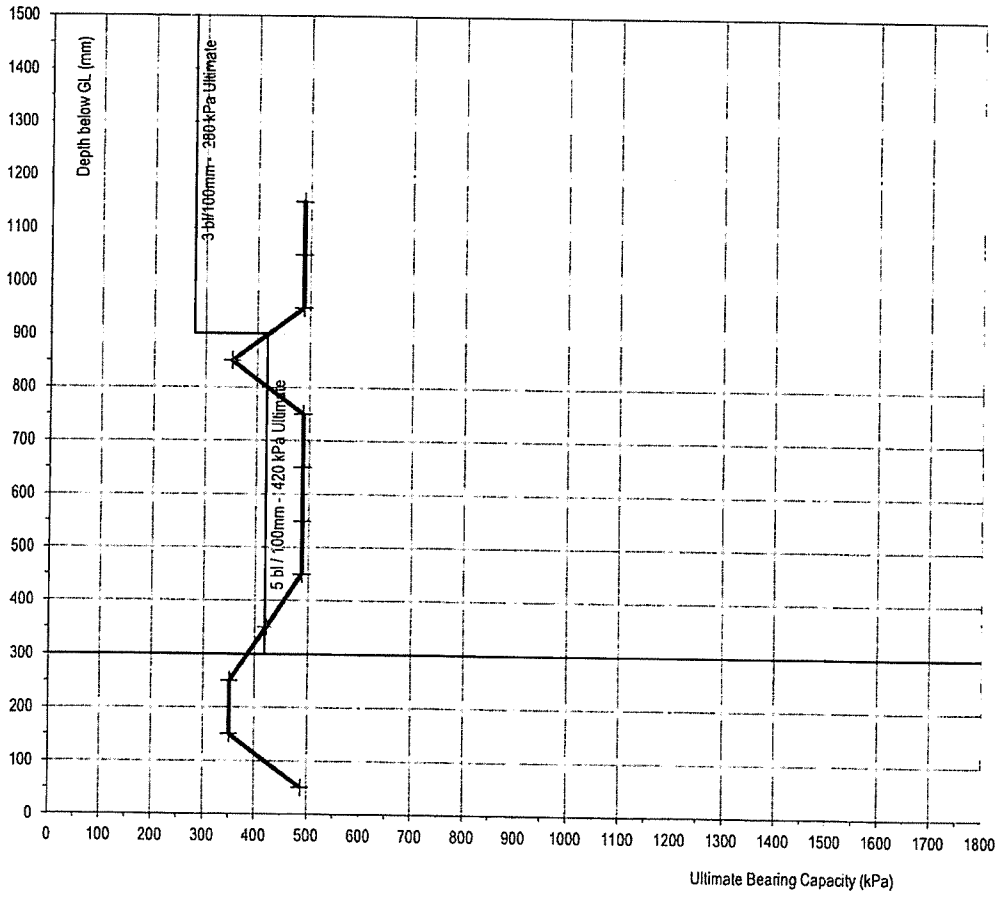
Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83C**

AMENDED PLAN
15 MAY 2012

BUILDING CONSENT
№ 120224
NCC



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24 MAY 2012
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SCALAR PENETROMETER TEST

Depth	Blows	mm/Blow	Ultimate kPa
100	7	14	552
200	11	25	352
300	15	25	352
400	20	20	422
500	24	25	352
600	31	14	552
700	35	25	352
800	39	25	352
900	44	20	422
1000	49	20	422
1100	53	25	352
1200	58	20	422

Test Date: **22-11-11**

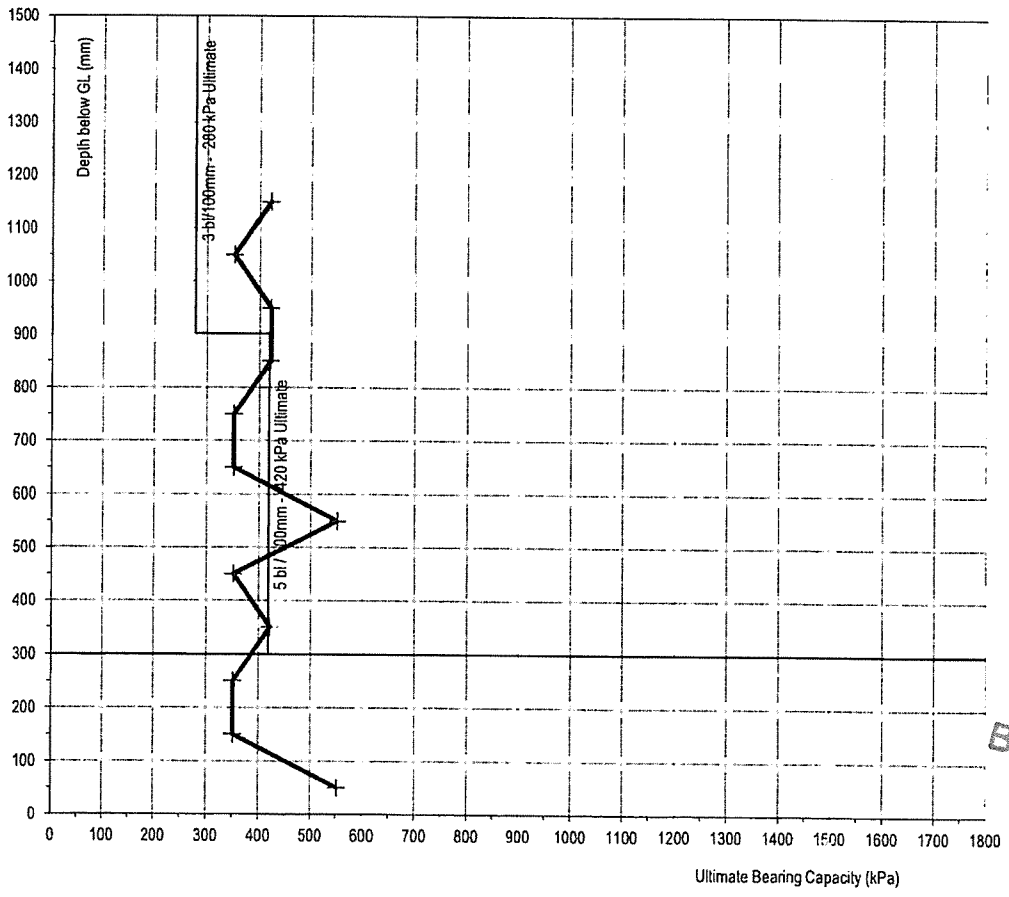
Client: **Daelyn - Stage IIIB Subdivision**

Address: **Daelyn Dr**
Richmond
NELSON

Test Ref: **83D**

AMENDED PLAN
15 MAY 2012

BUILDING CONSENT
№ 120224
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MiTek New Zealand Limited

Correspondence from : AUCKLAND
40 Neales Road, East Tamaki 2013
PO Box 58-014, Botany 2163
Phone: 09 274 7109
Fax: 09 274 7100

CHRISTCHURCH
14 Pilkington Way, Wigram 8042
PO Box 8387, Riccarton 8440
Phone: 03 348 8691
Fax: 03 348 0314

www.miteknz.co.nz

PRODUCER STATEMENT for MiTek 20/20® TRUSS DESIGN - Version 4.6

ISSUED BY: **MiTek New Zealand Limited**

TO: **PlaceMakers Nelson**

IN RESPECT OF: **MiTek® Truss Designs**

NELSON CITY COUNCIL

This producer statement covers the MiTek 20/20® truss design and the structural performance of the GANG-NAIL® connector plate for the job reference **P9157A** and may be used by a Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

The MiTek 20/20® truss design program has been developed by MiTek New Zealand Limited for the design of MiTek® timber roof, floor and attic trusses in New Zealand. The truss designs computed by MiTek 20/20 ® are prepared using sound and widely accepted engineering principles, and in accordance with compliance documents of the New Zealand Building Code and Verification Method B1/VM1; and internationally accepted standard ANSI/TPI 1 - 2002 as an alternative solution to satisfy the requirements of Clause B1 of the New Zealand Building Code.

On behalf of MiTek New Zealand Limited, and subject to:

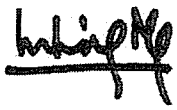
i) All proprietary products meeting their performance specification requirements
ii) The provision of adequate roof bracing and overall building stability
iii) Correct selection and placement of GANG-NAIL connector plates
iv) Correct input of Truss Design Data as shown in the Fabricator Design Statement for this job
v) The design being undertaken by the accredited fabricator under the terms of the software licence

I believe on reasonable grounds that the trusses, if constructed in accordance with the MiTek 20/20® truss design and shop drawings, will comply with the relevant provisions of the New Zealand Building Code.

MiTek New Zealand Limited holds a current policy of Professional Indemnity Insurance no less than $500,000.

On behalf of MiTek New Zealand Limited, **Date: Wednesday, 16 May 2012**

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24 MAY 2012
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In Ling Ng, BE (Hons), CPEng, IntPE, MIPENZ (ID: 146585)
TECHNICAL SERVICES MANAGER, MiTek New Zealand Limited

BUILDING CONSENT
№ 120224
NCC

AMENDED PLAN
21 MAY 2012

PlaceMakers Nelson

Job: P9157A
Client: Ann Johnston
Phone:
Site: Johnston
13 John Sutton Place
Richmond
Phone:
Description:
Building Consent No.:

AMENDED PLAN
21 MAY 2012

MITEK FABRICATOR DESIGN STATEMENT

This statement is issued by MiTek accredited fabricator **PlaceMakers Nelson**, being licensed to use the MiTek 20/20® software, to the client listed above and may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

MiTek 20/20® TRUSS DESIGN DATA

The MiTek 20/20® computer design for this job is based on the following design parameters entered into the program. The Fabricator shall ensure that these job details are current and relevant to the project for the design of the MiTek ® trusses.

Job Details

Roof Truss

Timber Group: PMTRUSSx45
Roof
Material: Metal Tiles
Dead Load: 0.210 kPa
Restraints: 400 mm centres
Live Load: Qur = 0.250 kPa
Qc = 1.100 kN

Importance Level : 2
Pitch: 25.000 deg
Ceiling
Material: Standard
Dead Load: 0.200 kPa
Restraints: 600 mm centres
Live Load: Qc = 1.400 kN

Design Working Life : 50 years
Nominal Overhang: 600 mm
Wind
Area: High (44.0 m/s)
Pressure Coeff: Cpe = varies; Cpi = -0.30, 0.20
Snow
Location: Nelson (N3) at 220 m
Open Ground Load: 0.300 kPa
Basic Roof Load: 0.400 kPa

The timber for these MiTek® trusses shall be treated to the requirements of NZS 3602:2003 and shall be graded to the requirements of NZS 3603:1993. Unless otherwise noted, this design assumes that the steel fixings and timber connectors proposed are located in a **"closed environment"**, as defined by NZS3604:2011 Section 4.

MiTek® Truss List

Legend: * = detail only, ? = input only, ~~Txx~~ = failed design, Ø = non certified, Unmarked trusses = designed successfully, LB = lateral bracing required GB = gable brace required

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)	
CT01	1	5990	25.000	900	
CT02	1D	5990	25.000	741	
CT04	1	6200	25.000	900	
CT04A	1	6200	25.000	900	
J06	1	4077	25.000	900	
J06B	1	4077	25.000	900	
J07	1	3222	25.000	900	
J13	1	3732	25.000	900	
J13A	1	3732	25.000	900	
J14	1	3822	25.000	900	
J17	1	5427	25.000	900	LB
J18	1	4482	25.000	900	
T01	1	5110	25.000	900	
T02	1D	10900	25.000	900	
T03	1	10900	25.000	900	
T04	1D	9490	25.000	900	
T08	1	10900	25.000	900	
T10	1	7833	25.000	900	
T10A	1D	7833	25.000	900	
T14	1	7833	25.000	738	
T14B	1	7833	25.000	738	
TG01	1D	5000	25.000	900	
TG02	1	4977	25.000	900	
TG03	1D	9490	25.000	900	
[illegible]01	1	2272	25.000	900	
CJ01A	1	2272	25.000	900	
CJ02	1	2452	25.000	900	
CJ02A	1	2452	25.000	900	
CJ02B	1	2452	25.000	900	
CJ02C	1	2452	25.000	900	
CT03	2	5990	25.000	741	
CT05	3	6200	25.000	885	
EN01	1	3810	25.000	900	
J01	1	2772	25.000	900	
J01A	1	2772	25.000	900	
J01B	1	2772	25.000	900	
J02	1	1872	25.000	900	
J02A	1	1872	25.000	900	
J03	1	2802	25.000	900	
J03A	1	2802	25.000	900	
J03B	1	2802	25.000	900	

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
J04	1	1902	25.000	900
J04A	1	1902	25.000	900
J05	1	2712	25.000	900
J05A	1	2712	25.000	900
J06A	1	4077	25.000	900
J07A	1	3222	25.000	900
J08	1	3177	25.000	900
J08A	1	3177	25.000	900
J09	1	2277	25.000	900
J09A	1	2277	25.000	900
J10	1	1377	25.000	900
J10A	1	1377	25.000	900
J11	1	1305	25.000	900
J12	1	1160	25.000	900
J12A	1	1160	25.000	900
J12B	1	1160	25.000	900
J12C	1	1160	25.000	900
J12D	1	1160	25.000	900
J12E	1	1160	25.000	900
J14A	1	3822	25.000	900
J14B	1	3822	25.000	900
J15	1	2922	25.000	900
J15A	1	2922	25.000	900
J16	1	2022	25.000	900
J16A	1	2022	25.000	900
J17A	1	5427	25.000	900
J18A	1	4482	25.000	900
J19	1	3627	25.000	900
J19A	1	3627	25.000	900
J20	1	1067	25.000	900
J21	1	2727	25.000	900
J21A	1	2727	25.000	900
J22	1	1827	25.000	900
J22A	1	1827	25.000	900
J23	1	4527	25.000	534
T05	1	3822	25.000	719
T05A	2	3822	25.000	719
T06	1	3177	25.000	900
T07	1	1305	25.000	972
T09	2	2803	25.000	919
T11	1	3627	25.000	909

Truss	Qty	Span (mm)	Pitch (deg)	Spacing (mm)
T11A	1	3627	25.000	909
T12	1	1067	0.000	900
T13	1	2360	25.000	900
T14A	1	7833	25.000	738
T15	1	3810	25.000	900
T16	1	5427	25.000	753
T16A	1	5427	25.000	753
V01	1	1408	25.000	900
*HB01	2	4724	18.249	900
*HB02	2	4767	18.249	900
*HB03	1	4767	18.249	900
*HB04	1	1192	18.249	900
*HB05	1	7843	18.249	900
*HB06	1	3710	18.249	900
*HB07	2	4307	18.249	900
*HB08	1	7482	18.249	900
*HB09	1	3455	18.249	900
*HB10	1	1164	18.249	900
*HB11	1	4996	18.249	900
*HB12	1	647	18.249	900
*HB13	1	8479	18.249	900
*R01	1	1585	25.000	900
*R01A	1	1585	25.000	900
*R02	5	913	25.000	900
*R02A	4	913	25.000	900
*R02B	1	913	25.000	900
*R03	1	1615	25.000	900
*R03A	1	1615	25.000	900
*R04	1	913	25.000	900
*R04A	1	913	25.000	900
*R05	1	913	25.000	900
*R05A	1	913	25.000	900
*R06	1	925	25.000	900
*R07	1	1090	25.000	900
*R08	1	873	25.000	900
*R08A	1	873	25.000	900
*R09	1	1735	25.000	900
*R10	1	940	25.000	900
*R11	2	868	25.000	900

Total quantity : 137

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24 MAY 2012
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BUILDING CONSENT
№ 120224
NCC

The computer design input has been carried out by:

Signed: .....

Date: ...Wednesday, 16 May 2012....

Name of Detailer: Coel Parkes

Qualifications and Title: Frame & Truss Detailer (MITEK C.O.C 2007)

On behalf of: PlaceMakers Nelson

Job No: 9157
Job Name: Ann Johnston

Client: Johnston
Building Consent No:

Site: 13 John Sutton Place

DESIGN STATEMENT
MiTek Beam Program v1.10 June 2011

Certification of MiTek Beam Program v1.10 June 2011

The MiTek Beam Program v1.10 June 2011 has been developed by MiTek New Zealand Ltd for the design of these beams: Timber, Glulam, GANGLAM and GANG-NAIL FLITCH BEAMS. The beam designs calculated by this program are prepared using sound and widely accepted engineering principles, and in accordance with Compliance Documents of the New Zealand Building Code and Verification Method B1/VM1 to satisfy the requirements of Clause B1 of the Building Code. We believe on reasonable grounds that these beams for the proposed building, if constructed in accordance with the drawings, specifications and other documents provided will comply with the relevant provisions of the NZ Building Code. This is subject to all proprietary products meeting their performance specification requirements; the provision of adequate bracing and fixings; and the correct input of design data carried out by suitably trained personnel. This document may be used by the Building Consent Authority to assist in determining compliance with the New Zealand Building Code.

Summary of MiTek Beam Program v1.10 June 2011 Data and Output

Roof
Weight: light + ceiling
Dead Load: 0.45 kPa
Live Load: 0.25 kPa

Wind
Area/Speed: high (44.0 m/s)

Snow
Area: 0.4 kPa

Wall
Type: NA

Floor
Live Load: NA

Beam List

Opening Label	Beam Material	Beam Size	Beam Length	Design Status
Lintel A	MSG8/VSG8	2/240x45	3000	OKAY
Lintel B	MSG8/VSG8	2/240x45	1800	OKAY
Lintel C	MSG8/VSG8	2/190x45	2600	OKAY
Lintel D	GN Flitch Beam	FB25M	4800	OKAY
Lintel E	MSG8/VSG8	2/140x45	1600	OKAY
Lintel F	MSG8/VSG8	2/140x45	1600	OKAY
Lintel G	MSG8/VSG8	2/240x45	2400	OKAY
Lintel H	MSG8/VSG8	2/140x45	1600	OKAY
Lintel I	MSG8/VSG8	2/290x45	3000	OKAY
Lintel J	GL8 GLULAM	360x90	3300	OKAY

GANGLAM plating details indicated with RD (regular duty plating), HD (heavy duty plating) and SHD (super heavy duty plating)

The design input has been carried out by:

Signed: .....

Date: 16/05/2012

Name of Computer Operator: Cool Parker

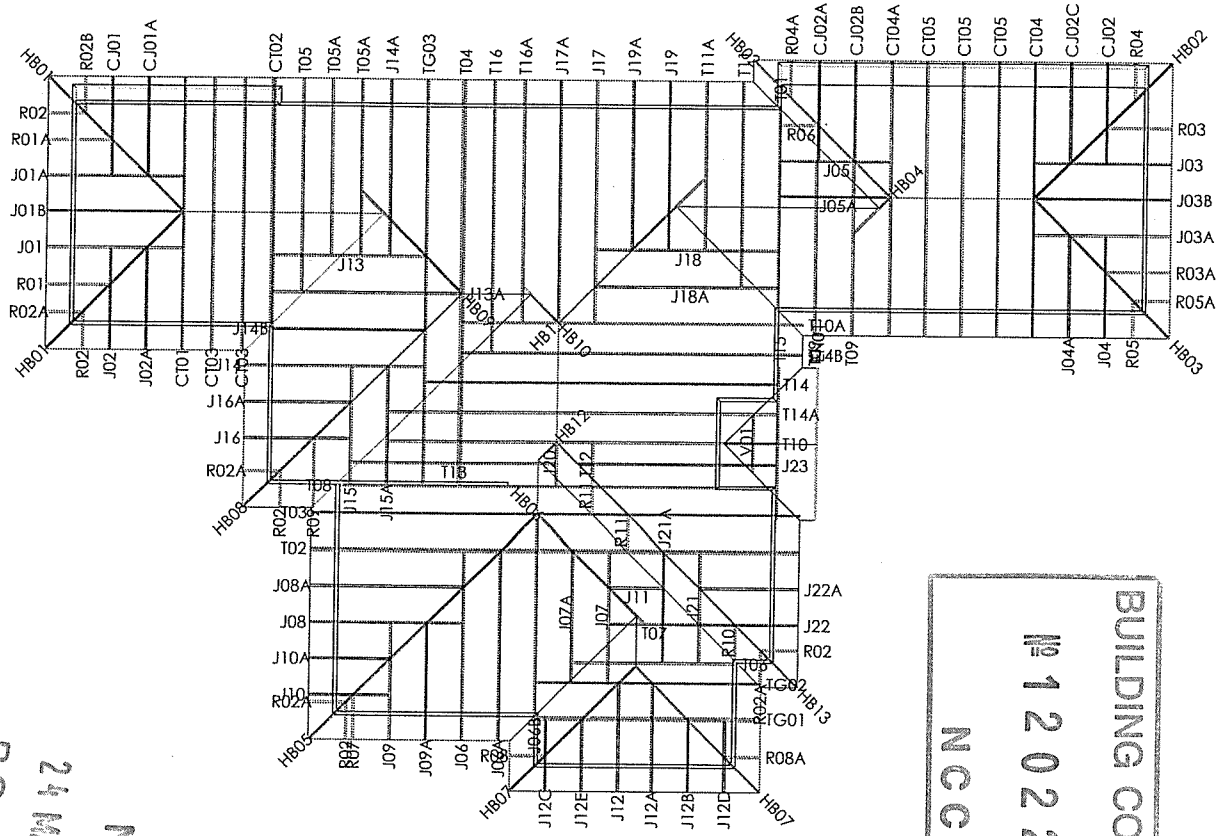
Qualifications and Title: Detailer

Company: Placemakers Nelson.

NCC
24 MAY 2012
B.C. ISSUED

AMENDED PLAN
21 MAY 2012

BUILDING CONSENT
№ 120224
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AMENDED PLAN
21 MAY 2012

NCC
24 MAY 2012
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PlaceMakers
Know how. Can do.

PlaceMakers Nelson
P O Box 56
Nelson 7040
Ph: 03 547 0131
Fax: 03 547 0196

Site Address :
Johnston
13 John Sutton Place
Richmond

Sheet Title :
For Building Consent
Buildable Truss Layout

Date : 19 Mar,2012 | Drawn : Coel Parkes
Scale : 1: 125 | System : MiTek 20/20

Job Details:
Roof Pitch : 25.00deg
Roof Material : Metal Tiles
Ceiling Material : Standard
Wind Zone : High
Roof Snow Load : 0.400kPa

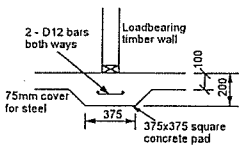
Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 37m/s
Overhang : 600mm

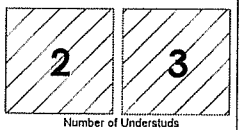
PrimeCad v4.6.6.132

MiTek

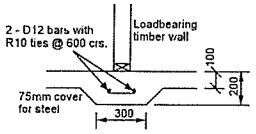
Job Title : P9157
Sheet : 1
Revision Number :

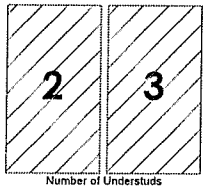
Slab Thickening Details



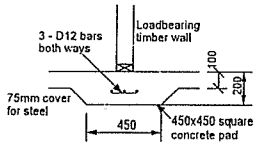


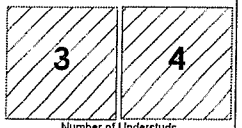
TYPE FP1 - 375x375mm Pad



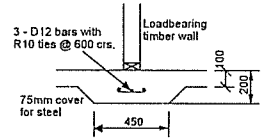


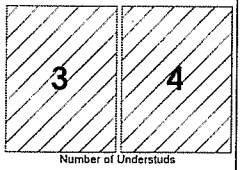
TYPE FS1 - 300mm Strip footing





TYPE FP2 - 450x450mm Pad

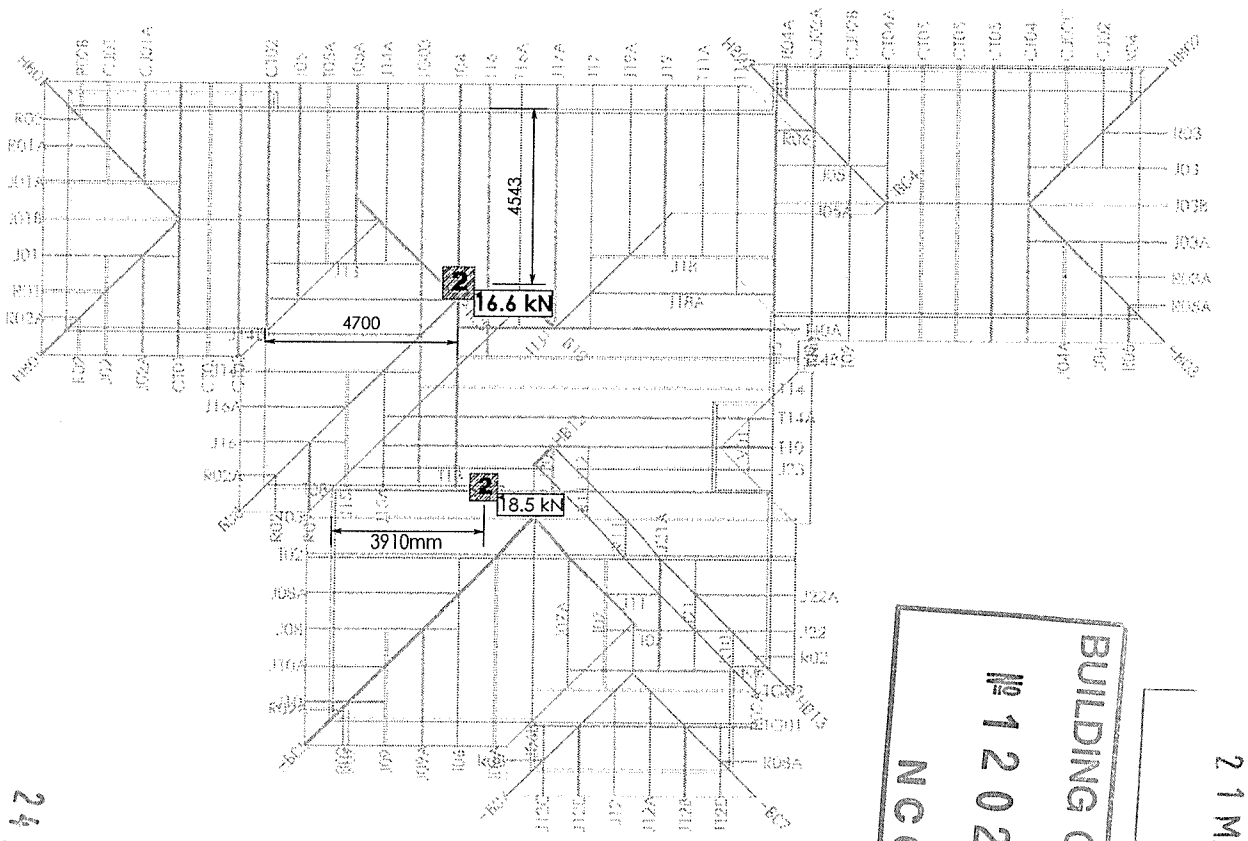




TYPE FS2 - 450mm Strip footing

NOTES:

The numbers found within the hatched area are the number of studs required below each truss.
Refer to:
GANG-NAIL Internal Load Bearing on Concrete Floor Slabs brochure 12/2006



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21 MAY 2012

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PlaceMakers Nelson
P O Box 56
Nelson 7040
Ph: 03 547 0131
Fax: 03 547 0196

Site Address :
Johnston
13 John Sutton Place
Richmond

Sheet Title :
For Building Consent
Slab Thickening

Date : 19 Mar,2012 | Drawn : Coel Parkes
Scale : 1: 125 | System : MiTek 20/20

Job Details:
Roof Pitch : 25.00deg
Roof Material : Metal Tiles
Ceiling Material : Standard
Wind Zone : High
Roof Snow Load : 0.400kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 37m/s
Overhang : 600mm

MiTek

Job Title : P9157
Sheet : 2
Revision Number :

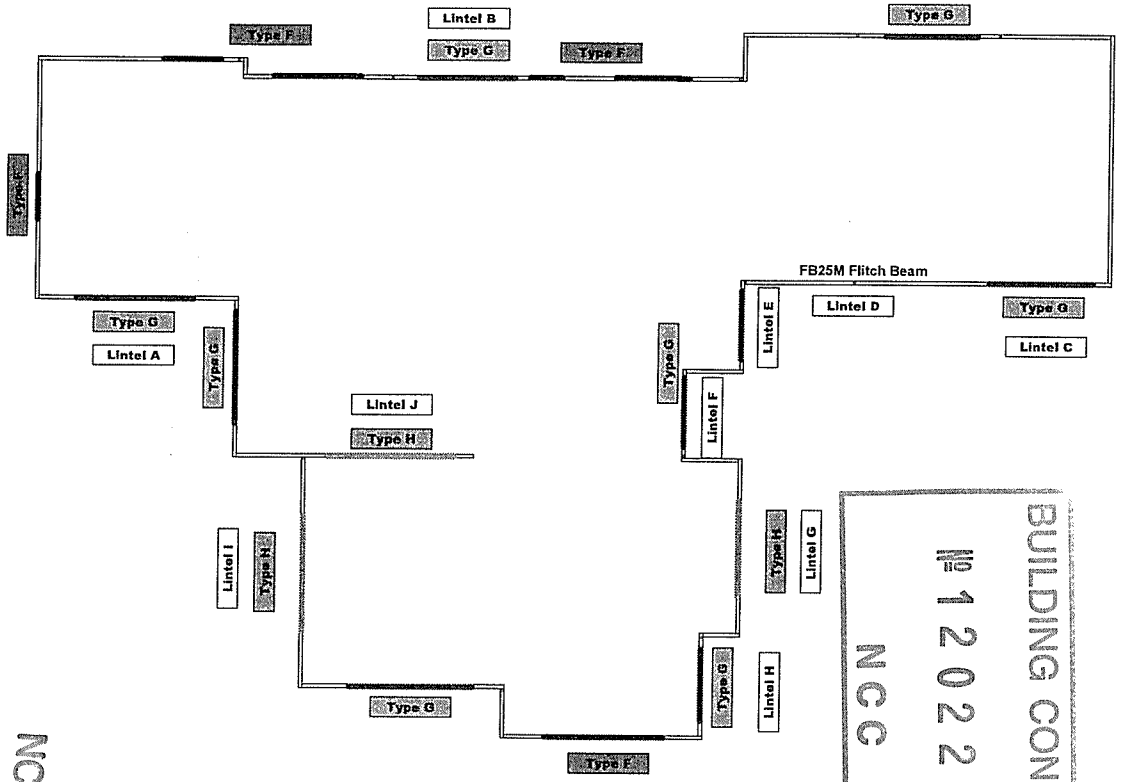
Lintel Fixing & Sizing Details

TYPE E
1.4kN

TYPE F
3.5kN

TYPE G
7.5kN

TYPE H
13.5kN



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NOTES:

Refer to:
Lintel Fixing Schedule 04/2008
pages 28 & 29, Structrual Fixings
On-site Guide for Buildng Code
Compliance 2009 Edition

(Alternative to NZS 3604:2011
Table 8.14 & Figure 8.12)

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Fax: 03 547 0196

Site Address :
Johnston
13 John Sutton Place
Richmond

Sheet Title :
For Building Consent
Lintel Fixing

Date : 19 Mar,2012 | Drawn : Coel Parkes
Scale : 1: 125 | System : MiTek 20/20

Job Details:

Roof Pitch	:25.00deg	Truss Centres	: 900mm
Roof Material	: Metal Tiles	Roof Live Load	: 0.250kPa
Ceiling Material	: Standard	Floor Live Load	:
Wind Zone	: High	Wind Speed	: 37m/s
Roof Snow Load	: 0.400kPa	Overhang	: 600mm

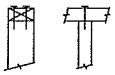
PrimeCad v4.6.6.132

MiTek

Job Title : P9157
Sheet : 3
Revision Number :

Stud to top plate fixing details

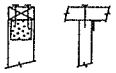
Type A is minimum fixing required unless specified otherwise



FIXING TYPE A
0.7kN

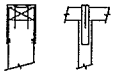
2/90x3.33 plain steel wire nails driven vertically into stud.

FIXING TYPE B
0.6kN



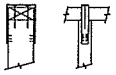
2/90x3.33 plain steel wire nails driven vertically into stud, plus LUMBERLOK 6kN Stud Anchor.

OR



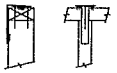
2/90x3.33 plain steel wire nails driven vertically into stud, plus LUMBERLOK Tylok Stud Tie

OR



LUMBERLOK Sheet Brace Strap 400 with 6/30x3.15 nails each stud face

OR

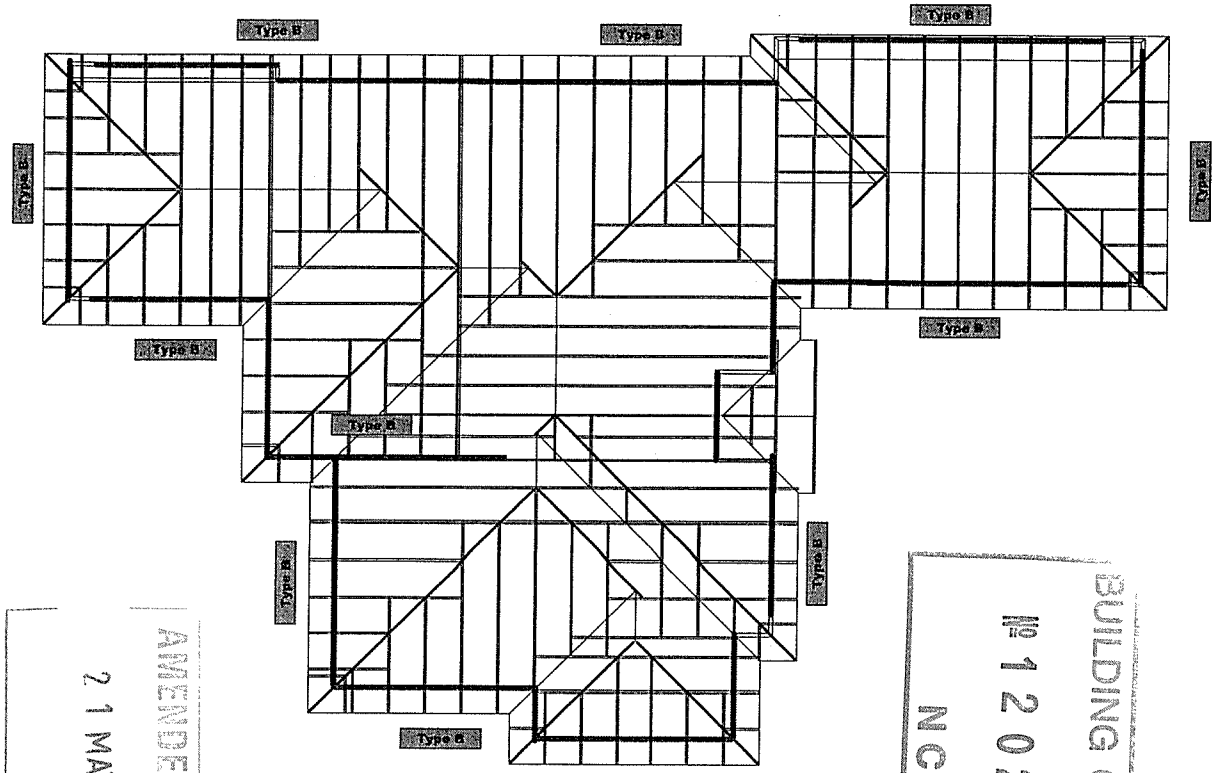


LUMBERLOK Stud Strap

NOTES:

Refer to:
LUMBERLOK Wall Fixing Chart - Stud to Top Plate Fixing Schedule 04/2008

(Alternative to NZS3604:2011 Table 8.18)



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Nelson 7040
Ph: 03 547 0131
Fax: 03 547 0196

Site Address :
Johnston
13 John Sutton Place
Richmond

Sheet Title :
For Building Consent
Stud To Top Plate Fixing

Date : 19 Mar,2012 | Drawn : Coel Parkes
Scale : 1: 125 | System : MiTek 20/20

Job Details:
Roof Pitch : 25.00deg
Roof Material : Metal Tiles
Ceiling Material : Standard
Wind Zone : High
Roof Snow Load : 0.400kPa

Truss Centres : 900mm
Roof Live Load : 0.250kPa
Floor Live Load :
Wind Speed : 37m/s
Overhang : 600mm

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MiTek

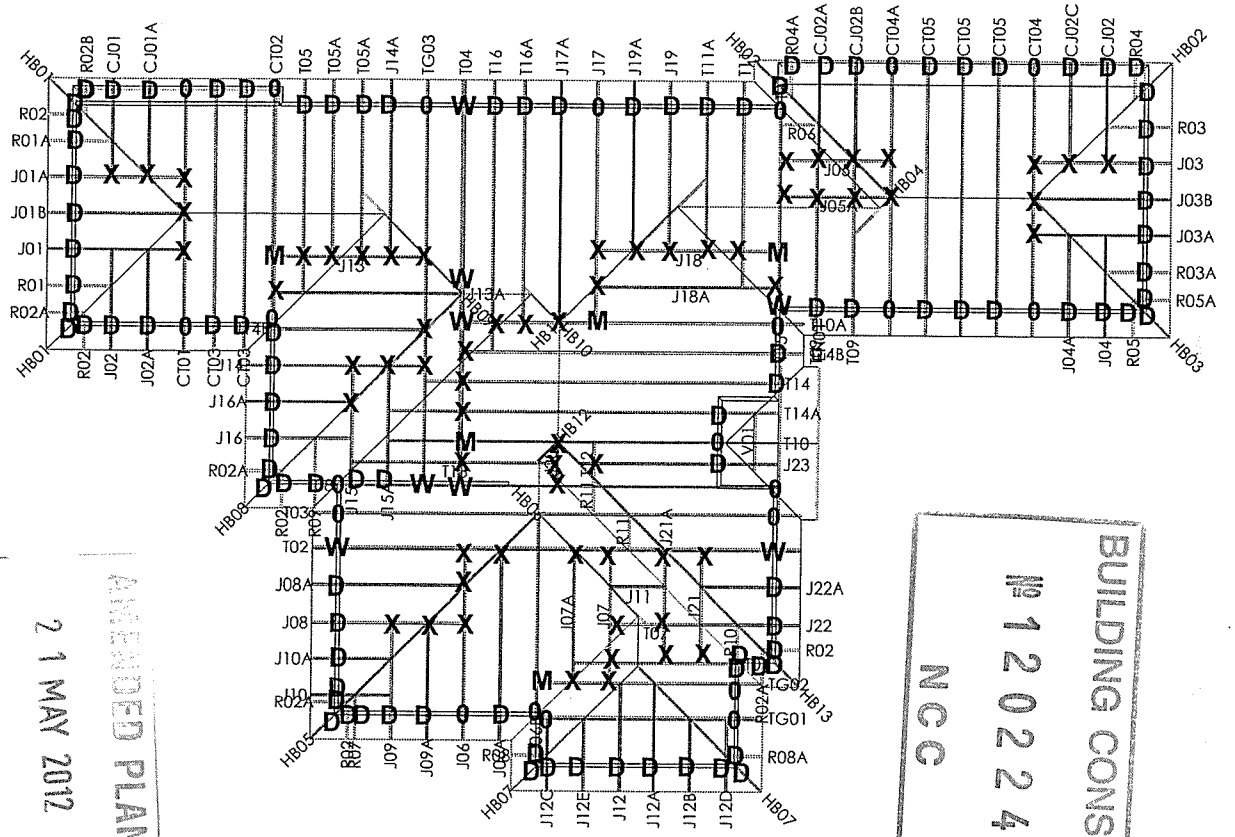
Job Title : P9157
Sheet : 4
Revision Number :

Truss Fixings

- X - LUMBERLOK JH47x90 Joist Hanger
- Z - LUMBERLOK JH47x120 Joist Hanger
- P - LUMBERLOK JH47x190 Joist Hanger
- E - LUMBERLOK JH95x165 Joist Hanger
- O - Pair of LUMBERLOK CT200 Ceiling Ties
- H - LUMBERLOK CT400 Cyclone Tie
- B - LUMBERLOK CT600 Cyclone Tie
- M - Pair of LUMBERLOK Multi Grips
- NP - LUMBERLOK Nailon Plate
- N - LUMBERLOK N21 Diagonal Cleat
- W - Pair of LUMBERLOK CPC40 Cleats
- K - LUMBERLOK TTP 16kN Truss to Top Plate set
- G - LUMBERLOK TTP 9kN Truss to Top Plate set

ALSO SUPPLY:

98 L\H Z NAILS
98 R\H Z NAILS
21 L\H CT200 CYCLONE TIES
21 R\H CT200 CYCLONE TIES
8 PKTS NAILS
92.8m H3 90x45mm VALLEY BOARDS
60 90x47mm JOIST HANGERS
12 MULTI-GRIPS
16 CPC 80's



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NOTES:

All other areas must have at the minimum
2/ 90x3.15mm skew nails + 2 wire dogs
for truss to top plate connections.

Refer to:
LUMBERLOK Timber Connectors Characteristic
Loadings Data brochure 03/4

D 11

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PlaceMakers Nelson
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Nelson 7040
Ph: 03 547 0131
Fax: 03 547 0196

Site Address :
Johnston
13 John Sutton Place
Richmond

Sheet Title :
For Building Consent
Truss Fixings

Date : 19 Mar,2012 | Drawn : Coel Parkes
Scale : 1: 125 | System : MiTek 20/20

Job Details:

Roof Pitch	:25.00deg	Truss Centres	: 900mm
Roof Material	: Metal Tiles	Roof Live Load	: 0.250kPa
Ceiling Material	: Standard	Floor Live Load	:
Wind Zone	: High	Wind Speed	: 37m/s
Roof Snow Load	: 0.400kPa	Overhang	: 600mm

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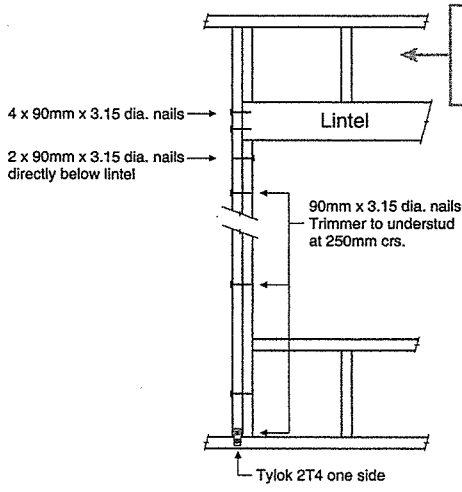
MiTek

Job Title : P9157
Sheet : 5
Revision Number :

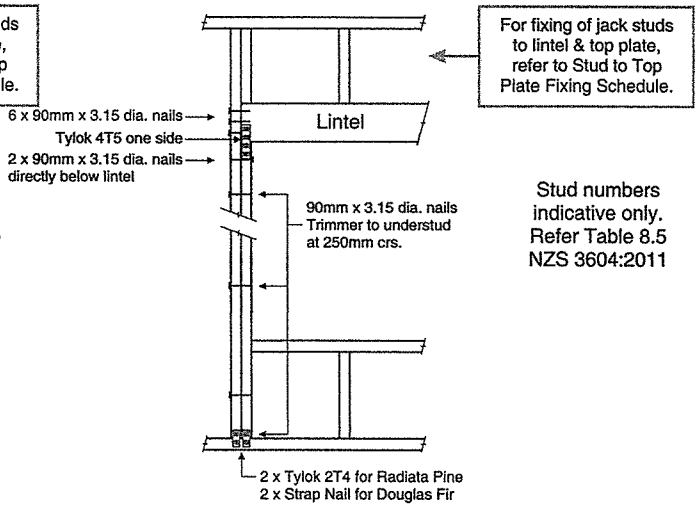
LUMBERLOK®

LINTEL FIXING OPTIONS

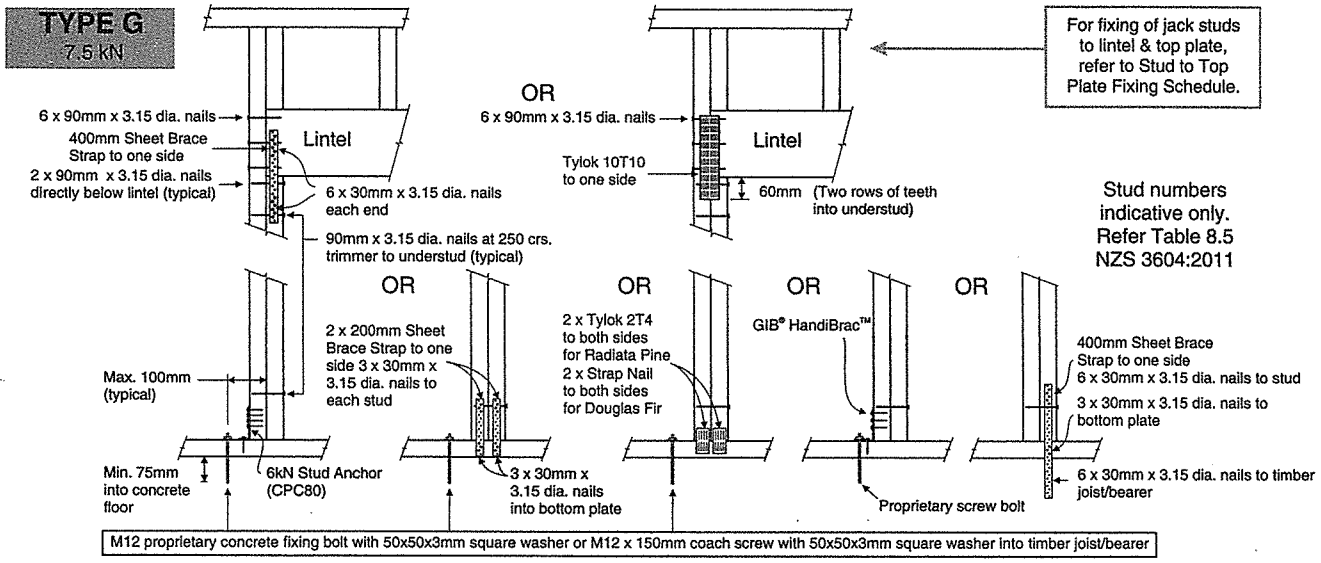
TYPE E
1.4 kN



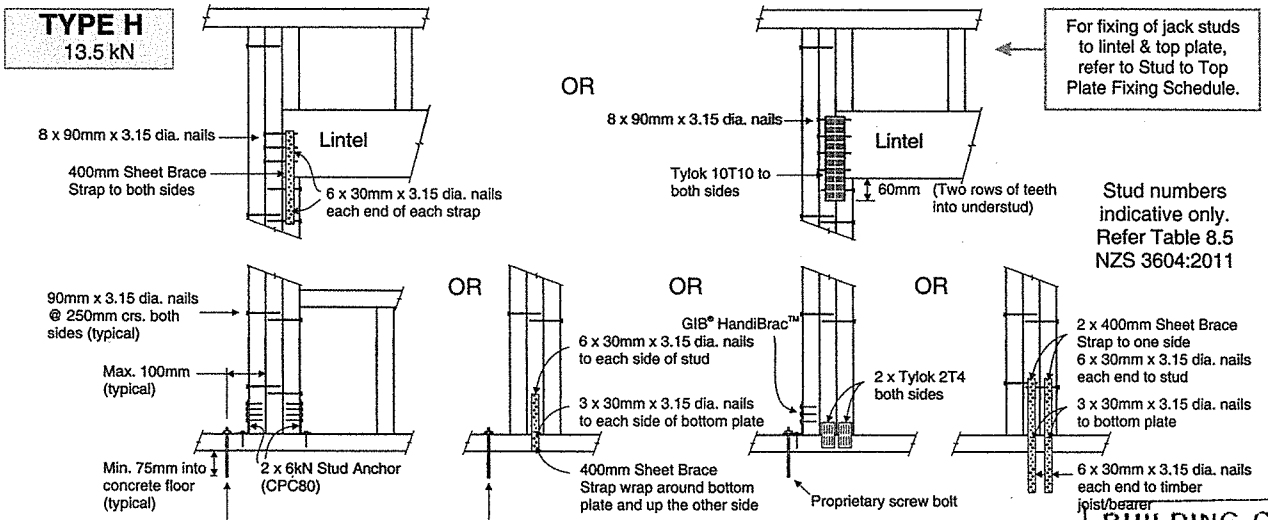
TYPE F
4.0 kN



TYPE G
7.5 kN



TYPE H
13.5 kN



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NELSON CITY COUNCIL

TASMAN CONSULTING ENGINEERS
CIVIL & STRUCTURAL

File: 11041

13th December 2011

The Subdivisions Officer
Nelson City Council
P O Box 645
NELSON

BUILDING CONSENT
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Dear Sir,

ENGINEERING CERTIFICATE – DAELYN HOLDINGS – DAELYN SUBDIVISION STAGE IIIB – LOTS 79 TO 83, LOTS 85 TO 89, LOTS 122 TO 129, & LOT 131 – DAELYN DR, STOKE

Tasman Consulting Engineers Limited (TCEL) was engaged by Davis Ogilvie on behalf of Daelyn Holdings, to assess the suitability for residential development of Lots **79** to **83**, Lots **85** to **89**, Lots **122** to **129**, & Lot **131.** These 19 lots comprise Stage IIIB of the Daelyn subdivision located in Daelyn Drive, Stoke, NELSON.

In addition TCEL was engaged to observe the placement and compaction of filling on Lots **82, 83, 85,** and **122** to **125** and certify the suitability of the filling to support residential house foundations in terms of NZS 4431:1989.

Fill Certification

This is to certify that compacted fill placed on Lots **82, 83, 85,** and **122** to **125** has been constructed in accordance with the requirements of NZS 4431:1989. The fill was placed to raise the natural ground level and provide a fall toward John Sutton Pl to the south-west of the lots.

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The filling used on these lots was *clayey silt* and *gravelly silt/clay* sourced from the road line excavation (Daelyn Drive). Fill placement was observed on a regular basis and Nuclear Densometer tests carried out to ensure that:-

- The water content of soil being placed and compacted was within +4% and –2% of the optimum water content as determined in initial OWC tests.
- The percentage of air voids was less than or equal to 10%
- The Dry density was at least 95% of Maximum Dry Density as determined in initial OWC tests.

Prior to the start of fill compaction, samples of the fill (selected to provide a representative sample of the types of fill in the stockpiles) were tested for optimum water content by Civil Engineering Laboratory Services.

PO Box 3631, Richmond
Nelson 7050, New Zealand

Phone +64 3 544 6404
Fax +64 3 544 6694
Email admin@tcel.co.nz

Ron O'Hara BE (Civil)
David King ME (Civil) MIPENZ CPEng IntPE

Nuclear Densometer Testing during construction was carried out by Civil Engineering Laboratory Services. The results of the all testing carried out are appended. Scala penetrometer testing in the compacted filling was carried out by TCEL to check for consistency of fill compaction. The Scala tests showed good uniformity of fill compaction throughout the fill area.

The depth of filling (including approximately 300mm of topsoil over the top of the clay fill) varied up to approximately **1.0**m. A plan supplied by Davis Ogilvie showing contours of fill depth is appended to this report.

During the placement and compaction of fill, any areas of filling that were tested and found to have excessive air-voids or low/high water content or max dry density less than 95% of optimum were rejected and the contractor advised to re-work those areas.

In addition to the Nuclear Densometer testing, scala penetrometer tests were carried out to check consistency of fill, and general compliance with the requirements of NZS 3604:1999. The scala penetrometer testing during placement of the filling indicated Ultimate Bearing Strength in the soil in the fill typically exceeded 300 kPa.

It should be noted that this certificate does not remove the need for normal engineering soils investigation and foundation design as would be appropriate in natural ground.

Un-Certified Fill

Two areas of un-certified fill are located within the subdivision.

An existing irrigation trench located on lots 79, 80, and 89 has previously been filled with un-certified clay fill. The fill is not considered suitable to support the foundations of residential houses. The fill width is up to 1.5m and depth up to approximately 1m.

A hedge-row has been removed from the south-west boundary of lots 129 and 131 and back filled with un-certified clay fill. The fill is not considered suitable to support the foundations of residential houses. The fill width is up to 4.5m and depth up to approximately 1m.

Two existing water wells on Lot 127 have been partially demolished and backfilled with clean drainage metal. The fill to the wells is considered adequate to support residential house foundations.

The fill and well locations are shown on the attached plan.

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Site Certification - General

The investigation carried out for the certification of the lots consisted of:-

- Assessment of 10 test pits excavated to approx 1.2m – 1.4m depth on 30th March 2010 (TP1 to TP10).
- Four Scala penetrometer tests (typical) per lot taken to a depth of 1.2m.

Test Pits

A total of 10 test pits were excavated throughout the area of the subdivision in 30th March 2011. The test pits were generally located on the boundary between lots to minimise disruption to the soil in areas where a house might later be built. The test pits were excavated to a depth of approximately 1.2m. The attached plan shows the location of the test pits.

Test Pit 1. - The test pit was located between lots 79 and 80. The soil profile was:-

GL - 240mm	Dark grey – Silty CLAY (topsoil) - dry - firm - moderate plasticity - very gritty - high organic content (dense roots) - [OL]
240mm - 1200mm	Dark brown – gravelly silty CLAY - dry - stiff - low plasticity - [CL]

The soils below the topsoil layer (240mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

Test Pit 2. - The test pit was located between lots 80 and 81. The soil profile was:-

GL - 240mm	Dark grey - silty CLAY (topsoil) - dry - stiff - moderate plasticity - organic - [OL]
240mm - 1100mm	Brown - gravelly CLAY - stones to 20mm dia- dry - very stiff - moist - low plasticity - [CL]
1100mm - 1300mm+	Brown – clayey GRAVEL – stones to 20mm dia - very stiff - moist - low plasticity -[GC]

The soils below the topsoil layer (240mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

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Test Pit 3. - The test pit was located between lots 82 and 83. The soil profile was:-

GL - 250mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
250mm - 500mm	Brown – clayey GRAVEL – stones to 20mm dia - very stiff - moist - low plasticity -[GC]
500mm - 1300mm	Brown - silty clay – dry - stiff - moist - low plasticity - [CL]

The soils below the topsoil layer (250mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 3 was excavated prior to additional clay fill being placed on lots 82 and 83. At the location of TP3 the depth of gravelly CLAY fill placed over the original brown gravelly CLAY was approximately 100mm.

Test Pit 4. - The test pit was located between lots 122 and 123. The soil profile was:-

GL - 300mm	Dark grey - gravelly silty CLAY (topsoil) - dense roots - dry - stiff - organic - [OL]
300mm - 1300mm	Brown – clayey GRAVEL – angular stones to 40mm - moist - very stiff - moderate plasticity [GC]

The clayey gravel soils below the original topsoil layer (300mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 4 was excavated prior to additional clay fill being placed on lots 122 and 123. At the location of TP4 the depth of gravelly CLAY fill placed over the original brown clayey GRAVEL was approximately 300mm.

Test Pit 5. - The test pit was located between lots 124 and 125. The soil profile was:-

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GL - 240mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
240mm - 680mm	Brown - gravelly CLAY - small angular stones to 10mm dia - dry - stiff - dry - low plasticity - [CL]
680mm - 1400mm	Brown to dark brown – clayey GRAVEL – stones to 40mm dia - very stiff - moist - low plasticity - [GC]

The soils below topsoil layer (240mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

NOTE: Test pit 5 was excavated prior to additional clay fill being placed on lots 124 and 125. At the location of TP5 the depth of gravelly CLAY fill placed over the original brown gravelly CLAY was approximately 100mm.

Test Pit 6. - The test pit was located between lots 126 and 127. The soil profile was:-

GL - 350mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
350mm - 800mm	Dark brown – clayey GRAVEL - small angular stones to 10mm dia - dry – very stiff - dry - low plasticity - [GC]
800mm - 1600mm	Dark brown to dark brown – clayey GRAVEL – coarse stones to 40mm dia - stiff - moist - low plasticity - [GC]

The soils below the fill and topsoil layer (350mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

Test Pit 7. - The test pit was located between lots 128 and 129. The soil profile was:-

GL - 300mm	Greyish black - gravelly silty clay (topsoil with dense roots) - coarse grave to 50mm - dry - firm - moderate plasticity - organic - [OL]
300mm - 800mm	Dark grey - clayey gravel – small stones to 20mm - dry - very stiff - low plasticity [GC]
800mm - 1400mm	Dark brown - gravelly CLAY - angular stones to 30mm dia - dry – stiff - low plasticity - [CL]

The soils below the topsoil layer (300mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

Test Pit 8. - The test pit was located between lots 84 and 131. The soil profile was:-

GL - 250mm	Dark grey - silty CLAY (topsoil)- disturbed by root raking – dense roots - dry - firm - organic - [OL]
250mm - 1500mm	Brown - silty CLAY - small angular stones to 10mm dia - dry - stiff - dry - low plasticity – grey speckling at depths of over 900mm - [CL]

The soils below topsoil layer (250mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

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Test Pit 9. - The test pit was located between lots 124 and 125. The soil profile was:-

GL - 260mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
260mm - 1100mm	Brown - gravelly silty CLAY - stones to 20mm dia - stiff - dry - low plasticity - [CL]
680mm - 1400mm	Brown - silty CLAY - dry - stiff - dry - low plasticity - [CL]

The soils below topsoil layer (260mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

Test Pit 10. - The test pit was located between lots 88 and 89. The soil profile was:-

GL - 240mm	Dark grey - silty CLAY (topsoil) – dense roots - dry - firm - organic - [OL]
240mm - 800mm	Brown - gravelly CLAY – small angular stones to 10mm dia - stiff - dry - low plasticity - [CL]
800mm - 1300mm	Brown - clayey gravel – stones to 20mm - moist - very stiff - low plasticity [GC]
1300mm - 1600mm	Brown - silty CLAY - dry - stiff - dry - low plasticity - [CL]

The soils below topsoil layer (240mm deep or greater) are considered suitable for residential house foundations in that the soil is free from organic material and topsoil.

Summary of test pits

The test pits indicated that the typical soil profile across the subdivision contains alternating layers of gravelly clay and smooth silty clay, with some pits showing layers of sandy gravel or silty gravel. In general the silty clay was softer than the gravelly clay or sandy gravel layers.

Penetrometer tests confirmed that the silty/clay soils free from gravel had a noticeably lower ultimate bearing strength than for the gravelly clay/silt soils.

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Scala Penetrometer Testing

Background

Four Scala Penetrometer tests were carried out each lot to determine the range of Ultimate Bearing Strengths of the underlying soils.

Compliance with the requirements of NZS 3604:2011 was determined from the test data. NZS 3604:2011 defines Good Ground as soil for which the Scala Penetrometer resistance is at least 5 blows per 100mm (equivalent to 420 kPa Ultimate Bearing Strength) at the underside of foundations and at least 3 blows per 100mm (equivalent to 280 kPa Ultimate Bearing Strength) at depths greater than 2x the width of foundations below the underside of foundations. As the most common foundation width used on residential housing in this region is 300mm, the depth below foundations at which the 3 blows per 100mm was considered to apply was 600mm. In addition it was assumed that the minimum depth of foundations could be taken as 300mm.

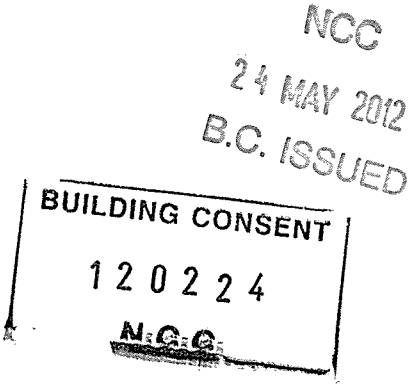
Any lot for which the ultimate bearing strength was less than **420** kPa between depths of 300mm and 900mm (below existing ground level) OR less than **280** kPa at any depths greater than 900mm was considered non-complying.

Summary of Tests

The scala testing carried out on Lots **79** to **83**, Lots **85** to **89**, Lots **122** to **129**, & Lot **131** indicates that:-

- **18** of **76** tests (23%) do not comply with NZS 3604:2011.
- There were ***no*** lots for which all 4 tests complied with NZS 3604:2011.

Thus all lots in the subdivision will require Specific Investigation and Design for residential house foundations to be constructed on the lot.



A further investigation of the extent of non-compliance has been carried out. The results are summarised below.

- **Foundations to NZS 3604:2011 likely to be adequate As-Is.**
  5 lots had a minimum ultimate strength of at least **350** kPa for all 4 tests on the lot. These lots are **83, 85, 89,123,** and **124**. While these lots do not fully comply with the requirements of NZS 3604:2011, in that one or more scala tests required less than 5 blows for 100mm of penetration, it is our opinion that perimeter foundations designed in accordance with NZS 3604:2011 will be suitable for these lots, and should require little more than a review of the foundation bearing loads and further scala testing in the location of the proposed house foundations.

- **Minimal Non-Compliance.**
  10 lots had a minimum ultimate strength of at least **275** kPa for all 4 tests on the lot. These lots are **79, 80, 81, 82, 86, 88, 122, 127, 128,** and **131**. While these lots do not comply with the requirements of NZS 3604:2011, in that one or more scala tests required less than 5 blows for 100mm of penetration, it is our opinion that perimeter foundations for any house will require only ***minor*** deepening and/or widening. Further scala testing in the location of the proposed house foundations and a review of the foundation bearing strength is likely to be required.

- **Require Specific Engineering Design.**
  4 lots had an ultimate strength of at **200** kPa or less for at least 1 test on the lot. These lots will require Specific Engineering Design. These lots are **87, 125, 126,** and **129**. Foundation design is likely to be based on additional soil testing.

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Certification of Building Sites

It is my opinion, not to be construed as a guarantee that there is a site within each of Lots **79** to **83**, Lots **85** to **89**, Lots **122** to **129**, and Lot **131,** suitable for the construction of a residential building.

Buildings may be located anywhere within each lot subject to local authority planning regulations and restrictions.

Uncertified fill is located on Lots **79, 80, 129** and **131**. The fill is considered un-suitable to support residential house foundations.

Summary for of Lots 79 to 83, Lots 85 to 89, Lots 122 to 129, & Lot 131

Scala penetrometer testing on each of these lots suggests that the soil at depths of 300mm or greater below existing ground level ***does not*** comply with the requirements of NZS 3604:2011 for *Good Ground.*

It is my opinion that the following limitations should be placed on of Lots **79** to **83**, Lots **85** to **89**, Lots **122** to **129**, & Lot **131**:-

- All buildings shall have foundations specifically designed and certified by a suitably qualified Chartered Professional Engineer experienced in foundation design, based on the results of a site specific soil investigation.
- All storm water from paved areas and roofs shall be discharged into the NCC stormwater system via an approved sealed pipe system.
- All topsoil and uncertified fill shall be removed under concrete 'slab-on-ground' construction in accordance with NZS 3604:2011.

This certificate is furnished to the Nelson City Council alone. 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

Tasman Consulting Engineers Limited

per:

Ron O'Hara
BE (Civil), MIPENZ
Senior Engineer

Reviewed:

David King
ME(Civil) MIPENZ (Structural) CPEng IntPE
Senior Engineer

BUILDING CONSENT
120224
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NCC
24 MAY 2012
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Attachments: Test Location Plan, & Fill Depth Plan
Scala Test Graphs
OWC Curves, & Nuclear Densometer Test Results

LEGEND

81B Scala Penetrometer test location

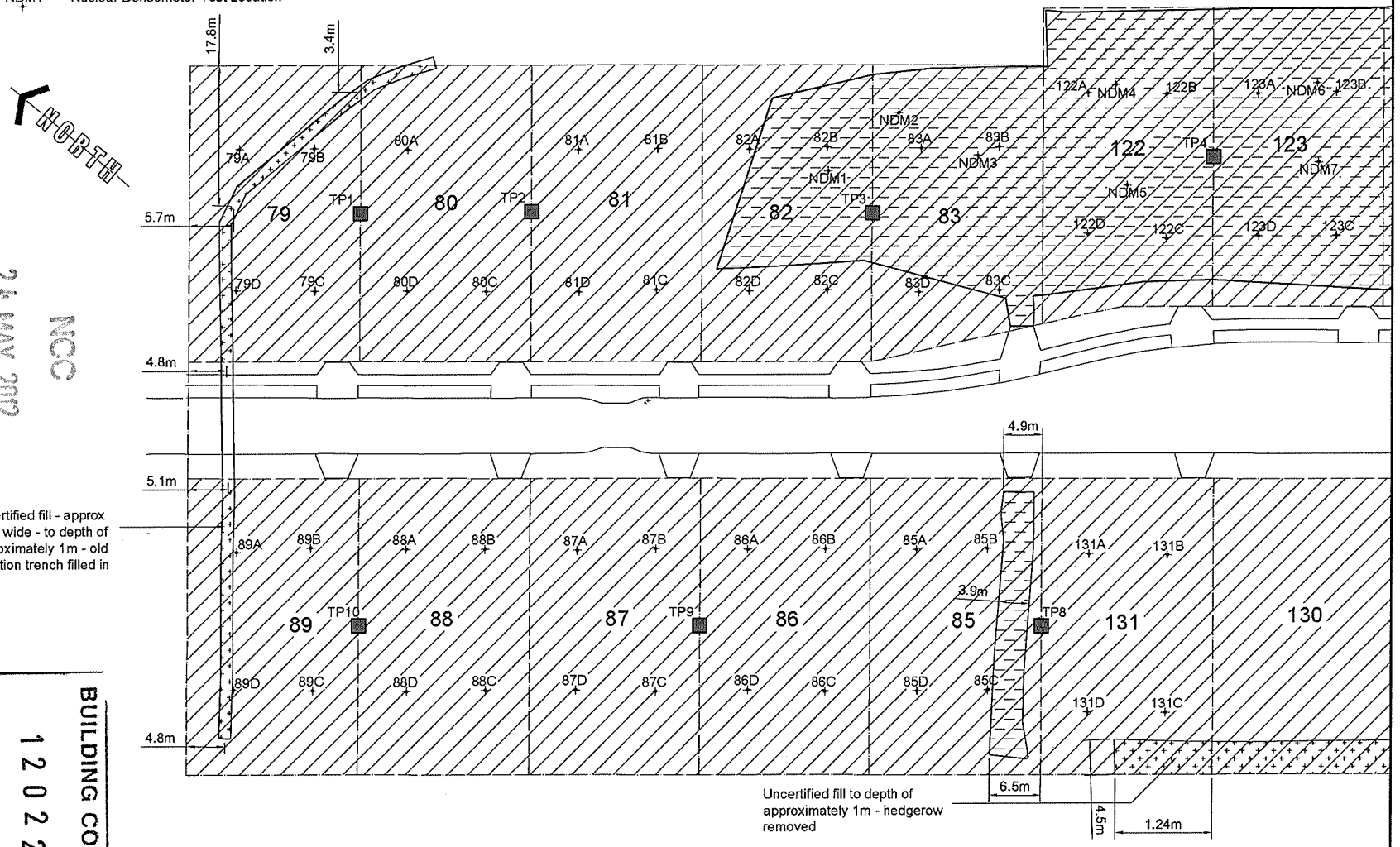
TP1 Test Pit Location

NDM1 Nuclear Densometer Test Location

Certified fill - Complies with NZS 4431:1989

Un-Certified fill

SID - Does not fully comply with NZS 3604:2011 - requires Specific Investigation and Design



Uncertified fill - approx 1.5m wide - to depth of approximately 1m - old irrigation trench filled in

Uncertified fill to depth of approximately 1m - hedgerow removed

NCC
24 MAY 2012
B.C. ISSUE

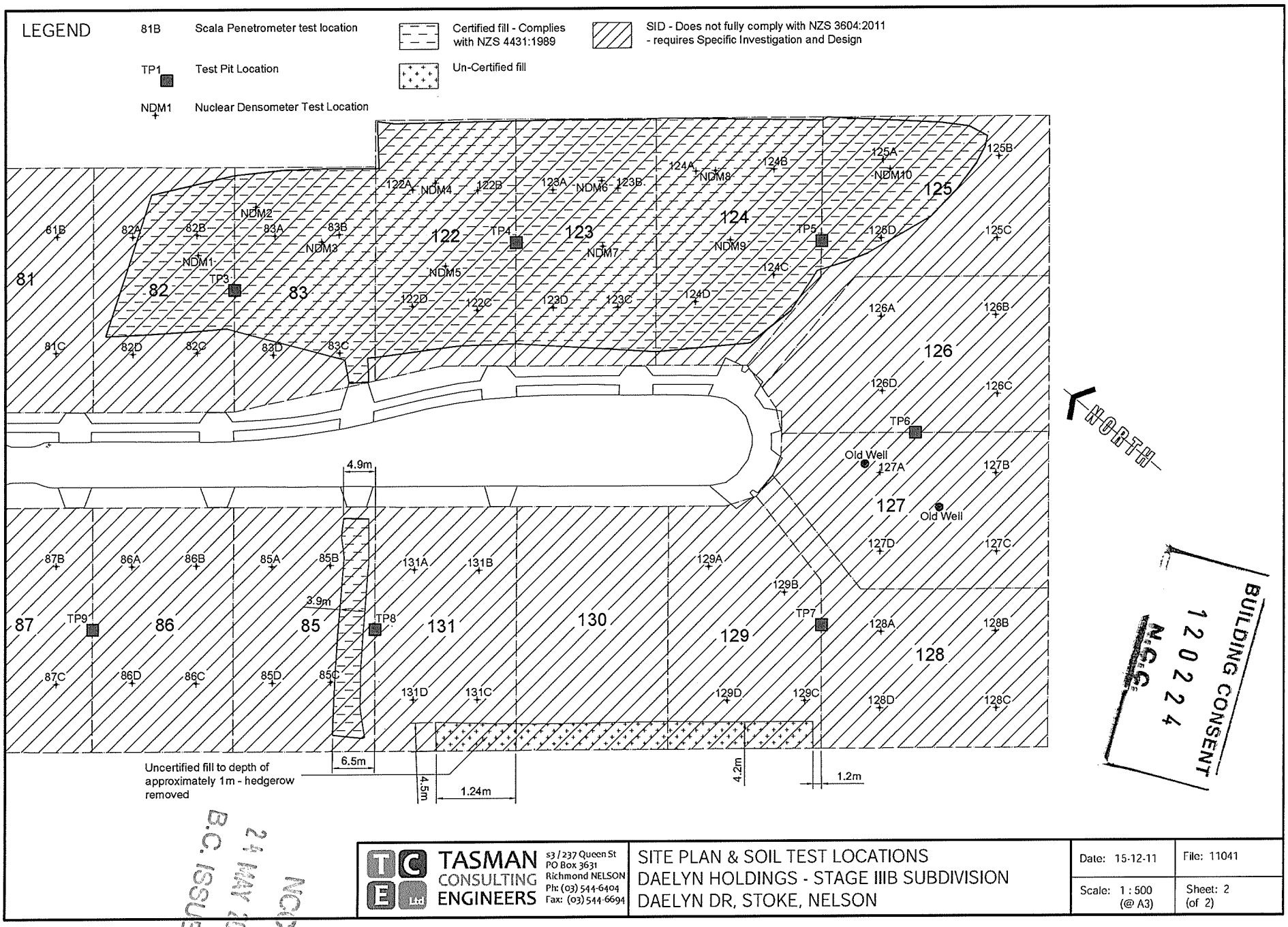
BUILDING CONSENT
120224
M.C.C.

TASMAN CONSULTING ENGINEERS
53/237 Queen St
PO Box 3631
Richmond NELSON
Ph: (03) 544-6404
Fax: (03) 544-6694

SITE PLAN & SOIL TEST LOCATIONS
DAELYN HOLDINGS - STAGE IIIB SUBDIVISION
DAELYN DR, STOKE, NELSON

Date: 15-12-11 | File: 11041

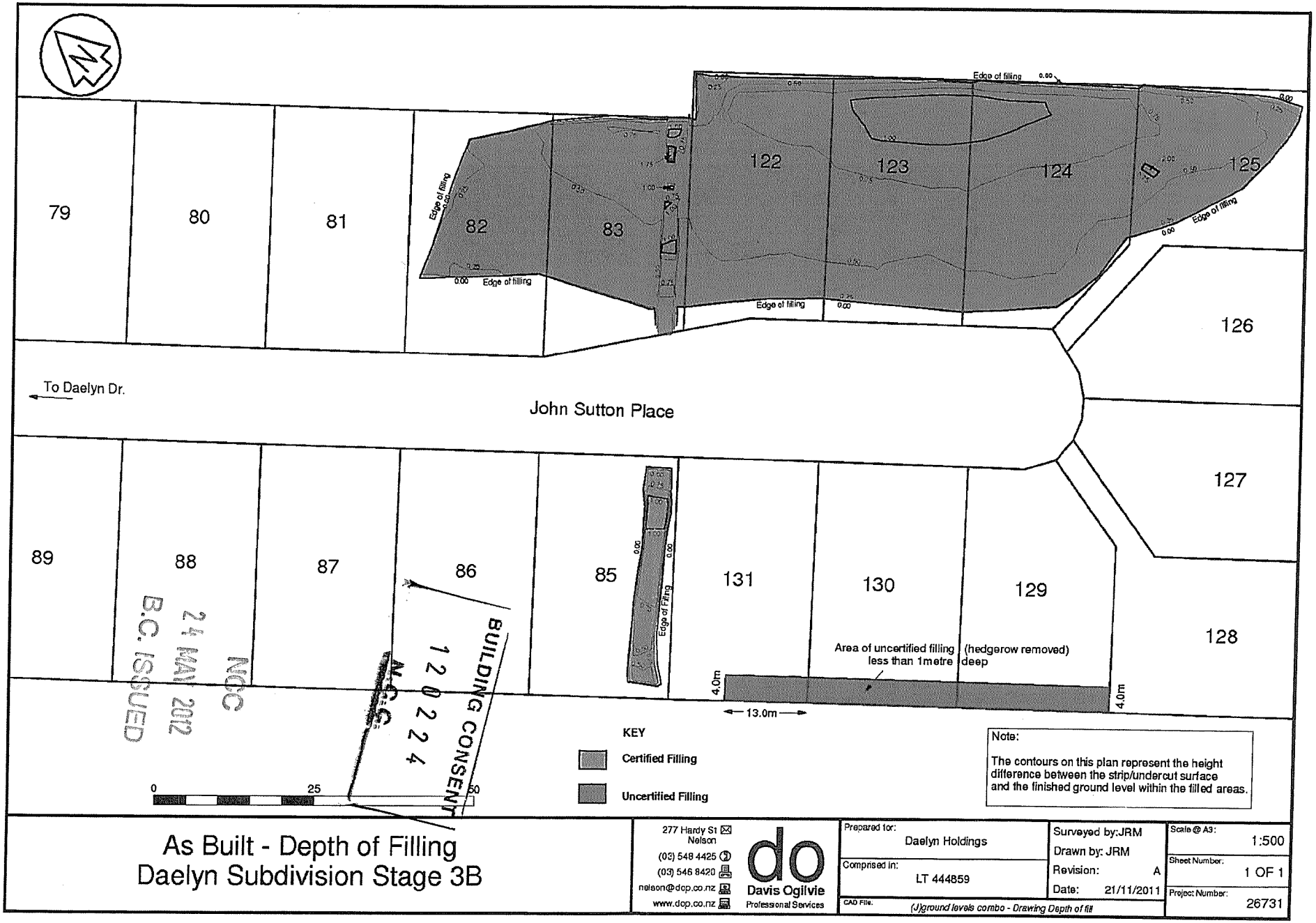
Scale: 1 : 500 (@ A3) | Sheet: 1 (of 2)



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SITE PLAN & SOIL TEST LOCATIONS
DAELYN HOLDINGS - STAGE IIIB SUBDIVISION
DAELYN DR, STOKE, NELSON

Date: 15-12-11	File: 11041
Scale: 1 : 500 (@ A3)	Sheet: 2 (of 2)

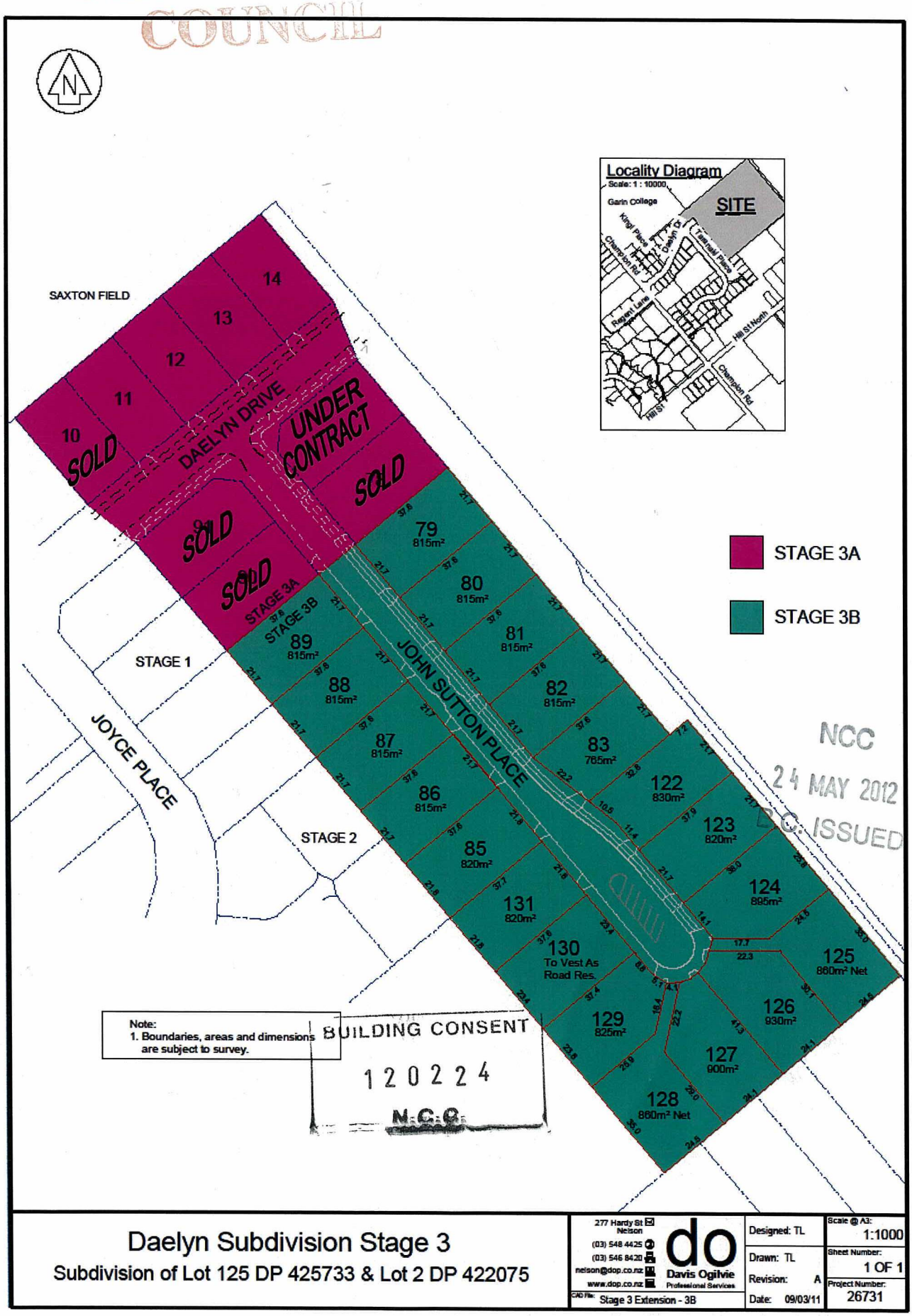


As Built - Depth of Filling
Daelyn Subdivision Stage 3B

277 Hardy St
Nelson
(03) 548 4425
(03) 546 8420
nelson@dop.co.nz
www.dop.co.nz
Davis Ogilvie
Professional Services

Prepared for: Daelyn Holdings	Surveyed by:JRM
	Drawn by: JRM
Comprised in: LT 444859	Revision: A
	Date: 21/11/2011
CAD File: (J)ground levels combo - Drawing Depth of fill	Scale @ A3: 1:500
	Sheet Number: 1 OF 1
	Project Number: 26731

NELSON CITY COUNCIL



Daelyn Subdivision Stage 3

Subdivision of Lot 125 DP 425733 & Lot 2 DP 422075

277 Hardy St Nelson
(03) 548 4425
(03) 546 8420
nelson@dop.co.nz
www.dop.co.nz
Davis Ogilvie Professional Services

CAD File: Stage 3 Extension - 3B

Designed: TL
Drawn: TL
Revision: A
Date: 09/03/11

Scale @ A3: 1:1000
Sheet Number: 1 OF 1
Project Number: 26731

BC110909 8 Hampshire

Section G
1. new xing
2. deck stringer Joist to ~ on angle
3.

www.DBH

simple Housing Solution fig 3.4.2
B1.3.1-3

Dorrie

March 5-12 1 or 2 days water.

FFL 150 min below FL or 100 above ground

roof area 328 = 3/65 & 2/80 dps

Sump drive 100m² - 400x400x526dp/static w.t box with gravity outlet 150 flow.

patio slumps 250x250x300d

paul.farrar@xtra.co.nz
345 8722



Date: Wed, 11 Apr 2012

Author:

The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries.To the extent permitted by law, the Nelson City Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented by the GIS data.

While reasonable use is permitted and encouraged, all data is copyright reserved by Nelson City Council. Cadastral information derived from the Land Information New Zealand. CROWN COPYRIGHT RESERVED.

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120224
N.C.C.

N

Nelson City Council
te kaunihera ō whakatū

DATE: 12-Jan-06 CONDITION No: C1402

STREET ADDRESS: All properties contained in the Nelson Urban Area within Airshed B2 (consult Fig A2.1 and A2.2B in Air Plan)

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER or SUBDIVIDER: Various

SCHEME PLAN No: NA

NCC PLAN No: Air Quality Plan

AUTHORITY: Manager, Environmental Policy (see David Jackson)

REASON FOR CONDITION:
(Abbreviated) This property may contain a domestic spaceheater or open fire that falls under the rules set out in the Council's Air Quality Plan. Under rule AQr.24.1, within the Urban Area the use of open fires is allowed to continue up until 1 January 2008 (except that any 'Jetmaster' type open fire (including Warmington brands) may continue until 1 January 2013). Discharge to air from open fires is prohibited after that date. In addition, within Airshed B2 (as defined in the air plan) the use of existing enclosed burners installed before 1996 is being phased out between 2010 and 2012, starting with the oldest burners. This is necessary to meet the targets imposed by the National Environmental Standards for air quality.Updated 4/12/08.

CONDITION:

The Air Quality Plan states that in the Nelson Urban Area within this airshed (Airshed B2 – consult Fig A2.1 and A2.2 in Air Plan) no discharge from domestic-type fires may occur after the cessation date below.

Type of Heating Appliance	**Disused By**
Open Fires ('Jetmaster' Type Open Fires	1/01/2008 (1/1/2013)
Burners Installed Before 1991	1/01/2010
Burners Installed Between 1991 and 1995	1/01/2012
Burners Installed after 1995	N/A

Date Entered: 12-Jan-06

BUILDING CONSENT
120224
N.C.C.

DATE: 1-Jan-07 CONDITION No: 1342

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No: Various

NCC PLAN No:

AUTHORITY: Manager Infrastructural Assets

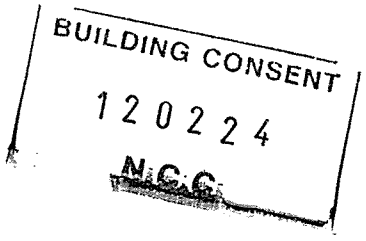
REASON FOR CONDITION:
(Abbreviated) Infrastructure financial contributions for building works.
Updated 18th December 2007 (2nd paragraph added.)

CONDITION:

Financial Contributions (under Chapter 6 of the Nelson Resource Management Plan) for Infrastructure will apply to building works on all parcels of land existing prior to 1st January 2007 which do not contain a dwelling.

(In addition a development contribution for infrastructure will be required as set out in the Development Contributions Policy where a second or subsequent dwelling unit is built on a single certificate of title).

Date Entered: 1-Jan-07



DATE: 1-Jan-07 CONDITION No: C1343

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No: Various

NCC PLAN No:

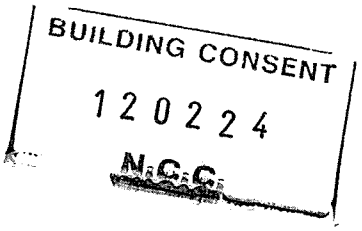
AUTHORITY: Manager Infrastructural Assets

REASON FOR CONDITION:
(Abbreviated) Reserves Financial contributions for building works and subdivisions

CONDITION:

Financial contributions for Reserves will apply to building works and subdivisions as per Chapter 6 of the Nelson Resource Management Plan.

Date Entered: 1-Jan-07



Date	8 March 2011	Condition No.	C1516
Street address	Daelyn Drive		
Diagram	Yes		
Legal Description	Proposed Lots 10-14, 77, 78, 90 & 91 LT438989, being subdivision of Lot 125 DP425733		
Property Owner or Subdivider	Daelyn Trust		
Scheme Plan No.	LT 438989		
Resource Consent No.	RM065150		
Authority	Mike Johnston		
Reason for condition	As a result of subdivision		

BUILDING CONSENT
120224
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Condition

1. All of the area within each residential lot comprising Daelyn Stage 3 Subdivision has been certified by Tasman Consulting Engineers in *Engineering Certificate - Daelyn Partnership – Daelyn Subdivision Stage 3 – Lots 10 to 14, 77, 78, 90 and 91* (ref10091), dated 14 January 2011, as geotechnically suitable for building on.

2. All foundations shall penetrate topsoil, subsoil and, where present, non-certified fill to found in competent natural ground or fill certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*. As part of the subdivision certified fill to a maximum depth of 0.9 m has been placed in the northeast of Lot 14 as approximately depicted on Tasman Consulting Engineers *Scala Test and Test Pit Location, Certified Fill Plan*, dated December 2011.

3. Topsoil may be of variable thickness and patches of softer ground may be present, including as a result of past agricultural activities and/or subdivision earthworks such as test pitting on all lots as depicted on Tasman Consulting Engineers *Scala Test and Test Pit Location, Certified Fill Plan*, dated December 2011.

4. All lots are suitable for foundations complying with NZS 3604: 1989 – Timber Framed Buildings. Foundations shall extend to a minimum depth of 500 mm below the existing ground level at the time of subdivision.

5. Foundations for all structures not meeting NZS 3604 and requiring a bearing capacity greater than 300 kPa shall be specifically investigated, designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in foundation design.

6. All excavations and their backfilling shall be in a manner that minimises infiltration into the adjacent ground.

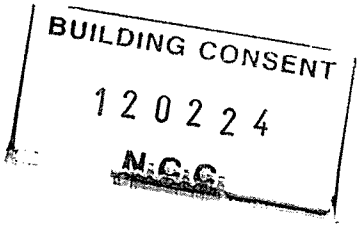
7. All fills supporting buildings, driveways and hardstanding areas shall be certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*.

8. Lots shall be graded and/or appropriate drainage put in place to prevent detrimental ponding and to divert water away from foundations. Lot development generally shall not negatively alter surface drainage of adjacent properties.

9. Stormwater from roofs, hard standing or impermeable areas, and overflows from ponds and pools shall be collected and discharged in a controlled manner to the Nelson City Council Stormwater System.

Tasman Consulting Engineers *Engineering Certificate - Daelyn Partnership – Daelyn Subdivision Stage 3 – Lots 10 to 14, 77, 78, 90 and 91* (ref10091), dated 14 January 2011 (and the fill certification contained within it) NCC Tardis ref 1053109 relates to the general suitability of the lots. It does not remove the need for specific site investigation, design and inspection as required by the Building Code, NZS 3604: 1999 and NZS 4431: 1989.

Date entered: 9th March 2011





SITE PLAN - LOCATION OF SCALA TESTS, TEST PITS AND CERTIFIED FILLING
Scale: 1 : 500

tasman consulting engineers
237 Queen St
PO Box 3631
Richmond NELSON
Ph: (03) 544-6404
Fax: (03) 544-6694

SCALA TEST & TEST PIT LOCATION, CERTIFIED FILL PLAN
LOTS 10 TO 14, 77, 78, 90 & 91 - DAELYN SUBDIVISION STAGE 3
DAELYN ROAD, NELSON

Scale	1:500 @ A3
Date	Dec 2010
Drawn	DB
Sheet	1 of 1
File	10091

Date	17/01/2012	Condition No.	C1566
Street address	John Sutton Place		
Diagram	Yes		
Legal Description	Lots 79 to 83, 85 to 89, 122 to 129, and 131 DP 444859		
Property Owner or Subdivider	Daelyn Holdings		
Scheme Plan No.	DP 444859		
Resource Consent No.	RM065150, RM095369		
Authority	Mike Johnstone		
Reason for condition	As a result of subdivision		

BUILDING CONSENT
120224
N.C.C.

Condition

Lots 79 to 83, 85 to 89, 122 to 129 and 131 DP444859

1. All of the area within each residential lot comprising Daelyn Stage 3B Subdivision has been certified by Tasman Consulting Engineers Ltd in *Engineering Certificate - Daelyn Holdings – Daelyn Subdivision Stage IIIB – Lots 79 to 83, 85 to 89, Lots 122 to 129, & Lot 131 – Daelyn Dr, Stoke* (ref11041), HTTP://Tardis/1242193 dated 13 December 2011, as geotechnically suitable for building on.

2. All foundations shall penetrate topsoil, subsoil and, where present, non-certified fill to found in competent natural ground or fill certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*.

3. Fill certified in accordance with NZS 4431: 1989 is present on lots 82 to 83 and 122 to 125. Fill thickness is shown on Davis Ogilvie *As Built – Depth of Filling Daelyn Subdivision Stage 3B* (ref.26731), dated 21 November 2011.

4. Fill not certified in accordance with NZS 4431, and unsuitable to support house foundations, is present on lots 79, 80, 129 and 131 as shown on Tasman Consulting Engineers *Site Plan & Soil Test Locations* (ref11041), dated 15 December 2011 HTTP://Tardis/1213670 . Non-certified fill may be present elsewhere as a result of past agricultural and/or subdivision activities. Topsoil throughout the subdivision may be of variable thickness.

5. Foundations for all structures on all lots shall be specifically investigated, designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in foundation design.

6. All excavations and their backfilling shall be in a manner that minimises infiltration into the adjacent ground.

7. All topsoil and fill not certified in accordance with NZS 4431: 1989 shall be removed from under 'slab-on-ground' construction in accordance with NZS 3604: 2011.

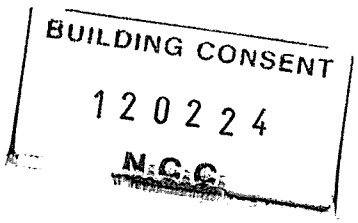
8. All fills supporting buildings, driveways and hardstanding areas shall be certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development.*

9. Lots shall be graded and/or appropriate drainage put in place to prevent detrimental ponding and to divert water away from foundations. Lot development generally shall not negatively alter surface drainage of adjacent properties.

10. Stormwater from roofs, hard standing or impermeable areas, and overflows from ponds and pools shall be collected and discharged in a controlled manner to the Nelson City Council Stormwater System.

Tasman Consulting Engineers *Engineering Certificate - Daelyn Holdings – Daelyn Subdivision Stage IIIB – Lots 79 to 83, 85 to 89, Lots 122 to 129, & Lot 131 – Daelyn Dr, Stoke* (ref11041), dated 13 December 2011 (and the fill certification contained within it) HTTP://Tardis/1242193 relates to the general suitability of the lots. It does not remove the need for specific site investigation, design and inspection as required by the Building Code, NZS 3604: 1999 and NZS 4431: 1989.

Date entered: 24th February 2012



LEGEND

81B Scala Penetrometer test location

TP1 Test Pit Location

NDM1 Nuclear Densometer Test Location

Certified fill - Complies with NZS 4431:1989

Un-Certified fill

SID - Does not fully comply with NZS 3604:2011 - requires Specific Investigation and Design



Uncertified fill - approx 1.5m wide - to depth of approximately 1m - old irrigation trench filled in

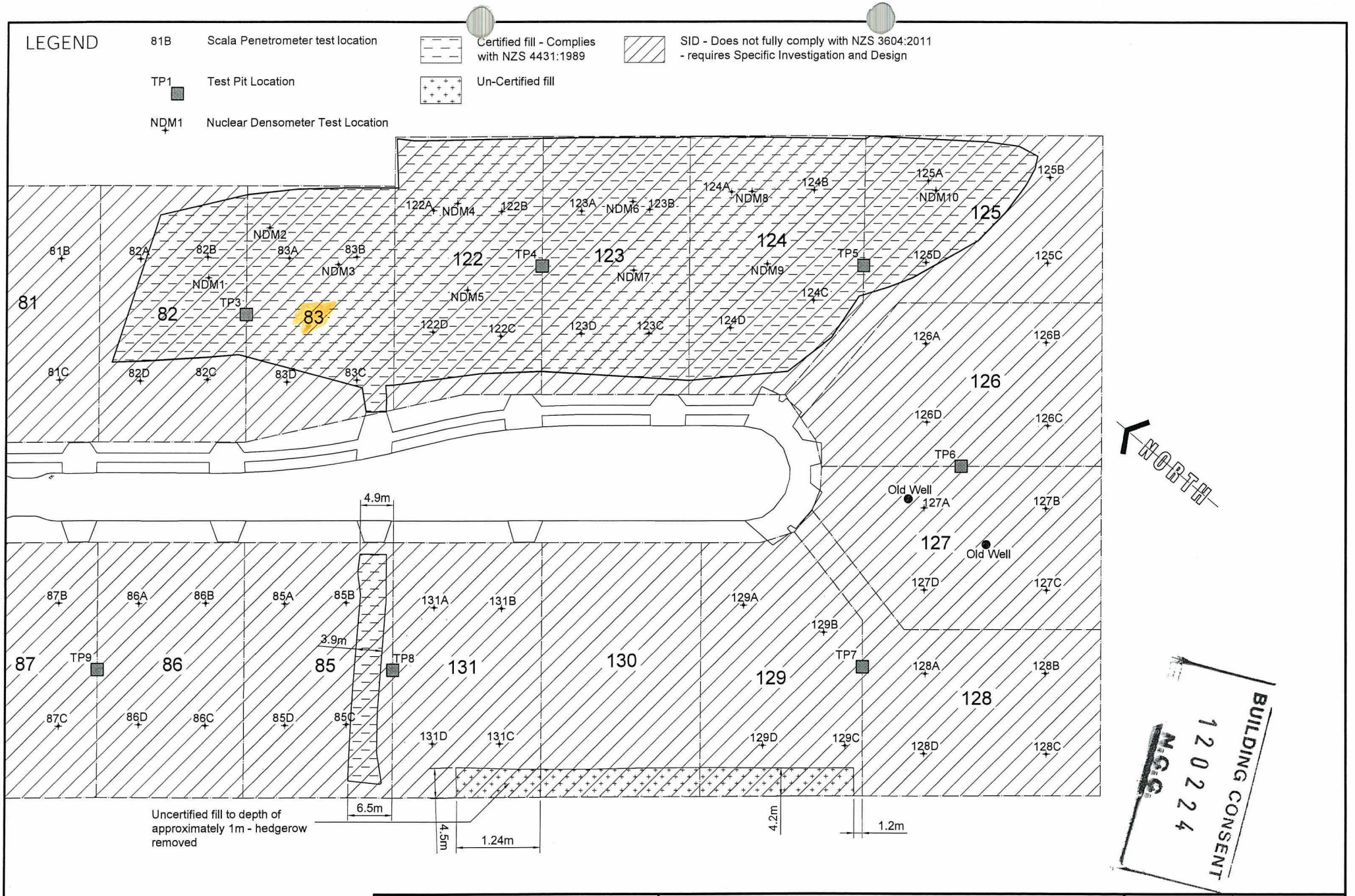
Uncertified fill to depth of approximately 1m - hedgerow removed

BUILDING CONSENT
120224
N.C.C.

TASMAN CONSULTING ENGINEERS
s3 / 237 Queen St
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Richmond NELSON
Ph: (03) 544-6404
Fax: (03) 544-6694

SITE PLAN & SOIL TEST LOCATIONS
DAELYN HOLDINGS - STAGE IIIB SUBDIVISION
DAELYN DR, STOKE, NELSON

Date: 15-12-11	File: 11041
Scale: 1 : 500 (@ A3)	Sheet: 1 (of 2)



TASMAN CONSULTING ENGINEERS
53 / 237 Queen St
PO Box 3631
Richmond NELSON
Ph: (03) 544-6404
Fax: (03) 544-6694

SITE PLAN & SOIL TEST LOCATIONS
DAELYN HOLDINGS - STAGE IIIB SUBDIVISION
DAELYN DR, STOKE, NELSON

Date: 15-12-11	File: 11041
Scale: 1 : 500 (@ A3)	Sheet: 2 (of 2)

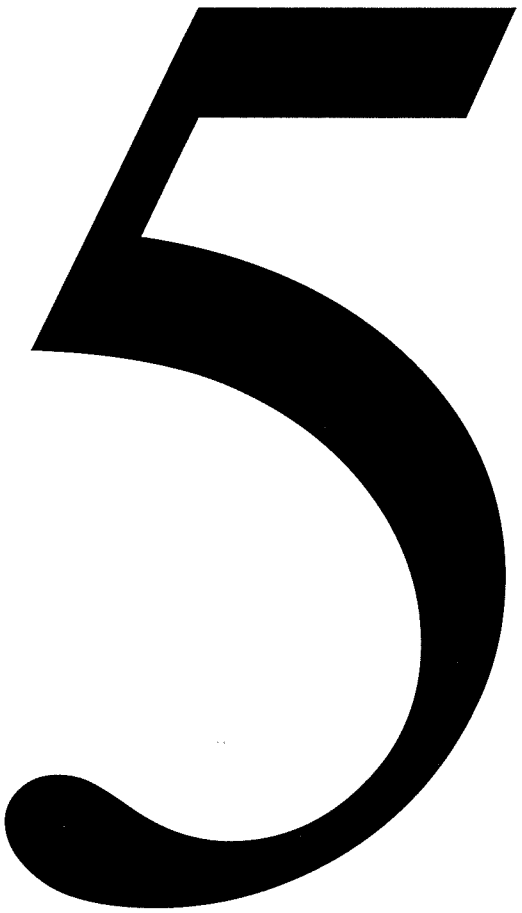


As Built - Depth of Filling
Daelyn Subdivision Stage 3B

277 Hardy St
Nelson
(03) 548 4425
(03) 546 8420
nelson@dop.co.nz
www.dop.co.nz
do
Davis Ogilvie
Professional Services

Prepared for:	Daelyn Holdings
Comprised in:	LT 444859
CAD File:	(J)ground levels combo - Drawing Depth of fill
Surveyed by:	JRM
Drawn by:	JRM
Revision:	A
Date:	21/11/2011
Scale @ A3:	1:500
Sheet Number:	1 OF 1
Project Number:	26731

Tab 5 – Plans & Details



RECEIVED
16 APR 2014
NCC

Address 13 John Sutton. Place.

Owner A. Johnston.

Consent No 120224.

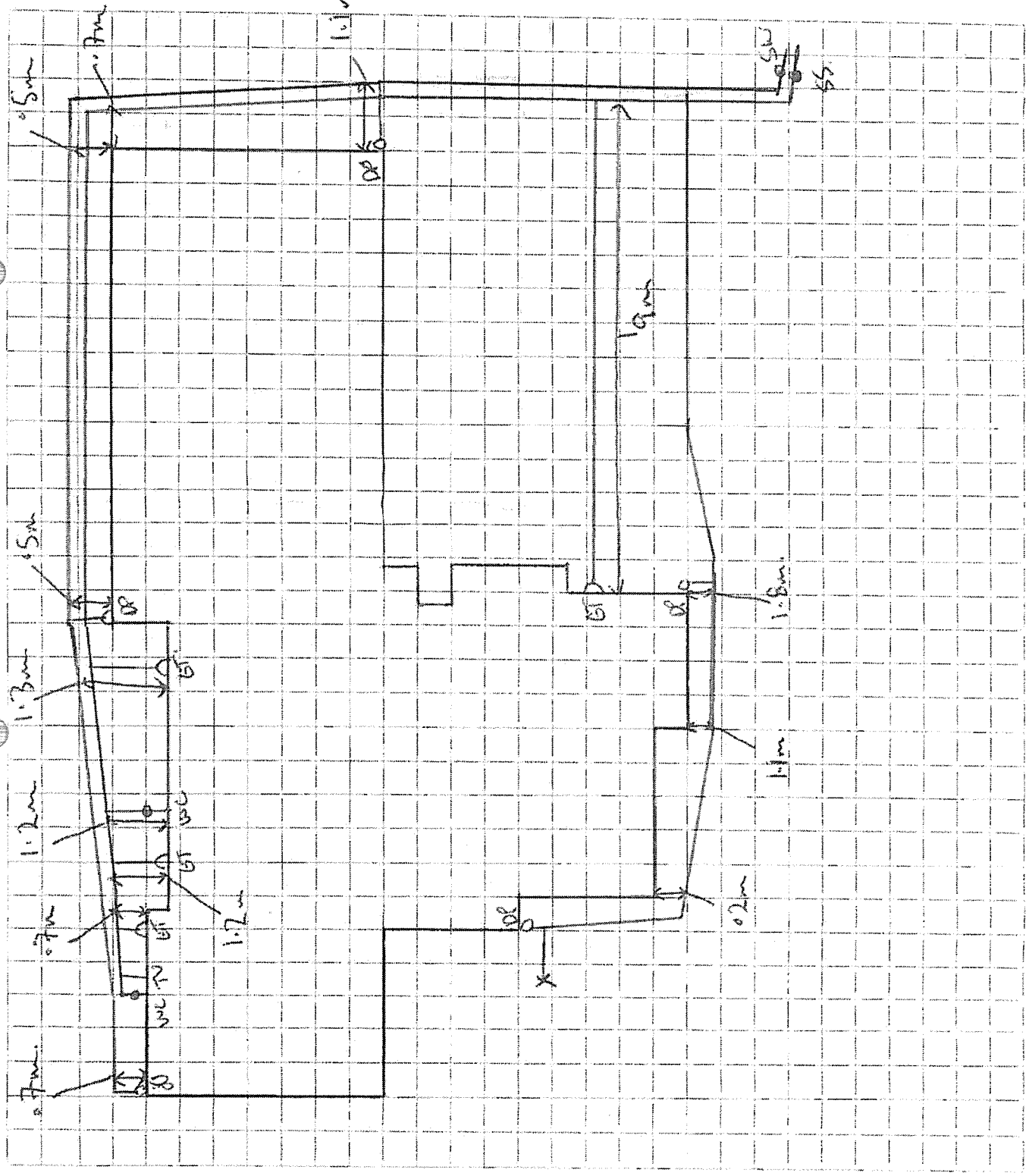
Drainlayer Drainmax.

Inspector NCC

Drainlayer Registration No: 17662.

Date 29 / 6 / 12.

DRAINAGE PLAN



Nelson City Council BCA
1288137

RECEIVED
20 SEP 2012
NELSON CITY COUNCIL
Customer Service

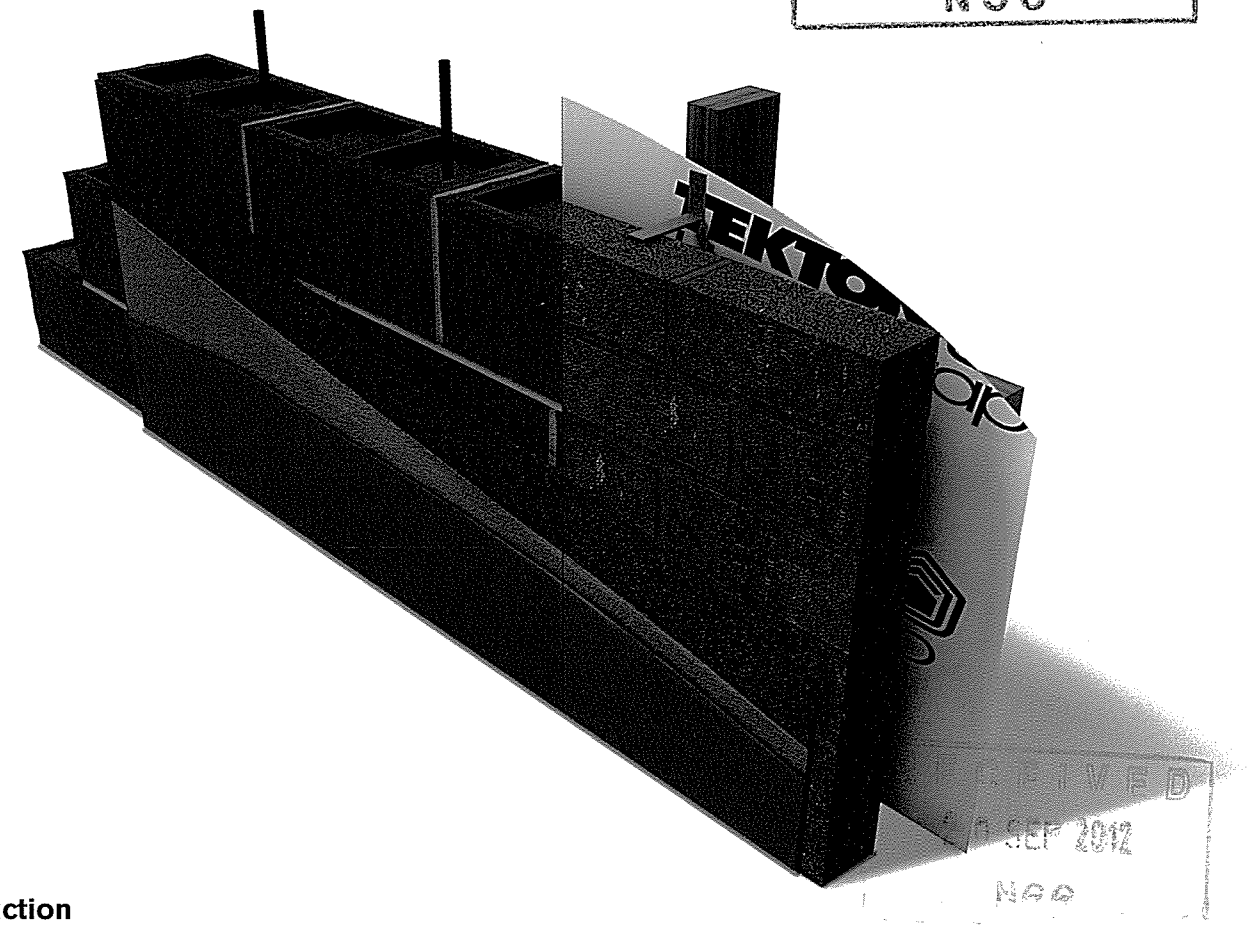
Specialized CONSTRUCTION PRODUCTS LTD

Masonry & Brick Plastering Specification

AMENDED PLAN
Received 20 SEP 2012
Approved By ..... Date 5/10/12

Project Name:	
Project Address:	
Specification Prepared For:	
Specifiers Name:	
Date:	
Licensed Specialized Plastering Contractor:	
License Number:	

BUILDING CONSENT
№ 120224 -
NCC



RECEIVED
SEP 2012
NCC

Introduction

This specification is for the application of Specialized Construction Products fibre reinforced Masonry Levelling Compound (MLC) and finishing system. MLC is a preblended, cement-based plaster that can be easily applied as a single levelling/flanking coat over a variety of masonry backgrounds to produce a high quality even and true surface.

The specially developed plaster mix contains a blended mix of aggregates, cement, proprietary ingredients and a unique fibre reinforcement which allows for easy application as a thin levelling coat for concrete block, brick walls and masonry surfaces. The fibre reinforcement MLC contains not only relieves curing stresses but also provides an excellent surface key for a variety of conventional plaster finishes.

Pre-Plastering Requirements

The masonry/brick substrate must be installed in strict accordance with the manufacturer's specifications and recommended installation procedures. All pointing shall be flush finished. The manufacturers required curing time must be allowed after placement of the bricks

to ensure all of the pointing has completely cured and the walls have stabilised. Failing to allow the pointing to fully cure can lead to excess shrinkage and cracking on the pointing lines after the walls have been plastered. The finished appearance of the wall is highly dependant on the standard of the wall construction.

Plastering cannot commence until; all the surfaces that are to be coated are level. There must be no more than a 3mm deviation in the surface alignment over a 1200mm radius. All the necessary waterproofing elements must have been completed and checked and the joinery must be in place. This system must not be used in situations where water may pond. A minimum slope of 10° is required on all sills and copings.

It is critical that pipes are flashed appropriately in accordance with E2 fig 68. All pipes must have the building paper turned to the outside of the building and have the building paper taped to the outside of the pipe. Alternatively a lead flashing or similar should be fitted. All pipes must have a downward rake of a minimum of 5° and must be sealed in place using MS Silaflex or another approved equivalent both before plastering and after the installation of the MLC base coat.

All meterboxes should have an aluminium or lead flashing fixed over the head and must allow water to drain to the outside of the building should water egress from above.

Particular attention to detail and workmanship must be given to the weatherproofing details contained in the technical literature relating to flashing and sealing building penetrations or junctions with other building materials. This system is not designed as a waterproofing element for junctions between dissimilar materials. Its job is to provide an aesthetically pleasing, crack resistant surface coating. All junctions between the masonry/brick substrate and dissimilar materials must be correctly flashed and sealed with MS Silaflex or another approved equivalent. The MS sealant must be installed in strict accordance with the manufacturer's requirements and must be left to properly cure prior to plastering.

Construction Joints must be provided according to the brick manufacturers design criteria. All construction joints must be in place and must be waterproof prior to the commencement of plastering.

Surface Preparation

All nibs, protrusions and excess mortar on the surface of the bricks or irregularities in the slab must be ground off prior to plastering.

All surfaces to receive an application of MLC must be clean and free of debris, dirt and dust, efflorescence, grease, oils, curing agents, cleaning solutions, mould and algae or any other contaminants that may affect adhesion. Painted or glossy surfaces must be specially treated prior to the application of any plaster material, please refer to Specialized Construction Products for specialist advice before you proceed. All cracks that may be the subject to ongoing movement must be correctly repaired and reinforced.

Some smooth, dense concrete surfaces must be slush coated before application of MLC to ensure a suitable bond is created, please refer to Specialized Construction Products for specialist advice before you proceed. Tilt slab and other precast concrete items should be chemically cleaned with a water blaster to ensure any mould release agents are removed before the plaster is applied. All very porous surfaces should be sealed with an appropriate paint sealer prior to the application of the plaster. Failing to correctly prepare the masonry substrate, may affect the aesthetic appearance of the finished wall.

Do not wet down masonry surfaces before plastering and do not apply MLC to surfaces that are wet from rain or overnight dew.

Safety Precautions

Avoid contact with eyes and prolonged contact with skin. Wash thoroughly after handling all wet or dry plaster materials. In case of eye contact, flush immediately with running water for at least 15 minutes. Consult a physician immediately. Do not take internally. The potential irritant nature of the plaster dust (in dry powder form or from subsequent cutting of the hardened product) is recognised. Paper dust masks or a respirator must be worn at all times when the product is being mixed. Be sure to provide adequate ventilation when working in enclosed areas. The wet compound is alkaline and prolonged skin contact should be avoided. People with sensitive skin must wear rubber gloves when handling the product. Materials Safety Data Sheets are available on request.

Materials Application

On-site application is beyond the control of Specialized Construction Products Ltd. Therefore it cannot guarantee workmanship, supervision, aesthetic quality or the correct preparation and application of its products or the substrates to which its products may be applied.

BASE COAT

- **Masonry Levelling Compound (MLC)**
  MLC can be placed using a steel trowel and conventional hand plastering techniques or can sprayed applied using a plastering pump. MLC must be applied a minimum of 4mm thick to ensure it maintains its cohesive strength and can be applied up to 50mm thick in one coat. If any areas require greater than a 50mm application they must be done in several coats and left to dry between. If the pointing between the bricks is in poor condition or if the dwelling is subject to excessive movement a layer of 160g fibreglass mesh can be embedded into the MLC to increase the strength of the finished product. All stress points should be reinforced with butterflies of mesh.

Once a layer of plaster has been applied to the substrate it should be floated or screeded flat to achieve a level plane which is free of deviations. Once the material is dry it can be sanded flat using a longboard or scraped with a broad-knife to remove any ridges or minor bumps which have been left behind. The finished thickness of the MLC is dependant on the condition and alignment of the substrate it is covering.

FINISHING PLASTERS OPTIONS

- **Float Finish**
  A polymer modified cement based plaster which is polished flat to achieve a fine granular finish.
- **Spanish Finish**
  A polymer-modified, cement based plaster used to achieve an undulating adobe style finish. This product can be applied in various thicknesses and using a number of different techniques. Before finish coating begins ensure the style of finish that is desired has been correctly communicated and understood by the plasterer. A trial sample is highly recommended.
- **Texture**
  A polymer-modified, cement based plaster which can be sprayed through a sagola gun to achieve a finely spiked texture finish.
- **Fine Base Coat**
  A polymer-modified, cement based plaster which can be sprayed through a hopper gun or a sagola gun to achieve a heavy stucco plaster finish.

PAINT

- **Plastershield**
  A 100% acrylic-based paint that has been specially formulated for use over cement based plasters. All plastered surfaces must be coated with a minimum of 2 coats of Plastershield tinted to the selected colour and applied by brush and roller at a spread rate of approximately 6m². Other paint systems are not covered by this specification sheet and Specialized Construction Products Ltd will not warrant the use or suitability of alternative paint systems over the surface of its plaster finishes.

Paint colour required .....

Manufacturer .....

Curing

The curing time of MLC will vary due to ambient temperature, relative humidity, surface temperature, surface porosity, application methods, and/or the thickness of the material. All freshly applied material must be protected from inclement weather for a minimum of 24 hours after application. It is the responsibility of the plaster applicator to determine if the product is cured and/or dry prior to applying any additional coats that may be required or exposing the applied product to rain, snow, dew, and/or any other inclement weather condition that may have a detrimental affect. Although MLC contains cement and it will not fully cure for 28 days, if the MLC has had a finish applied over its surface, and as long as it is lightly hosed down with fresh water 12 hours prior to painting, it can be painted after the finish coats have cured for a minimum of 3-4 days.

Limitations

DO NOT apply MLC when the ambient or surface temperature is below 4°C or above 30°C or will be in that range for the 24-hour period after application. When hot, dry, or windy conditions exist, moist curing and protection must be provided. Material that is allowed to freeze or material that dries too quickly may suffer irreparable damage.

DO NOT add any other materials to the MLC or deviate from the mixing or application procedures outlined in any of Specialized Construction Product's technical data sheets without written approval from Specialized Construction Products Ltd.

DO NOT apply MLC unless the substrate has been properly cleaned and prepared. See Surface Preparation above.

DO NOT add any more water than prescribed by the technical data sheet for this product.

DO NOT wet the wall prior to the application of this material.

DO NOT reactivate MLC with more water once it has begun to set.

DO NOT mix more plaster than you can use in 45 minutes

NOTE: ***Failure to follow the manufacturers written specifications could result in the following but not limited to spalling, cracking, peeling, chipping, delamination, discoloration, wash off, and overall system failure.***

Cleaning

Cleaning may be accomplished with water immediately after use. Clean the whisk and the bucket between mixes and discard the cleaning water.

Plaster Storage

In bagged form this product must be stored in a dry area, off the floor on a timber pallet or timber dunnage and it must be protected from the weather and from mechanical damage. Rotate the stock to ensure that the oldest material is used first. Plaster stock that is older than six months should be discarded.

Maintenance

The wall cladding system should be regularly cleaned, at least annually, by washing with clean water to remove dirt and to maintain the finished appearance. Grime may be removed with warm water and detergent.

Plastered wall should be recoated with either Plastershield or another approved paint system at 5 to 8 yearly intervals or sooner if required to maintain watertightness. Regular checks, at least annually, must be made of the system to ensure that the weather resistant coating is maintained watertight, and that the sealant, flashings, and other joints continue to perform their function and do not allow water to penetrate. Failure to correctly maintain the system may void any long-term warranties offered with the system. Any accidental damage to the cladding must be repaired immediately using Specialized Construction Products materials.

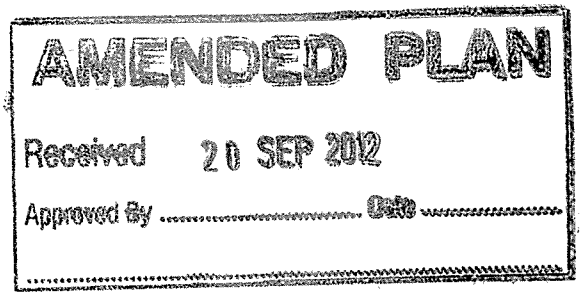
Warranty

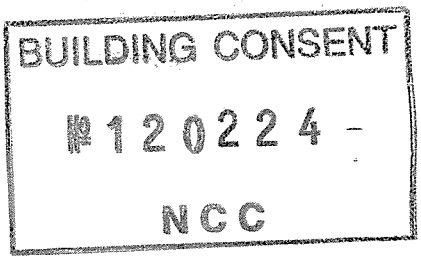
The recommendations, suggestions, statements and technical data provided by Specialized Construction Products Ltd are based on the best current knowledge available and are given for information purposes only without any responsibility for their use. It is expressly understood and agreed that the buyer's sole and exclusive remedy shall be the replacement of defective products, and under no circumstance, shall Specialized Construction Products Ltd be liable for incidental or consequential damages. Specialized Construction Products Ltd neither assumes, nor authorizes, any others to assume for it any liability with respect to furnishing of the product. Handling and use of the products are beyond the control of Specialized Construction Products Ltd; therefore, no warranty is made, expressed or implied, as to the results or on site quality that can be obtained from the use of the product.

System guarantee period – 15 years from date of practical completion
Workmanship guarantee period – 5 years from date of practical completion.

Technical Assistance

Technical assistance and information is available by calling Specialized Construction Products Ltd at (09) 4144499 or FAX (09) 4144489 or by e-mail at **specialized@xtra.co.nz**.





Specialized Construction Products Ltd 16a Poland Road Glenfield Auckland NZ **tel** 09 414 4499 **fax** 09 414 4489

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Sam Gavin

From: Andrew Kitto [andrew@specialized.co.nz]
Sent: Thursday, 27 September 2012 1:19 p.m.
To: Sam Gavin
Cc: klegge@xtra.co.nz; mikesbrickandblock@yahoo.com
Subject: Consent # 120224A
Attachments: 01 External Corner.pdf; 02 Internal Corner.pdf; 03 Rebated Concrete Slab.pdf; 04 Rebated Concrete Slab - plastered foundation.pdf; 05 Soffit.pdf; 06 Vertical Joint.pdf; 07 Window Head.pdf; 08 Window Jamb.pdf; 09 window sill detail.pdf; SCPL_Masonry_TDS_W.pdf

Hi Sam

Please find attached relivant details as requested for the plaster over existing brick veneer at 13 John Sutton Place, Building Consent # 120224A.
Should you have any further queries, please feel free to contact me on the details as per below.

Regards

Andrew Kitto
Specialized Construction Products Ltd
178b Carlyle Street, Sydenham, Christchurch
PO Box 76093, Northwood, Christchurch 8548, New Zealand
tel **03 365 3202** fax **03 365 3203** mob **0272 998 384**
email **andrew@specialized.co.nz** web **www.specialized.co.nz**

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PANEL

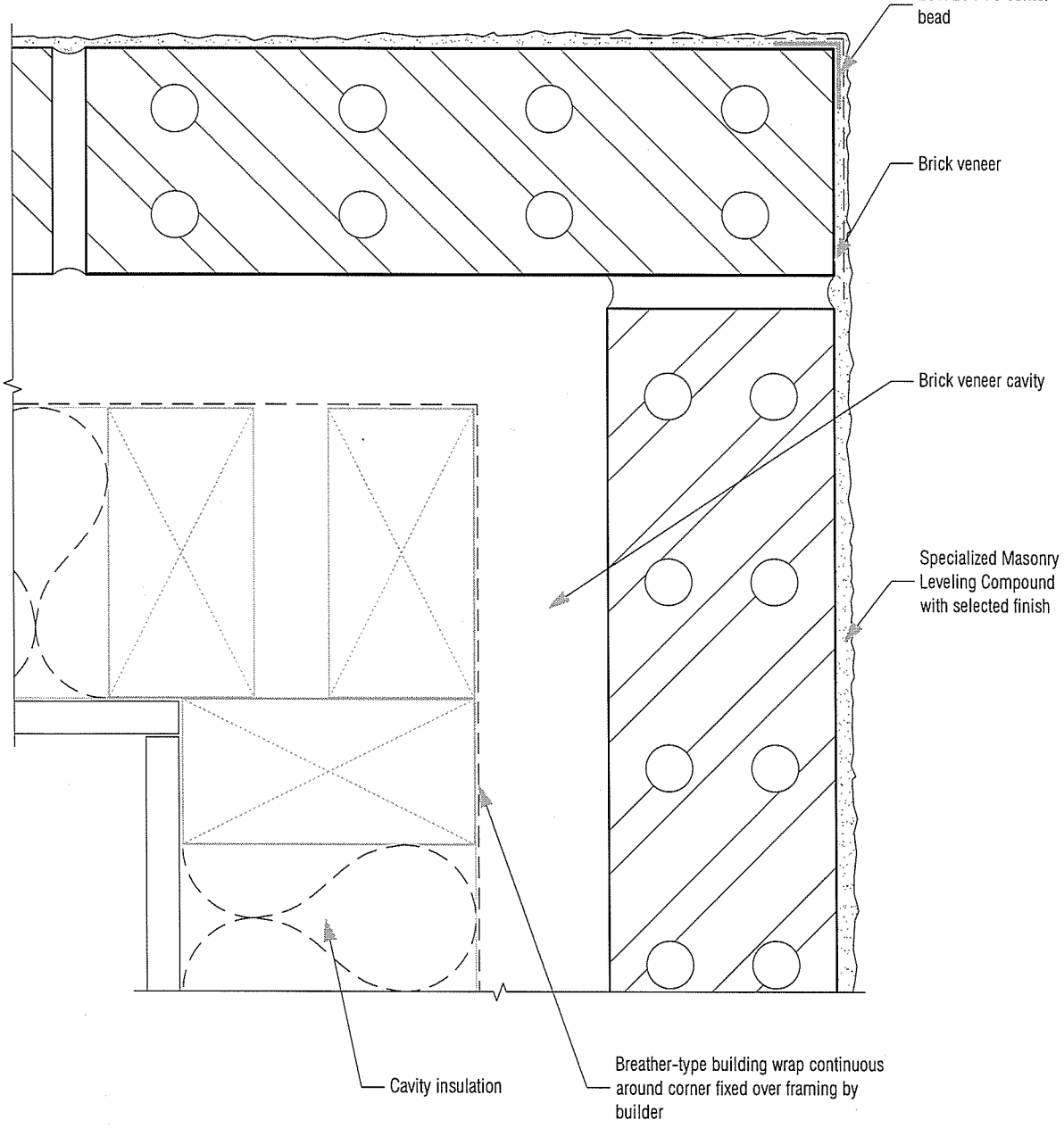
BUILDING CONSENT
№ 120224
NCC

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01 Scale 1:2

External Corner Detail

MASONRY LEVELING COMPOUND

01 external corner detail.dwg

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All Dimensions are to be site checked before construction and installation

February 2011

web www.specialized.co.nz

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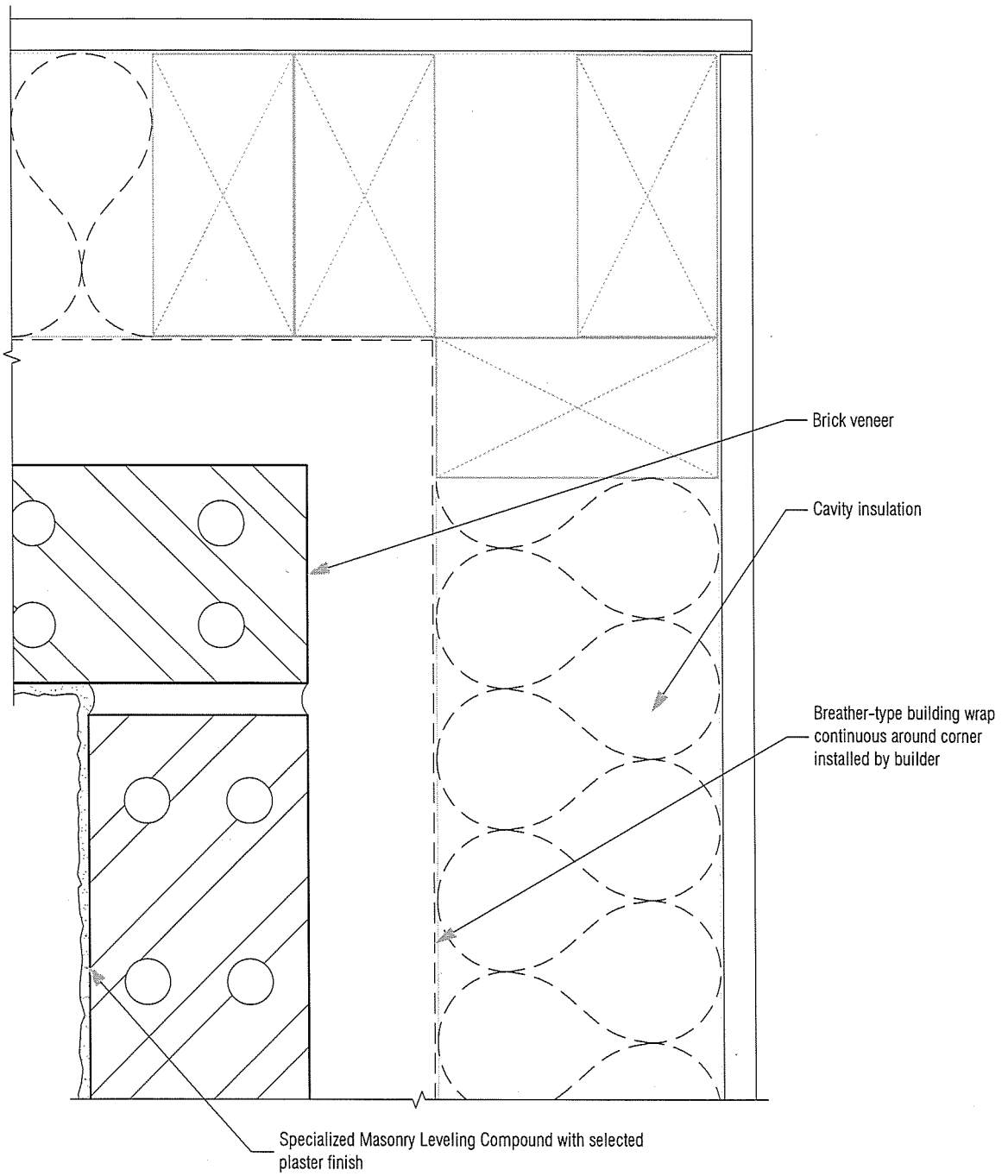
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02 internal corner detail.dwg

02 Internal Corner Detail

Scale 1:2

MASONRY LEVELING COMPOUND

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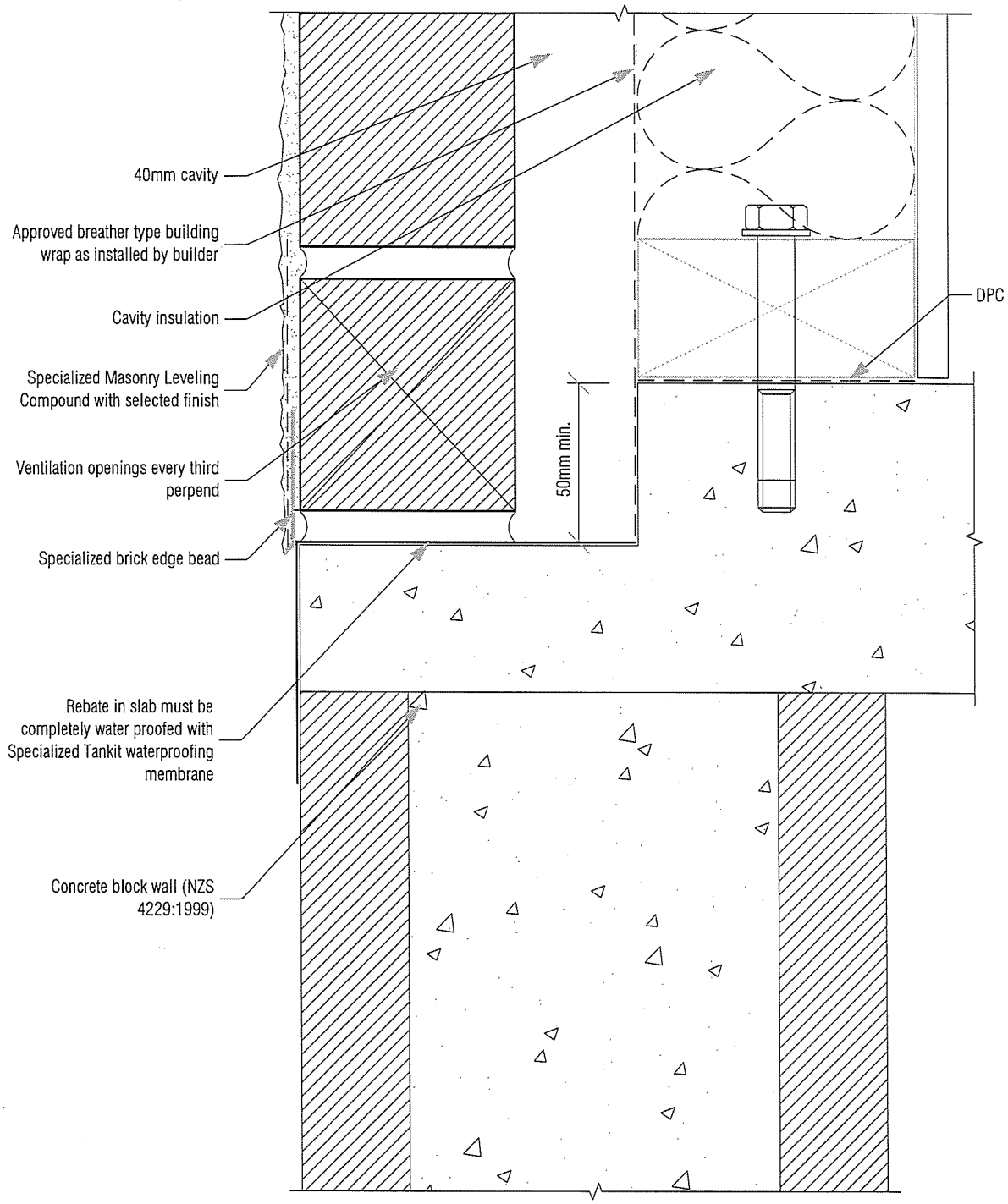
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03

Scale 1:2

Rebated Concrete Slab Detail

MASONRY LEVELING COMPOUND

03 rebated concrete slab detail.dwg

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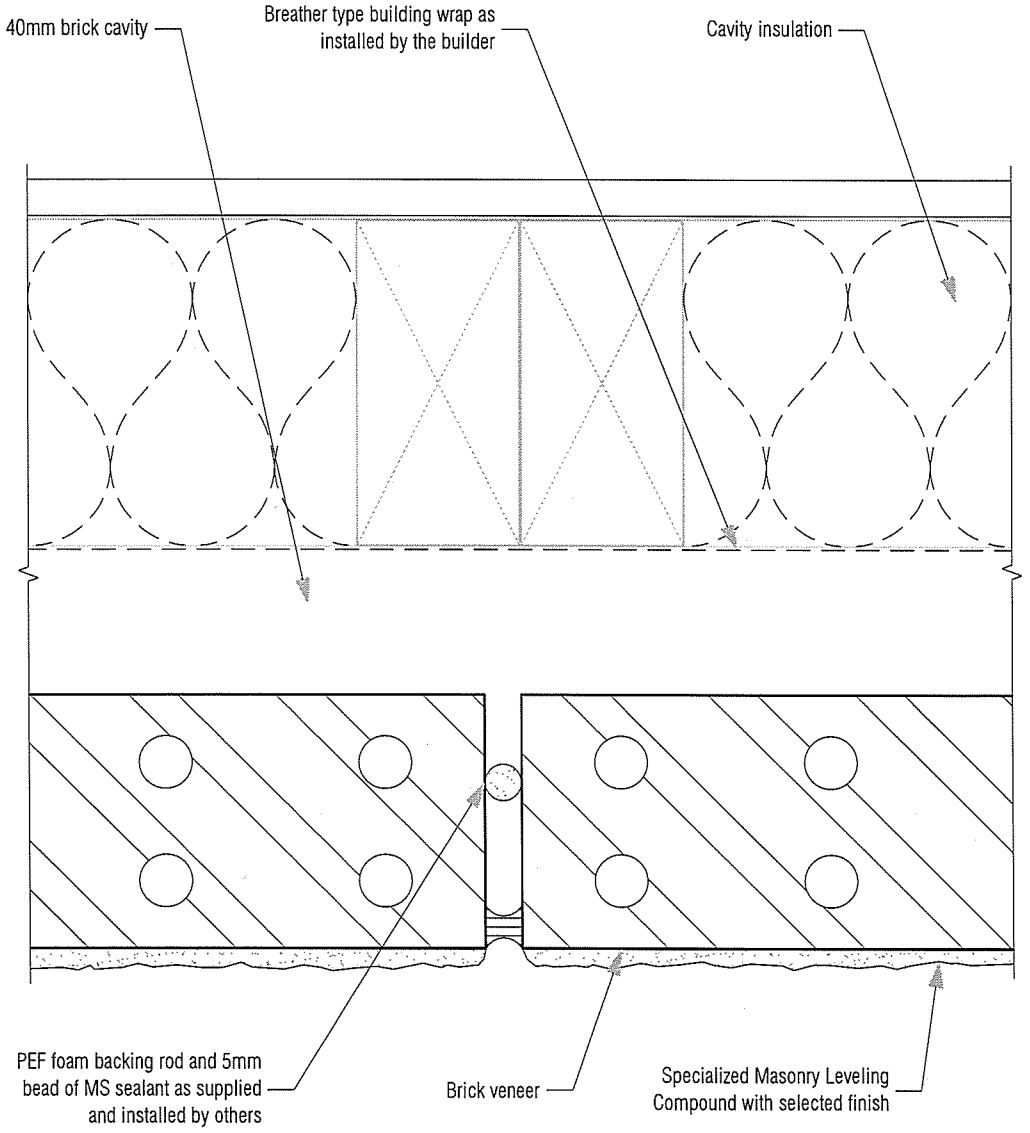
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06 vertical joint detail.dwg

06 Vertical Joint Detail

Scale 1:2

MASONRY LEVELING COMPOUND

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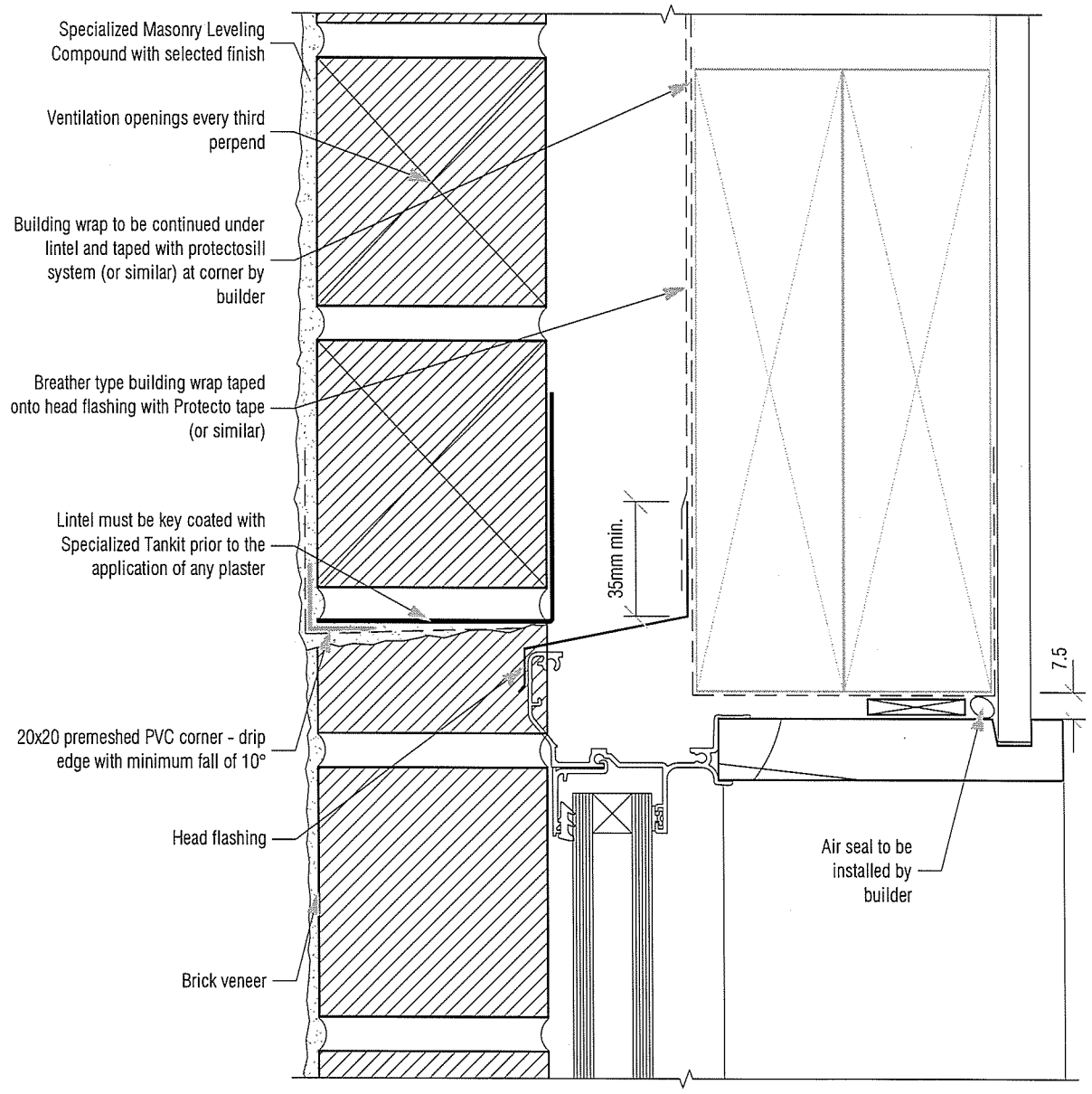
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07 Scale 1:2

Window Head Detail

MASONRY LEVELING COMPOUND

07 window head detail.dwg

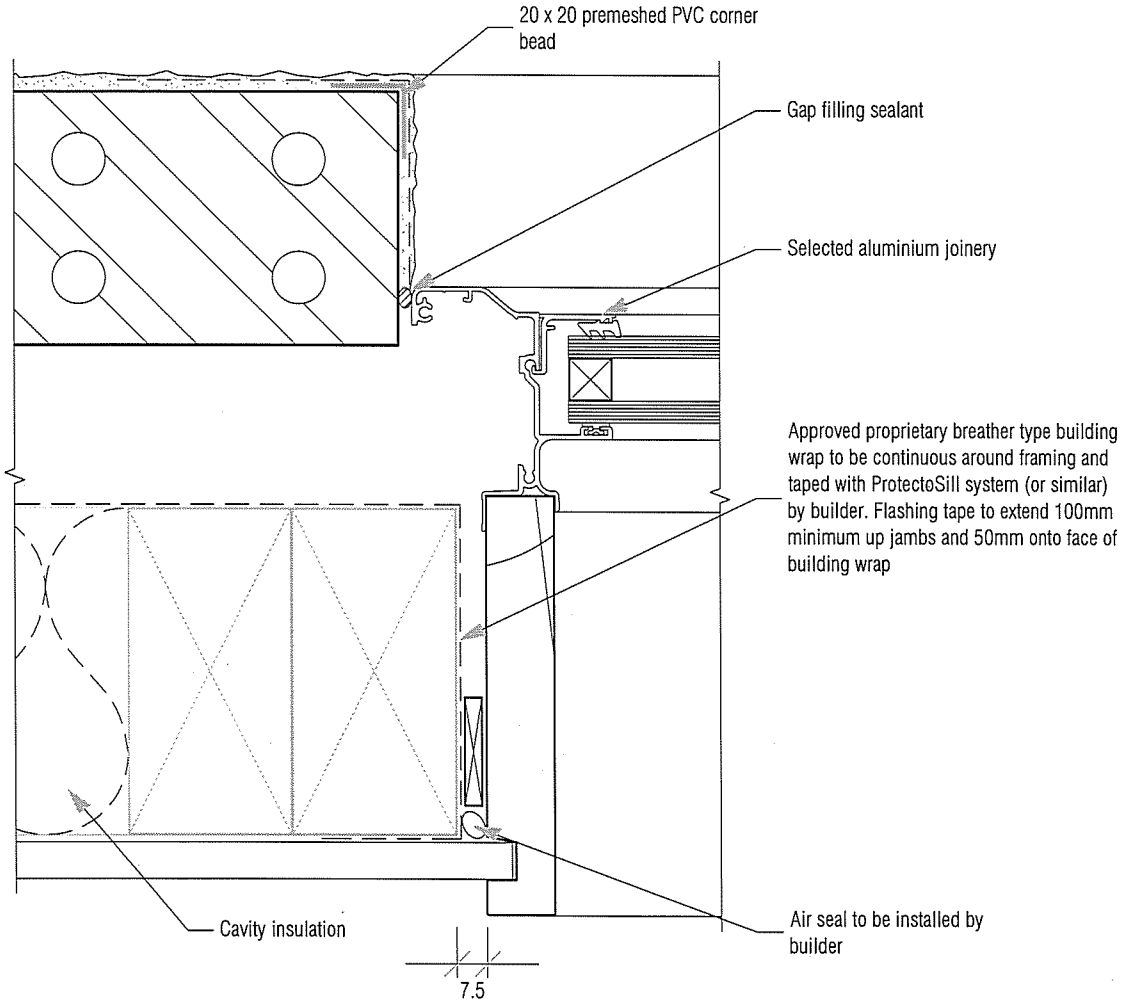
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08 Scale 1:2

Window Jamb Detail

MASONRY LEVELING COMPOUND

08 window jamb detail.dwg

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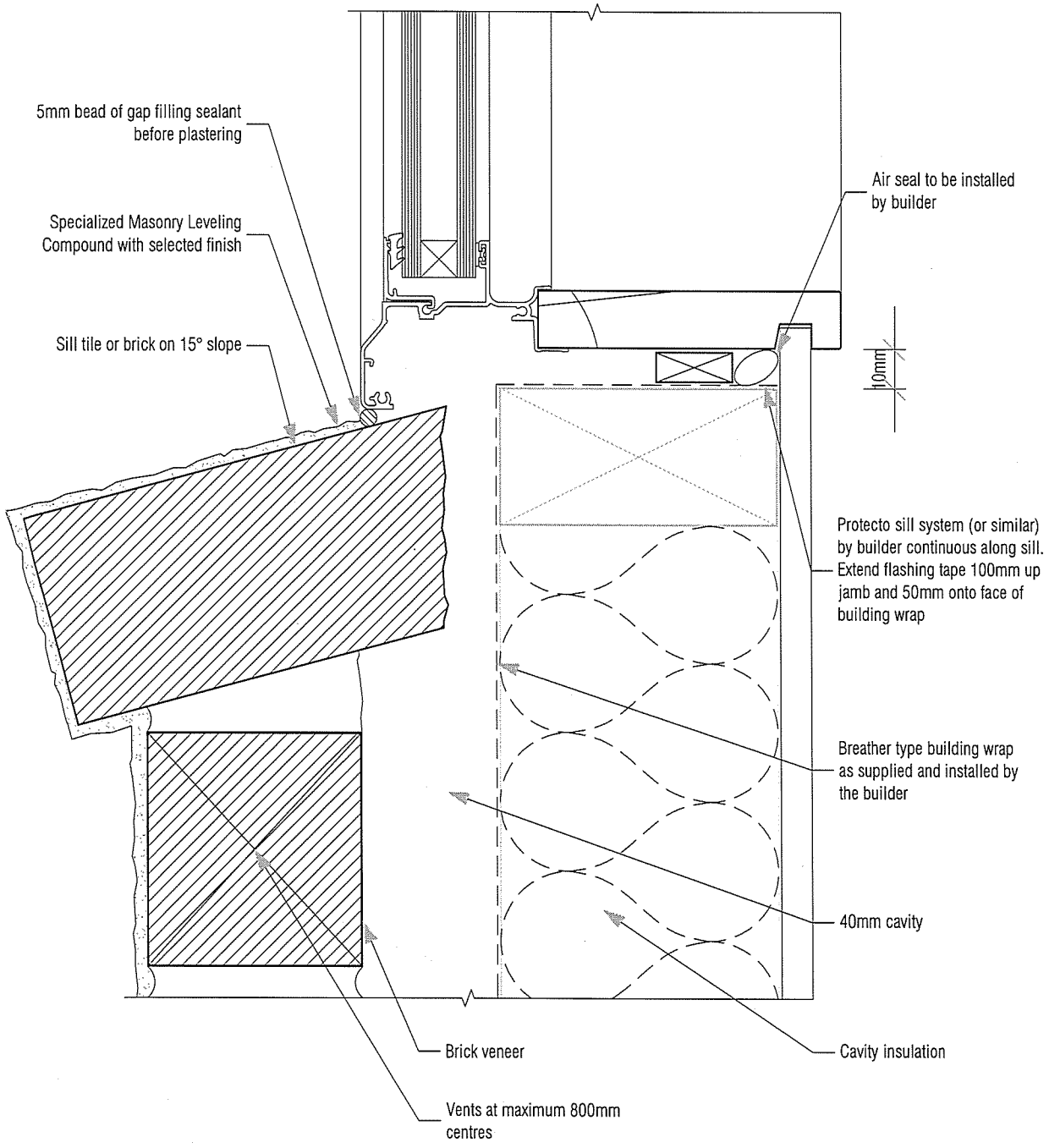
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09 window sill detail.dwg

09 Window Sill Detail

Scale 1:2

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21 MAY 2012

BUILDING CONSENT
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GIB EzyBrace® 2011 Software

Demand Calculation Sheet

single storey V06/11

Job Details

Name	Johnston
Street and Number	13 John Sutton Pl
Lot and DP Number	83
City/Town/District	Richmond
Designer	K Thomson
Company Name	
Date	20/03/2012

NELSON CITY COUNCIL

BRANZ Appraised
Appraisal No.294 [2011]

Select Lining Option: 10 or 13 mm GIB® Plasterboard

Building Specification

		Complete Single Floor Column only
Number of storeys	single	
Floor Loading	2kPa	
Foundation Type	slab	
	Single Floor	
Cladding Weight	heavy	
Roof Weight	light	
Room in Roof Space	no	
Roof Pitch (degrees)	25	
Roof height above eaves (m)	3.0	
Building height to apex (m)	5.2	
Ground to lower floor level (m)	0.2	
Stud Height (m)	2.4	
Building Length (m)	26.8	
Building Width (m)	17.7	
Building Plan Area (m2)	270	

NCC
24 MAY 2012
B.C. ISSUED

Building Location

Wind Zone	***High***	**Earthquake Zone**	**Soil Type**
Select by Building Consent Authority Map		2	C (shallow)
or Preference	Not Available	**Annual exceedance probability**	
Wind Region	A	1/500 (NZS3604:2011 default)	
Lee Zone	no		
Ground Roughness	Open		
Site Exposure	Exposed		
Topographic Class	T1		

Bracing Units required for Wind

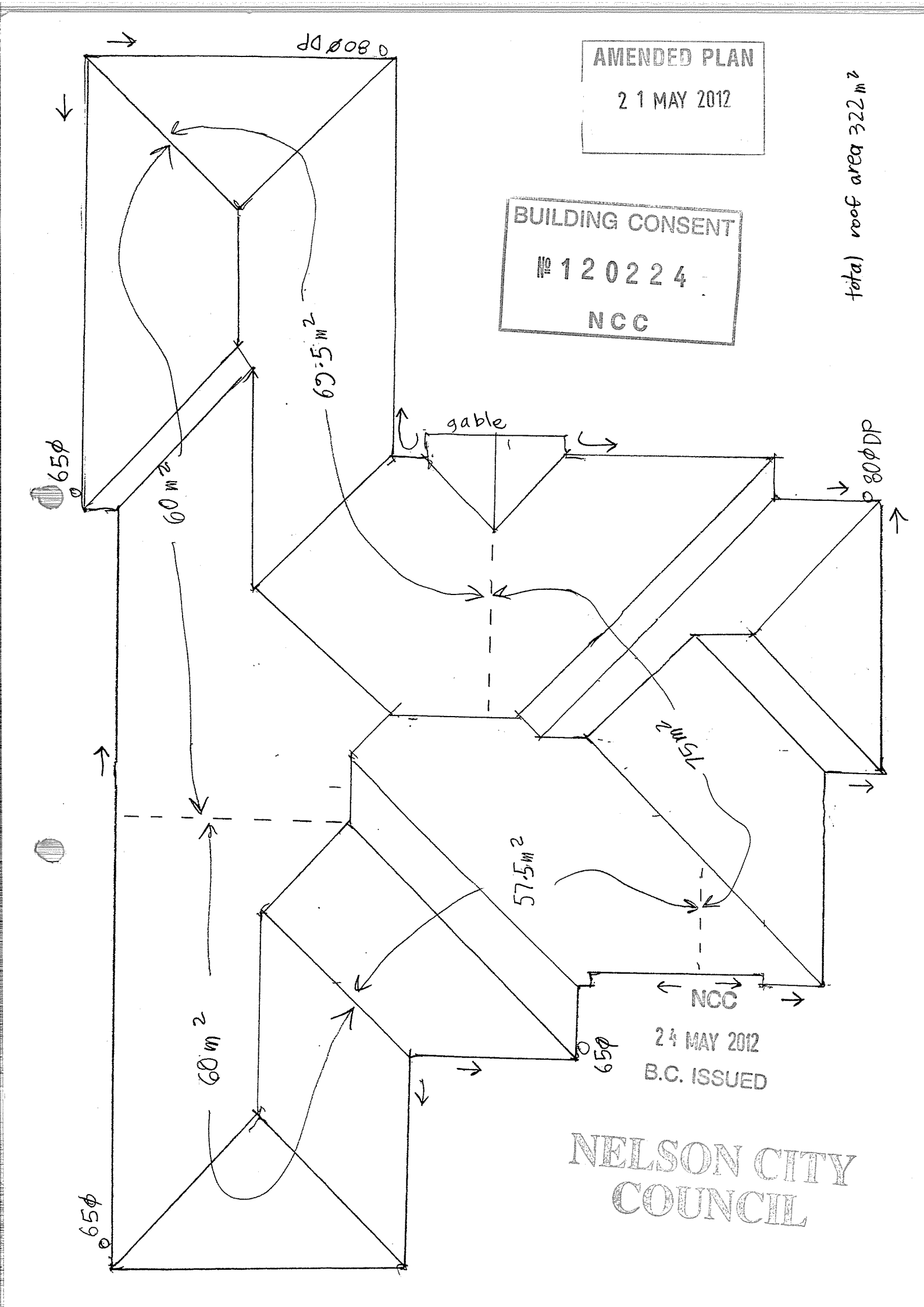
Demand W (BU)

		Walls single
along	slab	988
across	slab	1675

Bracing Units required for Earthquake

Demand along / across E (BU)

	Walls single
slab	1105


AMENDED PLAN
21 MAY 2012
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total roof area 322 m²
gable
60·5 m²
60 m²
75m²
57.5m²
60 m²
65ϕ
65ϕ
65ϕ
NCC
24 MAY 2012
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NELSON CITY COUNCIL

NEW HOUSE FOR A JOHNSTON
13 JOHN SUTTON PL, RICHMOND

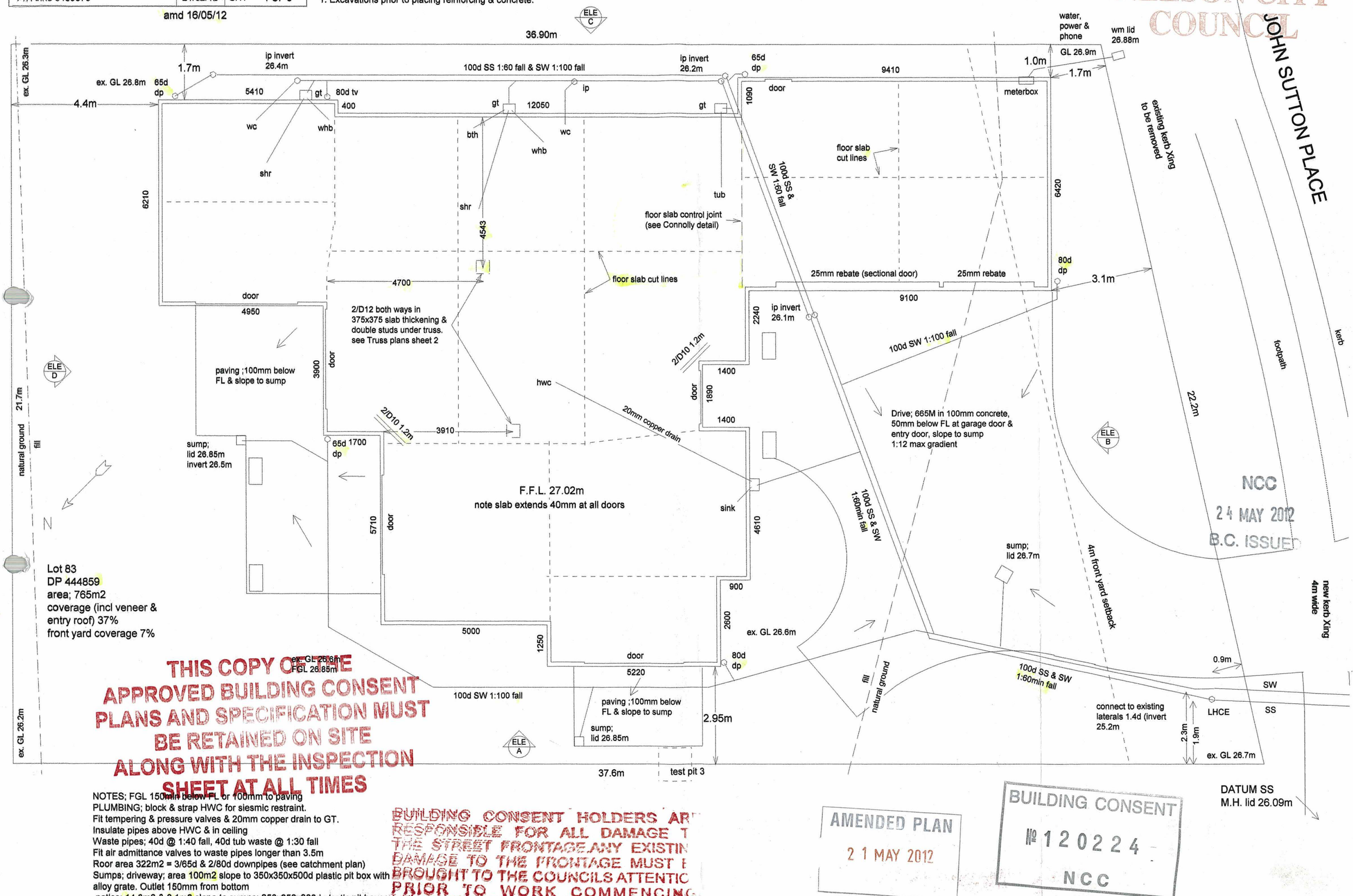
Ph Anne 5459879	21/02/12	SHT 1 OF 5

amd 16/05/12

All construction to comply with NZS3604:2011 & relevant codes
Read in conjunction with specification
High Wind Zone. Corrosion Zone C
Engineer (Tasman Consulting) to inspect;
1. Excavations prior to placing reinforcing & concrete.

SITE PLAN 1:100

NELSON CITY COUNCIL



Lot 83
DP 444859
area; 765m2
coverage (incl veneer & entry roof) 37%
front yard coverage 7%

THIS COPY OF THE APPROVED BUILDING CONSENT PLANS AND SPECIFICATION MUST BE RETAINED ON SITE ALONG WITH THE INSPECTION SHEET AT ALL TIMES

NOTES; FGL 150mm below FL or 100mm to paving
PLUMBING; block & strap HWC for siesmic restraint.
Fit tempering & pressure valves & 20mm copper drain to GT.
Insulate pipes above HWC & in ceiling
Waste pipes; 40d @ 1:40 fall, 40d tub waste @ 1:30 fall
Fit air admittance valves to waste pipes longer than 3.5m
Roor area 322m2 = 3/65d & 2/80d downpipes (see catchment plan)
Sumps; driveway; area 100m2 slope to 350x350x500d plastic pit box with alloy grate. Outlet 150mm from bottom
patios; 14.8m2 & 9.1m2 slope to sumps; 250x250x300d plastic pit boxes

BUILDING CONSENT HOLDERS ARE RESPONSIBLE FOR ALL DAMAGE TO THE STREET FRONTAGE ANY EXISTING DAMAGE TO THE FRONTAGE MUST BE BROUGHT TO THE COUNCILS ATTENTION PRIOR TO WORK COMMENCING

NCC
24 MAY 2012
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AMENDED PLAN
21 MAY 2012

BUILDING CONSENT
№ 120224
NCC

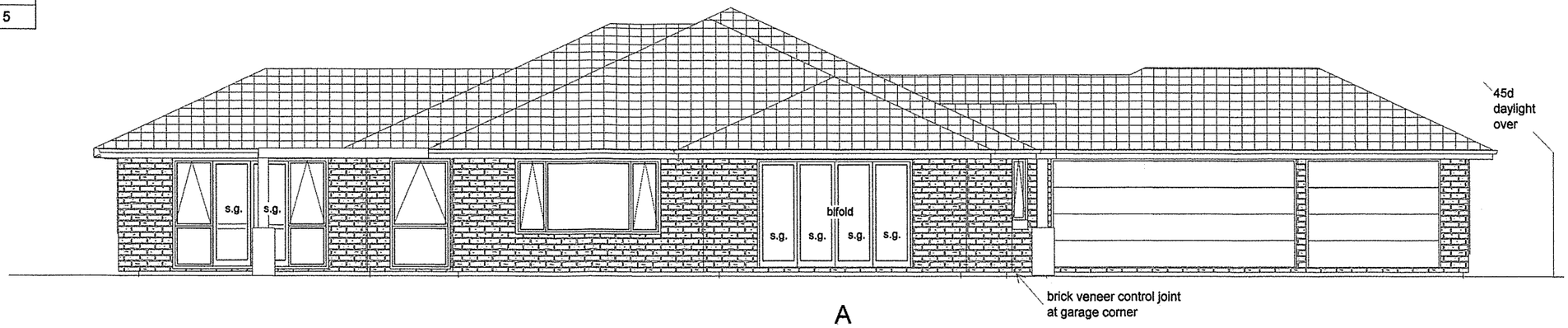
NEW HOUSE FOR A JOHNSTON
13 JOHN SUTTON PL, RICHMOND

Ph Anne 5459879	21/02/12	SHT 2 OF 5

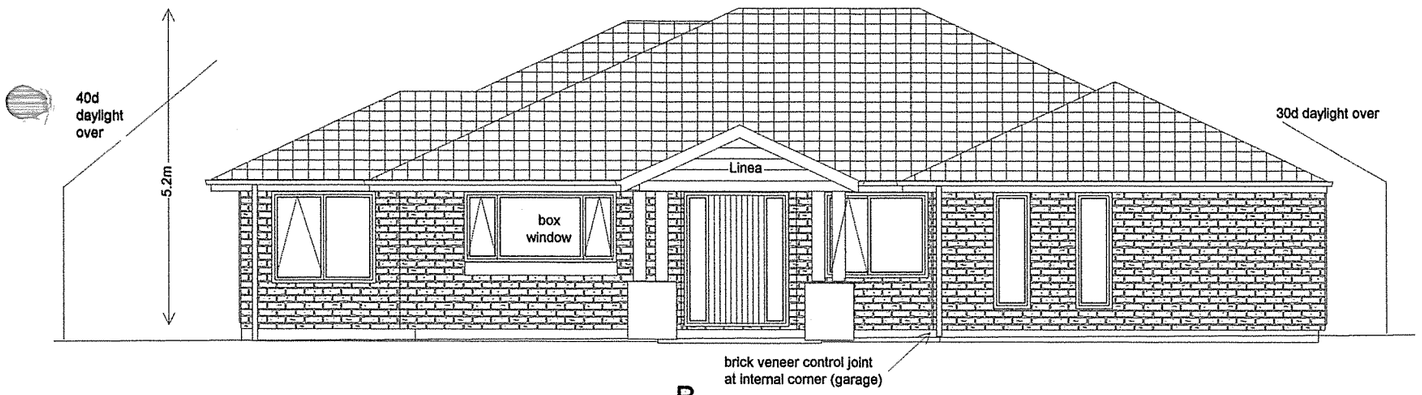
ELEVATIONS 1:100

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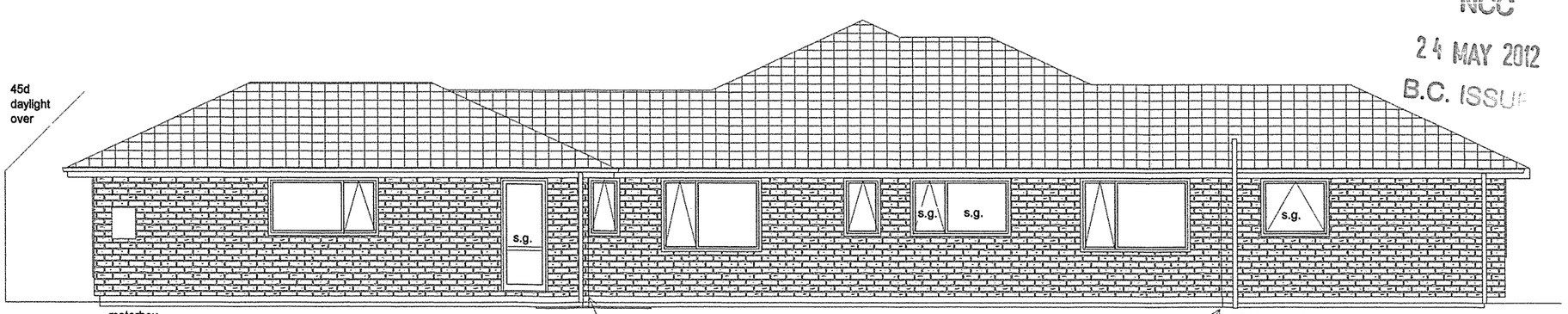
Cladding - brick veneer, Linea entry gable
Roofing - colorsteel tiles
Joinery - Aluminium double glazed
High Wind Zone



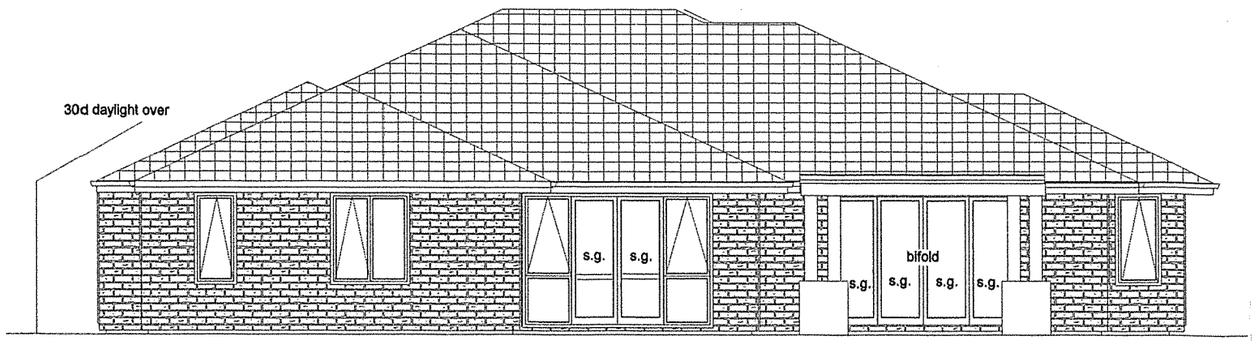
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B



C



D

NCC
24 MAY 2012
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21 MAY 2012

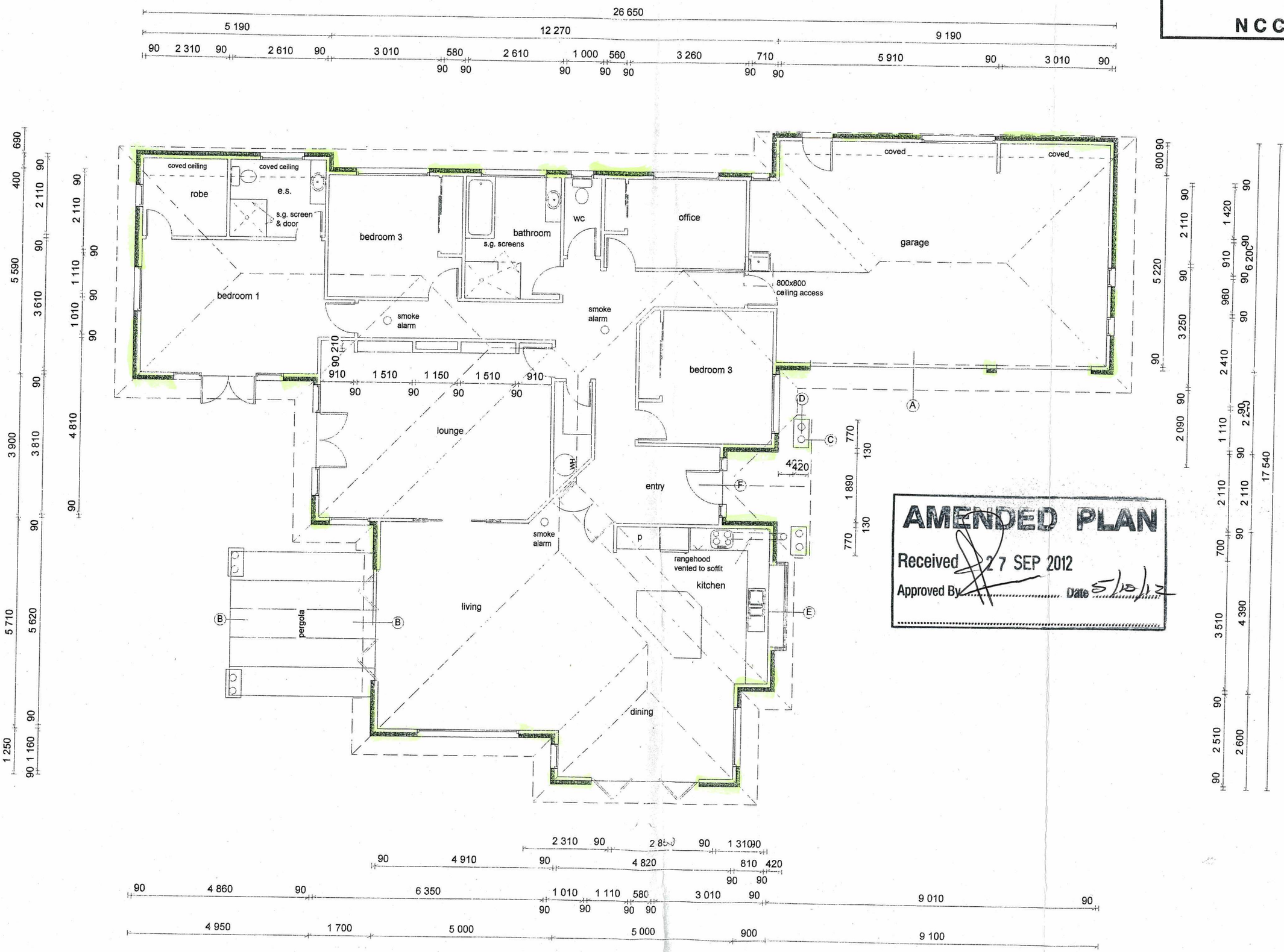
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...W HOUSE FOR A JOHNSTON
...3 JOHN SUTTON PL, RICHMOND

...t Anne 5459879 | 21/02/12 | SHT 3 OF 5

FLOOR PLAN 1:100
Floor area over framing 270.2m2

BUILDING CONSENT
№ 120224
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Approved By ..... Date 5/10/12

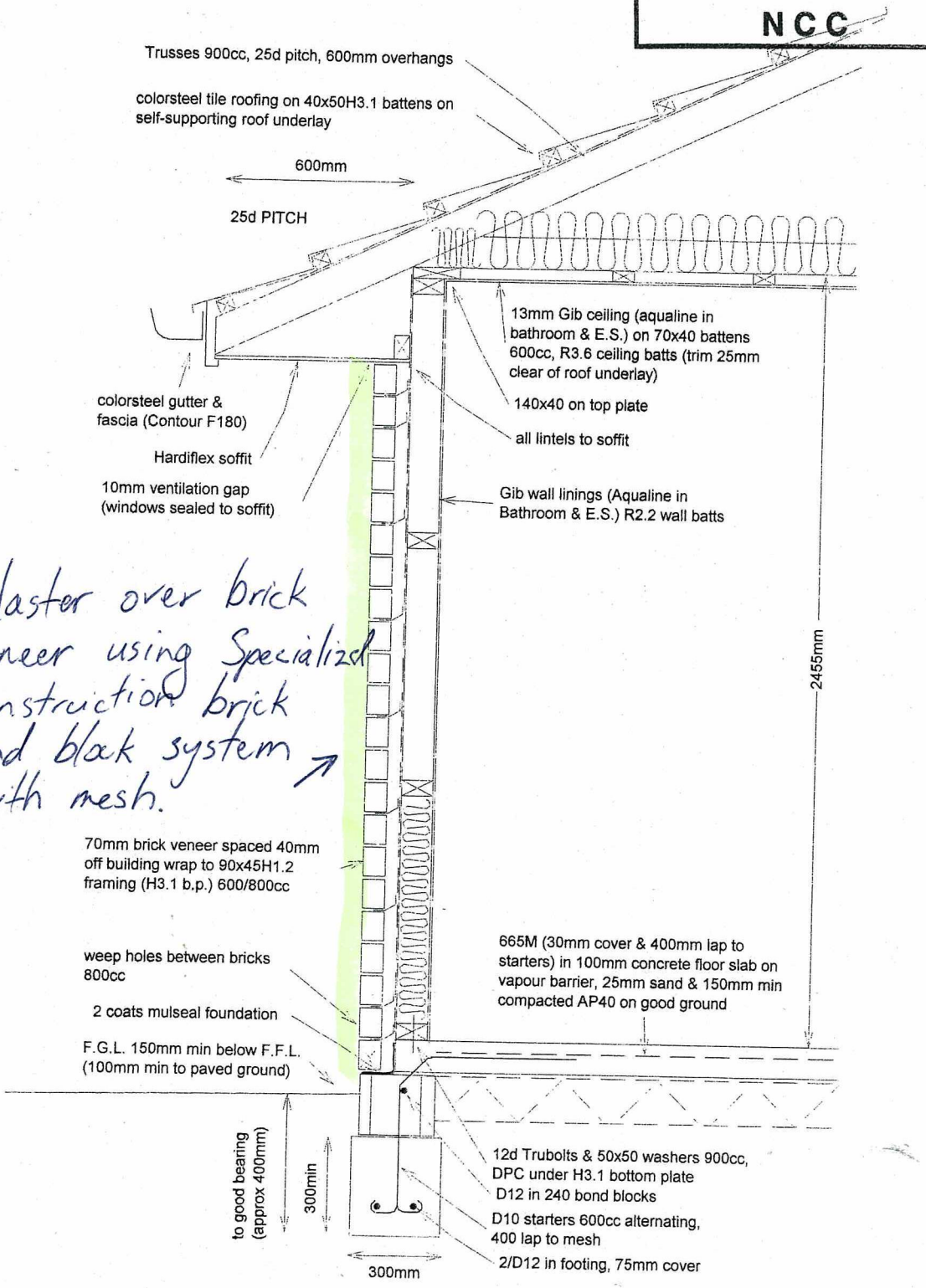
N HOUSE FOR A JOHNSTON
3 JOHN SUTTON PL, RICHMOND

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BUILDING CONSENT
№ 120224
NCC

FRAMING; Grade SG8. Walls 90x45 @ 600/800crs
Lintels to soffit except entry door
TREATMENT; (minimum)
Wall framing, Floor framing, Trusses/rafters & Purlins; H1.2
Pergola; H3.2 Posts; H5
FIXINGS; (Medium Wind Zone)
Tile battens to truss 2/90nails
Truss to plate 2/90nails & 2 wire dogs/CT200 see Truss plans sheet 5
Exterior Top plate to studs 2/90nails & see Truss plans sheet 4
Exterior Bottom plate; 12d trubolts with 50x50 washers 900cc
Lintels* see Mitek details
Bracing panels see GIB details



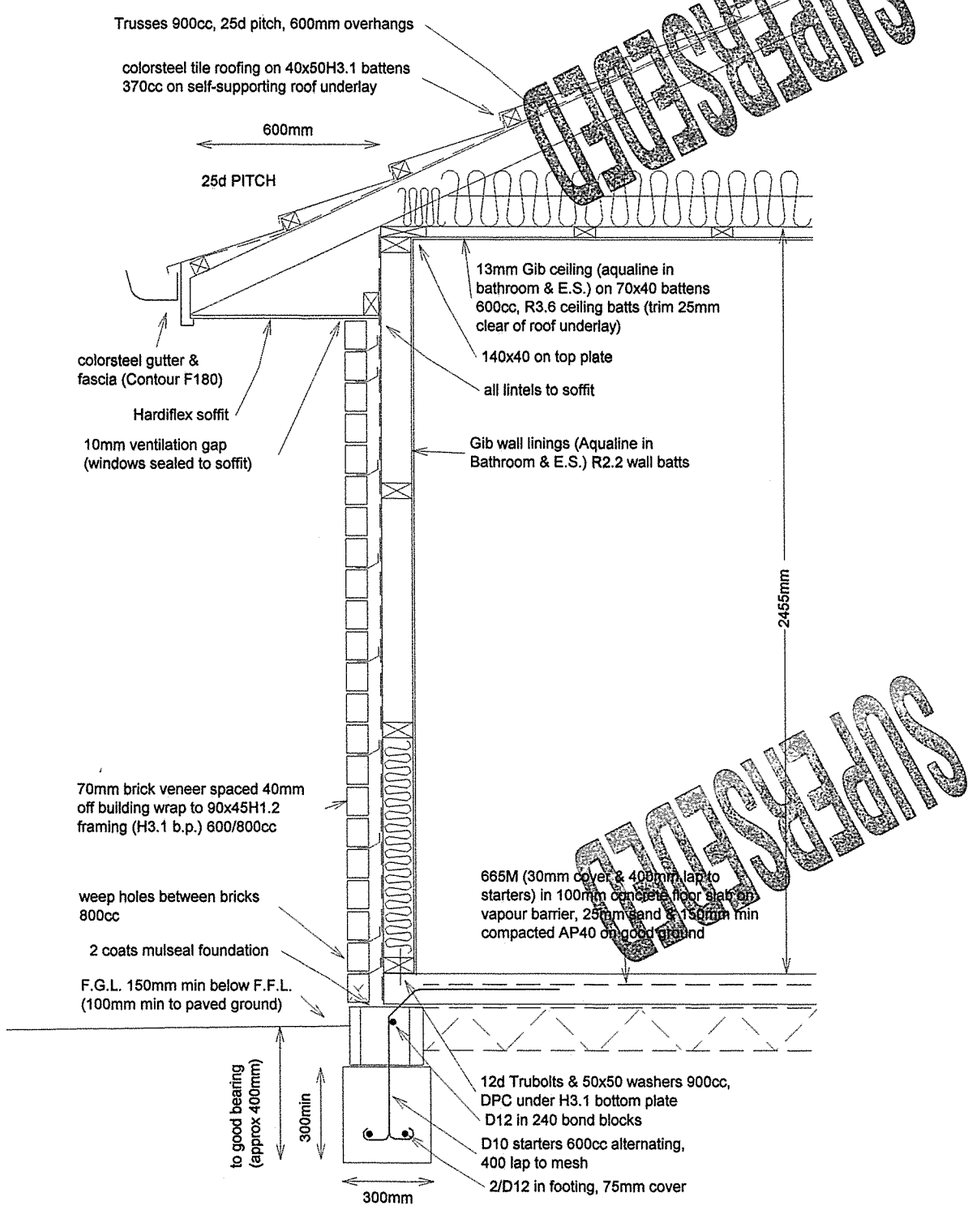
Plaster over brick veneer using Specialized Construction brick and blok system with mesh.

TYPICAL SECTION
1:20

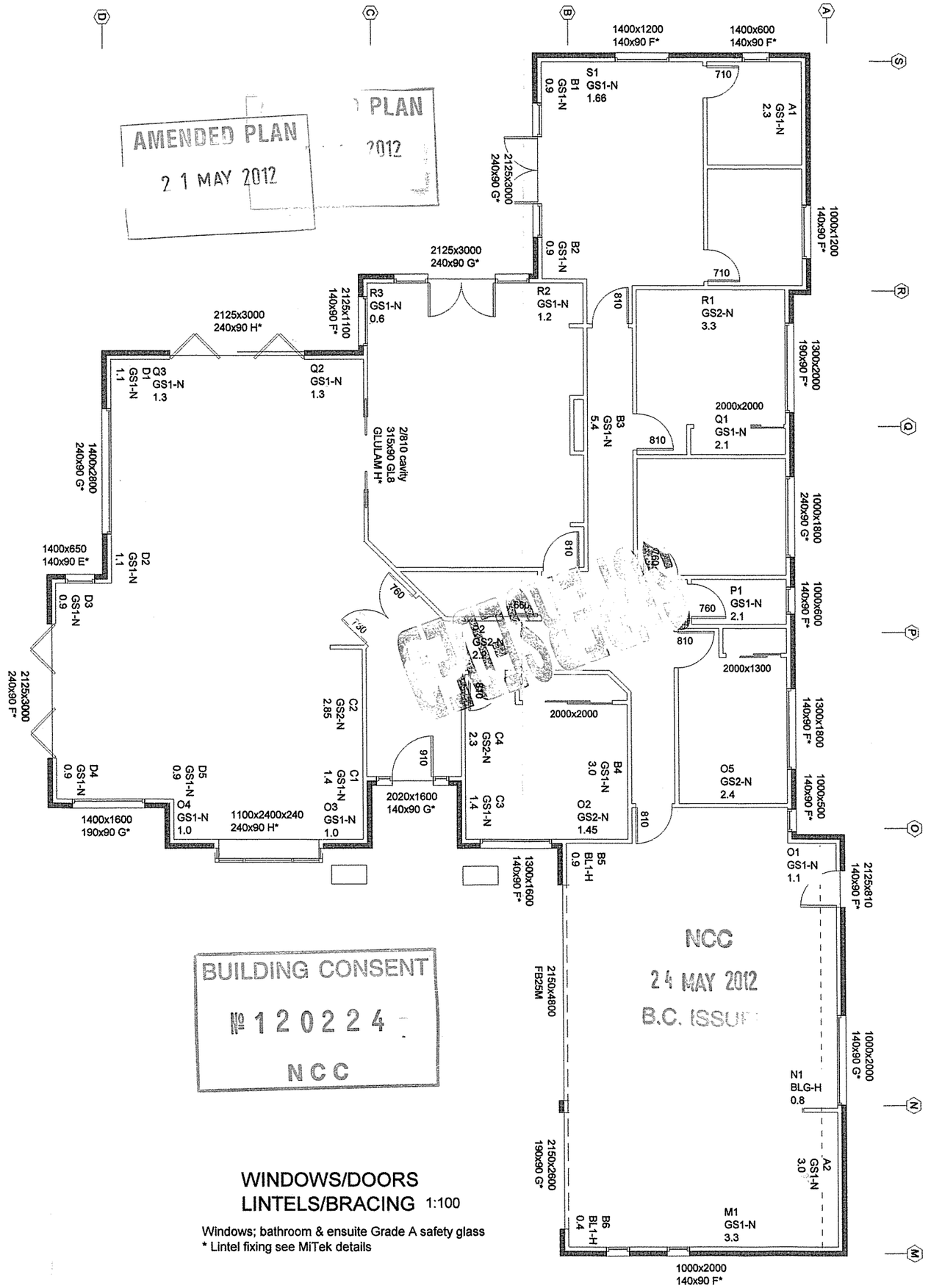
NEW HOUSE FOR A JOHNSTON
13 JOHN SUTTON PL, RICHMOND

Ph Anne 5459879	21/02/12	SHT 4 OF 5

FRAMING; Grade SG8. Walls 90x45 studs 600 dwangs 800crs
Lintels to soffit except entry door
TREATMENT; (minimum)
Wall framing, Floor framing, Trusses/rafters & Purlins; H1.2
Pergola; H3.2 Posts; H5
FIXINGS; (High Wind Zone)
Tile battens to truss/rafter 2/90 x 3.15mm nails
Truss to plate 2/90nails & 2 wire dogs & as on Truss plan sheet 5
Exterior Top plate to studs 2/90nails & Lumberlok stud strap see Truss plan sheet 4
Exterior Bottom plate; 12d trubolts with 50x50 washers 900cc & 150mm from bottom plate ends
Lintels* see Mitek details
Bracing panels see GIB details
INSULATION; Ceiling R3.6 batts
external walls (not garage) & internal garage walls; R2.4 batts



TYPICAL SECTION
1:20



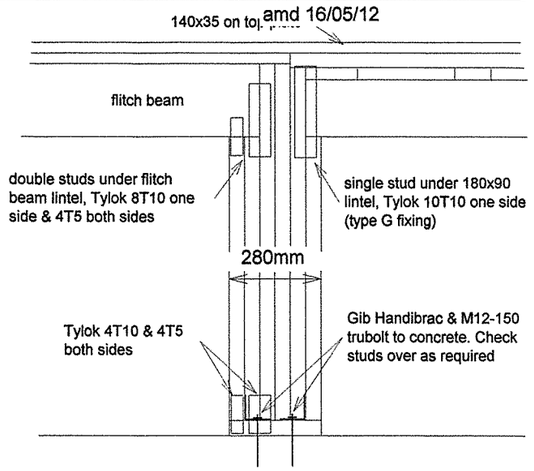
WINDOWS/DOORS
LINTELS/BRACING 1:100

Windows; bathroom & ensuite Grade A safety glass
* Lintel fixing see MiTek details

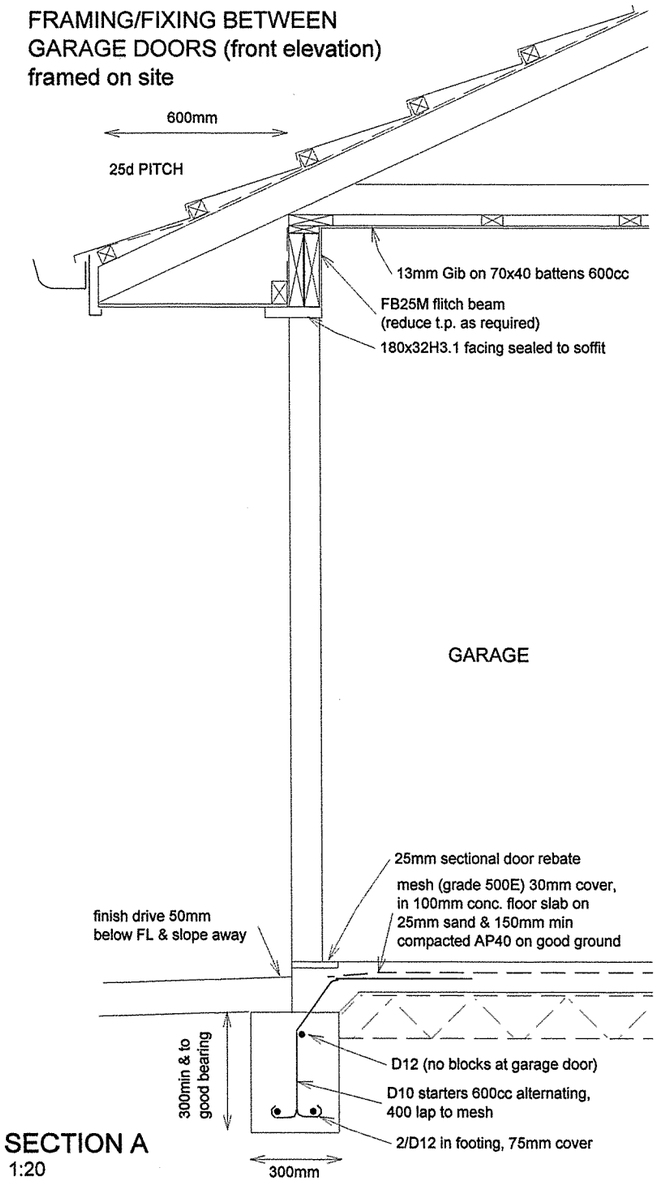
NEW HOUSE FOR A JOHNSTON
13 JOHN SUTTON PL, RICHMOND

Ph Anne 5459879	21/02/12	SHT 5 OF 5

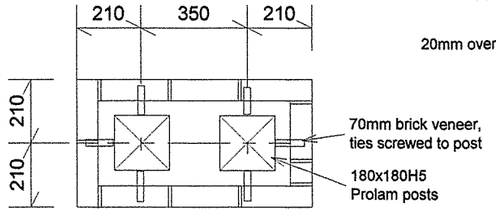
amd 16/05/12



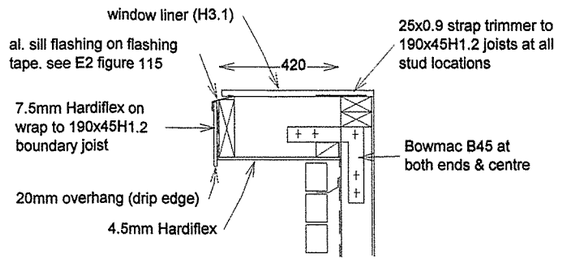
FRAMING/FIXING BETWEEN GARAGE DOORS (front elevation) framed on site



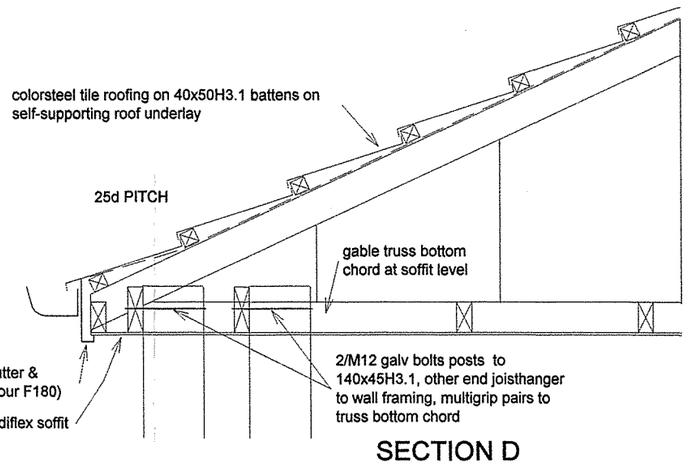
SECTION A
1:20



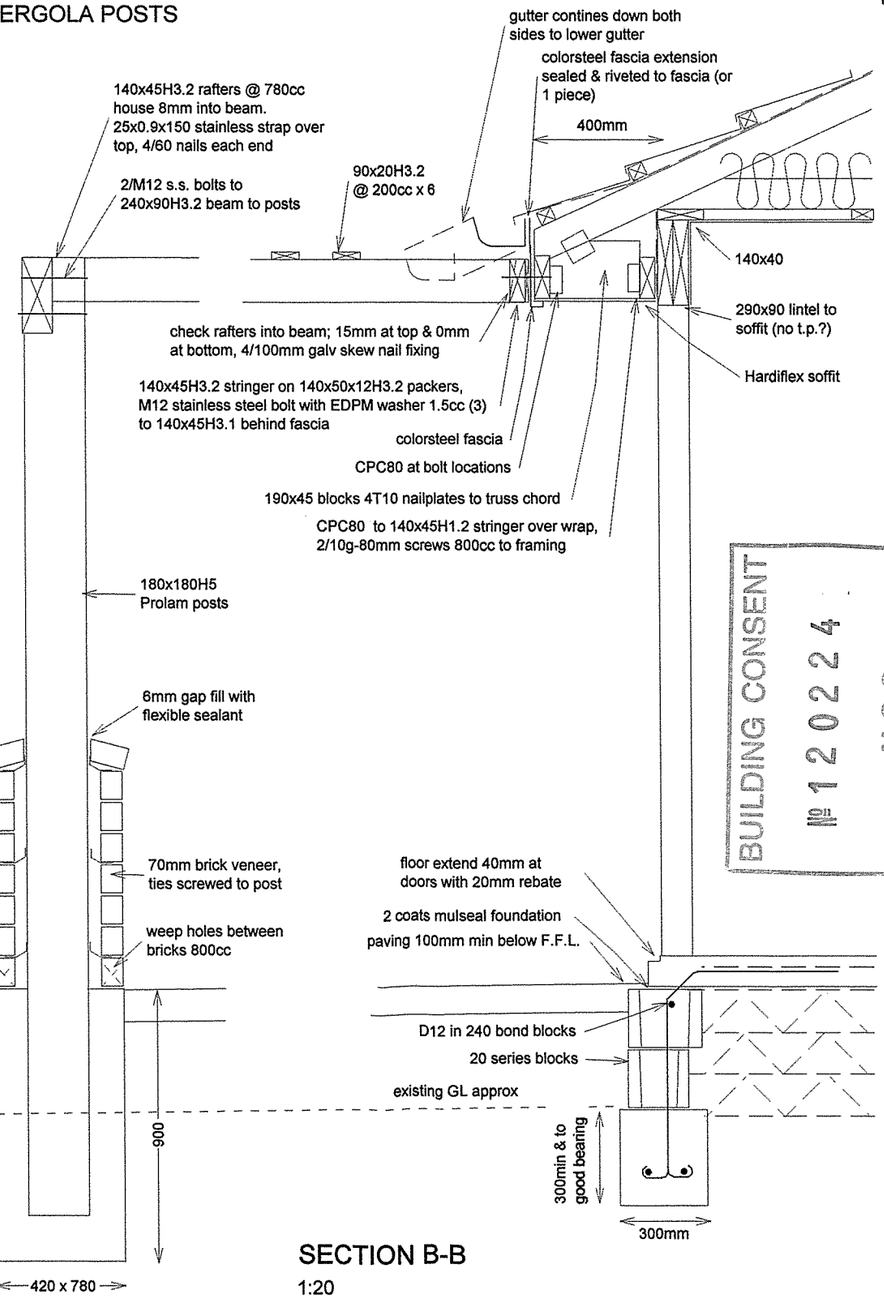
PLAN SECTION; ENTRY & PERGOLA POSTS



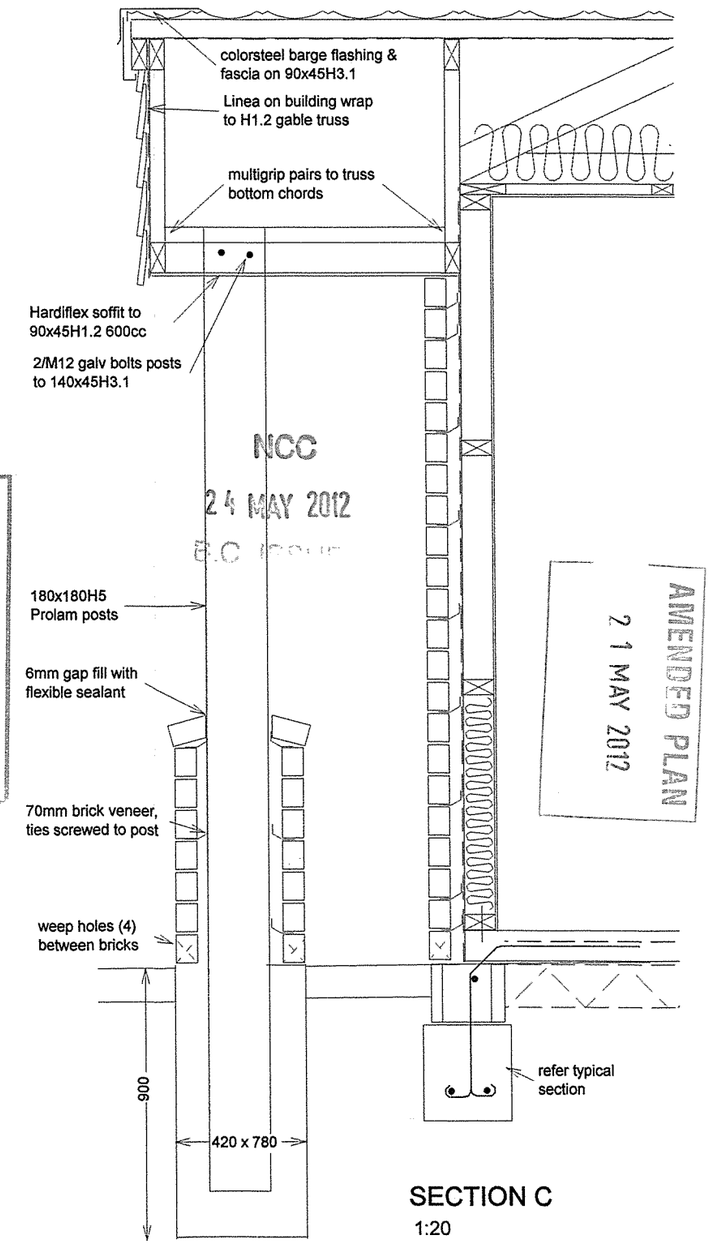
SECTION E BOX WINDOW SUPPORT
1:20



SECTION D



SECTION B-B
1:20



SECTION C
1:20

BUILDING CONSENT
№ 120224
NCC

NCC
24 MAY 2012

AMENDED PLAN
21 MAY 2012

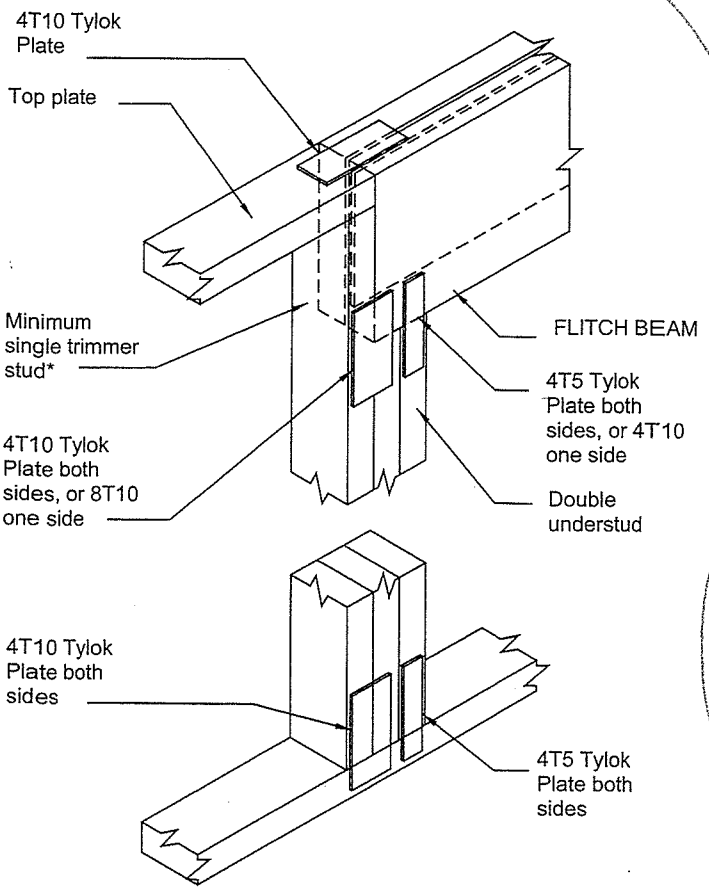
Tab 6 – Specifications

6

FLITCH BEAM

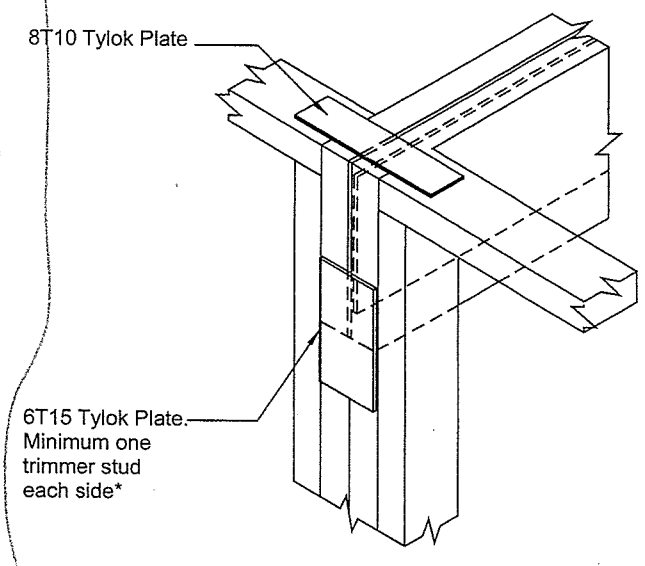
GANG-NAIL®

Fixing and Support Details



Simply Supported Beam

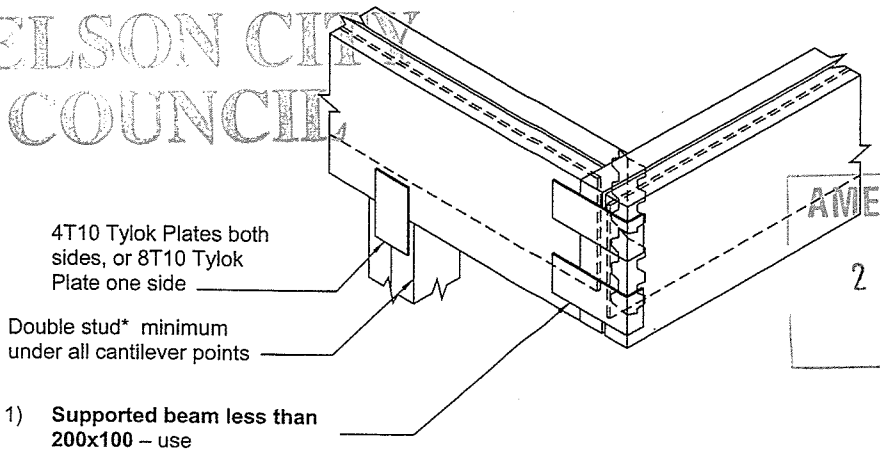
* Refer NZS3604:1999 Section 8.5.2 for trimming stud requirements.



Beam Pocket

BUILDING CONSENT
№ 120224
NCC

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AMENDED PLAN
21 MAY 2012

1) **Supported beam less than 200x100** – use 1/200x110x1mm Nailon Plate and 1 Multigrip on the inside.
2) **Supported beam 200x100 or larger** – use 2/200x110x1mm Nailon Plates and 2 Multigrips on the inside.

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Cantilever Beam

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AMENDED PLAN
21 MAY 2012

BUILDING CONSENT
№ 120224
NCC

SPECIFICATION FOR NEW HOUSE 13 JOHN SUTTON PLACE, RICHMOND

PRELIMINARY AND GENERAL

This contract comprises the erection and completion of the work as detailed on the drawings and specification or as reasonably implied.
The Contractor shall enter into a contract with the owner as specified and agreed.
The Owner is responsible for locating and marking of all site boundaries, building line restrictions, easements etc prior to construction and shall inform the Contractor of any known conditions imposed on the site.
The Contractor shall inspect the site and ascertain the nature and extent of the work, the rights and interests that may be affected by the work and any other matters which may influence the contract.
The Contractor shall give required notice for all inspections and ensure all work is carried out for compliance certificate issue on completion.
The Contractor shall arrange insurance to protect himself & others against any claim which may arise as a result of this contract. The Contractor shall make good any damage to adjoining properties, including footpaths, kerb etc to an acceptable condition.
The Contractor and all Subcontractors shall ensure all workmanship, construction and materials comply with the requirements of the relevant building standards.
Construction techniques, personnel protection, work environment, equipment and structures are to comply with the NZ Building Act, Health Safety and Employment Act and all other requirements to ensure safety on site.
Any material or construction found to be defective may be rejected by the Owner at the Contractors expense.
Any extra or variation to the Contract, which may result in an alteration to the Contract price and/or compliance with governing regulations, must be authorised by the owner in writing.
On completion all trade debris shall be removed from the site and the building left clean for occupancy.
The contractor shall provide to the owner all keys, warranties and maintenance manuals.

EXCAVATION AND BACKFILL

SET OUT; any variation of position and levels from the drawings must be made known to the designer before construction begins.
EXCAVATIONS; remove all vegetation and top soil over the building area and paved areas.
All foundations shall be to good bearing (NZS3604) and shall be inspected by the Engineer before placing reinforcing or concrete. Hand trim to remove all loose material.
BACKFILL; shall be approved hardfill compacted in 150mm layers.
Sewer waste pipes below the slab shall be installed after general backfilling. Where pipes pass under or through foundations they shall be adequately separated from both concrete and adjacent soil to prevent damage by foundation movement
Finish with 25mm sand blinding to 100mm below FFL. Cover with 0.25mm polythene vapour barrier. Lap joins 150mm and seal with adhesive polythene tape. Patch and tape all damage to the polythene.

CONCRETE AND REINFORCING

Concrete and reinforcing shall comply with NZBC B1 & B2, NZS 4671 & 3109. Concrete shall be ready-mix 20MPa. Reinforcing bars shall be grade 300E, mesh grade 500E. Lap bars 40x diameter & mesh 200mm.
Reinforcing shall have 75mm separation from ground.
Floor slabs to be 100mm thick with mesh lapped 300mm to starter rods and spaced 60mm above polythene.
Vibrate and finish to a fine, level surface (NZS3114).
Provide control joint saw cut 25mm deep as per drawings. (6m max cc)

NCC
24 MAY 2012
B.C. ISSUED

CARPENTRY

Workmanship and materials shall comply with NZS 3604;2011 and the NZ Building Code.
Timber shall comply with NZS 3631, 3602, 3604. Grade SG8.
TREATMENT; (minimum)
All timber fixed to concrete shall be protected with DPC.
Wall framing, Roof framing & purlins; H1.2
Pergola members; H3.2. Pergola/Entry piles; H5
Moisture content to be 18% max before cladding and 14% before lining.
FIXINGS; (minimum)
Exterior bottom plate to concrete; M12 Trubolts 900cc & 150mm from plate ends & bracing element ends,
Internal bottom plates; 75 x 3.8mm shot fired nails with 16mm washers 600cc, & 150mm & 300mm from bracing element ends
Trusses to top plate; 2 wire dogs / 2/CT200 as specified on truss plan sheet 5
Tile batten to rafter/truss; 2/90mm nails (skew).

NELSON CITY COUNCIL

Top plate to studs; 2/90mm nails & as specified on truss plan sheet 4 (Lumberlok stud strap)
Lintels; refer to MiTek details as specified on truss plan sheet 3
Bracing elements refer to Gib details.
MATERIALS;
Building wrap; Tyvek homewrap. Soffit lining; 4.5mm Hardiflex
Insulation; Exterior walls & internal garage wall; R2.4 batts, Ceiling R3.6 batts (not garage).
Exterior windows and doors shall be fixed and flashed as required for cladding type and to comply with NZBC E2 & NZS 3604. Dress the building wrap into all sides of the opening and seal the sill and top corners with flashing tape. Install foam backing rod and expanding polyurethane foam around the reveal.
Internal linings; Walls; 10mm standard Gib plasterboard or Gib Braceline as shown on plan. Gib Aqualine to walls of wet areas. Ceilings; 10mm Gib Ultraline in Living areas, Aqualine in bathroom(s), other rooms; standard Gib on 70x35 battens 450cc.
Internal finishings; 40mm MDF architraves & 60mm skirtings (H3.1 pine in wet areas).
WORKMANSHIP; Check all wall framing is plumb and square, check wall and ceiling framing for line and face before fixing linings, straighten or replace as necessary.

ROOFING, FASCIA & GUTTER

Colorsteel tiles fitted in accordance with NZBC E2 by approved fixers. Roof underlay to be self-supporting laid vertical with 150mm laps. Roofing to overhang 50mm into gutter. Fix matching barge, ridge, hip and valley flashings. All exposed fasteners shall be colour matched. Roof must be completely weather tight and bird proof. At completion clean roof and gutters of all metal fillings, discarded nails, rivets etc. and make good any scratches or dents.
Provide written guarantee to owner for roofing (15 year) and workmanship.

WINDOWS AND DOORS

Windows and doors shall be double glazed, manufactured by an approved Aluminium Joiner to comply with NZS 4211 & glazing to NZS 4223 & NZBC F2. Grade A safety glass to bathroom and ensuite windows, obscure glass (clear stippolite) to bathrooms, ensuite and toilet windows. Sills to have condensation channel, liners to be 19mm H3.1 pine. Supply colorsteel head flashing (entry door only).

ELECTRICAL

Electrical work shall be by certified electrician to comply with the NZBC G9, the Electrical Wiring Regulations and NZ standards. Notify the Contractor of positions and details for ducts or holes required in concrete construction and of blocking etc. for fixing of fittings.
Install 600x400 galvanised meter box as shown on plan and connect to main. Install distribution board, switched sockets (generally 300mm off floor, 4 per circuit) light sockets (switches 1200mm off floor, 1kW per circuit) and other cabling as required for appliances and HWC. Install cabling for telephone and computer etc
Install smoke alarms (with hush button) to comply with NZBC F7, locations as on plan.

PLUMBING

Plumbing shall be by registered plumber and comply with the NZBC G12 & G13. Notify the Contractor of positions of ducts or holes required in or under concrete construction and of blocking etc for the support of fittings. Holes for pipes shall be minimum size required and positioned to ensure the structural integrity of the building is not compromised.
Cold water supply pipe to be 20mm polythene with 450mm cover. Internal water pipes shall be butylene. Lag all hot water pipes and all pipes in ceiling with Climaflex XT foam pipe lagging (or similar). Fit 2 exterior taps. Hot water cylinder (HP 240L) to be fitted with tempering valve, pressure & relief valves and 20mm copper drain to gully trap. Block and strap against seismic movement (NZS 4102). Pressure test on completion. Waste pipes shall be 40mm at 1:40 minimum gradient, tub waste 1:30 fall. Fit air admittance valves to wastes with developed length over 3.5m. Fit 80mm terminal vent and downpipes; 3/65d & 2/80d as shown.

NCC
24 MAY 2012
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DRAINLAYING

Drains shall be laid as per the drainage plan in accordance with the NZBC G13 & E1 by registered drainlayer. On completion the Drainlayer shall supply as-built plan to the Territorial Authority.
Drains shall be 100mm uPVC, laid at 1:100 minimum gradient, or as shown on plan, laid in 100mm crushed metal and covered with same. Install inspection eyes at junctions and bends. Finished cover shall be 350min Drains with less cover shall be concrete capped. Install gully traps to 50mm above FGL and sumps to levels shown. Drains to be tested and inspected before backfilling and compacting.

AMENDED PLAN
21 MAY 2012

BUILDING CONSENT
№ 120224
NCC

WIND ZONE; R1, Urban, T1, Sheltered = LOW (allow Medium in all calculations & fixing)
CORROSION ZONE; 1
WALL CLADDING RISK MATRIX

	wall A	wall B	wall C	wall D	Linea gable
wind zone	0	0	0	0	0
no storeys	0	0	0	0	0
roof/wall	0	0	0	0	1
eave width	0	0	2	2	2
envelope	0	0	0	0	0
decks	0	0	0	0	0
TOTAL	0	0	2	2	3

Cladding; brick veneer with drainage cavity & Linea direct fixed (less than 13)

INSULATION CALCULATIONS; total glazing 30.5% of walls

Ceiling 210.4m2; R3.6 batts between trusses provides R3.4 (190high + 25 gap = 200 from perime
if top & bottom trimmed, allow average R2.6 for trimmed perimeter batts 12m2

Glazing... northern walls; 34.9m2 double glazing R0.26 (44%)
southern walls; 17.4m2; 25% (30%=51.4m2)

Walls 115.6m2 R2.4 batts between framing 600cc provides R2.0 (70% = 119.9m2)

Floor uninsulated slab 210.4m2/71.4m perimeter = R1.4

Reference; 210.4/3.3 + 51.4/0.26 + 119.9/2.0 + 210.4/1.3 = 483.2 heat loss
Proposed; 198.4/3.4 + 12/2.6 + 52.3/0.26 + 115.6/2.0 + 210.4/1.4 = 472.3 (less heat loss)
Insulation exceeds minimum required by calculation Method (NZS 4218)

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120224
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NCC
24 MAY 2012
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AMENDED PLAN
2 1 MAY 2012
№ 120224
NCC

BRANZ Appraised
Appraisal No.727 [2011]

BRANZ Appraisals

Technical Assessments of products for building and construction

BRANZ APPRAISAL No. 727 (2011)

ARDEX UNDERTILE SHEET MEMBRANE (WPM 750)

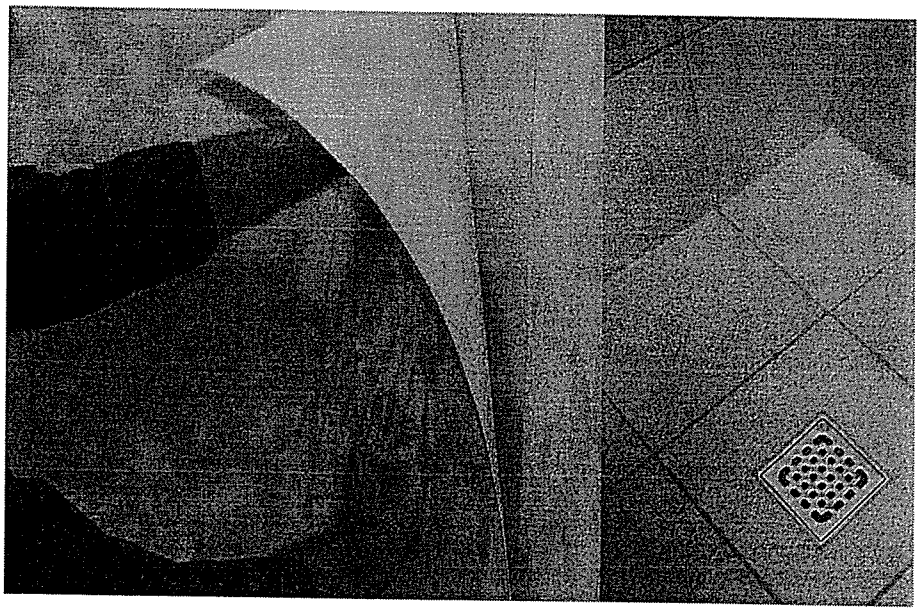
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Product

1.1 Ardex Undertile Sheet Membrane (WPM 750) is a synthetic rubber membrane for use in internal wet areas to be covered with ceramic or stone tiles.



Scope

2.1 Ardex Undertile Sheet Membrane (WPM 750) has been appraised for use as waterproofing membrane for internal wet areas of buildings, within the following scope:

- on floor substrates of concrete, plywood, compressed fibre cement sheet and fibre cement sheet tile underlay, and on wall substrates of concrete, concrete masonry, wet area fibre cement sheet lining systems and wet area plasterboard lining systems; and,
- when protected from physical damage by ceramic or stone tile finishes; and,
- where floors are designed and constructed such that deflections do not exceed 1/360th of the span.

2.2 The use of Ardex Undertile Sheet Membrane (WPM 750) on concrete slabs where hydrostatic or vapour pressure is present from below is outside the scope of this Appraisal.

2.3 Movement and control joints in the substrate must be carried through to the tile finish. The design and construction of the substrate and movement and control joints is specific to each building, and therefore the responsibility of the building designer and building contractor and is outside the scope of this Appraisal.

2.4 The ceramic or stone tile finishes are outside the scope of this Appraisal.

2.5 The membrane must be installed by trained applicators, approved by Ardex New Zealand Limited.

NCC
24 MAY 2012

Building Regulations

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New Zealand Building Code (NZBC)

3.1 In the opinion of BRANZ, Ardex Undertile Sheet Membrane (WPM 750) if designed, used, installed and maintained in accordance with the statements and conditions of this Appraisal, will meet the following provisions of the NZBC:

Clause B2 DURABILITY: Performance B2.3.1 (b) 15 years. Ardex Undertile Sheet Membrane (WPM 750) meets this requirement. See Paragraph 9.1.

Clause E3 INTERNAL MOISTURE: Performance E3.3.6. Interior wet area floors and walls incorporating Ardex Undertile Sheet Membrane (WPM 750) will meet this requirement. See Paragraphs 11.1- 11.6.

Clause F2 HAZARDOUS BUILDING MATERIALS: Performance F2.3.1. Ardex Undertile Sheet Membrane (WPM 750) meets this requirement and will not present a health hazard to people.

This is an Appraisal of an **Alternative Solution** in terms of New Zealand Building Code compliance.

BUILDING CONSENT
№ 12024
NCC

Technical Specification

4.1 Materials supplied by Ardex New Zealand Limited are as follows:

Ardex Undertile Sheet Membrane (WPM 750)

- A single ply synthetic rubber membrane with polypropylene filaments welded to both sides, this enables better wetting out by water based adhesives. It is supplied as a 1.0mm thick, 1.4m wide x 20m long roll.

Ardex WPM 09A – Solvent Free Adhesive

- A solvent free adhesive for bonding Undertile Butynol (WPM 750) to all substrates. It is supplied in 15l containers.

Ardex WPM 09C – Catalyst

- A solvent free catalyst for Ardex WPM 09A Solvent free Adhesive to speed up adhesive cure in adverse conditions. It is supplied in 5l containers.

Ardex Clamp Waste Outlet

- A floor waste outlet designed to clamp the membrane and supplied as part of the system. The plumbing aspects of the floor waste outlet has not been assessed by BRANZ and are outside the scope of this Appraisal.

Handling and Storage

5.1 All materials must be stored inside, up off concrete floors, in dry conditions, out of direct sunlight and out of freezing conditions.

Technical Literature

6.1 Refer to the Appraisals listing on the BRANZ website for details of the current Technical Literature for the Ardex Undertile Sheet Membrane (WPM 750). The Technical Literature must be read in conjunction with this Appraisal. All aspects of design, use, installation and maintenance contained in the Technical Literature and within the scope of this Appraisal must be followed.

Design Information

General

7.1 Ardex Undertile Sheet Membrane (WPM 750) is for use in buildings where an impervious waterproof membrane is required to floors and walls to prevent damage to building elements and adjoining areas.

7.2 The membrane must be protected from physical damage by the application of ceramic or stone tile finishes.

7.3 Movement and control joints may be required depending on the shape and size of the building or room, and the tile finish specified. Design guidelines can be found in the BRANZ "Good Practice Guide Tiling".

7.4 Timber framing systems must comply with NZS 3604, or where specific engineering design is used, the framing shall be of at least equivalent stiffness to the framing provisions of NZS 3604, or comply with the serviceability criteria of AS/NZS 1170. Timber framing systems supporting the substrates must be constructed such that deflections do not exceed 1/360th of the span. Where NZS 3604 is used, the allowable joist spans given in Table 7.1 shall be reduced by 20%. In all cases framing must be provided so that the maximum span of the substrate as specified by the substrate manufacturer is met and all sheet edges are fully supported.

7.5 Ardex Undertile Sheet Membrane (WPM 750) must not be used to bridge or cover over existing expansion, control, construction, cold or saw cut joints.

Substrates

Plywood

8.1 Plywood must be a minimum of 17 mm thick complying with AS/NZS 2269, CD Grade Structural with sanded C face upwards and treated to H3 (CCA treated). LOSP treated plywood must not be used. The plywood must be supported with dwangs or framing with a maximum span of 400 mm in each direction and fixed with 10 g x 50 mm stainless steel countersunk head screws at 150 mm centres on the edges and 200 mm through the body of the sheets.

Fibre Cement Compressed Sheet / Fibre Cement Sheet Tile Underlay

8.2 Fibre cement compressed sheet must be manufactured to comply with the requirements of AS 2908.2 and must be specified by the manufacturer as being suitable for use as a wet area substrate. Fibre cement sheet tile underlay must be suitable for use in internal wet areas. Installation must be in accordance with the instructions of the manufacturer.

Concrete and Concrete Masonry

8.3 Concrete and concrete masonry substrates must be to a specific engineering design meeting the requirements of the NZBC, such as concrete construction to NZS 3101, concrete slab-on-ground to NZS 3604, and concrete masonry to NZS 4229 and NZS 4230.

Wet Area Wall Linings

8.4 Plasterboard wall linings must be manufactured to comply with AS/NZS 2588 and be suitable for use in internal wet areas.

8.5 Fibre cement sheet manufactured to comply with the requirements of AS 2908.2 and must be specified by the manufacturer as being suitable for use in wet areas.

Durability

Serviceable Life

9.1 Ardex Undertile Sheet Membrane (WPM 750), when subjected to normal conditions of environment and use, is expected to have a serviceable life of at least 15 years and be compatible with ceramic or stone tile finishes with a design service life of 15-25 years.

Maintenance

10.1 No maintenance of the membranes will be required provided significant substrate movement does not occur and the tile finish remains intact. Regular checks must be made of the tiled areas to ensure they are sound and will not allow moisture to penetrate. Any cracks or damage must be repaired immediately by repairing the tiles, grouts and sealants.

10.2 In the event of damage to the membrane, the tiling must be removed and the membrane repaired by removing the damaged portion and applying a patch as for new work.

10.3 Drainage outlets must be maintained to operate effectively, and ceramic or stone tile finishes must be kept clean.

AMENDED PLAN
21 MAY 2012
NCC
24 MAY 2012
B.C. ISSUED

Internal Moisture

11.1 Ardex Undertile Sheet Membrane (WPM 750) is impervious to water and when appropriately designed and installed will avoid the likelihood of water penetrating behind linings or entering concealed spaces.

11.2 Ardex Undertile Sheet Membrane (WPM 750) is suitable for use to contain accidental overflow to meet NZBC Clause E3.3.2. A means of Code Compliance for overflow is given in NZBC Acceptable Solution E3/AS1 Paragraph 2.

11.3 Surfaces must be finished with ceramic or stone tile finishes. A means of Code Compliance to NZBC Clause E3.3.3 and E3.3.4 is given in NZBC Acceptable Solution E3/AS1 Paragraph 3.1.1 (b), 3.1.2 (b) and 3.3.1 (b).

11.4 Falls in showers and shower areas must be a minimum of 1 in 50. In unenclosed showers, falls must extend a minimum of 1500 mm out from the shower rose. Floor wastes must be provided and the floor must fall to the outlet.

11.5 The waterproofing membrane must completely cover shower bases, and for unenclosed showers it must extend a minimum of 1500 mm out from the shower rose. Further design guidance on waterproofing wet areas, including waterproofing walls and junctions can be obtained from AS 3740, BRANZ "Good Practice Guide Tiling", and flooring and wallboard manufacturers.

11.6 Where water resistant wall finishes such as prefinished sheet materials are used, they must flash over the membrane a minimum of 30mm.

BUILDING CONSENT
№ 120224
NCC

Installation Information

Installation Skill Level Requirement

12.1 Installation of the membrane must be completed by Ardex New Zealand Limited trained and approved applicators that have experience in the application of waterproofing membranes and understand waterproofing principles.

12.2 Installation of substrates must be completed by tradespersons with an understanding of internal wet area construction, in accordance with instructions given within the Ardex New Zealand Limited Technical Literature and this Appraisal.

Preparation of Substrates

13.1 Substrates must be dry, clean and stable, with surfaces that are even and free from nibs, sharp edges, dust, dirt or other materials such as oil, grease or concrete formwork release agents before installation commences.

13.2 The relative humidity of the concrete must be 75% or less before membrane application. Concrete substrates can be checked for dryness by using a hygrometer as set out in BRANZ Bulletin No. 424. The plywood and timber substructure shall have a maximum moisture content of 20%.

13.3 All voids, cracks, holes, joints and excessively rough areas must be filled to achieve an even and uniform surface. Junctions of substrate abutments, such as at wall/floor and wall/wall junctions greater than 3 mm must be detailed and installed as set out in the Technical Literature.

Membrane Installation

14.1 Installation must not be undertaken where the substrate surface temperature is below 5°C or above 35°C.

14.2 The membrane must be applied as per the Technical Literature.

14.3 Adhesive application can be made by brush, roller or sprayer.

14.4 Clean up of the adhesive may be undertaken with water.

Tiling

15.1 The installed membrane must be protected at all times to prevent mechanical damage, so may require temporary covers until the finishing is completed.

15.2 Tiling must be undertaken in accordance with AS 3958.1 and BRANZ "Good Practice Guide Tiling". The compatibility of the tile adhesive must be confirmed with Ardex New Zealand Limited.

Inspections

16.1 Critical areas of inspection are:

- Construction of substrates, including crack control and installation of bond breakers and movement control joints.
- Moisture content of the substrate prior to the application of the membrane.
- Acceptance of the substrate by the membrane installer prior to application of the membrane.
- Installation of the membrane to the manufacturer's instructions.

Health and Safety

17.1 Safe use and handling procedures for the membranes are provided in the Technical Literature. The materials must be used in conjunction with the relevant Material Safety Data Sheet.

Basis of Appraisal

The following is a summary of the technical investigations carried out:

Tests

18.1 The following testing of Ardex Undertile Sheet Membrane (WPM 750) has been undertaken by various organisations:

- Testing to AS/NZS 4858: 2004.
- Testing for cyclic movement, adhesion to substrates, resistance to aging, resistance to water, resistance to chemicals and water absorption.

The above test methods and results have been reviewed by BRANZ and found to be satisfactory.

Other Investigations

19.1 An assessment was made of the durability of the Ardex Undertile Sheet Membrane (WPM 750) by BRANZ technical experts.

19.2 Site visits have been carried out by BRANZ to assess the practicability of installation and to examine completed installations.

19.3 The Technical Literature has been examined by BRANZ and found to be satisfactory.

Quality

20.1 The manufacture of the membrane has been examined by BRANZ and details regarding the quality and composition of the materials were obtained by BRANZ and found to be satisfactory.

AMENDED PLAN
21 MAY 2012
NCC
24 MAY 2012
B.C. ISSUED

20.2 The quality management system of the membrane's manufacturer has been assessed and found to be satisfactory.
20.3 The quality of manufacture of the membrane is the responsibility of the manufacturer.
20.4 The quality of supply of the membrane system materials to the market is the responsibility of Ardex New Zealand Limited.
20.5 Quality on site is the responsibility of the Ardex New Zealand limited approved and trained applicators.
20.6 Designers are responsible for the substrate design, and building contractors are responsible for the quality of construction of substrate systems in accordance with the instructions of the substrate manufacturer, Ardex New Zealand Limited and this Appraisal.
20.7 Building owners are responsible for the maintenance of the tiling or stone finishing systems in accordance with the instructions of Ardex New Zealand Limited Ltd.

Sources of Information

- AS 2908.2: 2000 Cellulose-cement products - flat sheet.
- AS 3740: 2010 Waterproofing of wet areas within residential buildings.
- AS 3958.1: 1991 Guide to the installation of ceramic tiles.
- AS/NZS 1170: 2002 Structural design actions.
- AS/NZS 4858: 2004 Wet area membranes.
- AS/NZS 2269: 2008 Plywood - Structural.
- NZS 3101: 1995 The design of concrete structures.
- NZS 3604: 2011 Timber-framed buildings.
- NZS 4229: 1999 Concrete masonry buildings not requiring specific engineering design.
- NZS 4230: 1990 Code of practice for the design of masonry structures.
- New Zealand Building Code Handbook Department of Building and Housing, Third Edition September 2010.
- The Building Regulations 1992.
- Good Practice Guide Tiling, BRANZ, March 2004.
- Good Practice Guide Membrane Roofing, BRANZ , October 2003.

AMENDED PLAN
21 MAY 2012

BUILDING CONSENT
№ 120224
NCC

NCC
24 MAY 2012
B.C. ISSUED

BRANZ

In the opinion of BRANZ, Ardex WPM 750 Undertile Butynol Wet Area Membrane is fit for purpose and will comply with the Building Code to the extent specified in this Appraisal provided it is used, designed, installed and maintained as set out in this Appraisal.
The Appraisal is issued only to Ardex New Zealand Limited, and is valid until further notice, subject to the Conditions of Appraisal.

Conditions of Appraisal

1. This Appraisal:
a) relates only to the product as described herein;
b) must be read, considered and used in full together with the technical literature;
c) does not address any Legislation, Regulations, Codes or Standards, not specifically named herein;
d) is copyright of BRANZ.
2. Ardex New Zealand Limited:
a) continues to have the product reviewed by BRANZ;
b) shall notify BRANZ of any changes in product specification or quality assurance measures prior to the product being marketed;
c) abides by the BRANZ Appraisals Services Terms and Conditions.
d) Warrants that the product and the manufacturing process for the product are maintained at or above the standards, levels and quality assessed and found satisfactory by BRANZ pursuant to BRANZ's Appraisal of the product.
3. BRANZ makes no representation or warranty as to:
a) the nature of individual examples of batches of, or individual installations of the product, including methods and workmanship;
b) the presence or absence of any patent or similar rights subsisting in the product or any other product;
c) any guarantee or warranty offered by Ardex New Zealand Limited.
4. Any reference in this Appraisal to any other publication shall be read as a reference to the version of the publication specified in this Appraisal.
5. BRANZ provides no certification, guarantee, indemnity or warranty, to Ardex New Zealand Limited or any third party.

For BRANZ

P Burghout
Chief Executive

Date of issue: 12 August 2011

Bottom Plate Fixing

JUNE 2011

Bottom plate fixings for GIB® Bracing Elements			
Brace type	**Concrete slabs**		**Timber floors**
	External wall	**Internal wall**	**External and Internal walls**
GS1-N	As per NZS 3604:2011. No specific additional fastening required	As per NZS 3604:2011. Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm washers, 150mm and 300mm from each end of the bracing element and at 600mm thereafter.	Pairs of 100 x 3.75mm flat head hand driven nails or 3 / 90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011
GS2-N	Not applicable		
GSP-H BL1-H BLP-H	Intermediate fastenings to comply with NZS 3604:2011. In addition: GIB Handibrac® fixings or metal wrap-around strap fixings and bolt as illustrated on pages 19 and 20.		Pairs of 100 x 3.75mm flat head hand driven nails or 3 / 90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011. In addition: GIB Handibrac® fixings or metal wrap-around strap fixings and bolt as illustrated below.
BLG-H	Not applicable	As for GSP-N, BL1-H, BLP-H on concrete slab above	

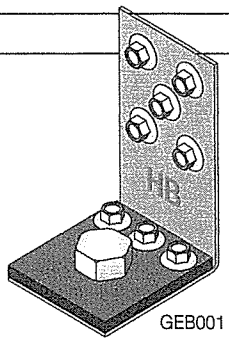
Panel Hold-down Details

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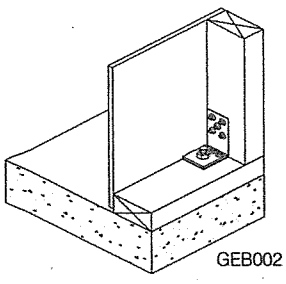
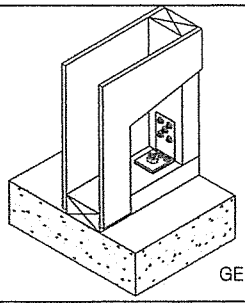
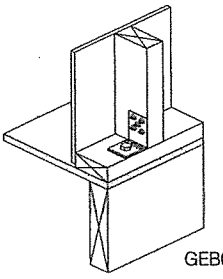
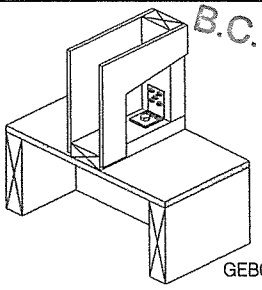
GIB HandiBrac® – RECOMMENDED METHOD

Developed in conjunction with MiTek™ NZ, the GIB HandiBrac® has been designed and tested for use as a hold-down in GIB® BL and GSP bracing elements.

- The GIB HandiBrac® registered design provides for quick and easy installation
- The GIB HandiBrac® provides a flush surface for the wall linings because it is fitted inside the framing. There is no need to check in the framing as recommended with conventional straps
- The GIB HandiBrac® is suitable for both new and retrofit construction
- The design also allows for installation and inspection at any stage prior to fitting internal linings



GEB001

Concrete Floor		Timber Floor	
External walls	**Internal walls**	**External walls**	**Internal walls**
 GEB002	 GEB003	 GEB004	 GEB005
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter joist or bearer	Position GIB HandiBrac® in the centre of floor joist or full depth solid block
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.		12x150mm galvanised coach screw	

Refer to gib.co.nz/cad for CAD details.

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GIB EzyBrace® System Specification – GS1-N

JUNE 2011

GS2-N 10mm std GIB both sides fixed as below.

Specification Code	Minimum Length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard Plasterboard to one side only

WALL FRAMING

Wall framing to comply with;

- NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber Floor

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or

Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor

INTERNAL WALL BRACING LINES

In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

EXTERNAL WALL BRACING LINES

In accordance with the requirements of NZS 3604 for external plate fixing.

WALL LINING

Any 10mm or 13mm GIB® Plasterboard lining.
Sheets can be fixed vertically or horizontally.
Sheet joints shall be touch fitted.
Use full length sheets where possible.

PERMITTED SUBSTITUTION

For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING

Fasteners

32mm x 6g GIB® Grabber® high thread screws; or
30mm GIB® Nails.

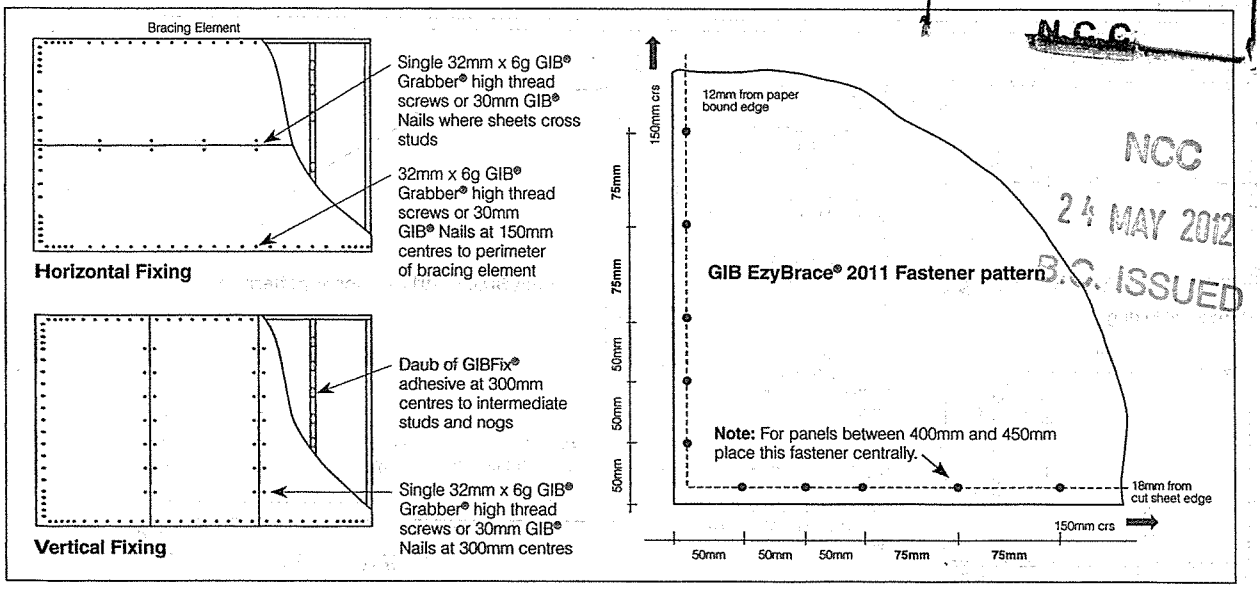
Fastener centres

50,100,150, 225, 300mm from each corner and 150mm thereafter around the perimeter of the bracing element.
For vertically fixed sheets place fasteners at 300mm centres to intermediate sheet joints.
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.
Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.

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B.C. ISSUED

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This Specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems 2011 and has been appraised in accordance with the BRANZ Appraisal No. 294 (2011).

BRANZ Appraised
Appraisal No.294 [2011]

GIB EzyBrace® System Specification – BLG-H

JUNE 2011

Specification Code	Minimum Length (m)	Lining requirement	Other requirements
BLG-H	0.4	10mm or 13mm GIB Braceline® to one side of the frame plus any 10mm or 13mm GIB Plasterboard to the other side	Hold downs

WALL FRAMING

Wall framing to comply with;

- NZBC B1 - Structure; AS1 Clause 3 Timber (NZS 3604:2011)
- NZBC B2 - Durability AS1 Clause 3.2 Timber (NZS 3602)

Framing dimensions and height as determined by NZS 3604 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber Floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide.
Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or
Three power driven 90 x 3.15 nails at 600mm centres.

Concrete floor

Use panel hold downs at each end of the bracing element. The GIB HandiBrac® is recommended. See details in GIB Ezybrace® Systems 2011 or GIB® Site Guide. Within the length of the bracing element bottom plates are to be fixed in accordance with the requirements of NZS 3604.

WALL LINING

One layer 10mm or 13mm GIB® Braceline to one side of the wall plus any 10mm or 13mm GIB® Plasterboard lining to the other side. Sheets can be fixed vertically or horizontally. Sheet joints shall be touch fitted. Use full length sheets where possible.

PERMITTED SUBSTITUTION

For permitted GIB® Plasterboard substitutions refer to Page 21 in GIB Ezybrace® Systems 2011.

FASTENING THE LINING

Fasteners

GIB Braceline® side
32mm x 6g GIB® Grabber® high thread screws.
(GIB Braceline® Nails may be used with 10mm GIB Braceline® only)

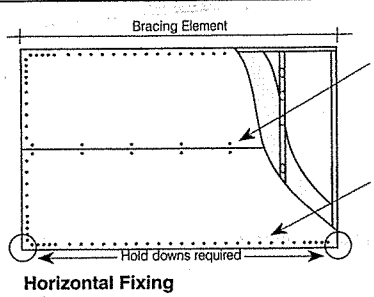
Other side
32mm x 6g GIB® Grabber® high thread screws; or
30mm GIB Nails.

Fastener centres

50,100,150, 225, 300mm from each corner and then 150mm thereafter around the perimeter of the bracing element.
For vertically fixed sheets place fasteners at 300mm centres to the intermediate sheet joints.
For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud.
Use daubs of GIB Fix® adhesive at 300mm centres to intermediate studs.
Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

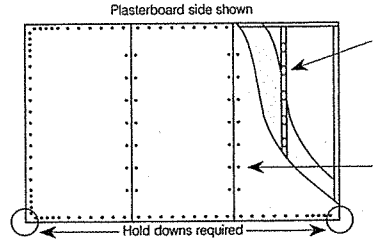
All fastener heads stopped and all sheet joints paper tape reinforced and stopped in accordance with the GIB® Site Guide.



Horizontal Fixing

Single 32mm x 6g GIB® Grabber® high thread screws or 35mm GIB® Braceline® Nails where sheets cross studs

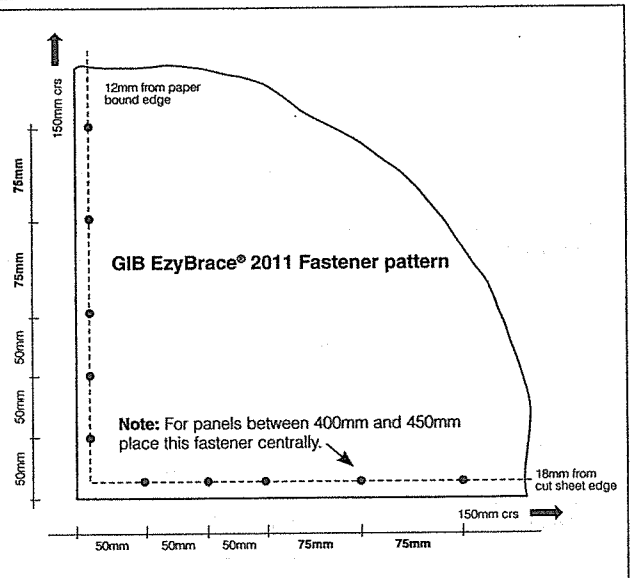
32mm x 6g GIB® Grabber® high thread screws *(GIB® Braceline® Nails may be used for 10mm GIB® Braceline® ONLY)*



Vertical Fixing

Daub of GIBFix® adhesive at 300mm centres to intermediate studs and nogs

Single 32mm x 6g GIB® Grabber® high thread screws or 35mm GIB® Braceline® Nails at 300mm centres

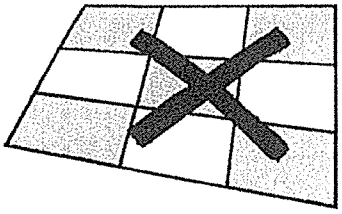


In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This Specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems 2011 and has been appraised in accordance with the BRANZ Appraisal No. 294 (2011).

BRANZ Appraised
Appraisal No.294 [2011]

Connolly KEY JOINT

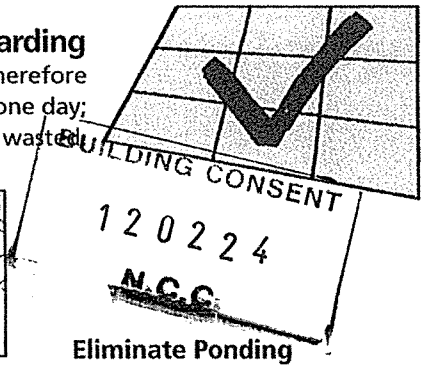
CANZAC®
The Concrete Joint Specialists
WWW.CANZAC.COM



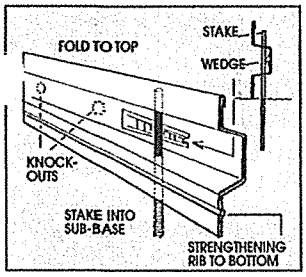
SAVE BIG MONEY USING THE CONNOLLY KEY JOINT
Traditional chequerboarding requires concreting team, concrete pump and/or crane for at least 2 days; stripping-out costs; two lots of overs wasted and needs 3 consecutive fine days - how lucky do you feel?

Continuous pours eliminate the high cost of chequerboarding

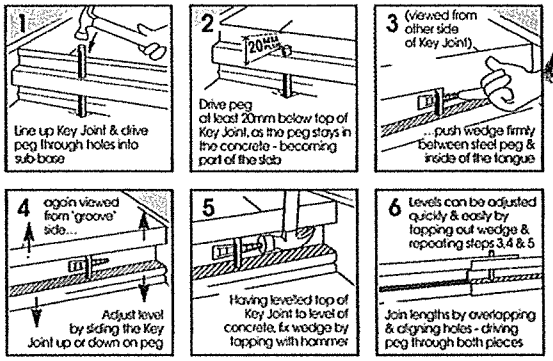
Using Connolly Key Joint, the whole slab is poured in one day and therefore requires concreting team, concrete pump and/or crane for only the one day; eliminates stripping - out costs and leaves only one lot of overs wasted.

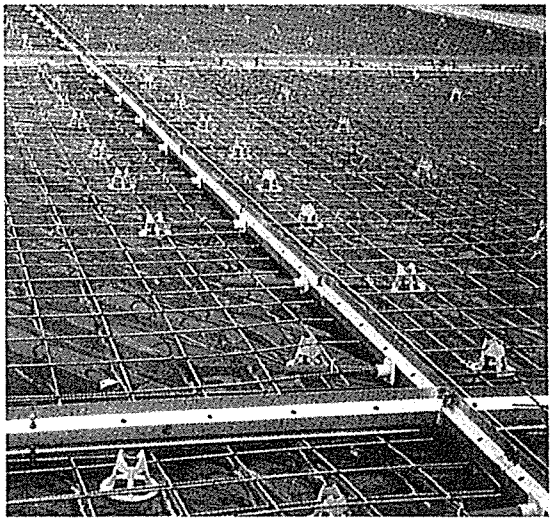


Connolly Key Joint is a galvanised steel tongue-and-groove formwork that becomes part of the slab forming the control joint.
Connolly Key Joint's unique Fixing System makes installation simple and at least twice as fast as conventional formwork methods. You'll also achieve a neater, more uniform line, and at a fraction of the cost.

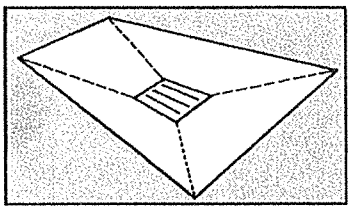


The secret to all this lies in the unique Wedge and Dowel (PAT PEND) Fixing System, designed and perfected on the Job by Paul Connolly a builder from NSW Australia.
Connolly Key Joint is supplied with one wedge and dowel per 750 mm for normal use.



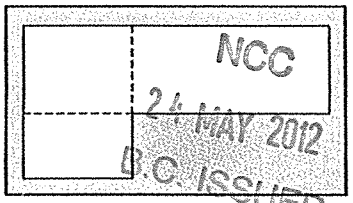


Eliminate Ponding



Connolly Key Joint can be used to maintain drainage falls, eliminating problems with ponding.

Controls Cracking



On large slabs (houses, factories, etc.) Connolly Key Joint controls cracking

CONTRACTION JOINTS REPLACE THE NEED FOR EXPANSION MATERIAL IN CONTINUOUS POURS

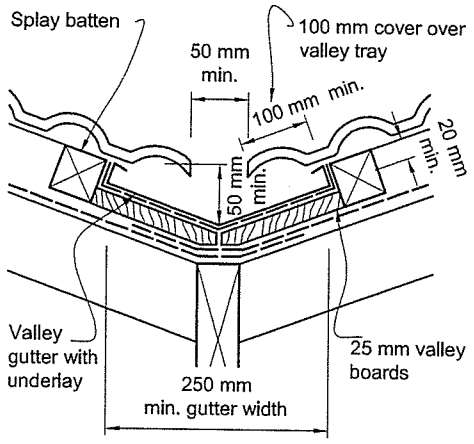
How does it work? As concrete dries it shrinks. Under most circumstances this initial shrinkage is greater than the concrete will expand, even on the hottest days. In continuous pours, shrinkage cracking can be controlled by using Connolly Key Joint. The small voids adjacent to the Connolly Key Joint can replace traditional expansion material joints. If the distance between the Joints is increased, the size of the shrinkage void in the contraction Joint increases. If this becomes too great, sand and grit can enter the joint, preventing subsequent thermal expansion and causing the joint to fail, It is therefore necessary to keep Joints relatively close together (less than 6 metres between joints) or incorporate some seal to prevent dirt and grit entering the joint. Connolly Key Joint produces a range of capping strips for this purpose.

P.O. Box 3181, Christchurch, New Zealand, Ph 03-3434-254, Fax 03-3434-237

Please enquire about our range of products:

CONNOLLY KEY JOINT, SYNKO-FLEX WATERSTOP, ROUND SPEED DOWELS, SQUARE SPEED DOWELS, DOWEL BASKETS, FIBREDOWELS, EXPANSION JOINTS, STEEL ARMOURED JOINTS, METAL & PLASTIC KEYWAYS, G-SEAL, SLAB SAVER, SCS STRIP, PVC WATERSTOPS, SWELLSTOP WATERSTOP, SUPERTIE FIBREGLASS FORMTIES, BAR CHAIRS, CHAMFER STRIP, POLYPROPYLENE FIBRES, NYCON FIBRES, FORMLINERS, CANZAC REBAR CAPS, CRACK INDUCERS, EXPANDO-LOK, PROTECT-A-JOINT, PANEL TRACK

Figure 27: Valley for masonry tile
Paragraphs 8.2.6 and 8.1.6.2

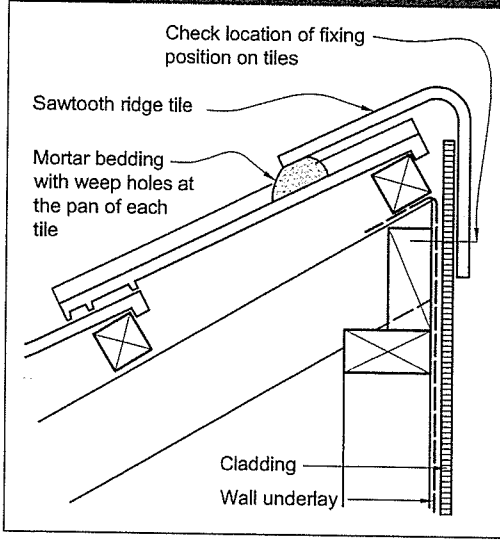


NOTE: (1) Refer to Table 8 for maximum roof catchment areas for *valley gutters.*
(2) Minimum width of *valley gutter* may reduce to 160 mm, providing roof catchment area is in accordance with Table 8. In this case, cover of tiles over gutter shall be reduced to 60 mm to provide a clearance between tiles of 40 mm.

Amend 2 Jul 2005

Amend 5 Aug 2011

Figure 28: Roof/wall ridge for masonry tile
Paragraph 8.2.6



Amend 2 Jul 2005

Amend 5 Aug 2011

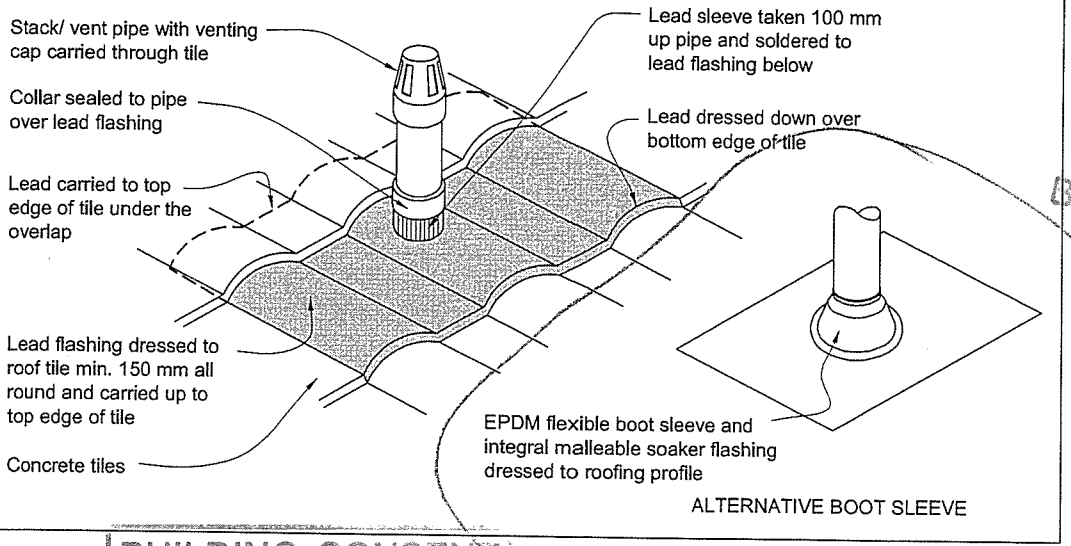
8.2.7 Penetrations

Penetrations shall be flashed as shown in Figure 29 to Figure 31.

Amend 5 Aug 2011

Holes in tiles for pipe penetrations shall be machine-cut to minimise the size of the hole.

Figure 29: Pipe penetration for masonry tile
Paragraph 8.2.7



Amend 2 Jul 2005

Amend 5 Aug 2011

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№ 120224
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AMENDED PLAN
21 MAY 2012

Figure 36: Eaves and barge for metal tile
Paragraph 8.3.8

Note: (1) Z = variable according to *wind zone* – refer Table 7.
(2) If alternate barge *flashing* profiles are used, these profiles must achieve equivalent covers.

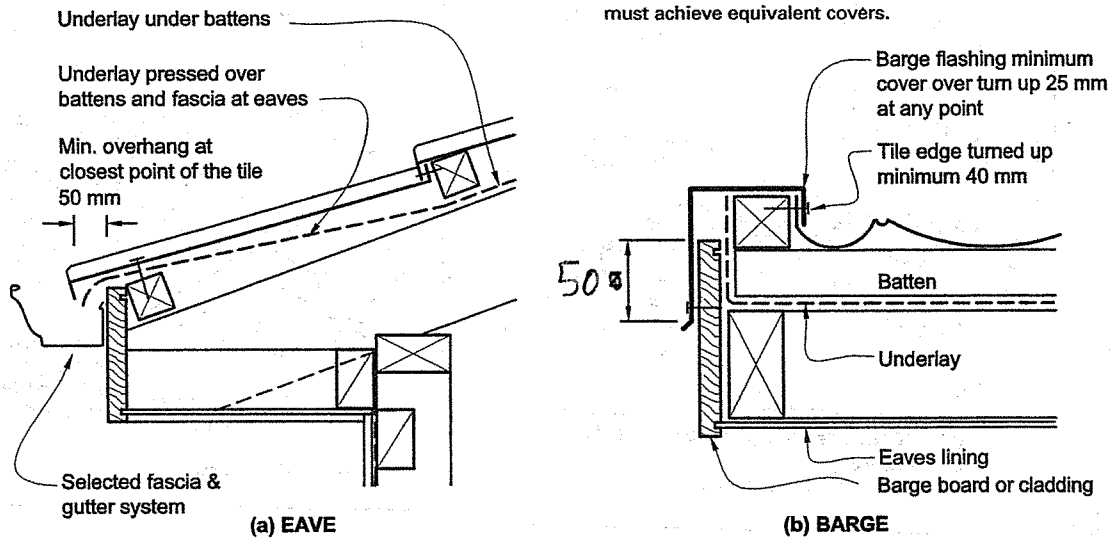
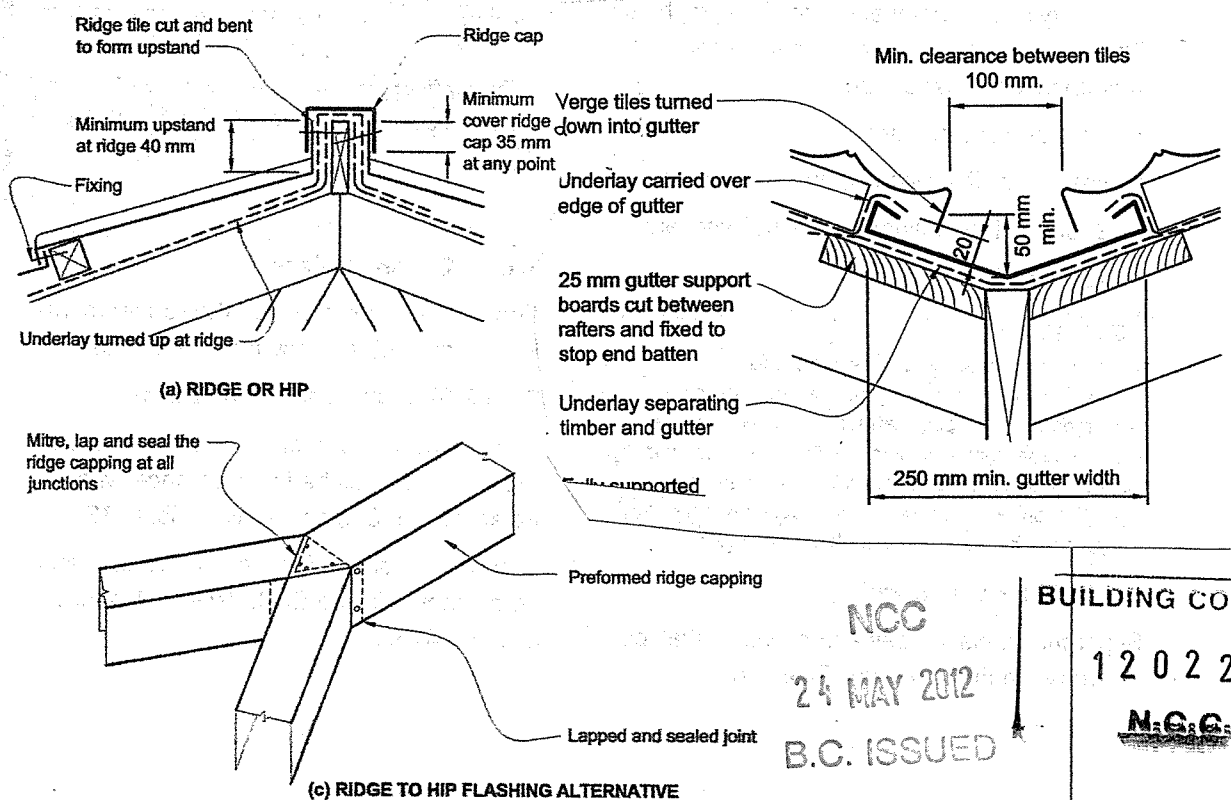


Figure 37: Hidden and valley gutter flashings for metal tile
Paragraphs 8.3.1 b) and 8.3.8

(1) Refer to Table 8 for maximum roof catchment areas for *valley gutters*.
(2) Minimum width of *valley gutter* may reduce to 160 mm, providing roof catchment area is in accordance with Table 8.

Figure 34: Ridge or hip flashings for metal tile
Paragraph 8.3.8



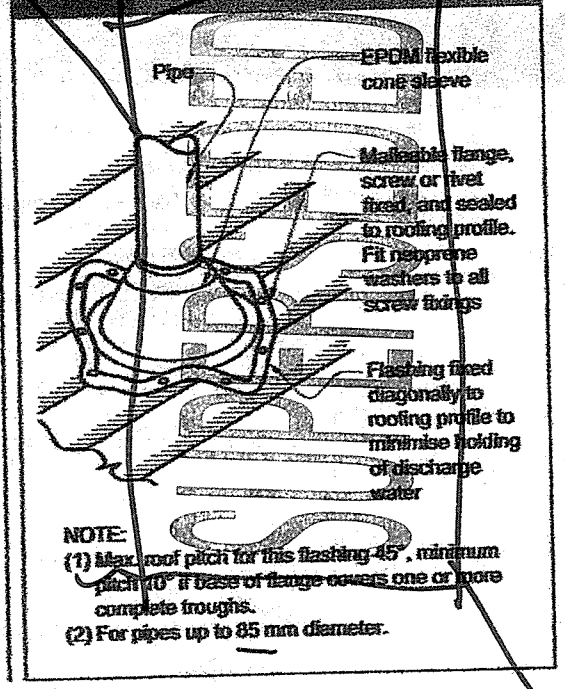
NOTE: For alternative ridge profiles, ridge to hip *capping* must be preformed to suit profile.

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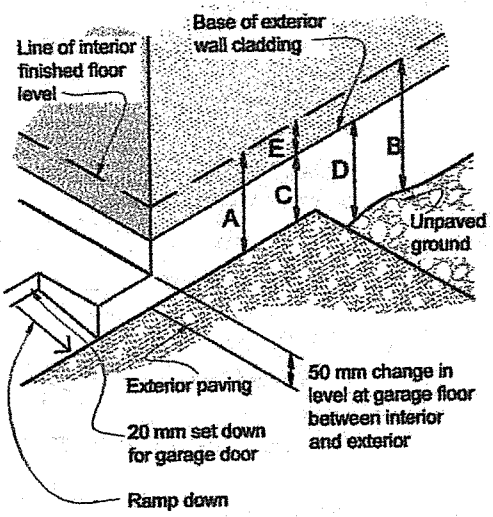
809 terminal vent

Figure 63: Flashing for small pipes
Paragraphs 8.3.10, 8.4.17, 9.9.8.5 and 9.9.8.6



Amend 5: Aug 2011

Figure 65: Levels and garage openings
Paragraphs 9.1.3 and 9.1.3.4



9.1.2 Maintenance

COMMENT:
A deterioration in the appearance of the surface of the *cladding* does not necessarily relate to a deterioration in the *weathertightness* of the *cladding*.

Maintenance of wall *claddings* shall be carried out as necessary to achieve the expected *durability* of the material – refer Paragraph 2.5. The extent and nature of the necessary maintenance is dependent on the:

a) Type of *cladding* used,

b) Position of the *cladding* on the *building*,

c) Geographical location of the *building*, and

d) Specific site conditions.

COMMENT:
Washing by rain removes most accumulated atmospheric contaminants, but sheltered areas are protected from the direct effects of rain and require more regular manual washing. Some heavily textured surfaces will not be as effectively washed by rain as smoother surfaces, so will require regular manual washing (high pressure water should not used).

9.1.3 Bottom of cladding

Separations, clearances and overlaps shall be as shown in Figure 65 and Table 18.

Table 18: Clearances
Paragraphs 9.1.2, 9.1.3.3, 9.1.3.4 and 10.3.5

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
Concrete slab	100	150	150	225	100	175	50
Timber floor	Refer Note	Refer Note	100	175	50		

NOTE: Refer to NZS 3604 for requirements.

c: bottom of brick to paved ground 25 mm min, & 100 mm min to unpaved ground.

9.1.3.1 Concrete slabs

Concrete slabs shall meet the requirements of Paragraph 10.3 as shown in Figure 132.

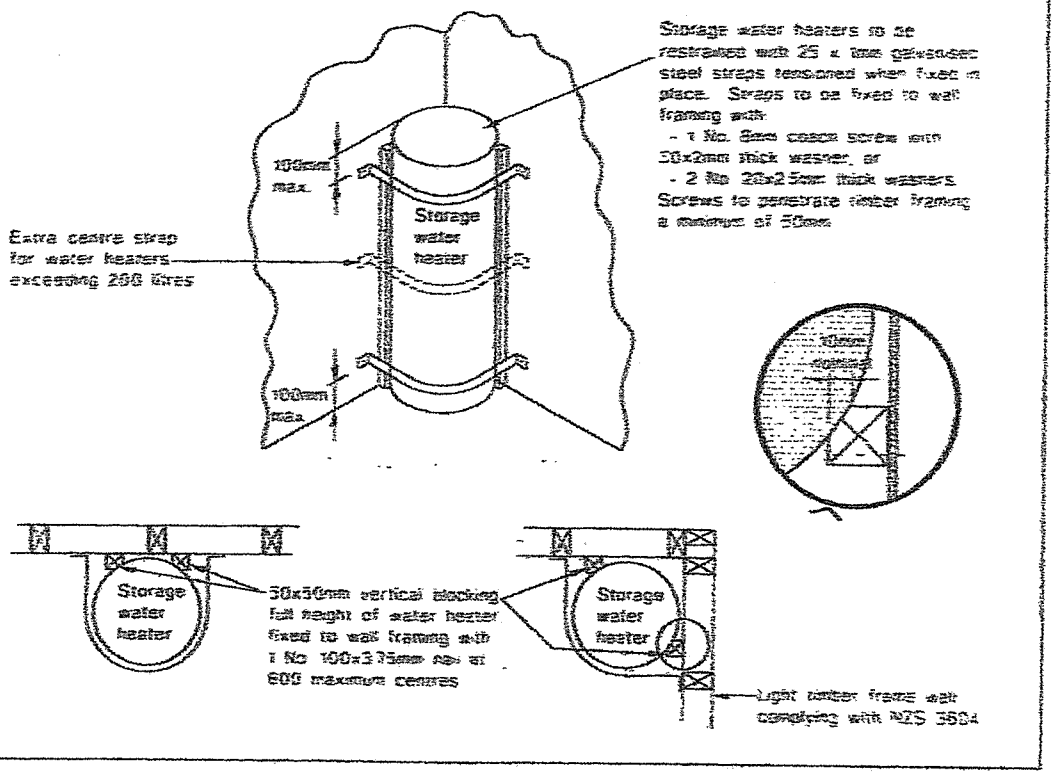
9.1.3.2 Masonry veneer clearances

The height of the floor slab above *finished ground level* shall be in accordance with Paragraph 10.3.5, as shown in Table 18.

Ground clearances for *masonry veneer* shall be as shown in the Brick Veneer Handbook SNZ HB 4236.

Amend 5 Feb 2004

Figure 14 Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



suitably located to easily empty the vessel for maintenance, or

ii) terminate outside the *building* with a cap only.

6.11.4 Structural Support

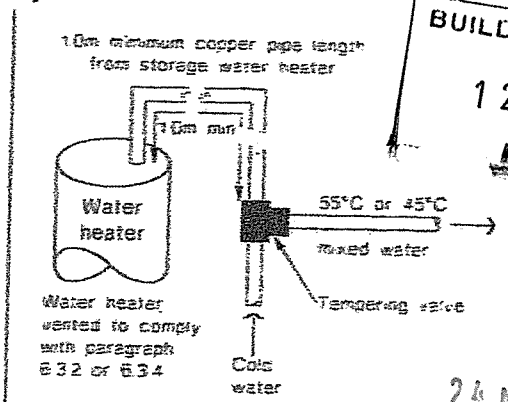
NZBC B1.3.2 requires *building elements* (including *storage water heaters*) to be adequately supported including support against earthquake forces. The method illustrated in Figure 14 is acceptable for *water heaters* up to 360 litre capacity. Where fittings and pipework are attached to the *water heater* through the supporting platform or floor a 50 mm minimum clearance shall be provided between the fitting and the support structure.

6.11.5 An alternative acceptable solution for securing *storage water heaters* against seismic forces is given in Section 203 of NZS 4603.

Amend 5 Feb 2004

6.12 Hot water pipe sizes

6.12.1 The *diameter* of hot water supply pipes from *storage water heaters* and to *sanitary fixtures* shall be no less than those required by Table 4.



(b) Where all hot water is tempered

Note:

1 For optimum system efficiency the tempering valve, for other than a mains pressure system may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.

2 1.0m minimum copper pipe length from storage water heater.

b) Tempering valves shall comply with NZS 4617 or AS 1357.2.

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Design Considerations

MARCH 2007

NEW ZEALAND BUILDING CODE

E3.3.4 requires impervious and easily cleaned surfaces to all surfaces adjacent to sanitary fixtures or laundering facilities.

E3.3.5 requires that surfaces of building elements likely to be splashed or contaminated in the course of the intended use of the building must also be impervious and easily cleaned.

E3.3.6 requires that surfaces of building elements likely to be splashed must be constructed in a way that prevents water from penetrating behind linings or into concealed spaces (e.g. wall cavities).

Walls in wet areas therefore need to be addressed according to whether they fall within the scope of one of the following descriptions:

1. Wall surface likely to be splashed
2. Shower walls. Although not a requirement of NZBC it is highly recommended that the wall surfaces within 150mm of the top edge of a bath, and the vertical faces immediately under the edge of a bath, are treated in the same way as for a shower wall.

WALL SURFACES IN AREAS LIKELY TO BE SPLASHED

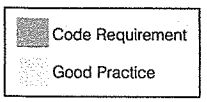
Suitable linings include:

a. Integrally waterproof sheet material (e.g. polyvinylchloride) with sealed joints
b. Ceramic or stone tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment of use
c. Cement based solid plaster or concrete having a steel trowel or polished finish (semi-gloss or gloss paint must be used if a paint finish is required)
d. Cork tile or sheet sealed with waterproof applied coatings
e. Monolithic applied coatings having a polished, non-absorbent finish (e.g. terrazzo)
f. Sheet linings finished with vinyl coated wallpaper, or semi-gloss or gloss coating
g. Water resistant sheet linings finished with decorative high pressure laminate or factory applied polyurethane or resin
h. Modular or multiple lining units which are themselves *impervious* and easily cleaned, and are installed with *impervious* joints
i. Timber or timber-based products such as particleboard sealed with waterproof applied coatings.

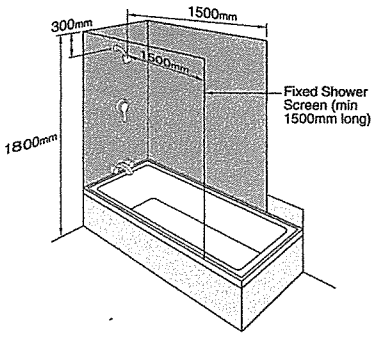
NB: Floor surfaces and floor/wall junctions are required by E3 to be impervious.

SURFACES IN SHOWERS AND AROUND BATHS

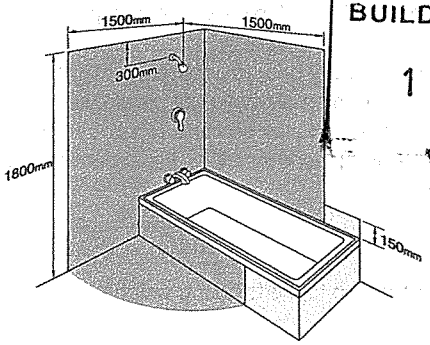
Suitable linings include all of the above, but **NOT including items (d) and (f) from the above list.**
Note that a waterproof membrane complying with AS/NZS 4858: 2004 **MUST** be applied to all lining materials used under ceramic tiles in these areas.
The waterproof membrane must extend to a 1500mm horizontal radius from a shower rose unless the shower is contained within a fixed enclosure. A shower curtain does not constitute a fixed enclosure.
Particleboard manufacturers recommend that in wet areas, panels should be protected with a suitable wet area membrane or an integrally waterproof sheet material. Some local authorities call for this treatment on all timber based floors. Local requirements should be checked before proceeding.
Dark grey shaded areas in the diagrams below represent the minimum extent of wall surfaces requiring impervious sheet materials or waterproof membranes prior to tiling. Light grey shaded areas represent good practice.



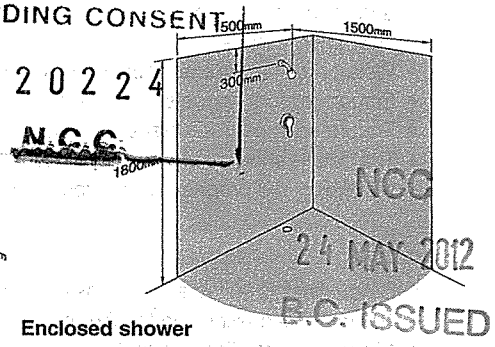
Enclosed shower over bath



Unenclosed shower over bath

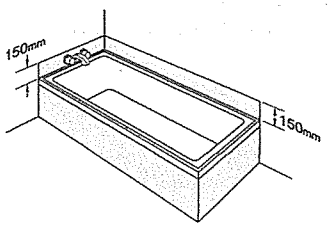


Unenclosed shower

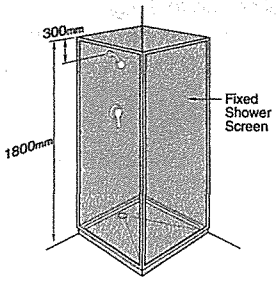


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Bath



Enclosed shower



→ 100mm from electric element to wall 650mm clearance above
200mm from gas element to combustible surface or 150mm if tiled.
750mm clearance above.

Design Considerations

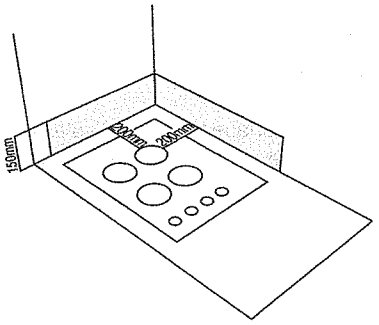
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WALL SURFACES SURROUNDING COOKTOPS

The protection of combustible surfaces surrounding gas cooking appliances is covered by NZS 5261. Consult the current version of this standard to ensure compliance.

However, as a guide the following options are acceptable for wall surfaces within 200mm of the periphery of a gas element to a height of 150mm above the element for the full dimension (width and depth) of the cooktop surface area:

- 5mm ceramic tiles on GIB® plasterboard
- 5mm toughened glass on GIB® plasterboard
- or any system that can be demonstrated to meet the requirements of Clause 2.6.2.6 of NZS5261.



Because of the moisture generated by cooking, it is highly recommended that GIB Aqualine® is used in kitchen areas.

GIB® plasterboard products must not be exposed to temperatures in excess of 52°C for sustained periods. Check with the appliance manufacturer that this requirement will be met. However, it would be unusual for surfaces outside 200mm to exceed 52°C for sustained periods.

PENETRATIONS AND SEALANTS

As leaks and water ingress typically occur at junctions between building elements and at penetrations, it is essential that particular attention is given to these details at the time of installation. Lack of attention to detail can result in water damage that could remain undetected for a long time.

- Ensure that all cut-outs for pipe penetrations are made neatly, and slightly oversize, with a hole saw. These penetrations should be of a diameter no more than 12mm greater than that of the pipe
- Sealants should be of a mould inhibiting type and be neutral cure. Neutral cure silicones will generally meet these requirements
- Surfaces should be dry and free from dust before application, a minimum of a 4mm joint width provided and the depth should not exceed the width
- Gun a bead of silicone sealant to the full depth of the GIB Aqualine® in the following locations:
  - Around all tap/pipe bodies
  - The gap between the bath rim and the bottom edge of the GIB Aqualine®
  - Between the upstand of preformed shower bases and the bottom edge of the lining
  - Where an impervious junction is required at the floor/wall line, carefully seal the gap between the bottom edge of the board and the finished floor. Leave a 5-10mm gap at the bottom of the GIB Aqualine® wall lining for this purpose, ensuring the gap is free from dirt and dust
- Do not locate shower heads or taps on fire rated or intertenancy walls. Should this be unavoidable then refer to the publication *Penetrations in GIB® Fire Rated Systems*. Always use tested and approved proprietary solutions.

WATERPROOF MEMBRANES

- A waterproof membrane must be applied to **all** lining materials used as a substrate for ceramic tiles in a shower or shower over bath situation
- The wall surface in a shower or shower over bath situation is not complete and ready for tiling until coated with a waterproof membrane over the lining and the jointed areas shown shaded on page 6
- Only in-situ waterproofing materials which are manufactured to AS/NZS 4858:2004 "Wet Area Membranes" are recommended and applied to manufacturer's recommendations. Typically, these types of membranes are not suitable for paint and wallpaper finishes
- Waterproof membranes must be fully cured and dry prior to application of tiling adhesives
- Embed reinforcing mats in the membrane at all internal corners of the shower (including floor/wall junctions)
- Preformed sheet membranes are also available and may be more suitable where curing times or specialist skills are an issue
- The details shown in this technical literature are generic in nature. For accurate detailing, follow the specifications provided by the supplier of the proprietary waterproof membrane.

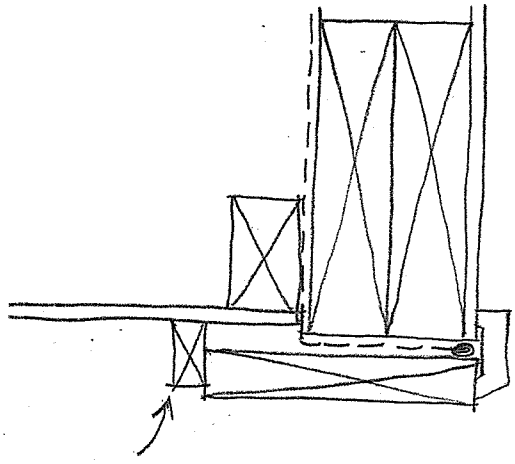
TILING

GIB Aqualine® is suitable as a substrate for tiling up to the following weights:

- 10mm GIB Aqualine® up to 20kg/m².
- 13mm GIB Aqualine® up to 32kg/m².

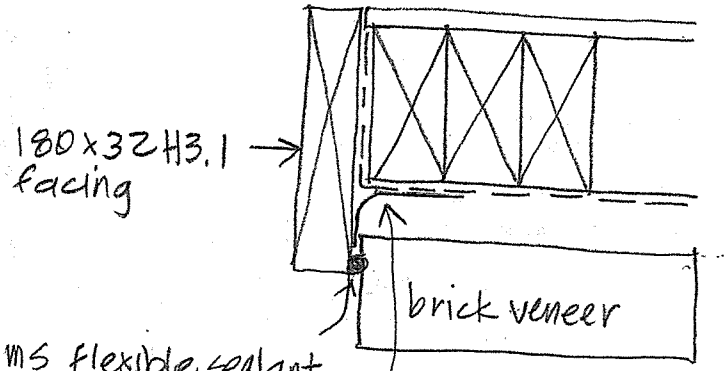
Note: Most ceramic and porcelain tiles weigh less than 20kg/m².

For further information on tiling consult the BRANZ *Good Practice Guide – Tiling.*

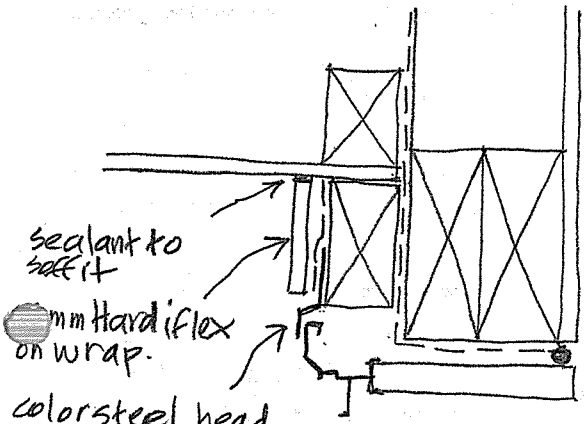


20x? H3.1 fillet as required for gap between 180x32 H3.1 facing & soffit

GARAGE DOOR HEAD

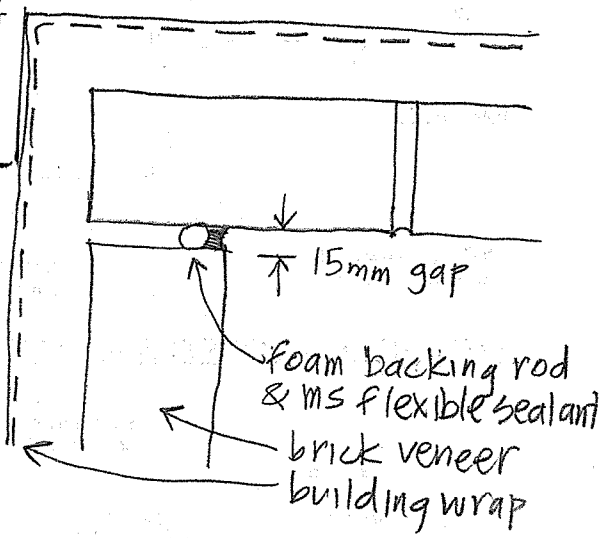


GARAGE DOOR JAMB.



ENTRY DOOR HEAD

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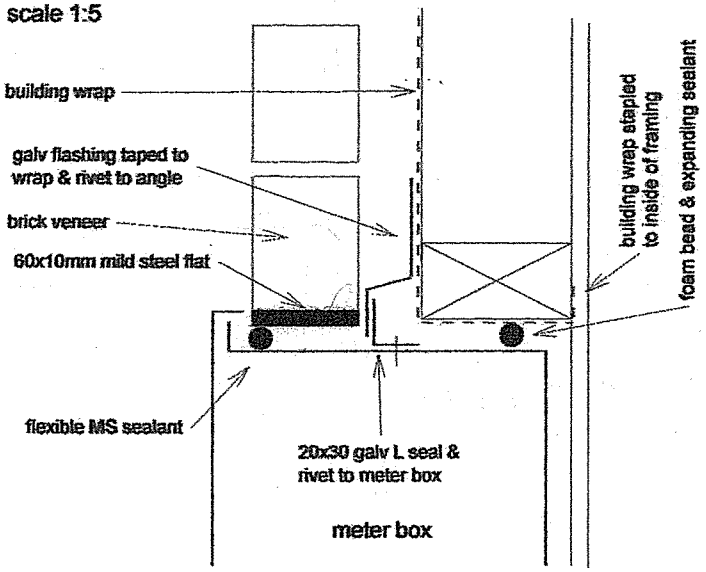
BRICK VENEER VERTICAL CONTROL JOINT

At internal corners of garage & backwall of Bedroom 1.

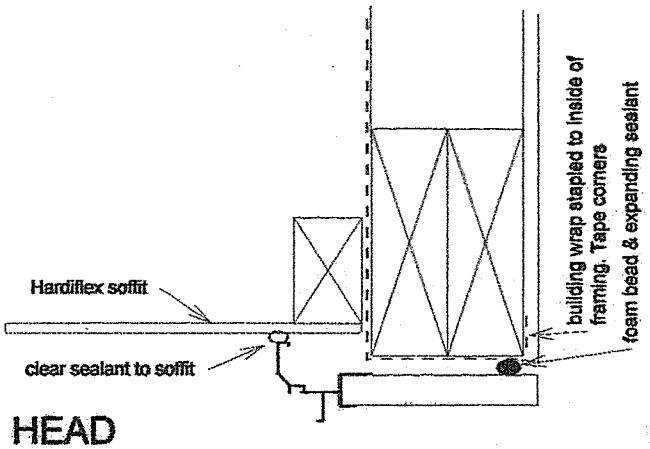
Other vertical control joints shall be form with 10mm gap filled with backing rod & sealant, spaced as required by brick manufacturer. (generally every 6m)

BRICK VENEER CLADDING; WINDOWS, METERBOX

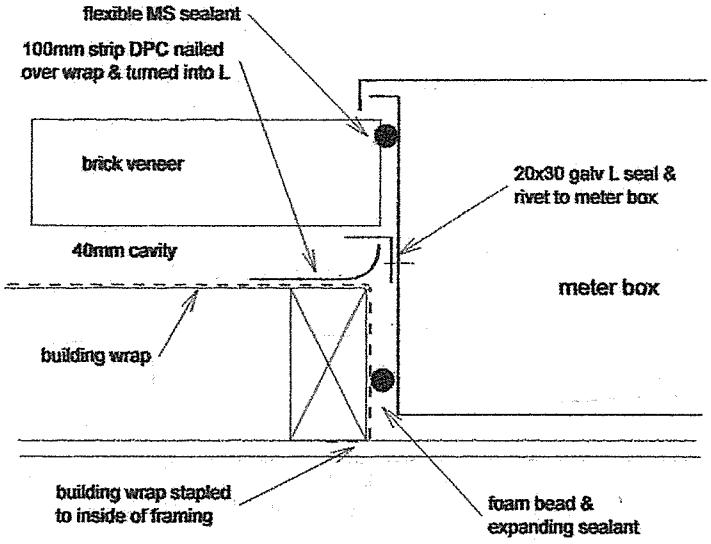
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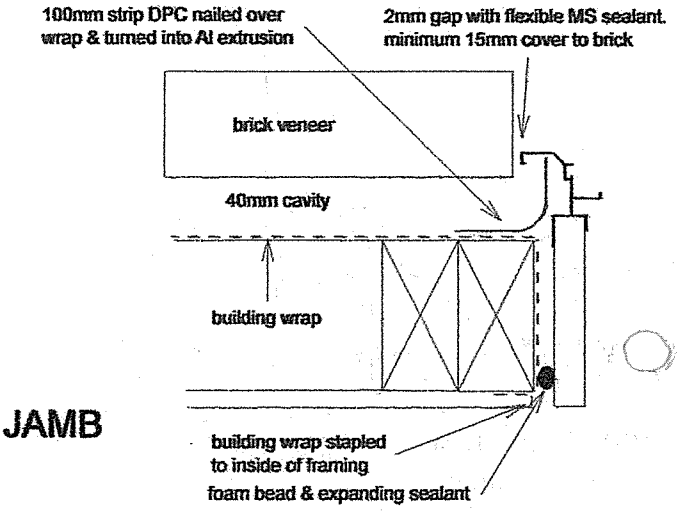
METERBOX HEAD



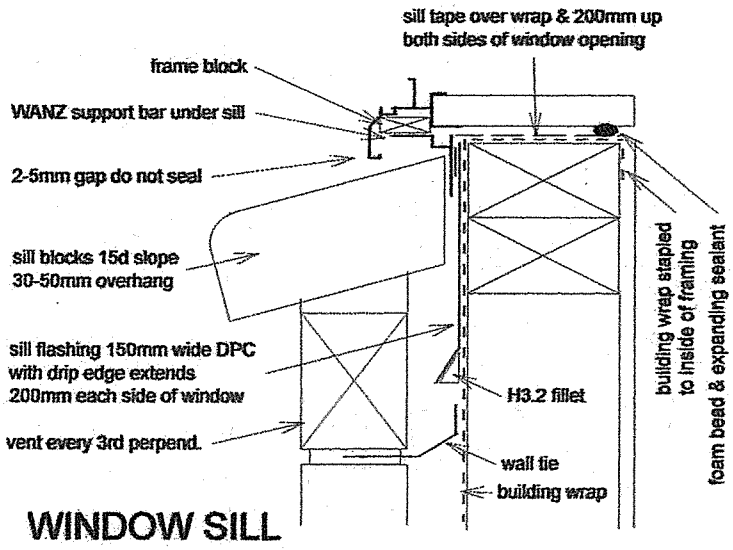
HEAD



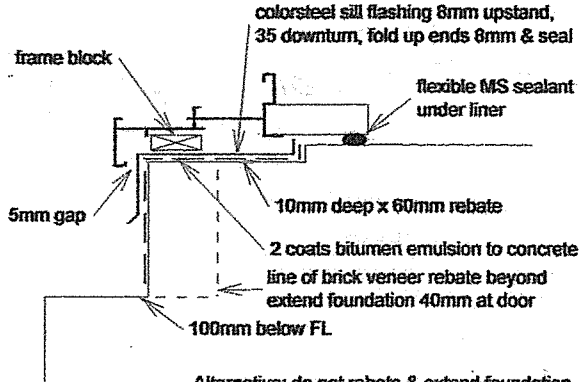
METERBOX SIDES & BOTTOM



JAMB



WINDOW SILL



DOOR SILL

Alternative; do not rebate & extend foundation out 40mm, but support door with WANZ bar (see Linea details Door sill)

TASMAN CONSULTING ENGINEERS
CIVIL & STRUCTURAL

File: 12057

15 May 2012

The Building Inspector
Nelson City Council
PO Box 645
NELSON

Dear Sir/Madam,

PROPOSED NEW HOUSE FOR ANN JOHNSTON – LOT 83 DP 444859, 13 JOHN SUTTON PLACE, STOKE, NELSON - BC120224

Tasman Consulting Engineers have been engaged to investigate the Subsoil Class that should be applied to the bracing design for a new dwelling on Lot 83, 13 John Sutton Place, Stoke, with respect to the requirement of NZS3604:2011.

We have reviewed the Geological Map 9 for the Nelson region published by the Institute of Geological & Nuclear Sciences (1998) along with the requirements of NZS3604:2011 and NZS1170:2002. This lot is located in the area marked as "Q1a", which has the geological classification of "poorly sorted gravel forming alluvial fans, screes and colluvial deposits". This is consistent with our previous test pit investigation results across the entire subdivision where stiff to very stiff gravelly clay can be found within 400mm of ground surface.

Based on the above information, it is our opinion that the ground meets the requirements for Subsoil Class C in Table 3.2 of NZS 1170:2002, which is quoted in Clause 5.3.3 in NZS3604:2011 as the criteria. Therefore we believe it is reasonable to apply Subsoil Class C for the bracing design for the proposed house as per NZS3604:2011.

Yours faithfully

Tasman Consulting Engineers

David King

PO Box 3631, Richmond
Nelson 7050, New Zealand

Phone +64 3 544 6404
Fax +64 3 544 6694
Email admin@tcel.co.nz

Ron O'Hara BE (Civil)
David King ME (Civil) MIPENZ CPEng IntPE

Nelson City Council
te kaunihera o whakatū

Conditions Report

Search

View All Conditions (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402" OR Filename:"Property Condition C1516" OR Filename:"Property Condition C1566")

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
7344198	13 John Sutton Place, Nelson	C1402	Air Plan	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402")
7344198	13 John Sutton Place, Nelson	C1516	Topsoil and Foundations	Y	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1516")
7344198	13 John Sutton Place, Nelson	C1566	Topsoil and Foundations	Y	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1566")

12 May 2011

PO Box 645 Nelson 7040
Phone: 03 546 0200
Fax: 03 546 0239

Contact: Kathy Mardon
DD: (03) 546 0258
Email: Kathy.mardon@ncc.govt.nz
www.nelsoncitycouncil.co.nz

NOTIFICATION OF NEW STREET NUMBERING – NELSON CITY COUNCIL

DAELYN DRIVE & JOHN SUTTON PLACE, NELSON

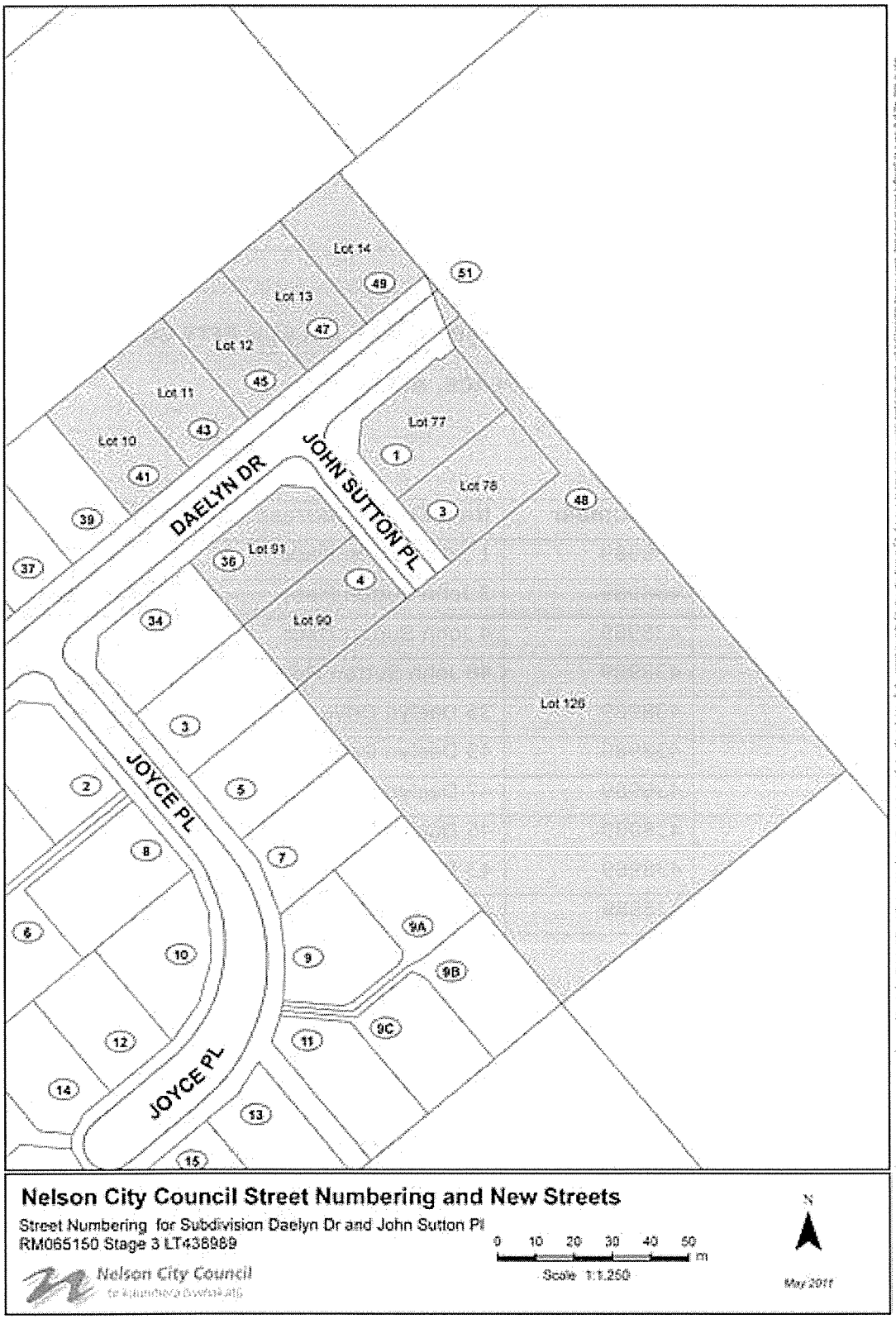
LT 438989, STAGE 3

Lot number	LT Number	New Street Address PPR.
Lot 77	438989	1 John Sutton Place 138069
Lot 78	438989	3 John Sutton Place 138070
Lot 90	438989	4 John Sutton Place 138071
Lot 126	438989	48 John Sutton Place 138073
Lot 91	438989	36 Daelyn Drive 138072
Lot 14	438989	49 Daelyn Drive 138068
Lot 13	438989	47 Daelyn Drive 138067
Lot 12	438989	45 Daelyn Drive 138066
Lot 11	438989	43 Daelyn Drive 138065.
Lot 10	438989	41 Daelyn Drive 138064

The digital map is attached

Yours faithfully

Kathy Mardon
Consents Administrator Coordinator
Nelson City Council



Nelson City Council Street Numbering and New Streets

Street Numbering for Subdivision Daelyn Dr and John Sutton Pl
RM065150 Stage 3 LT438989

Nelson City Council

0 10 20 30 40 50 m

Scale 1:1,250

N

May 2011

Explanatory Note

It is recommended that the reader contact the appropriate Council Officer in order to obtain further information and advice relating to the contents of this document.

Please enquire at the
Nelson City Council
Customer Service Centre
for contact information.

Explanatory Note

REPORT

WAHANGA LTD

Block B, Champion Road, Nelson
Site Validation Report

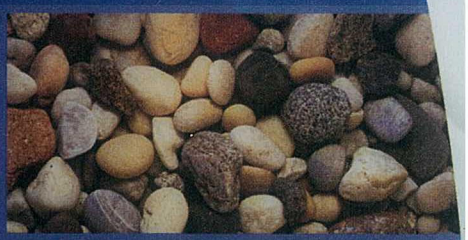


Tonkin & Taylor

ENVIRONMENTAL AND ENGINEERING CONSULTANTS







REPORT

WAHANGA LTD

Block B, Champion Road, Nelson
Site Validation Report

Report prepared for:
WAHANGA LTD

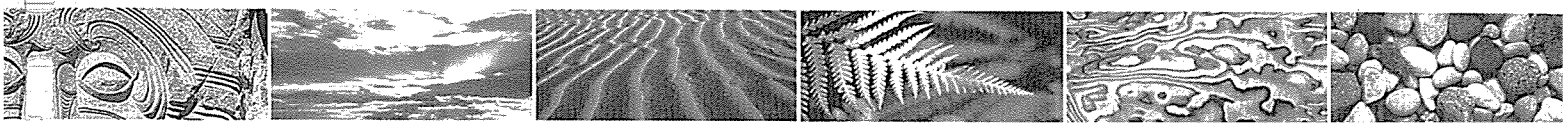
Report prepared by:
TONKIN & TAYLOR LTD

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TASMAN DISTRICT COUNCIL	1 copy
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October 2007

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website: www.tonkin.co.nz

Table of contents

1	**Introduction**	**1**
1.1	Background	1
1.2	Remediation objectives and goals	1
1.3	Objective and scope of this report	1
1.4	Regulatory compliance	2
2	**Site description**	**3**
2.1	Site identification and layout	3
2.2	Site history	3
3	**Pre-remediation Site Condition and Environmental Setting**	**4**
3.1	Site setting	4
3.2	Geology	4
3.3	Hydrogeology	4
3.4	Soil contamination	4
3.5	Groundwater contamination	5
4	**Remediation plan**	**6**
4.1	Remediation rationale and strategies	6
4.2	Remediation criteria	6
4.3	Validation method	7
5	**Site remediation method and works**	**8**
5.1	Works tasks and timing	8
5.2	Vertical mixing trials	8
5.3	Site investigations	9
5.4	Stage 1 Remediation – Vertical mixing Block B1 and B2	9
5.5	Stage 2 Remediation - Soil addition and vertical mixing central lots Block B	9
5.6	Health and safety	10
5.7	Earthworks control measures	10
6	**Validation**	**11**
6.1	Validation programme	11
6.2	Sampling procedures and laboratory testing programme	11
6.3	Results	12
6.4	Data quality	15
6.5	Discussion	15
7	**Ongoing Site Management**	**17**
8	**Applicability**	**18**

Appendix A: **Block B investigation and trial plot testing**

Appendix B: **Topsoil testing results Block A1**

Appendix C: **Soil validation laboratory transcripts**

1 Introduction

Tonkin & Taylor Ltd were commissioned by Wahanga Ltd to prepare a Site Validation Report (SVR) for Block B, Champion Road, Stock, Nelson.

The work was undertaken in accordance with our variation order dated 5 March 2007.

1.1 Background

Wahanga Ltd have developed 6ha of land on Champion Road, Nelson for residential use (Figure 1). Approximately 4-5 ha of the land has been used as an orchard and for intensive horticulture such as cropping.

The 4-5 ha of former orchard/horticultural land is being developed in two stages, referred to as Stage 1 encompassing Block A1 and Block A2, and Stage 2 encompassing Block B1 and Block B2. Wahanga also own land referred to as Blocks C, D and E located east of Block B (Figure 2) across Hill Street, that does not appear to have been used for orchard or horticultural use.

Investigations of the site in July 2005[1] and November 2006[2] by Cawthron Ltd confirmed the presence of arsenic, copper, lead and DDT in places over Blocks A and B. On the basis of these investigations, resource consent application was lodged with Nelson City Council (NCC) for earthworks on Block A and B. The resource consent was approved subject to a number of conditions relating to remediation of contaminant levels in near surface soils which exceed criteria proposed by Tasman District Council (TDC), NCC and the Public Health Service (PHS)[3]. Conditions 37, 38 and 39 of the resource consent relate to ground contamination.

1.2 Remediation objectives and goals

The objective of the remediation was to provide a site suitable for residential subdivision. The goals of the remediation were to:

- establish a site that is suitable for residential use by remediating soil by vertical mixing;
- prevent discharges to water and air during the remediation; and
- conduct post remediation validation testing of soils to confirm residual contaminant levels are below the remediation criteria.

1.3 Objective and scope of this report

Validation is the process of confirming that:

- residual contaminant levels are appropriate for residential use; and
- remediation activities were appropriate and documented.

---

1 Cawthron Ltd, letter dated 25 July 2005 entitled "Soil testing for the Champion Road Subdivision".
2 Cawthron Ltd, letter dated 27 November 2006 entitled "Pre-remediation depth profiling of contaminants – Results of soil analyses".
3 TDC, NCC, PHS, 2003: Joint Working Group on Historic Pesticide Contamination.

The objective of this report is to document the remediation and validation process and confirm that the site is suitable for residential use in terms of ground contamination issues. The scope of the validation programme involved:

- documenting the remediation works undertaken by Burgess & Crowley Ltd under supervision by Jeff Swanney Geotechnical and Civil Engineering Ltd ;
- documenting additional remediation works to remedy areas that were unsuccessfully remediated by vertical mixing;
- validation testing to confirm residual contaminant levels within each Lot and the road reserves; and
- preparation of this Site Validation Report (SVR) to appropriate regulatory standards.

1.4 Regulatory compliance

This SVR was prepared to satisfy Conditions 38 and 39 of Nelson City Council (NCC) land use consent RM055666. Conditions 38 and 39 state:

38 *Validation sampling by a suitably qualified person shall be undertaken to determine whether the contamination remediation has been successful. The results of the validation sampling shall be supplied to the Nelson City Council Manager Consents. During the site remediation process involving vertical missing of soils by deep ploughing, the consent holder shall ensure that the process only occurs during the Garin College school holidays and that dust is controlled by limiting works to occasions where significant rainfall has occurred in the preceding week (i.e. more than two millimetres depth) or by dampening soils using water sprays.*

39 *A section 224 Certificate shall only be issued for the subdivision if the validation sampling establishes that the soils on the property have been remediated to meet IRSC (interim residential soil criteria) levels as developed by the Nelson City Council, the Tasman District Council and the Public Health Service Joint Working Group.*

The SVR also complies with the reporting standards set out in the Ministry for the Environment (MfE) Guidelines for Reporting on Contaminated Sites in New Zealand[4].

[4] Ministry for the Environment, 2000: Contaminated Site Management Guidelines No. 1 - Guidelines for Reporting on Contaminated Sites in New Zealand, June 2000.

2 Site description

2.1 Site identification and layout

The Champion Road subdivision prior to its recently approved subdivision comprised Lot 1 DP 335875 and Lot 3 DP 5665. The subdivision process generated new Lots 1-77 and Lots 100-107. Block B encompasses Lots 35 – 77 (refer Figures 3 and 4).

The Champion Road subdivision is bound by former horticultural land to the northeast, pastoral land to the east and Garin College to the northwest. Champion Road is to the southwest, and beyond are developed residential subdivisions.

2.2 Site history

A site history review for Blocks A-E previously undertaken by Cawthron involved interviews with current and previous land owners and review of a recent aerial photograph (2002) provided as Figure 2. The summary below is based on our review of the 2002 photograph and the Cawthron interview information.

The site history is summarised for each Block as follows:

Block	Historical summary
A1	Block A2 has been used for market gardening and cropping including corn and raspberries in the past. More recently has been pasture and used for stock grazing.
A2	A nashi pear orchard was established around 10 years ago on the rear of Block A (A2), prior to that the land was in pasture and used for stock grazing. Copper based sprays were reported to have been used within the nashi orchard.
B1 B2	The Block B apple orchard was established around the 1900s and thus has a long history of pest control spray application. Sprays for apples would have included arsenic, copper, lead and DDT based compounds. In the 1960s the ground between the rows was cultivated and sprayed intensively, while in the 1970s the rows were allowed to grow grass and were mown. The apple orchard operated until development by Wahanga.
C D E	Blocks C, D and E have been used for pasture since around 1965 and no known horticultural activities have occurred on the property. Previous property owners report that no pesticides have been applied to these blocks in the last 15 years; however, fertiliser has been applied to increase grass growth.

The previous owners report that no spray sheds were located on Block A or B. Instead sprays were located in sheds on adjacent properties.

Contamination testing of the soils in Block B was undertaken in 2002 on behalf of NCC. The NCC results showed that the soils on Block B contained high levels of DDT, copper, arsenic, and lead.

3 Pre-remediation Site Condition and Environmental Setting

3.1 Site setting

The property (Block B) is located in a rural area where residential development is expanding. Garin College is located to the north/northwest of Block A and residential properties are located across Champion Road to the west/southwest. Land to the northeast, east and southeast is predominantly rural, and a large proportion has been used for horticultural purposes.

The site and surrounding land is flat to slightly sloping down to the northwest and the Waimea Inlet (Figure 1).

3.2 Geology

The published geology[5] for the area indicates that the site is underlain by terrestrial and fluvial deposits consisting of poorly sorted gravel, forming alluvial fans, screes, and colluvial deposits of the Stoke Fan Gravels.

The observations of the site surface and near surface material confirm the presence of dry, hard gravelly silt. Geotechnical investigations by J Swanny Geotechnical and Civil Engineering[6] confirmed the presence of Stoke Fan Gravels, and soakage testing indicated good drainage conditions with soakage rates between 8 and 15 L/m^3/min.

3.3 Hydrogeology

Groundwater was encountered in test pits excavated for geotechnical purposes at between 1.7 m – 2.4 m below ground level. Groundwater is predicted to flow northwest towards the Waimea Inlet.

The alluvial materials beneath the site and surrounding sites are permeable and gravel layers contain groundwater that is abstracted for horticultural and industrial uses.

3.4 Soil contamination

Block B was investigated for the presence of horticultural related contaminants in several stages as listed below:

1. An initial investigation was undertaken by Cawthron and reported in a letter dated 27 November 2006, in which three test holes were dug to 300 mm to cover the entire Champion Road site. Two of the test holes were excavated within Block B and sample analysis results indicated elevated concentrations of arsenic, copper and DDT may exist at depths up to 200 mm. The presence of arsenic and copper at relatively high levels is consistent with the site history which showed the apple orchard was established around the 1900s and thus has a long history of pest control spray application. Sprays for apples would have included arsenic, copper, lead and

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5 Rattenbury, M.S., Copper, R.A., Johnston, M.R. (compilers) 1998. Geology of the Nelson area. Institute of Geological and Nuclear Sciences 1:250,000 geological map 9. 1 sheet + text. Lower Hutt, New Zealand: Institute of Geological and Nuclear Sciences Limited.

6 J Swanny Geotechnical and Civil Engineering Ltd, July 2005 Letter entitled " Percolation Testing Report, Wakatu Blocks A and B – Champion Road, Nelson.

DDT based compounds. The historical information and Cawthron testing indicated the southern half of Block B (Block B1) contained the highest level of contamination.

2. Two mixing trial plots were established in the northern half of Block B (Block B2) in March 2007 and samples collected following vertical mixing of the soil to two different depths. The mixing trials showed that a relatively even mix of arsenic and copper concentrations was achieved through the profile, however the vertical mixing depth required to achieve the interim residential levels was 400 mm.
3. In March 2007 two mixing trial plots were established within Block B1 using the same mixing method as trialled for Block B2. Samples were collected at regular intervals through the mixed profile on a gird basis across the trial plot area and tested for arsenic and copper. The mixing trials achieved an even mix of contaminants through the profile but the final concentrations of copper and arsenic did not meet the interim residential guidelines.
4. An investigation was undertaken on Block B1 in April 2007 following the mixing trials described in 3 above. The purpose of the investigation was to determine the distribution of contamination across Block B1 to enable the appropriate remediation options to be developed. The investigation involved collection of soil samples from surface to 500 mm depth on a 15 x 15 m grid basis across the site. The investigation findings indicated that a combination of vertical mixing and blending with clean topsoil from Block A would be an appropriate remediation option.

Laboratory transcripts and a plan showing the location of the investigation and trial plot samples is provided in Appendix A.

3.5 Groundwater contamination

There has been no investigation of groundwater contamination beneath the site. The investigations by Cawthron and more recently vertical mixing trial investigations and Block B soil investigations by Tonkin & Taylor show that spray residues are generally confined to the upper 100 mm of the soil profile.

Vertical profiling, involving soil testing at regular intervals to 0.5 m depth by Tonkin & Taylor, showed that even in areas with the highest levels of contamination key contaminants are either below interim residential criteria or at background levels by 300 mm depth bgl. This suggests that, given these compounds are relatively persistent, the likelihood of groundwater contamination as a result of the application of sprays at this site is low.

4 Remediation plan

The following sets out the rationale behind the remedial strategies used during remediation of Block B (incorporating Block B1 and B2), the criteria used to evaluate whether the remediation was successful and the validation method.

4.1 Remediation rationale and strategies

The remediation rationale for Block B in terms of human health was to:

- ensure appropriate worker protection during site remediation;
- ensure protection of the general public during the works; and
- vertically mix soil such that average soil concentrations, post remediation, meet the NCC/TDC and PHS interim guidelines for residential use.

The remediation rationale for Block B in terms of potential offsite environmental effects was to remediate the soils in place while preventing discharges that may result in offsite effects.

Block B was subjected to detailed investigation to assess the lateral and vertical distribution of contamination and field trials for utilisation of vertical mixing as a remediation strategy for the site (refer section 3.4). The trials assessed different vertical mixing depths and established a mixing method that appeared appropriate for the nature and distribution of the arsenic and copper contamination within Block B. On the basis of the mixing trials a number of remediation strategies were established for the remediation of Block B including:

- deep (400 mm) vertical mixing across Block B2;
- clean soil addition and deep vertical mixing across Block B1;
- control of dust in accordance with Conditions 38 and 41 of NCC consent RM055666.

Further detail on these strategies is provided in Section 5.

4.2 Remediation criteria

NCC, TDC and PHS have formed a 'Joint Working Group' to deal with historic pesticide contamination in the region. This group has provided provisional guidelines values for arsenic, copper, lead and DDT residues in the soil of resulting from previous horticultural practices.

The following points highlight the important factors considered when developing the Interim Residential Soil Criteria (IRSC) levels, and suitable criteria for conducting remediation action. The following table sets out the remediation criteria for the site as a whole. These are the interim residential values produced by the Joint Working Group.

Table 1: Remediation criteria

Key Contaminant	Remediation target (mg/kg)
Arsenic	30
Copper	130

Key Contaminant	Remediation target (mg/kg)
Lead	300
DDT+DDE+DDD	5

4.3 Validation method

The validation programme involved:

- validation soil sampling at a rate of two samples per residential Lot;
- validation soil sampling in the proposed road locations on a 15 x 15 m grid; and
- laboratory analysis of soils for arsenic and copper, identified as key contaminants of concern (refer section 3.4).

5 Site remediation method and works

Remediation works were undertaken by Burgess & Crowley Ltd under the supervision of Jeff Swanney Geotechnical and Civil Engineering Ltd. Tonkin & Taylor provided recommendations on the remediation strategy, and undertook site validation.

5.1 Works tasks and timing

Following remediation trials and investigations the remediation works were largely completed in two stages as set out below:

Date	Task
Remediation Trials and site investigations	
March 2007	Deep vertical mixing trials Block B1 and B2
April 2007	Detailed investigation Block B1
Stage 1 Remediation: Vertical mixing	
April 2007	Deep vertical mixing across Block B2
June 2007	Deep vertical mixing across Block B1
Stage 2 Remediation: Soil addition and vertical mixing	
July 2007	Soil addition and vertical mixing Block B1 and B2 hotspots

The remediation is discussed in the subsections below.

5.2 Vertical mixing trials

As discussed in section 3.4, vertical mixing trials were carried out on two plots in the within Block B1 and Block B2 (referred to in correspondence with Wahanga as Plot 1 and Plot 2).

The trial plots were 30 m by 30 m in size and positioned in within the area where soil samples were originally collected by Cawthron Ltd (December 2006). Soil within one plot was mixed to 300 mm depth, while in the second the mixing depth was 400 mm.

The vertical mixing method involved:

- flipping the soil profile with a 12 tonne excavator operated by earthmoving contractors Burgess & Crowley Ltd. Half of each plot was excavated to 300 mm and the other half to 400 mm depth, followed by
- mixing the flipped profile with a spader, an agricultural mixing attachment behind a tractor. Two passes were undertaken at right angles to each other.

The mixing trials achieved a significant lowering of measured surface concentrations by a good distribution of copper levels through the mixed profile to 300 and 400 mm depth in the plots within Block B1 and B2. While the 400 mm depth trial within Block B2 achieved a lowering of arsenic and copper levels to below the interim residential criteria, levels within Block B1 at both mixing depths were still in excess of the target criteria. Thus it was determined that further investigation was required to determine the appropriate remediation strategy for Block B1.

Laboratory transcripts associated with the vertical mixing trials are provided in Appendix A.

5.3 Site investigations

No further investigation was undertaken on Block B2.

A detailed site investigation was undertaken across Block B1 due to the vertical mixing trials being unsuccessful in reducing arsenic and copper concentrations to below the interim residential guidelines. The investigation was aimed at identifying any hotspot areas and the lateral and vertical distribution of arsenic and copper concentrations across the block to determine possible methods of remediation.

Block B1 was sampled on a 15 x 15 m grid, as shown in Figure A1. Soil samples were collected by use of hand auger. Samples were collected from the surface, 100, 300 and 500mm. The samples were collected from the auger by freshly gloved hands and placed directly into sample jars provided by Hills Laboratory. The samples were stored in a chilly bin and then shipped chilled to Hills Laboratories under the appropriate chain of custody documentation.

The results highlighted areas of arsenic, copper and total DDT concentrations above the TDC/NCC/PHS Interim residential guidelines generally within the top 150 mm of the soil profile. Throught the centre of the Block B site (northeast boundary of Block B1 contamination extended up to 300 mm depth and was present at greater concentrations. With respect to the suitability of vertical mixing as a remedial method the results indicated that deep vertical mixing alone would not reduce the contaminant concentrations sufficiently and thus it was recommended a combination of soil addition and deep vertical mixing be utilised.

5.4 Stage 1 Remediation – Vertical mixing Block B1 and B2

Following the results of the vertical mixing trials and the Block B1 detailed investigation Block B1 and B2 were vertically mixed according to the method below. A number of options were provided to the contractor by Tonkin & Taylor for remediation of Block B and the contractor chose to:

- flip the top 400 mm of the soil profile with a 12 tonne excavator operated by earthmoving contractors Burgess & Crowley Ltd; followed by
- mixing the flipped profile with a spader, an agricultural mixing attachment behind a tractor. Four passes were undertaken at right angles to each other.

Block B2 was vertically mixed first, in April 2007 and Block B1 was completed in June 2007.

On completion of the deep vertical mixing soil validation samples were collected as detailed in section 6.0. Soil validation testing of Block B2 was undertaken on 24 April 2007 while on Block B1 sampling was completed on 18 June 2007 as detailed in section 6.0.

The soil validation testing showed that soil within 7 Lots (Lots 39, 52, 53, 60, 72, 73 and 74) did not meet the interim residential criteria for either arsenic or copper or both.

5.5 Stage 2 Remediation - Soil addition and vertical mixing central lots Block B

The remedial method chosen for the remedial works within Lots 39, 52, 53, 60, 72, 73 and 74 was to:

- overlay 200 mm of clean topsoil stripped from Block A1. Laboratory results of the confirmatory testing undertaken prior to use of the material is provided in Appendix B;
- vertically mix the overlaid material with the underlying 400 mm of deep vertically mixed soil using the deep vertical mixing method described in 5.5 above.

Following the Stage 2 remediation one sample from Lot 72 was found to still marginally exceed the interim residential criteria for copper. Further samples from Lot 72 were collected on 24 August 2007 for re-testing. Re-testing results showed the copper levels to be below the interim residential criteria within Lot 72, thus completing the remediation programme for Block B.

5.6 Health and safety

Health and safety plans implemented during the works at the site included Jeff Swanney Geotechnical and Civil Engineering's health and safety plan. Procedures related to the ground contamination included:

- suppression of dust to prevent inhalation of contaminants by workers and the general public. Dust masks were also available to site workers at all times; and
- good hygiene practices of workers washing hands before eating and smoking to prevent dermal ingestion of contaminants.

There were no health and safety incidents during the works.

5.7 Earthworks control measures

Situations having the potential to compromise the health and safety of workers and the general public, as described in section 5.6 were generation of airborne particulates (dust) and production and potential discharges of contaminated surface water and sediment.

Burgess & Crowley Ltd and Jeff Swanney Geotechnical and Civil Engineering report that the following procedures were carried out with respect to control of dust, sediment and stormwater during the works:

- At times water trucks were used to wet the soil if dusty soil conditions arose;
- The works were staged to enable flipping and spading in an area to be completed in a day, preventing the exposure of loose contaminated surface soil. An area of un-worked vegetated ground was maintained around each remediation area to aid in capturing any stormwater runoff during the works.

6 Validation

Validation is the process of confirming that the remediation was completed according to the approved plan, and showing that the goals and objectives of the remediation have been met.

6.1 Validation programme

The remediation strategy for the site was to vertically mix surfical residual arsenic and copper contaminated soil with underlying clean natural soil to reduce contaminant concentrations to or below the interim residential criteria of 30 and 130 mg/kg respectively. The validation sampling programme comprised the collection of:

- two discrete soil samples per residential Lot labelled for example, Lot 40/1 and 40/2; and
- soil samples from the internal roads on a 15 x 15 m grid and labelled for example R1, R2. The purpose of remediating and validation material under the roads, where NCC indicate it was not required, was to enable the topsoil beneath the roads to be stripped and used elsewhere on the subdivision, or for blending if required.

6.2 Sampling procedures and laboratory testing programme

All soil validation samples were collected using a trowel and were placed into glass jars and labelled. The trowel was decontaminated by scrubbing with non-phosphate detergent followed by rinsing with distilled water between each sampling location.

All soil samples were sent chilled to Hill Laboratories with chain of custody documentation the day the samples were collected. All validation samples were tested for arsenic and copper with a small proportion also tested for lead and DDT as shown in Table 3. Full laboratory transcripts are provided in Appendix C.

The remediation and hence soil validation testing was completed in four stages. The following lists the validation sampling dates and samples collected.

Table 2: Block B soil validation testing

Sampling date	Sub-block sampled	Sample numbers	Comments
23/4/07	B2	Road samples R1-R8, Lots 39/1 and 2 – 52/1 and 2, 73/1 and 2 – 77/1 and 2	Initial Block B1 validation samples
18/6/07	B1	Road samples R1-R6 and Lot samples Lot 39/1 and 2, 52/1 and 2 – 74/1 and 74/2	Initial Block B1 validation samples including Lot 39 re-sample (Block B2)
2/8/07	B2	39/1R, 39/2R, 52/1R, 52/2R, 53/1R, 60/1R, 60/2R, 72/1R, 72/2R, 73/1R, 73/2R, 74/1R and 74/2R	Re-sampled results following soil addition
24/8/07	B1	Lot 72/1B and 2B	Third set of re-sampling results for Lot 72 following mixing and soil addition

6.3 Results

Table 3: Site validation results (mg/kg)

Sample ID	Date sampled	Arsenic	Copper	Lead	DDT
39/1 (B2)	23/4/07	26	73	-	-
39/1 (B1)	18/6/07	33	137	-	-
39/1R	2/8/07	27	120	-	-
39/2 (B2)	23/4/07	35	135	-	-
39/2 (B1)	18/6/07	30	124	-	-
39/2R	2/8/07	30	121	-	-
40/1	23/4/07	22	90	-	-
40/2	23/4/07	21	95	-	-
41/1	23/4/07	29	78	-	-
41/2	23/4/07	24	74	-	-
42/1	23/4/07	24	103	-	-
42/2	23/4/07	22	72	-	-
43/1	23/4/07	20	55	-	-
43/2	23/4/07	29	73	-	-
44/1	23/4/07	26	59	-	-
44/2	23/4/07	23	61	-	-
45/1	23/4/07	17	63	-	-
45/2	23/4/07	17	60	-	-
46/1	23/4/07	11	47	-	-
46/2	23/4/07	16	57	-	-
47/1	23/4/07	15	52	-	-
47/2	23/4/07	18	63	-	-
48/1	23/4/07	17	60	-	-
48/2	23/4/07	18	59	-	-
49/1	23/4/07	21	75	-	-
49/2	23/4/07	29	85	-	-
50/1	23/4/07	17	64	-	-
50/2	23/4/07	27	79	-	-
51/1	23/4/07	23	84	-	-
51/2	23/4/07	23	85	-	-
52/1 (B2)	23/4/07	18	113	-	-
52/1 (B1)	18/6/07	23	134	-	-

Sample ID	Date sampled	Arsenic	Copper	Lead	DDT
52/1R	2/8/07	18	115	-	-
52/2	23/4/07	17	104	-	-
52/2R	2/8/07	18	104	-	-
53/1	18/6/07	22	132	-	-
53/1R	2/8/07	14	89	-	-
53/2	18/6/07	12	74	-	-
54/1	18/6/07	11	84	-	-
54/2	18/6/07	15	91	-	-
55/1	18/6/07	10	47	-	-
55/2	18/6/07	14	59	50.8	1.09
56/1	18/6/07	15	84	-	-
56/2	18/6/07	15	58	-	-
57/1	18/6/07	16	92	-	-
57/2	18/6/07	15	83	-	-
58/1	18/6/07	23	75	-	-
58/2	18/6/07	13	49	-	-
59/1	18/6/07	31	95	-	-
59/2	18/6/07	15	57	-	-
60/1	18/6/07	34	98	109	1.62
60/1R	2/8/07	16	70	-	-
61/2	18/6/07	27	88	-	-
60/2R	2/8/07	21	70	-	-
61/1	18/6/07	9	89	-	-
61/2	18/6/07	11	87	-	-
62/1	18/6/07	9	79	-	-
62/2	18/6/07	5	43	-	-
63/1	18/6/07	13	101	-	-
63/2	18/6/07	12	65	-	-
64/1	18/6/07	9	61	26.3	0.97
64/2	18/6/07	9	57	-	-
65/1	18/6/07	9	58	22.8	0.37
65/2	18/6/07	8	54	-	-
66/1	18/6/07	13	109	-	-
66/2	18/6/07	7	47	-	-
67/1	18/6/07	9	55	-	-

Sample ID	Date sampled	Arsenic	Copper	Lead	DDT
67/2	18/6/07	18	85	-	-
68/1	18/6/07	14	80	-	-
68/2	18/6/07	12	71	-	-
69/1	18/6/07	22	94	-	-
69/2	18/6/07	8	39	-	-
70/1	18/6/07	19	63	61.6	1.38
70/2	18/6/07	16	54	-	-
71/1	18/6/07	27	121	-	-
71/2	18/6/07	15	84	-	-
72/1	18/6/07	14	69	-	-
72/1R	2/8/07	**31**	**166**	-	-
72/1B	24/8/07	22	126	-	-
72/2	18/6/07	27	**148**	-	-
72/2R	2/8/07	17	88	-	-
72/2B	24/8/07	15	75	-	-
73/1 (B2)	23/4/07	26	109	-	-
73/1 (B1)	18/6/07	33	**148**	-	-
73/1R	2/8/07	25	110	-	-
73/2 (B2)	23/4/07	28	**132**	-	-
73/2 (B1)	18/6/07	27	117	-	-
73/2R	2/8/07	24	113	-	-
74/1 (B2)	23/4/07	22	99	-	0.84
74/1 (B1)	18/6/07	16	89	56.1	-
74/1R	2/8/07	23	129	-	-
74/2 (B2)	23/4/07	19	95	-	-
74/2 (B1)	18/6/07	34	**192**	-	-
74/2R	2/8/07	23	123	-	-
75/1	23/4/07	26	78	-	-
75/2	23/4/07	16	83	-	-
76/1	23/4/07	27	77	-	-
76/2	23/4/07	16	54	-	-
77/1	23/4/07	26	111	-	-
77/2	23/4/07	22	96	-	-
R1	23/4/07	32	132	-	-
R2	23/4/07	34	94	-	-

Sample ID	Date sampled	Arsenic	Copper	Lead	DDT
R3	23/4/07	30	79	-	-
R4	23/4/07	27	77	-	-
R5	23/4/07	23	74	-	-
R6	23/4/07	18	68	-	-
R7	23/4/07	15	91	-	-
R8	23/4/07	15	99	-	-
R/1	18/6/07	17	102	-	-
R/2	18/6/07	13	75	-	-
R/3	18/6/07	8	54	-	-
R/4	18/6/07	12	62	-	-
R/5	18/6/07	25	85	81.6	2.53
R/6	18/6/07	42	131	-	-
Interim Residential criteria		**30**	**130**	**300**	**5**

Notes:

Results in mg/kg

Results in bold exceed the interim residential criteria but the lots they represent have been further remediated as presented by B and R sample suffixs.

R samples and B samples are repeat samples from the same location following further remediation

6.4 Data quality

In addition to standard laboratory QA/QC a duplicate sample was collected in the field during the validation testing to assess the consistency of the sampling technique and the precision of the analytical laboratory. A duplicate of sample 1 from Lot 35 (35/1) was collected and submitted "blind" to the laboratory. Table 3 presents the QA/QC analytical results. The QA duplicate result compared well with the respective sample.

Standard laboratory QA/QC reports were not reviewed for this project but are available from the laboratory upon request.

Table 3: QA/QC data

Sample ID	Lot 35/1	Duplicate	Relative % difference
Copper (mg/kg)	79	84	6.1

Based on this review, the analytical data were considered representative of site conditions and suitable for interpretation.

6.5 Discussion

The results show that residual arsenic and copper levels across the Block B subdivision, incorporating residential Lots 39 – 77 and the roads within this area are at or below the interim residential guideline for arsenic and copper set by the NCC/TDC/PHS Joint Working Group.

All samples locations that had arsenic and copper levels exceeding the remediation criteria after the deep mixing remediation were remediated further by topsoil addition and further deep mixing. The sample results (Table 3) show that after further testing surface arsenic and copper levels were all at or below the remediation criteria.

Topsoil or surplus material from beneath the Block B roads is suitable for reuse elsewhere on the site if required.

7 Ongoing Site Management

Near surface soil contaminated by historic horticultural activities has been remediated through vertical mixing and blending, such that the contaminant levels in soil beneath the site are below the TDC/NCC/PHS Interim Residential Criteria. Accordingly, there is no ongoing requirement for monitoring or management of future activities at the site.

8 Applicability

This report has been prepared for the benefit of Wahanga Ltd with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement.

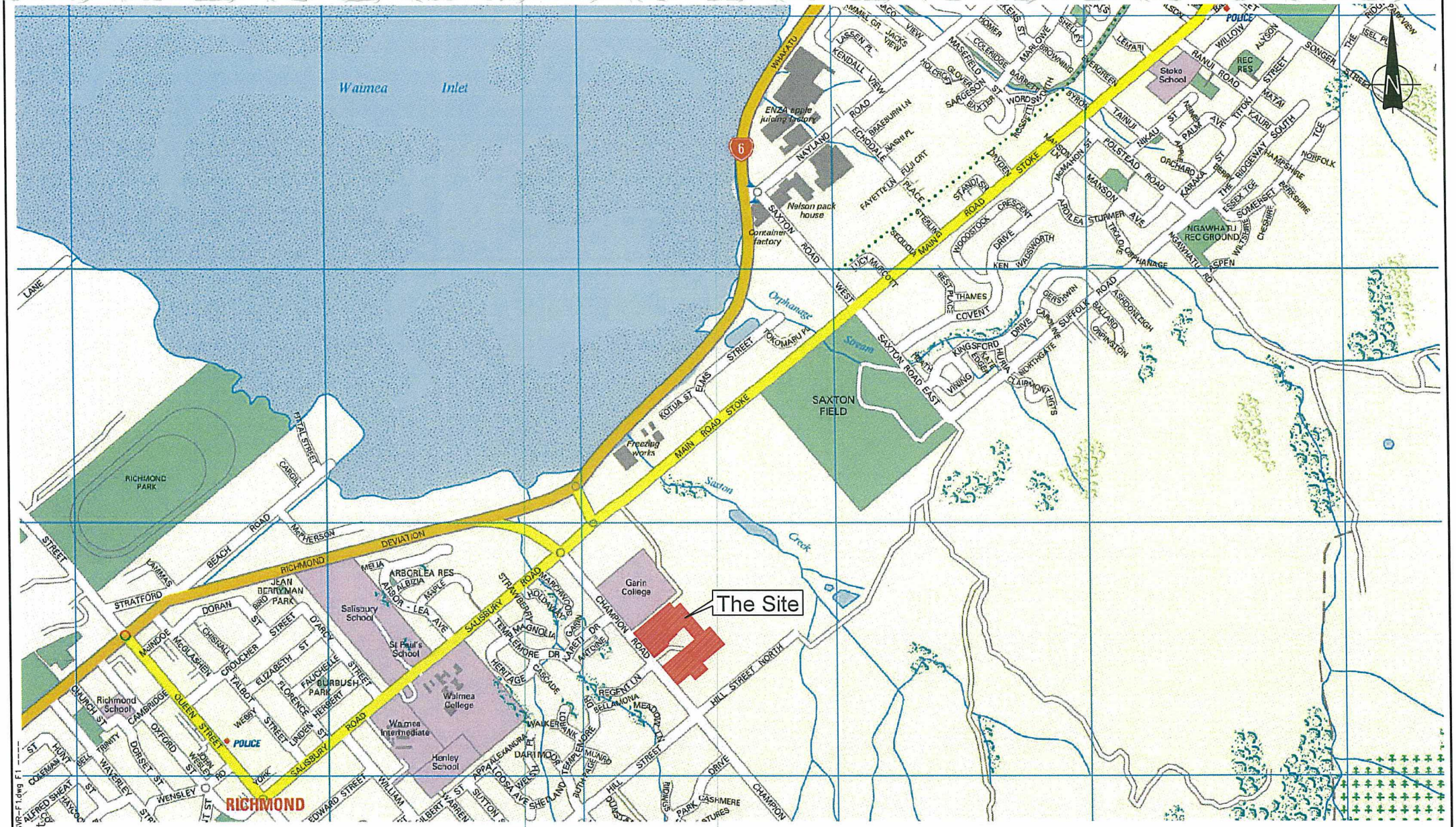
TONKIN & TAYLOR LTD

Environmental and Engineering Consultants

Report prepared by:	Authorised for Tonkin & Taylor by:
.....	.....
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Senior Environmental Geologist	Project Coordinator

wmw

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DRAWN	RBS	Sep.07
DRAFTING CHECKED		
APPROVED		
CADFILE : 24106-B-SVR-F1.dwg		
SCALES (AT A4 SIZE) 1: 20,000		
PROJECT No. 24106		

WAHANGA LTD

BLOCK B, SITE VALIDATION REPORT
CHAMPION RD SUBDIVISION, RICHMOND, NELSON

Location Plan

FIG. No. Figure 1

REV. 0



SCALE 1: 4000
40 80 120 160 200 (m)

Aerial sourced from Terralink International data
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Environmental & Engineering Consultants
Auckland
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DRAWN	RBS	Sep.07
DRAFTING CHECKED		6/10
APPROVED		10/07
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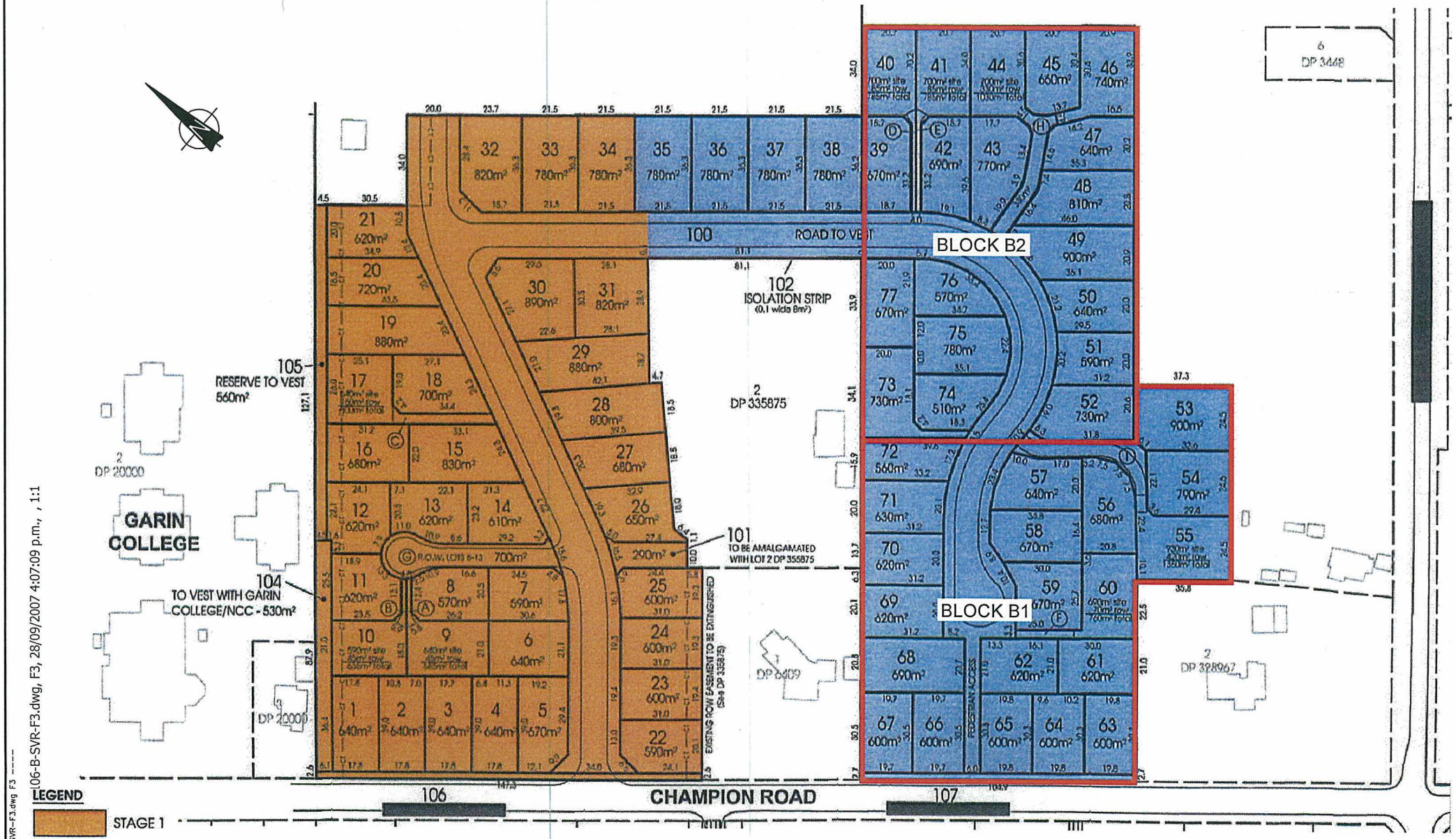
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BLOCK B, SITE VALIDATION REPORT
CHAMPION RD SUBDIVISION, RICHMOND, NELSON

Site Plan

FIG. No. Figure 2

REV. 0



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P:\24106\Wor...\24106-B-SVR-F3.dwg F3

Tonkin & Taylor
Environmental & Engineering Consultants
Auckland
Hamilton Christchurch
Nelson Wellington Whangarei

DRAWN	RBS	Sep.07
DRAFTING CHECKED	[illegible]	6/10
APPROVED	[illegible]	10/07
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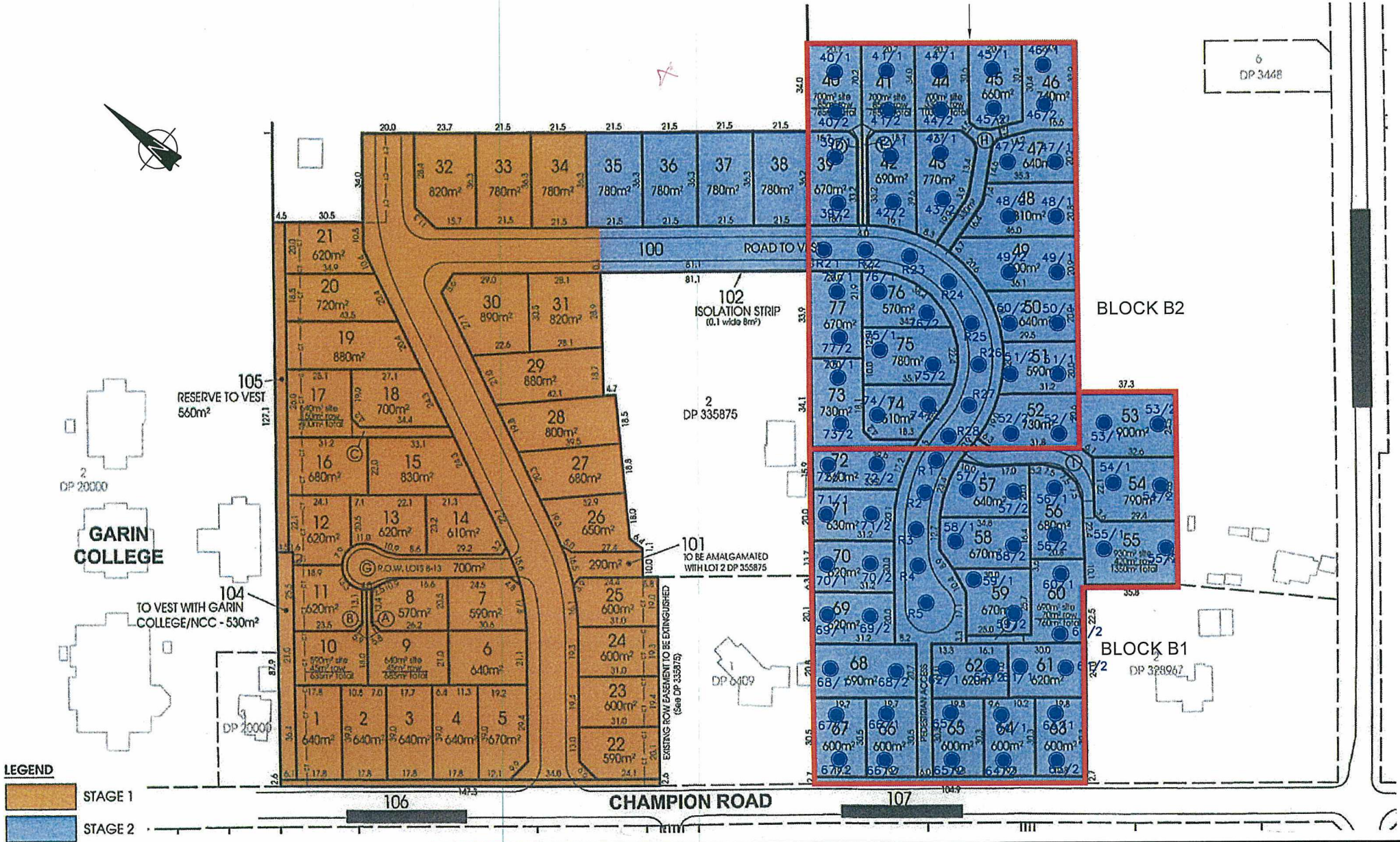
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BLOCK B, SITE VALIDATION REPORT
CHAMPION RD SUBDIVISION, RICHMOND, NELSON

Proposed Site Layout

FIG. No. Figure 3

REV. 0



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P:\24106\WorkingMaterial\24106-B-SVR-F4.dwg F4 11/10/2007 11:03:51 a.m.

Tonkin & Taylor
Environmental & Engineering Consultants
Hamilton Auckland Christchurch
Nelson Wellington Whangarei

DRAWN	RBS	Sep.07
DRAFTING CHECKED		
APPROVED		
CADFILE : 24106-B-SVR-F4.dwg		
SCALES (AT A4 SIZE) 1: 2000		
PROJECT No. 24106		

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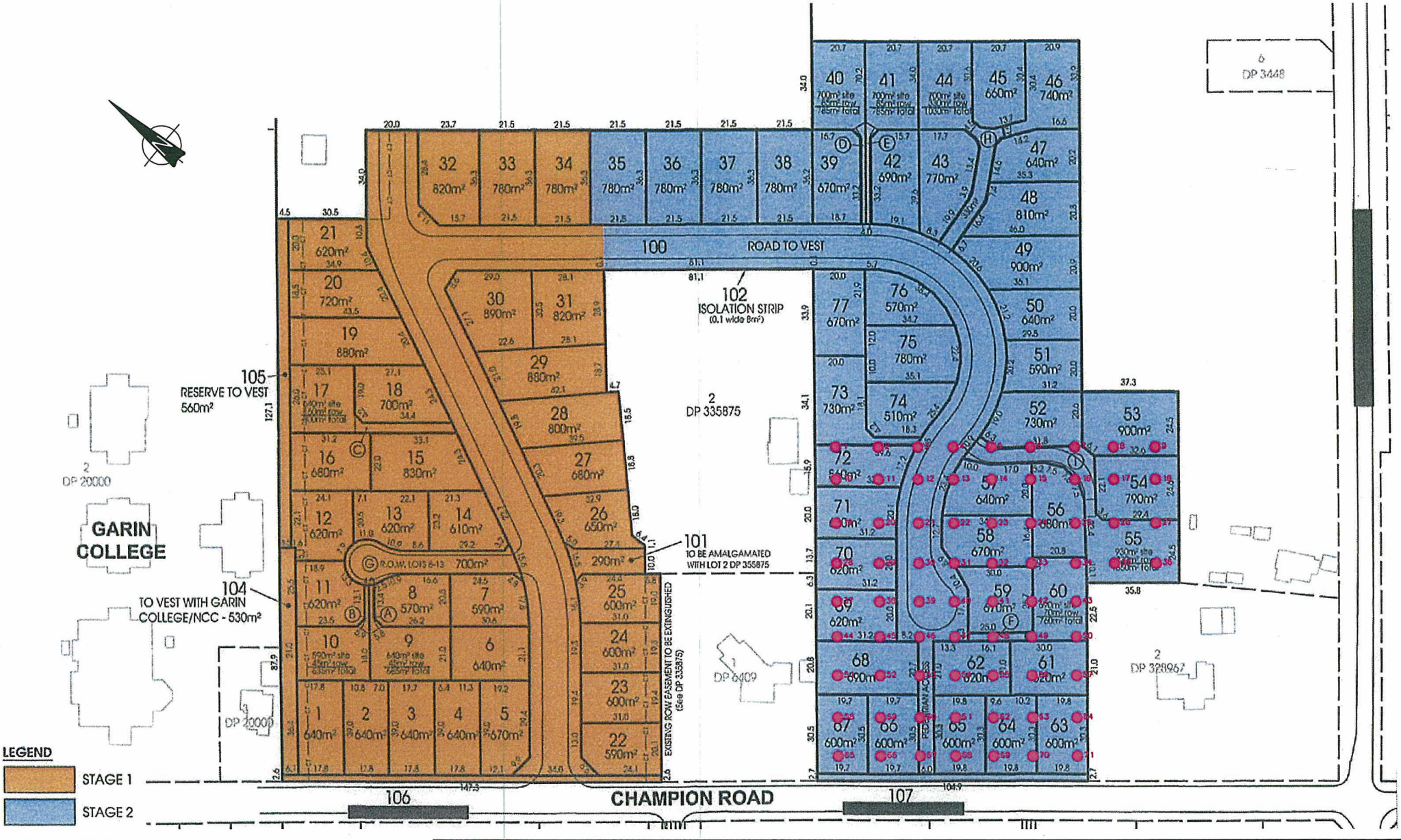
BLOCK B, SITE VALIDATION REPORT
CHAMPION RD SUBDIVISION, RICHMOND, NELSON
Site Validation Plan

FIG. No. Figure 4

REV. 0

Appendix A: Block B investigation and trial plot testing

- **Figure A1 – Sample location plan**
- **Laboratory transcripts**



Base plan is scanned image of drawing produced by Truebridge Callender Beach Ltd, 'Moturoa Subdivision', Project 04045, Dwg.DH01, Rev.A

P:\24 106\WorkingMaterial\24 106-B-SVR.ApA 1.dwg FA 1 11/10/2007 11:02:07 a.m.

Tonkin & Taylor
Environmental & Engineering Consultants
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Wellington
Christchurch
Whangarei

DRAWN	RBS	Oct.07
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APPROVED	MW	10/07
CADFILE : 24 106-B-SVR.ApA 1.dwg		
SCALES (AT A4 SIZE) 1: 2000		
PROJECT No. 24 106		

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BLOCK B 1, SITE INVESTIGATION
CHAMPION RD SUBDIVISION, RICHMOND, NELSON
Site Sampling Location

FIG. No. Figure A 1

REV. 0

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- 3 MAY 2007
BY:

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TONKIN & TAYLOR
- 2 MAY 2007

Client: Tonkin & Taylor
Address: P O Box 5271, AUCKLAND
Contact: Marcus Lovell

Laboratory No: 451645
Date Registered: 17/04/2007
Date Completed: 26/04/2007
Page Number: 1 of 5

Client's Reference: 24106

The results for the analyses you requested are as follows:

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Arsenic (mg/kg dry wt)
B1-1-0 13/04/07	451645/1	68
B1-1-100 13/04/07	451645/2	77
B1-1-300 13/04/07	451645/3	10
B1-1-500 13/04/07	451645/4	6
B1-2-0 13/04/07	451645/5	9
B1-3-0 13/04/07	451645/8	72
B1-4-0 13/04/07	451645/11	58
B1-5-0 13/04/07	451645/15	59
B1-6-0 13/04/07	451645/18	58
B1-7-0 13/04/07	451645/21	58
B1-8-0 13/04/07	451645/25	59
B1-9-0 13/04/07	451645/28	54
B1-9-100 13/04/07	451645/29	49
B1-9-300 13/04/07	451645/30	7
B1-9-500 13/04/07	451645/31	6
B1-10-0 13/04/07	451645/32	48
B1-11-0 13/04/07	451645/36	44
B1-12-0 13/04/07	451645/40	39
B1-13-0 13/04/07	451645/44	46
B1-14-0 13/04/07	451645/48	47
B1-15-0 13/04/07	451645/52	53
B1-16-0 13/04/07	451645/55	33
B1-17-0 13/04/07	451645/58	46
B1-18-0 13/04/07	451645/62	49
B1-18-100 13/04/07	451645/63	15
B1-18-300 13/04/07	451645/64	9
B1-18-500 13/04/07	451645/65	6

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The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked *, which are not accredited.

Sample Name	Lab No	Total Recoverable Arsenic (mg/kg dry wt)
B1-19-0 13/04/07	451645/66	52
B1-20-0 13/04/07	451645/70	61
B1-21-0 13/04/07	451645/73	57
B1-22-0 13/04/07	451645/77	46
B1-23-0 13/04/07	451645/81	43
B1-24-0 13/04/07	451645/84	65
B1-25-0 13/04/07	451645/88	55
B1-26-0 13/04/07	451645/91	49
B1-27-0 13/04/07	451645/94	46
B1-28-0 13/04/07	451645/97	53
B1-29-0 13/04/07	451645/101	47
B1-30-0 13/04/07	451645/105	36
B1-31-0 13/04/07	451645/109	44
B1-31-100 13/04/07	451645/110	40
B1-31-300 13/04/07	451645/111	33
B1-31-500 13/04/07	451645/112	9
B1-32-0 13/04/07	451645/113	49
B1-33-0 13/04/07	451645/117	71
B1-34-0 13/04/07	451645/121	42
B1-35-0 13/04/07	451645/125	43
B1-36-0 13/04/07	451645/128	35
B1-37-0 13/04/07	451645/131	42
B1-38-0 13/04/07	451645/135	41
B1-39-0 13/04/07	451645/139	27
B1-40-0 13/04/07	451645/143	40
B1-41-0 13/04/07	451645/147	41
B1-42-0 13/04/07	451645/150	54
B1-43-0 13/04/07	451645/154	59
B1-44-0 13/04/07	451645/157	52
B1-45-0 13/04/07	451645/161	54
B1-45-100 13/04/07	451645/162	18
B1-45-300 13/04/07	451645/163	6
B1-45-500 13/04/07	451645/164	6
B1-46-0 13/04/07	451645/165	54
B1-47-0 13/04/07	451645/169	48
B1-48-0 13/04/07	451645/172	45
B1-49-0 13/04/07	451645/175	43
B1-50-0 13/04/07	451645/178	49
B1-51-0 13/04/07	451645/182	51
B1-52-0 13/04/07	451645/186	38
B1-53-0 13/04/07	451645/189	31
B1-54-0 13/04/07	451645/192	31
B1-55-0 13/04/07	451645/196	24
B1-55-100 13/04/07	451645/197	22
B1-55-300 13/04/07	451645/198	4
B1-56-0 13/04/07	451645/199	24

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Copper (mg/kg dry wt)
B1-1-0 13/04/07	451645/1	278
B1-1-300 13/04/07	451645/3	48
B1-2-0 13/04/07	451645/5	51
B1-5-0 13/04/07	451645/15	312
B1-9-0 13/04/07	451645/28	314
B1-9-300 13/04/07	451645/30	47
B1-11-0 13/04/07	451645/36	226
B1-13-0 13/04/07	451645/44	261
B1-15-0 13/04/07	451645/52	277
B1-18-0 13/04/07	451645/62	256
B1-18-100 13/04/07	451645/63	100
B1-19-0 13/04/07	451645/66	195
B1-21-0 13/04/07	451645/73	231
B1-23-0 13/04/07	451645/81	189
B1-26-0 13/04/07	451645/91	207
B1-31-0 13/04/07	451645/109	130
B1-31-100 13/04/07	451645/110	126
B1-31-300 13/04/07	451645/111	109
B1-31-500 13/04/07	451645/112	61
B1-36-0 13/04/07	451645/128	132
B1-37-0 13/04/07	451645/131	140
B1-38-0 13/04/07	451645/135	135
B1-42-0 13/04/07	451645/150	162
B1-44-0 13/04/07	451645/157	266
B1-45-100 13/04/07	451645/162	103
B1-45-300 13/04/07	451645/163	45
B1-48-0 13/04/07	451645/172	236
B1-50-0 13/04/07	451645/178	199
B1-53-0 13/04/07	451645/189	319
B1-55-0 13/04/07	451645/196	307

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Lead (mg/kg dry wt)
B1-1-0 13/04/07	451645/1	240
B1-5-0 13/04/07	451645/15	213
B1-9-0 13/04/07	451645/28	183
B1-9-300 13/04/07	451645/30	17.0
B1-13-0 13/04/07	451645/44	167
B1-19-0 13/04/07	451645/66	185
B1-23-0 13/04/07	451645/81	173
B1-31-0 13/04/07	451645/109	143
B1-31-100 13/04/07	451645/110	137
B1-36-0 13/04/07	451645/128	141

Sample Name	Lab No	Total Recoverable Lead (mg/kg dry wt)
B1-42-0 13/04/07	451645/150	207
B1-50-0 13/04/07	451645/178	178
B1-53-0 13/04/07	451645/189	115
B1-55-0 13/04/07	451645/196	93.3

Sample Type: Environmental Solids, Soil

DDT screening in soils

Sample Name	B1-4-0 13/04/07	B1-16-0 13/04/07	B1-22-0 13/04/07	B1-28-0 13/04/07	B1-33-0 13/04/07
Lab No	451645/11	451645/55	451645/77	451645/97	451645/117
Units	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)
2,4'-DDE	0.070	0.064	0.092	0.055	0.046
2,4'-DDD	0.098	0.064	0.192	0.133	0.127
2,4'-DDT	0.200	0.132	0.386	0.281	0.294
4,4'-DDE	2.00	1.20	3.11	2.16	1.98
4,4'-DDD	0.064	0.045	0.053	0.041	0.052
4,4'-DDT	1.08	0.732	1.57	1.01	1.44
Total DDT isomers	3.51	2.24	5.41	3.68	3.94

DDT screening in soils

Sample Name	B1-42-0 13/04/07	B1-50-0 13/04/07	B1-53-0 13/04/07	B1-55-0 13/04/07
Lab No	451645/150	451645/178	451645/189	451645/196
Units	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)
2,4'-DDE	0.074	0.077	0.070	0.048
2,4'-DDD	0.157	0.152	0.222	0.072
2,4'-DDT	0.269	0.256	0.469	0.129
4,4'-DDE	2.28	2.33	2.24	1.01
4,4'-DDD	0.096	0.078	0.065	0.035
4,4'-DDT	1.48	1.48	2.01	0.747
Total DDT isomers	4.36	4.37	5.07	2.04

Summary of Methods Used and Detection Limits

The following table(s) gives a brief description of the methods used to conduct the analyses for this job.
The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Substance Type: Environmental Solids

Parameter	Method Used	Detection Limit
Dry and sieve sample	Air dry (35 °C), sieved to pass 2mm.	N/A
Total Recoverable digest	Nitric / hydrochloric acid digestion. US EPA 200.2	N/A
Total Recoverable Arsenic	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt
Total Recoverable Copper	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt
Total Recoverable Lead	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	0.4 mg/kg dry wt
DDT screening in soils	Air dry soil, grind, hexane/acetone extraction, florisil cleanup, GC-ECD.	N/A

Analyst's Comments:

These samples were collected by yourselves and analysed as received at the laboratory.

Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the submitter.

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Jon Harris BSc Tech, MNZIC
Operations Systems Manager

Graham Corban MSc Tech (Hons)
Client Services Manager - Environmental Division

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Address: P O Box 5271, AUCKLAND
Contact: Wendi Williamson

11 MAY 2007

Laboratory No: 451689
Date Registered: 17/04/2007
Date Completed: 8/05/2007
Page Number: 1 of 2

Client's Reference: 24106

The results for the analyses you requested are as follows:

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Arsenic (mg/kg dry wt)	Total Recoverable Copper (mg/kg dry wt)
B1-57-0 13/04/07	451689/4	26	232
B1-57-100 13/04/07	451689/5	15	216
B1-57-300 13/04/07	451689/6	4	41
B1-58-0 13/04/07	451689/7	37	210
B1-59-0 13/04/07	451689/11	39	263
B1-59-100 13/04/07	451689/12	13	97
B1-59-300 13/04/07	451689/13	6	51
B1-60-0 13/04/07	451689/14	35	249
B1-60-100 13/04/07	451689/15	25	201
B1-60-300 13/04/07	451689/16	5	45
B1-60-500 13/04/07	451689/17	5	41
B1-61-0 13/04/07	451689/18	30	195
B1-62-0 13/04/07	451689/21	36	236
B1-63-0 13/04/07	451689/25	43	244
B1-63-100 13/04/07	451689/26	39	212
B1-63-300 13/04/07	451689/27	15	81
B1-64-0 13/04/07	451689/28	34	231
B1-65-0 13/04/07	451689/32	58	215
B1-65-100 13/04/07	451689/33	53	190
B1-65-300 13/04/07	451689/34	6	41
B1-65-500 13/04/07	451689/35	5	49
B1-66-0 13/04/07	451689/36	47	217
B1-67-0 13/04/07	451689/39	44	212
B1-68-0 13/04/07	451689/42	44	194
B1-68-100 13/04/07	451689/43	24	118
B1-68-300 13/04/07	451689/44	7	46

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The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked *, which are not accredited.

Sample Name	Lab No	Total Recoverable Arsenic (mg/kg dry wt)	Total Recoverable Copper (mg/kg dry wt)
B1-68-500 13/04/07	451689/45	4	40
B1-69-0 13/04/07	451689/46	42	195
B1-70-0 13/04/07	451689/49	43	192
B1-70-100 13/04/07	451689/50	32	145
B1-70-300 13/04/07	451689/51	6	41
B1-71-0 13/04/07	451689/52	44	194

Summary of Methods Used and Detection Limits

The following table(s) gives a brief description of the methods used to conduct the analyses for this job.
The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Substance Type: Environmental Solids

Parameter	Method Used	Detection Limit
Dry and sieve sample	Air dry (35 °C), sieved to pass 2mm.	N/A
Total Recoverable digest	Nitric / hydrochloric acid digestion. US EPA 200.2	N/A
Total Recoverable Arsenic	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt
Total Recoverable Copper	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt

Analyst's Comments:

These samples were collected by yourselves and analysed as received at the laboratory.

Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the submitter.

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Peter Robinson MSc (Hons), PhD, FNZIC
Client Services Manager - Environmental Division

Graham Corban MSc Tech (Hons)
Client Services Manager - Environmental Division

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14 MAR 2007

Client: Tonkin & Taylor
Address: P O Box 5271,
AUCKLAND
Contact: Wendi Williamson

Laboratory No: 448040
Date Registered: 3/03/2007
Date Completed: 9/03/2007
Page Number: 1 of 3

Client's Reference: 24106

The results for the analyses you requested are as follows:

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Arsenic (mg/kg dry wt)	Total Recoverable Copper (mg/kg dry wt)
B2-300-1 50 01/03/07	448040/1	39	131
B2-300-1 300 01/03/07	448040/3	39	128
B2-300-2 50 01/03/07	448040/4	37	109
B2-300-2 300 01/03/07	448040/6	39	107
B2-300-3 50 01/03/07	448040/7	32	76
B2-300-3 300 01/03/07	448040/9	31	77
B2-300-4 50 01/03/07	448040/10	28	113
B2-300-4 300 01/03/07	448040/12	35	128
B2-300-5 50 01/03/07	448040/13	35	92
B2-300-6 50 01/03/07	448040/16	34	84
B2-300-6 300 01/03/07	448040/18	36	86
B2-300-7 50 01/03/07	448040/19	30	74
B2-300-7 300 01/03/07	448040/21	32	72
B2-300-8 50 01/03/07	448040/22	49	155
B2-300-8 300 01/03/07	448040/24	44	153
B2-300-9 50 01/03/07	448040/25	42	106
B2-300-9 300 01/03/07	448040/27	48	115
B2-300-10 50 01/03/07	448040/28	32	81
B2-300-10 300 01/03/07	448040/30	33	83
B2-400-1 50 01/03/07	448040/31	32	70
B2-400-1 400 01/03/07	448040/33	28	52
B2-400-2 50 01/03/07	448040/34	25	64
B2-400-2 400 01/03/07	448040/36	18	54
B2-400-3 50 01/03/07	448040/37	30	79
B2-400-3 400 01/03/07	448040/39	29	78
B2-400-4 50 01/03/07	448040/40	24	61
B2-400-5 50 01/03/07	448040/43	25	65

365
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laboratory

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The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked *, which are not accredited.

Sample Name	Lab No	Total Recoverable Arsenic (mg/kg dry wt)	Total Recoverable Copper (mg/kg dry wt)
B2-400-5 100 01/03/07	448040/44	20	60
B2-400-6 50 01/03/07	448040/46	27	74
B2-400-6 400 01/03/07	448040/48	22	63
B2-400-7 100 01/03/07	448040/50	25	70
B2-400-8 50 01/03/07	448040/52	37	77
B2-400-8 400 01/03/07	448040/54	28	67
B2-400-9 50 01/03/07	448040/55	27	67
B2-400-9 400 01/03/07	448040/57	19	57
B2-400-10 50 01/03/07	448040/58	33	83
B2-400-10 400 01/03/07	448040/60	28	79

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Lead (mg/kg dry wt)
B2-300-1 50 01/03/07	448040/1	128
B2-300-1 300 01/03/07	448040/3	129
B2-300-4 50 01/03/07	448040/10	88.6
B2-300-4 300 01/03/07	448040/12	111
B2-300-7 50 01/03/07	448040/19	104
B2-300-7 300 01/03/07	448040/21	107
B2-300-10 50 01/03/07	448040/28	107
B2-400-1 50 01/03/07	448040/31	105
B2-400-1 400 01/03/07	448040/33	88.7
B2-400-6 50 01/03/07	448040/46	92.3
B2-400-10 50 01/03/07	448040/58	104
B2-400-10 400 01/03/07	448040/60	92.6

DDT screening in soils

Sample Name	B2-300-1 50 01/03/07	B2-300-1 300 01/03/07	B2-300-4 50 01/03/07	B2-300-4 300 01/03/07	B2-300-7 50 01/03/07
Lab No	448040/1	448040/3	448040/10	448040/12	448040/19
Units	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)
2,4'-DDE	0.030	0.029	0.017	0.019	0.022
2,4'-DDD	0.056	0.058	0.028	0.031	0.047
2,4'-DDT	0.139	0.131	0.065	0.076	0.104
4,4'-DDE	1.41	1.33	1.02	1.20	1.34
4,4'-DDD	0.036	0.037	0.019	0.025	0.035
4,4'-DDT	0.775	0.694	0.338	0.391	0.587
Total DDT isomers	2.45	2.28	1.49	1.74	2.13

DDT screening in soils

Sample Name	B2-300-7 300 01/03/07	B2-300-10 50 01/03/07	B2-400-1 50 01/03/07	B2-400-1 400 01/03/07	B2-400-6 50 01/03/07
Lab No	448040/21	448040/28	448040/31	448040/33	448040/46
Units	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)
2,4'-DDE	0.019	0.022	0.026	0.012	0.027
2,4'-DDD	0.040	0.047	0.055	0.023	0.060
2,4'-DDT	0.089	0.079	0.153	0.057	0.112
4,4'-DDE	1.23	1.38	1.40	0.688	1.24
4,4'-DDD	0.035	0.031	0.041	0.021	0.035
4,4'-DDT	0.536	0.449	0.969	0.349	0.628
Total DDT isomers	1.95	2.01	2.65	1.15	2.10

DDT screening in soils

Sample Name	B2-400-10 50 01/03/07	B2-400-10 400 01/03/07
Lab No	448040/58	448040/60
Units	(mg/kg dry wt)	(mg/kg dry wt)
2,4'-DDE	0.028	0.026
2,4'-DDD	0.074	0.062
2,4'-DDT	0.133	0.122
4,4'-DDE	1.44	1.28
4,4'-DDD	0.042	0.040
4,4'-DDT	0.752	0.597
Total DDT isomers	2.47	2.13

Summary of Methods Used and Detection Limits

The following table(s) gives a brief description of the methods used to conduct the analyses for this job.
The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Substance Type: Environmental Solids

Parameter	Method Used	Detection Limit
Dry and sieve sample	Air dry (35 °C), sieved to pass 2mm.	N/A
Total Recoverable digest	Nitric / hydrochloric acid digestion. US EPA 200.2	N/A
Total Recoverable Arsenic	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt
Total Recoverable Copper	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt
Total Recoverable Lead	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	0.4 mg/kg dry wt
DDT screening in soils	Air dry soil, grind, hexane/acetone extraction, florisil cleanup, GC-ECD.	N/A

Analyst's Comments:
These samples were collected by yourselves and analysed as received at the laboratory.
Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the submitter.
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Terry Cooney MSc (Hons), PhD, MNZIC
Divisional Manager - Environmental

Peter Robinson MSc (Hons), PhD, FNZIC
Client Services Manager - Environmental Division

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Fax +64 7 858 2001
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Web www.hill-labs.co.nz

Client: Tonkin & Taylor
Address: P O Box 5271, AUCKLAND
Contact: Wendi Williamson



Laboratory No: 449519
Date Registered: 21/03/2007
Date Completed: 28/03/2007
Page Number: 1 of 3

Client's Reference: 24106

The results for the analyses you requested are as follows:

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Arsenic (mg/kg dry wt)	Total Recoverable Copper (mg/kg dry wt)
B1-400-1-50 20/03/07	449519/1	33	104
B1-400-1-100 20/03/07	449519/2	34	113
B1-400-1-400 20/03/07	449519/3	40	121
B1-400-2-50 20/03/07	449519/4	39	112
B1-400-3-50 20/03/07	449519/7	36	112
B1-400-4-50 20/03/07	449519/10	31	100
B1-400-5-50 20/03/07	449519/13	35	108
B1-400-6-50 20/03/07	449519/16	49	125
B1-400-6-100 20/03/07	449519/17	49	130
B1-400-6-400 20/03/07	449519/18	48	138
B1-400-7-50 20/03/07	449519/19	35	161
B1-400-8-50 20/03/07	449519/22	33	109
B1-400-9-50 20/03/07	449519/25	41	108
B1-400-10-50 20/03/07	449519/28	42	124
B1-400-10-100 20/03/07	449519/29	46	140
B1-400-10-400 20/03/07	449519/30	49	148
B1-300-1-50 20/03/07	449519/31	40	118
B1-300-1-300 20/03/07	449519/33	36	118
B1-300-2-50 20/03/07	449519/34	39	109
B1-300-3-50 20/03/07	449519/37	45	117
B1-300-3-100 20/03/07	449519/38	89	125
B1-300-3-300 20/03/07	449519/39	53	138
B1-300-4-50 20/03/07	449519/40	36	128
B1-300-4-300 20/03/07	449519/42	40	130
B1-300-5-50 20/03/07	449519/43	38	111
B1-300-6-50 20/03/07	449519/46	49	116
B1-300-7-50 20/03/07	449519/49	38	112
B1-300-8-50 20/03/07	449519/52	38	128
B1-300-9-50 20/03/07	449519/55	40	108
B1-300-10-50 20/03/07	449519/58	34	96

ilac-MRA 365 laboratory

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The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked *, which are not accredited.

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Lead (mg/kg dry wt)
B1-400-1-50 20/03/07	449519/1	109
B1-400-1-100 20/03/07	449519/2	119
B1-400-1-400 20/03/07	449519/3	132
B1-400-7-50 20/03/07	449519/19	123
B1-400-10-50 20/03/07	449519/28	143
B1-300-3-50 20/03/07	449519/37	151
B1-300-8-50 20/03/07	449519/52	142
B1-300-9-50 20/03/07	449519/55	130

Sample Type: Environmental Solids, Soil

DDT screening in soils

Sample Name	B1-400-4-50 20/03/07	B1-400-5-50 20/03/07	B1-400-6-50 20/03/07	B1-400-9-50 20/03/07	B1-400-10-50 20/03/07
Lab No	449519/10	449519/13	449519/16	449519/25	449519/28
Units	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)
2,4'-DDE	0.038	0.061	0.058	0.033	0.051
2,4'-DDD	0.142	0.114	0.094	0.079	0.144
2,4'-DDT	0.278	0.239	0.235	0.214	0.340
4,4'-DDE	1.61	1.93	2.03	2.00	2.43
4,4'-DDD	0.057	0.048	0.044	0.052	0.074
4,4'-DDT	0.954	0.907	0.963	0.780	1.27
Total DDT isomers	3.07	3.30	3.42	3.16	4.30

DDT screening in soils

Sample Name	B1-300-2-50 20/03/07	B1-300-6-50 20/03/07
Lab No	449519/34	449519/46
Units	(mg/kg dry wt)	(mg/kg dry wt)
2,4'-DDE	0.054	0.061
2,4'-DDD	0.116	0.104
2,4'-DDT	0.251	0.300
4,4'-DDE	1.98	2.38
4,4'-DDD	0.061	0.074
4,4'-DDT	0.865	1.13
Total DDT isomers	3.33	4.05

Summary of Methods Used and Detection Limits

The following table(s) gives a brief description of the methods used to conduct the analyses for this job.
The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Substance Type: Environmental Solids

Parameter	Method Used	Detection Limit
Dry and sieve sample	Air dry (35 °C), sieved to pass 2mm.	N/A
Total Recoverable digest	Nitric / hydrochloric acid digestion. US EPA 200.2	N/A
Total Recoverable Arsenic	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt
Total Recoverable Copper	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt
Total Recoverable Lead	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	0.4 mg/kg dry wt
DDT screening in soils	Air dry soil, grind, hexane/acetone extraction, florisil cleanup, GC-ECD.	N/A

Analyst's Comments:

These samples were collected by yourselves and analysed as received at the laboratory.

Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the submitter.

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Terry Cooney MSc (Hons), PhD, MNZIC
Divisional Manager - Environmental

Peter Robinson MSc (Hons), PhD, FNZIC
Client Services Manager - Environmental Division

Appendix B: Topsoil testing results Block A1

Hill Laboratories
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Hamilton 3240, New Zealand

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Email mail@hill-labs.co.nz
Web www.hill-labs.co.nz

Client: Tonkin & Taylor
Address: P O Box 5271,
AUCKLAND
Contact: Wendi Williamson

21 MAY 2007

Laboratory No: 453874
Date Registered: 11/05/2007
Date Completed: 17/05/2007
Page Number: 1 of 3

Client's Reference: 24106

The results for the analyses you requested are as follows:

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Arsenic (mg/kg dry wt)	Total Recoverable Copper (mg/kg dry wt)
SUT T/S 1 09/05/07	453874/1	5	44
SUT T/S 2 09/05/07	453874/2	4	32
SUT T/S 3 09/05/07	453874/3	5	40
SUT T/S 4 09/05/07	453874/4	4	44
SP1 Sample 1 09/05/07	453874/5	4	29
SP1 Sample 2 09/05/07	453874/6	4	26
SP1 Sample 3 09/05/07	453874/7	5	29
SP1 Sample 4 09/05/07	453874/8	6	34
SP1 Sample 5 09/05/07	453874/9	4	30
SP1 Sample 6 09/05/07	453874/10	4	26
SP1 Sample 7 09/05/07	453874/11	4	25
SP1 Sample 8 09/05/07	453874/12	4	24
SP1 Sample 9 09/05/07	453874/13	5	37
SP1 Sample 10 09/05/07	453874/14	4	29
SP1 Sample 11 09/05/07	453874/15	5	26
SP1 Sample 12 09/05/07	453874/16	4	26
SP1 Sample 13 09/05/07	453874/17	5	27
SP1 Sample 14 09/05/07	453874/18	4	28
SP1 Sample 15 09/05/07	453874/19	5	28
SP1 Sample 16 09/05/07	453874/20	4	27
SP1 Sample 17 09/05/07	453874/21	4	28
SP1 Sample 18 09/05/07	453874/22	4	26
SP1 Sample 19 09/05/07	453874/23	5	29
SP1 Sample 20 09/05/07	453874/24	4	26
SP1 Sample 21 09/05/07	453874/25	5	33
SP1 Sample 22 09/05/07	453874/26	4	25
SP1 Sample 23 09/05/07	453874/27	4	25
SP1 Sample 24 09/05/07	453874/28	4	24
SP1 Sample 25 09/05/07	453874/29	4	26

365

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The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked *, which are not accredited.

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Lead (mg/kg dry wt)
SUT T/S 4 09/05/07	453874/4	13.3
SP1 Sample 4 09/05/07	453874/8	11.7
SP1 Sample 8 09/05/07	453874/12	14.1
SP1 Sample 12 09/05/07	453874/16	12.9
SP1 Sample 16 09/05/07	453874/20	12.3
SP1 Sample 20 09/05/07	453874/24	15.8
SP1 Sample 24 09/05/07	453874/28	12.3

DDT screening in soils

Sample Name	SUT T/S 4 09/05/07	SP1 Sample 4 09/05/07	SP1 Sample 8 09/05/07	SP1 Sample 12 09/05/07	SP1 Sample 16 09/05/07
Lab No	453874/4	453874/8	453874/12	453874/16	453874/20
Units	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)
2,4'-DDE	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
2,4'-DDD	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
2,4'-DDT	< 0.005	< 0.005	< 0.005	0.007	< 0.005
4,4'-DDE	0.007	0.070	0.110	0.372	0.203
4,4'-DDD	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
4,4'-DDT	< 0.005	< 0.005	0.011	0.016	0.008
Total DDT isomers	< 0.03	0.07	0.12	0.40	0.21

DDT screening in soils

Sample Name	SP1 Sample 20 09/05/07	SP1 Sample 24 09/05/07
Lab No	453874/24	453874/28
Units	(mg/kg dry wt)	(mg/kg dry wt)
2,4'-DDE	< 0.005	< 0.005
2,4'-DDD	< 0.005	< 0.005
2,4'-DDT	< 0.005	< 0.005
4,4'-DDE	0.094	0.056
4,4'-DDD	< 0.005	< 0.005
4,4'-DDT	0.009	< 0.005
Total DDT isomers	0.10	0.06

Summary of Methods Used and Detection Limits

The following table(s) gives a brief description of the methods used to conduct the analyses for this job.
The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Substance Type: Environmental Solids

Parameter	Method Used	Detection Limit
Dry and sieve sample	Air dry (35 °C), sieved to pass 2mm.	N/A
Total Recoverable digest	Nitric / hydrochloric acid digestion. US EPA 200.2	N/A
Total Recoverable Arsenic	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt
Total Recoverable Copper	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt
Total Recoverable Lead	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	0.4 mg/kg dry wt
DDT screening in soils	Air dry soil, grind, hexane/acetone extraction, florisil cleanup, GC-ECD.	N/A

Analyst's Comments:

These samples were collected by yourselves and analysed as received at the laboratory.

Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the submitter.

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Peter Robinson MSc (Hons), PhD, FNZIC
Client Services Manager - Environmental Division

Graham Corban MSc Tech (Hons)
Client Services Manager - Environmental Division

Appendix C: Soil validation laboratory transcripts

Hill Laboratories
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Client: Tonkin & Taylor
Address: P O Box 1009,
NELSON
Contact: Marcus Lovell

Laboratory No: 462061
Date Registered: 27/08/2007
Date Completed: 30/08/2007
Page Number: 1 of 1

Client's Reference: 24106

The results for the analyses you requested are as follows:

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Arsenic (mg/kg dry wt)	Total Recoverable Copper (mg/kg dry wt)
72/1B 24/8/07	462061/1	22	126
72/2B 24/8/07	462061/2	15	75

Summary of Methods Used and Detection Limits

The following table(s) gives a brief description of the methods used to conduct the analyses for this job.
The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Substance Type: Environmental Solids

Parameter	Method Used	Detection Limit
Dry and sieve sample	Air dry (35 °C), sieved to pass 2mm.	N/A
Total Recoverable digest	Nitric / hydrochloric acid digestion. US EPA 200.2	N/A
Total Recoverable Arsenic	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt
Total Recoverable Copper	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt

Analyst's Comments:

These samples were collected by yourselves and analysed as received at the laboratory.

Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the submitter.

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Terry Cooney MSc (Hons), PhD, MNZIC
Technical Consultant

Graham Corban MSc Tech (Hons)
Client Services Manager - Environmental Division

365 laboratory

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Address: P O Box 5271, AUCKLAND
Contact: Wendi Williamson

11 MAY 2007

Laboratory No: 452488
Date Registered: 26/04/2007
Date Completed: 8/05/2007
Page Number: 1 of 2

Client's Reference: Champion Rd 24106

The results for the analyses you requested are as follows:

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Arsenic (mg/kg dry wt)	Total Recoverable Copper (mg/kg dry wt)
B2-39/1 23/4/07	452488/1	26	73
B2-39/2 23/4/07	452488/2	35	135
B2-40/1 23/4/07	452488/3	22	90
B2-40/2 23/4/07	452488/4	21	95
B2-41/1 23/4/07	452488/5	29	78
B2-41/2 23/4/07	452488/6	24	74
B2-42/1 23/4/07	452488/7	24	103
B2-42/2 23/4/07	452488/8	22	72
B2-43/1 23/4/07	452488/9	20	55
B2-43/2 23/4/07	452488/10	29	73
B2-44/1 23/4/07	452488/11	26	59
B2-44/2 23/4/07	452488/12	23	61
B2-45/1 23/4/07	452488/13	17	63
B2-45/2 23/4/07	452488/14	17	60
B2-46/1 23/4/07	452488/15	11	47
B2-46/2 23/4/07	452488/16	16	57
B2-47/1 23/4/07	452488/17	15	52
B2-47/2 23/4/07	452488/18	18	63
B2-48/1 23/4/07	452488/19	17	60
B2-48/2 23/4/07	452488/20	18	59
B2-49/1 23/4/07	452488/21	21	75
B2-49/2 23/4/07	452488/22	29	85
B2-50/1 23/4/07	452488/23	17	64
B2-50/2 23/4/07	452488/24	27	79
B2-51/1 23/4/07	452488/25	23	84
B2-51/2 23/4/07	452488/26	23	85
B2-52/1 23/4/07	452488/27	18	113
B2-52/2 23/4/07	452488/28	17	104

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The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked *, which are not accredited.

Sample Name	Lab No	Total Recoverable Arsenic (mg/kg dry wt)	Total Recoverable Copper (mg/kg dry wt)
B2-73/1 23/4/07	452488/29	26	109
B2-73/2 23/4/07	452488/30	28	132
B2-74/1 23/4/07	452488/31	22	99
B2-74/2 23/4/07	452488/32	19	95
B2-75/1 23/4/07	452488/33	26	78
B2-75/2 23/4/07	452488/34	16	83
B2-76/1 23/4/07	452488/35	27	77
B2-76/2 23/4/07	452488/36	16	54
B2-77/1 23/4/07	452488/37	26	111
B2-77/2 23/4/07	452488/38	22	96
B2-R1 23/4/07	452488/39	32	132
B2-R2 23/4/07	452488/40	34	94
B2-R3 23/4/07	452488/41	30	79
B2-R4 23/4/07	452488/42	27	77
B2-R5 23/4/07	452488/43	23	74
B2-R6 23/4/07	452488/44	18	68
B2-R7 23/4/07	452488/45	15	91
B2-R8 23/4/07	452488/46	15	99

Summary of Methods Used and Detection Limits

The following table(s) gives a brief description of the methods used to conduct the analyses for this job.
The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Substance Type: Environmental Solids

Parameter	Method Used	Detection Limit
Dry and sieve sample	Air dry (35 °C), sieved to pass 2mm.	N/A
Total Recoverable digest	Nitric / hydrochloric acid digestion. US EPA 200.2	N/A
Total Recoverable Arsenic	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt
Total Recoverable Copper	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt

Analyst's Comments:

These samples were collected by yourselves and analysed as received at the laboratory.

Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the submitter.

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Client Services Manager - Environmental Division

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- 2 JUL 2007

Client: Tonkin & Taylor
Address: P O Box 5271,
AUCKLAND
Contact: Wendi Williamson

Laboratory No: 456817
Date Registered: 19/06/2007
Date Completed: 27/06/2007
Page Number: 1 of 3

Client's Reference: 24106

The results for the analyses you requested are as follows:

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Arsenic (mg/kg dry wt)	Total Recoverable Copper (mg/kg dry wt)
R/1 24106 18/6/07	456817/1	17	102
R/2 24106 18/6/07	456817/2	13	75
R/3 24106 18/6/07	456817/3	8	54
R/4 24106 18/6/07	456817/4	12	62
R/5 24106 18/6/07	456817/5	25	85
R/6 24106 18/6/07	456817/6	42	131
39/1 24106 18/6/07	456817/7	33	137
39/2 24106 18/6/07	456817/8	30	124
52/1 24106 18/6/07	456817/9	23	134
52/2 24106 18/6/07	456817/10	23	131
53/1 24106 18/6/07	456817/11	22	132
53/2 24106 18/6/07	456817/12	12	74
54/1 24106 18/6/07	456817/13	11	84
54/2 24106 18/6/07	456817/14	15	91
55/1 24106 18/6/07	456817/15	10	47
55/2 24106 18/6/07	456817/16	14	59
56/1 24106 18/6/07	456817/17	15	84
56/2 24106 18/6/07	456817/18	15	58
57/1 24106 18/6/07	456817/19	16	92
57/2 24106 18/6/07	456817/20	15	83
58/1 24106 18/6/07	456817/21	23	75
58/2 24106 18/6/07	456817/22	13	49
59/1 24106 18/6/07	456817/23	31	95
59/2 24106 18/6/07	456817/24	15	57
60/1 24106 18/6/07	456817/25	34	98
60/2 24106 18/6/07	456817/26	27	88
61/1 24106 18/6/07	456817/27	9	89

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The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked *, which are not accredited.

Sample Name	Lab No	Total Recoverable Arsenic (mg/kg dry wt)	Total Recoverable Copper (mg/kg dry wt)
61/2 24106 18/6/07	456817/28	11	87
62/1 24106 18/6/07	456817/29	9	79
62/2 24106 18/6/07	456817/30	5	43
63/1 24106 18/6/07	456817/31	13	101
63/2 24106 18/6/07	456817/32	12	65
64/1 24106 18/6/07	456817/33	9	61
64/2 24106 18/6/07	456817/34	9	57
65/1 24106 18/6/07	456817/35	9	58
65/2 24106 18/6/07	456817/36	8	54
66/1 24106 18/6/07	456817/37	13	109
66/2 24106 18/6/07	456817/38	7	47
67/1 24106 18/6/07	456817/39	9	55
67/2 24106 18/6/07	456817/40	18	85
68/1 24106 18/6/07	456817/41	14	80
68/2 24106 18/6/07	456817/42	12	71
69/1 24106 18/6/07	456817/43	22	94
69/2 24106 18/6/07	456817/44	8	39
70/1 24106 18/6/07	456817/45	19	63
70/2 24106 18/6/07	456817/46	16	54
71/1 24106 18/6/07	456817/47	27	121
71/2 24106 18/6/07	456817/48	15	84
72/1 24106 18/6/07	456817/49	14	69
72/2 24106 18/6/07	456817/50	27	148
73/1 24106 18/6/07	456817/51	33	148
73/2 24106 18/6/07	456817/52	27	117
74/1 24106 18/6/07	456817/53	16	89
74/2 24106 18/6/07	456817/54	34	192

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Lead (mg/kg dry wt)
R/5 24106 18/6/07	456817/5	81.6
55/2 24106 18/6/07	456817/16	50.8
60/1 24106 18/6/07	456817/25	109
64/1 24106 18/6/07	456817/33	26.3
65/1 24106 18/6/07	456817/35	22.8
70/1 24106 18/6/07	456817/45	61.6
74/1 24106 18/6/07	456817/53	56.1

DDT screening in soils

Sample Name	R/5 24106 18/6/07	55/2 24106 18/6/07	60/1 24106 18/6/07	64/1 24106 18/6/07	65/1 24106 18/6/07
Lab No	456817/5	456817/16	456817/25	456817/33	456817/35
Units	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)	(mg/kg dry wt)
2,4'-DDE	0.025	0.013	0.016	0.018	0.006
2,4'-DDD	0.052	0.035	0.046	0.028	0.008
2,4'-DDT	0.157	0.072	0.116	0.070	0.022
4,4'-DDE	1.61	0.621	0.992	0.546	0.227
4,4'-DDD	0.020	0.010	0.015	0.009	< 0.005
4,4'-DDT	0.668	0.343	0.439	0.300	0.106
Total DDT isomers	2.53	1.09	1.62	0.97	0.37

DDT screening in soils

Sample Name	70/1 24106 18/6/07	74/1 24106 18/6/07
Lab No	456817/45	456817/53
Units	(mg/kg dry wt)	(mg/kg dry wt)
2,4'-DDE	0.017	0.008
2,4'-DDD	0.035	0.022
2,4'-DDT	0.089	0.057
4,4'-DDE	0.860	0.523
4,4'-DDD	0.011	0.009
4,4'-DDT	0.368	0.225
Total DDT isomers	1.38	0.84

Summary of Methods Used and Detection Limits

The following table(s) gives a brief description of the methods used to conduct the analyses for this job.
The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Substance Type: Environmental Solids

Parameter	Method Used	Detection Limit
Dry and sieve sample	Air dry (35 °C), sieved to pass 2mm.	N/A
Total Recoverable digest	Nitric / hydrochloric acid digestion. US EPA 200.2	N/A
Total Recoverable Arsenic	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt
Total Recoverable Copper	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt
Total Recoverable Lead	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	0.4 mg/kg dry wt
DDT screening in soils	Air dry soil, grind, hexane/acetone extraction, florisil cleanup, GC-ECD.	N/A

Analyst's Comments:

These samples were collected by yourselves and analysed as received at the laboratory.

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Contact: Wendi Williamson

13 AUG 2007

Laboratory No: 460270
Date Registered: 3/08/2007
Date Completed: 10/08/2007
Page Number: 1 of 2

Client's Reference: 24106

The results for the analyses you requested are as follows:

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Arsenic (mg/kg dry wt)	Total Recoverable Copper (mg/kg dry wt)
39/1R 2/08/07	460270/1	27	120
39/2R 2/08/07	460270/2	30	121
52/1R 2/08/07	460270/3	18	115
52/2R 2/08/07	460270/4	18	104
53/1R 2/08/07	460270/5	14	89
60/1R 2/08/07	460270/6	16	70
60/2R 2/08/07	460270/7	21	70
72/1R 2/08/07	460270/8	31	166
72/2R 2/08/07	460270/9	17	88
73/1R 2/08/07	460270/10	25	110
73/2R 2/08/07	460270/11	24	113
74/1R 2/08/07	460270/12	23	129
74/2R 2/08/07	460270/13	23	123

Summary of Methods Used and Detection Limits

The following table(s) gives a brief description of the methods used to conduct the analyses for this job.
The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Substance Type: Environmental Solids

Parameter	Method Used	Detection Limit
Dry and sieve sample	Air dry (35 °C), sieved to pass 2mm.	N/A
Total Recoverable digest	Nitric / hydrochloric acid digestion. US EPA 200.2	N/A
Total Recoverable Arsenic	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt
Total Recoverable Copper	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt

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Analyst's Comments:

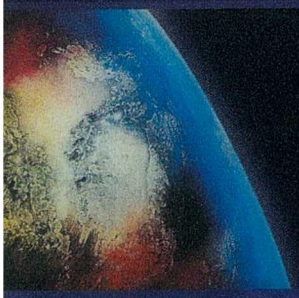
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Peter Robinson MSc (Hons), PhD, FNZIC
Client Services Manager - Environmental Division

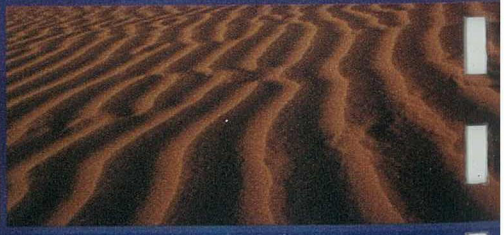


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Taranaki PLACE
+ King Place
Blocks A + B

25 July 2005

Jeff Swanney
Swanney Ltd
PO Box 828
Nelson

CAWTHRON

RE: Soil testing results for the Champion Road Subdivision

Dear Jeff,

Provided below is an assessment of the results of soil sampling for horticultural contaminants conducted at the Champion Road subdivision. All sample collection, analyses and reporting have been designed to meet the requirements of Nelson City Council (NCC) for soil analyses prior to development of ex-horticultural land for residential land-use.

Background information on pesticide contamination

There is the potential for pesticides to accumulate in soil as contaminant residues after application to horticultural land and glasshouses. Historic pesticide use in the Tasman and Nelson region included persistent contaminants such as organochlorines such as DDT, and metal-based products containing arsenic, copper and lead. The primary concern is the potential for long-term exposure and subsequent human health risk from these contaminants, particularly following rezoning of the land to residential use (ARC 2002). Based on this information, the Ministry for the Environment (MfE) is recommending that territorial local authorities require soil analyses to be undertaken at ex-horticultural properties, prior to granting of a resource consent. In addition, MfE is currently developing guidance documents to deal with this particular issue.

In the interim, NCC, Tasman District Council (TDC) and the Public Health Service (PHS) have formed a Joint Working Group on Historic Pesticide Contamination, to provide interim guidelines for acceptable levels of some contaminant residues in soil on ex-horticultural land. Certain key factors were considered in deriving the Interim Residential Soil Criteria (IRSC) levels and determining appropriate criteria for conducting remediation action, including:

- Applicability to the present situation (*i.e.* residential land-use of ex-horticultural land). Residential land-use means use of the land and buildings by people for the purpose of living, gardening and other leisure activities.
- Exposure pathways (*e.g.* soil ingestion, inhalation, home produce consumption *etc.*)
- Proximity to water bodies and subsequent exposure to aquatic ecosystems
- Sampling approach (composite samples can potentially dilute hotspots and should be used on homogenous areas only, whereas targeted sampling should be employed for potential hotspots).

Based on these considerations, the Joint Working Group has developed Interim Residential Soil Criteria (IRSC), namely:

- Arsenic *30 mg/kg*
- Copper *130 mg/kg*
- Lead *300 mg/kg*
- DDT+DDE+DDD *5 mg/kg*

These criteria have been based on national and international guidelines and represent levels that will pose minimal risk to human health for residential land-use. If it can be demonstrated that the soils on the property are below these levels, or have been remediated to meet these criteria, then the property will pose low risk to human health in terms of exposure to these compounds.

Proposed development

The development includes five blocks of varying sizes on the corner of Champion Road and Hill Street North (Figure 1). Based on the plans supplied by J. Swanney, drawn by Truebridge Callender Beach Ltd, the sites vary from 1.74 ha to 4.03 ha, and cover a total of 14.93 ha.

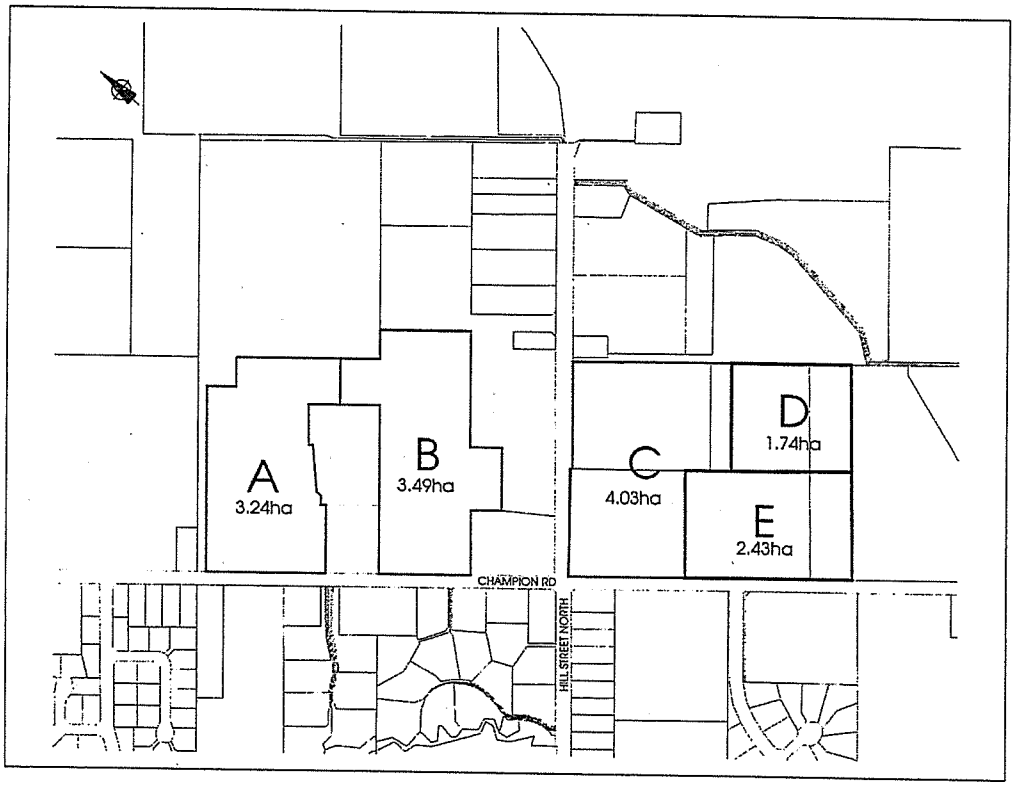


Figure 1. The proposed development blocks on Champion Road (drawing supplied by client; from Truebridge Callender Beach Ltd Surveyors).

Site History

A site history review has been compiled from interviews with current and past land owners (Steve Malcolm and Jock Sutherland). A recent aerial photograph (2002) indicates that, in recent times at least, block B and part of A were orchard, while blocks C, D and E were paddocks.

Steve Malcolm was the previous owner of blocks A and B and his family owned the apple orchard (block B) before him. He now leases the orchards from Wakatu Incorporation, who own both blocks A and B. The front section of Block A (A1, see Figure 3) is believed never to have been an orchard, but has, at different times, been pasture and had a variety of crops grown on it (*e.g.* corn, raspberries). Presently, the block A front paddock is leased to Daelyns, who run a rotational market garden operation. Prior to this, it was a market garden run by Mr Eden ('Garden of Eden'). The land is currently in pasture with cattle grazing, but has had a raspberry crop in recent times. The back section of the block (A2) has been an orchard for approximately the last 10 years, growing nashi pears. Prior to this, it was pasture. The pesticide sprays known to be used on the nashi orchard are low levels of copper sprays.

The apple orchard on block B is one of the oldest in the region (circa 1900s), and therefore has had an extensive history of horticulture and pesticide spraying. Applications of pesticides were initially

undertaken using horse-drawn carts, followed by tractor-mounted operations in more recent times. Sprays likely included DDT and arsenic, copper and lead-based compounds. In the 1960s, the orchard was "cultivated", where the ground was worked over regularly and sprayed intensively. In the late 1970s, the orchard was "grassed down" (*i.e.* the gaps between the rows were allowed to grow grass). Currently, the apple orchard has more modern varieties, and is operated using an Integrated Fruit Production system, incorporating a light spray regime and modern, less persistent chemicals. There are no spray sheds within blocks A or B, as the spray sheds used to service the orchards are on the adjacent property, owned by the Malcolms, on the corner of Champion Rd and Hill St North.

The apple orchard on block B was used as a preliminary test site by the NCC in 2002, to investigate the levels of pesticide residues in a range of horticultural sites in the region. Sampling was undertaken in August 2002 by Cawthron on behalf of NCC (B. Higgins, NCC). Samples were taken from the front orchard, the back orchard and around the spray sheds/preparation area on the Malcolm's property. Elevated levels of copper and DDT were found in the apple orchard soils, and arsenic and lead were found to be fairly high around the spray shed (refer Table 1).

Table 1. Results from soil sampling undertaken in 2002 at 93 Champion Road property on behalf of NCC.

STATION	DATE	Description	As	Cu	Pb	Hg	ΣDDT	Dieldrin
93-1[1]	29/08/2002	Orchard (Old) - Front Block (apples)	17	250	150	0.23	3.17	<0.03
93-2	29/08/2002	Orchard (Old) - Back Block (apples)	14	100	170	0.19	6.09	<0.03
93-HS	29/08/2002	Orchard (Old) - Hot spot (Spray area)	28	95	230	0.26	0.04	<0.03

[1] 93-1 corresponds to the front part of block B1 (closest to Champion Road in line with the house). 93-2 corresponds to Block B2. 93-HS was the hotspot sampling confined to around the spray sheds on the Malcolm's property.

Blocks C, D and E are owned by Jock Sutherland, who has owned the property for approximately 15 years. The land has been used for grazing cattle, horses and sheep since around 1965, and horticultural activities are not known to have occurred on the property. No pesticides have been applied during the last 15 years, although the property has been top-dressed with fertilizer. The current land use of blocks C, D and E are grazing paddocks for cattle and horses.

Sample Collection

The property was sampled on the 30th June 2005. Separate cropping areas were sampled using a systematic approach, where a composite sample consisting of 10 sub-samples was collected in a 'Z' pattern over no more than 1 hectare. This approach provided a representative sample of a homogeneous area with respect to pesticide use and land-use activity. A total of eight composite samples were collected from the five blocks. Table 2 provides a summary of the sampling approach for the five blocks, and Figure 3 provides further detail on the site locations.

Table 2. Sampling regime for the Champion Road blocks A-E.

Block	Area (ha)	No. of composite samples	Description of site
A	3.24	2	A1: Presently pasture and cattle, but has been market garden (front block). A2: Orchard (nashi pears) (back block).
B	3.49	2	B1: Mature apple orchard (block closest to Champion Rd). B2: Mature apple orchard (back block).
C	4.03	2	C1 and C2: Open pasture.
D	1.74	1	Open pasture.
E	2.43	1	Open pasture.
Total	14.93	8	

Sample collection followed standard protocols for the collection and analysis of environmental soil samples, in accordance with the requirements of the Joint Working Group. In short, this involved collecting a 20 mm diameter soil core using a stainless steel soil coring device (see Figure 2). The corer was manually driven approximately 250 mm into the sediments and the soil core extracted onto a clean sheet of aluminium foil. The top 100 mm section of the core was then divided with a stainless steel scoop (avoiding the very surface grass, roots *etc*) and placed into a pre-labelled zip-lock plastic bag and glass jar (for DDT). To avoid cross-contamination between areas, sampling personnel wore clean, powder-free nitrile gloves and rinsed all sampling equipment with a phosphate-free detergent and reverse osmosis-purified water after each composite sample was collected. The GPS co-ordinates of each sampling position were recorded.

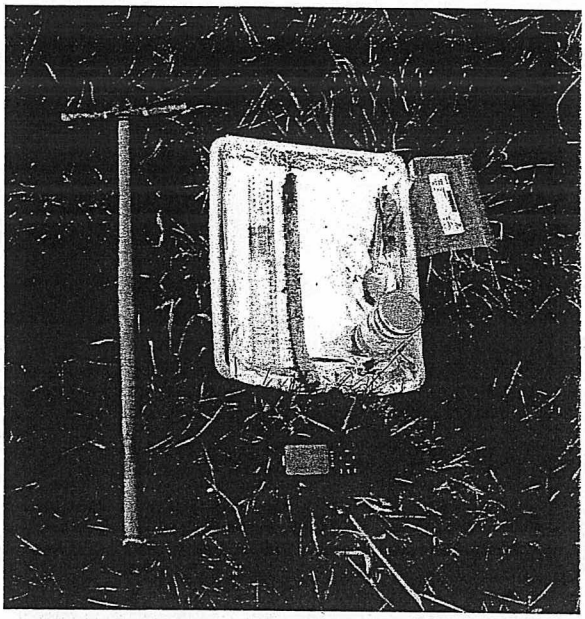


Figure 2. Stainless steel soil corer, handheld GPS, and other equipment used for sampling.

The soil samples were analysed for DDT and its breakdown products DDE and DDD, as well as for arsenic, copper and lead.

Results

Results of the samples collected from the property are provided in Table 3, along with the relevant residential guidelines. Full laboratory results will be attached to the final hard copy of this letter report. Figure 3 provides a diagram of the locations of the sample sites.

Table 3. Contaminant concentration results (mg/kg dry weight) in soil samples from the Champion Road subdivision. Shaded values represent concentrations above IRSC.

Sites	Arsenic	Copper	Lead	Total DDT isomers
A1	<5	22	36	0.43
A2	<5	200	9.2	0.62
B1	47	240	160	7.55
B2	45	110	150	3.94
C1	<5	21	13	<0.03
C2	5	20	12	<0.03
D	<5	21	11	<0.03
E	5	20	13	<0.03
IRSC[a]	*30*	*130*	*300*	*5*

a Interim Residential Soil Criteria for residential land-use, set by the Joint Working Group on Historic Pesticide Contamination TDC/NCC/PHS.

The results indicate that those blocks used for horticultural activities contained some pesticide contamination at levels greater than is recommended for residential land-use (Table 3). Block A2 (the rear section of block A) contained an elevated concentration of copper in the soil, which was likely from more recent applications of copper-based pesticide sprays (as mentioned in the site history review). The only area to have elevated arsenic and DDT contamination was block B, the old orchard. Block B1, the front section closest to Champion Road, contained arsenic, copper and total DDT isomers at concentrations exceeding interim residential soil criteria (IRSC). The rear block (B2) also contained elevated arsenic above the 30 mg/kg residential criterion, and DDT was

high at nearly 4 mg/kg. The presence of the breakdown DDT products, DDE and DDD, indicates that the DDT contamination is historic rather than recent. The concentrations of the analytes were all low in soil from the front part of block A (A1), reflecting its pasture/market garden land-use. There were trace residues of DDT pesticides in the soil; however, these concentrations were well below the IRSC limits.

The concentrations of analytes in the soil from blocks C, D and E were well below the criteria set by the Joint Working Group (Table 3), indicating that this part of the proposed subdivision does not appear to have significant pesticide contamination and is appropriate for residential land-use. This is consistent with the current agricultural land-use and associated absence of pesticide use. There were no trace residues of DDT detected in these blocks, and the levels of metals were representative of background concentrations within the soil. MfE & MoH (1997) report background arsenic levels for New Zealand soils to range from 2-30 mg/kg and copper to range from 0.1-107 mg/kg (based on Spier 1997). In a study of background trace metal levels in Auckland soils by ARC in 1999 (in ARC 2002; Meritec 2002), background levels for non-volcanic soils for arsenic (0.4-11 mg/kg), copper (1-45 mg/kg) and lead (<1.5-65 mg/kg) were reported.

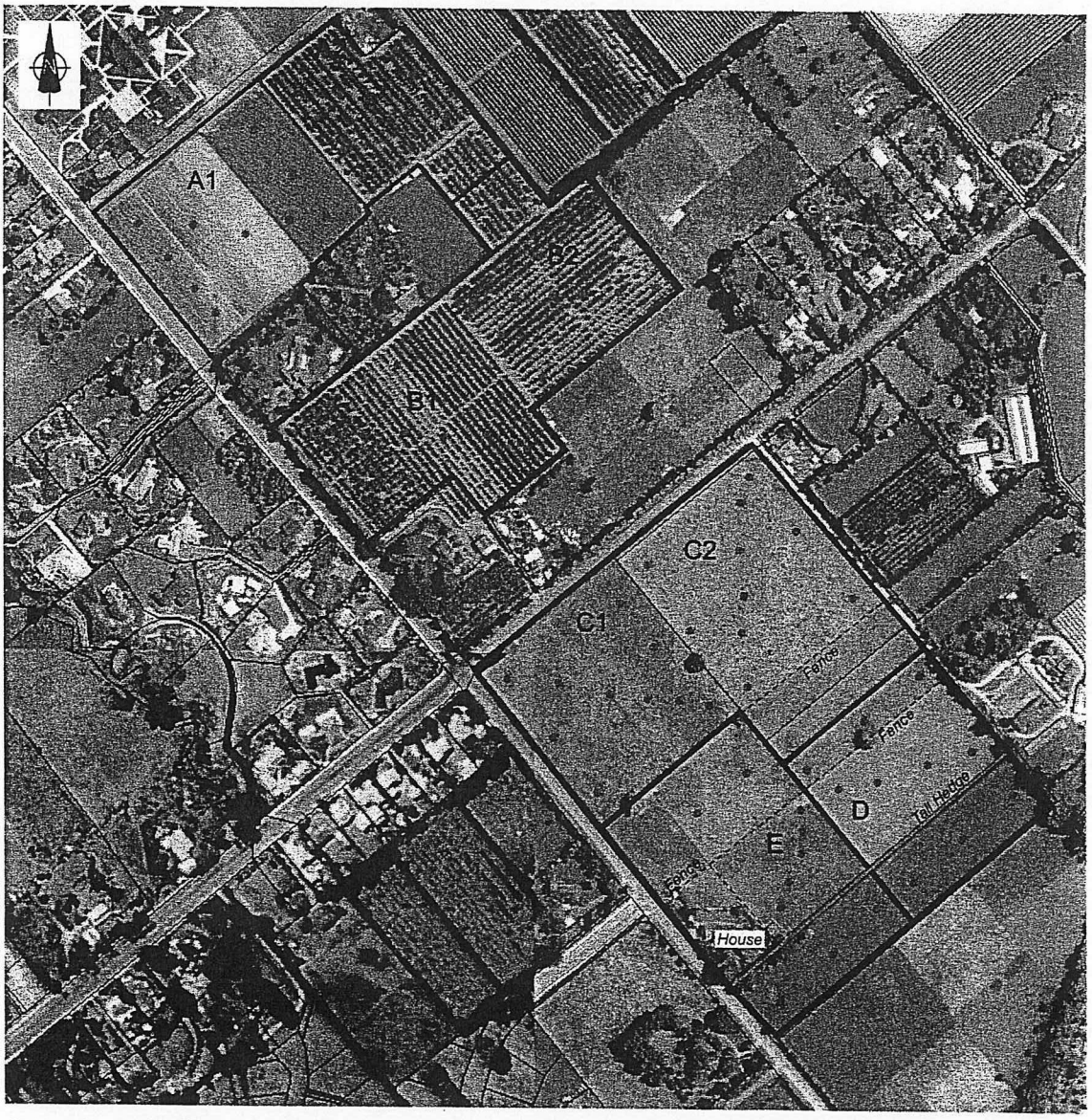


Figure 3. A schematic diagram of the proposed Champion Road subdivision, showing the positions of the areas that were sampled on 30th June 2005. The aerial photograph was taken in 2002 (provided by NCC).

CAWTHRON

Discussion

Based on these results, I believe that development of the A and B blocks for residential land-use should not take place without mitigation of soil contaminant levels. Arsenic, copper and DDT were elevated within the areas of samples A2, B1 and B2, indicating contamination with pesticide residues likely associated with horticultural spraying.

Remedial options include deep ploughing to mix and dilute contaminated surface material with contaminant-free deeper soil layers. Council consultation is recommended prior to undertaking any remedial actions. Subsequent validation sampling will likely be necessary to determine whether the remediation has successfully reduced contaminant concentrations to meet the criteria for residential use. Validation sampling typically involves the collection of spatial (individual, rather than composite) samples in a grid over the remediated area. As mentioned earlier, if it can be demonstrated that the soils on the property have been remediated to meet IRSC levels, then the property will pose low risk to human health as a result of exposure to the target contaminants, and would be appropriate for residential land-use.

The subdivision development of the blocks C, D and E can proceed without the need for the mitigation of soil contaminant levels, as the concentrations of arsenic, copper, lead and DDT are all low and well below IRSC levels. The results indicate that soil contaminant levels on the property will pose minimal risk to human health during residential land-use.

I hope this letter helps to explain the sampling and results undertaken for the Champion Road developments. Feel free to contact me if you have any questions or comments. I can be reached on 03 548 2319.

Regards,



Stephanie Hopkins
Scientist – Coastal Group
Cawthron Institute

References

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Meritec 2002. *Acceptable copper concentrations in soils: a review of current soil quality guidelines.* Prepared for KPMG Legal. February 2002.

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Letter reviewed by:

Ross Sneddon
Scientist – Coastal Group

REPORT

WAHANGA LTD

Block A2, Champion Road, Nelson
Site Validation Report



Tonkin & Taylor

ENVIRONMENTAL AND ENGINEERING CONSULTANTS





REPORT

WAHANGA LTD

Block A2, Champion Road, Nelson
Site Validation Report

Report prepared for:
WAHANGA LTD

Report prepared by:
TONKIN & TAYLOR LTD

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Table of contents

1	**Introduction**		**1**
	1.1	Background	1
	1.2	Remediation background	1
	1.3	Remediation objectives and goals	1
	1.4	Objective and scope of this report	2
	1.5	Regulatory compliance	2
2	**Site description**		**3**
	2.1	Site identification and layout	3
	2.2	Site history	3
3	**Pre-remediation site condition and environmental setting**		**4**
	3.1	Site setting	4
	3.2	Geology	4
	3.3	Hydrogeology	4
	3.4	Soil contamination	4
	3.5	Groundwater contamination	5
4	**Remediation plan**		**6**
	4.1	Remediation rationale and strategies	6
	4.2	Remediation criteria	6
	4.3	Validation method	7
5	**Site remediation method and works**		**8**
	5.1	Works tasks and timing	8
	5.2	Vertical mixing (December 2006)	8
	5.3	Vertical mixing trials	8
	5.4	Deep vertical mixing	9
	5.5	Hotspot remediation	9
	5.6	Health and safety	9
	5.7	Earthworks control measures	9
6	**Validation**		**11**
	6.1	Validation programme	11
	6.2	Sampling procedures and laboratory testing programme	11
	6.3	Results	11
	6.4	Data quality	13
	6.5	Discussion	14
7	**Applicability**		**15**

Appendix A: Laboratory transcripts

Executive summary

Block A2 is a portion of a 4.5 hectare land parcel on Champion Road, Stoke, Nelson, being developed for residential use by Wahanga Ltd. Parts of the 4.5 hectares were used for horticultural use, which on Block A2 included cropping and growing nashi's.

The use of the land for horticultural purposes resulted in contamination of near surface materials by copper based sprays through a programme of pesticide spraying over approximately 10 years. Sprays containing other key contaminants such as arsenic, lead and DDT were reportedly not used, and investigations by Cawthron Ltd confirmed levels of these contaminants were below interim residential guidelines developed by the Nelson City Council, Tasman District Council and Public Health Service (NCC/TDC/PHS) Joint Working Group.

Block A2, incorporating Lots 17-34 has been remediated by deep vertical mixing.

The validation programme of sampling and laboratory testing conducted on completion of the deep vertical mixing has shown that residual copper levels across the Block A2 subdivision are at or below the interim residential guideline for copper set by the NCC/TDC/PHS Joint Working Group.

1 Introduction

Tonkin & Taylor Ltd were commissioned by Wahanga Ltd to prepare a Site Validation Report (SVR) for Block A2 of a residential subdivision, Champion Road, Stoke, Nelson.

The work was undertaken in accordance with our variation order dated 5 March 2007.

1.1 Background

Wahanga Ltd is developing 6ha of land on Champion Road, Nelson for residential use (Figure 1). Approximately 4-5 ha of the land has been used as an orchard and for intensive horticulture such as cropping.

The 4-5 ha of former orchard/horticultural land is being developed in two stages, referred to as Stage 1 encompassing Block A1 and Block A2, and Stage 2 encompassing Block B1 and Block B2. Wahanga also own land, referred to as Blocks C, D and E located east of Block B (Figure 2) across Hill Street, that does not appear to have been used for orchard or horticultural purposes.

Investigations of the site in July 2005[1] and November 2006[2] by Cawthron Ltd confirmed the presence of elevated levels of arsenic, copper, lead and DDT over Blocks A2, B1 and B2. On the basis of these investigations, resource consent application was lodged with Nelson City Council (NCC) for earthworks on Block A and B. The resource consent was approved subject to a number of conditions relating to remediation of contaminant levels in near surface soils which exceeded interim residential criteria proposed by Tasman District Council (TDC), NCC and the Public Health Service (PHS)[3]. Conditions 37, 38 and 39 of resource consent RM055666 relate to ground contamination as listed in section 1.5.

1.2 Remediation background

Block A2 was subjected to remediation by vertical mixing in December 2006. Vertical mixing by ploughing and power harrowing was unsuccessful with validation testing conducted by Cawthron Ltd on 18 December 2006 showing levels of copper above the relevant acceptance criteria (section 4.2).

In January 2007 Tonkin & Taylor Ltd reviewed the available data and proposed field trials using an alternative vertical mixing method with mixing to varying depths. Trials were successful and the vertical mixing method was extended to remediation over the entire Block A2. This report details the remediation works undertaken since January 2007, and the results of the validation testing.

1.3 Remediation objectives and goals

The objective of the remediation was to provide a site suitable for residential subdivision. The goals of the remediation were to:

- establish a site that is suitable for residential use by remediating soil by vertical mixing;

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[1] Cawthron Ltd, letter dated 25 July 2005 entitled "Soil testing for the Champion Road Subdivision".
[2] Cawthron Ltd, letter dated 27 November 2006 entitled "Pre-remediation depth profiling of contaminants - Results of soil analyses".
[3] TDC, NCC, PHS, 2003: Joint Working Group on Historic Pesticide Contamination.

- prevent discharges to water and air during the remediation; and
- conduct post remediation validation testing of soils to confirm residual surface contaminant levels are below the remediation criteria.

1.4 Objective and scope of this report

Validation is the process of confirming that:

- residual contaminant levels are appropriate for residential use; and
- remediation activities were appropriate and documented.

The objective of this report is to document the remediation and validation process and that the site is suitable for residential use in terms of ground contamination issues. The scope of the validation programme involved:

- documenting the remediation works undertaken by Burgess & Crowley Ltd under supervision by Jeff Swanney Geotechnical and Civil Engineering Ltd ;
- documenting additional remediation works to remedy areas that were unsuccessfully remediated by vertical mixing;
- validation testing to confirm residual contaminant levels within each Lot and the road reserves; and
- preparation of this Site Validation Report (SVR) to appropriate regulatory standards.

1.5 Regulatory compliance

This SVR was prepared to satisfy Condition 38 and 39 of Nelson City Council (NCC) land use consent RM055666. Conditions 38 and 39 state:

38 *Validation sampling by a suitably qualified person shall be undertaken to determine whether the contamination remediation has been successful. The results of the validation sampling shall be supplied to the Nelson City Council Manager Consents. During the site remediation process involving vertical missing of soils by deep ploughing, the consent holder shall ensure that the process only occurs during the Garin College school holidays and that dust is controlled by limiting works to occasions were significant rainfall has occurred in the preceding week (i.e. more than two millimetres depth) or by dampening soils using water sprays.*

39 *A section 224 Certificate shall only be issued for the subdivision if the validation sampling establishes that the soils on the property have been remediated to meet IRSC (interim residential soil criteria) levels as developed by the Nelson City Council, the Tasman District Council and the Public Health Service Joint Working Group.*

This SVR also complies with the reporting standards set out in the Ministry for the Environment (MfE) Guidelines for Reporting on Contaminated Sites in New Zealand[4].

[4] Ministry for the Environment, 2000: Contaminated Site Management Guidelines No. 1 – Guidelines for Reporting on Contaminated Sites in New Zealand, June 2000.

2 Site description

2.1 Site identification and layout

The Champion Road subdivision prior to its recently approved subdivision comprised Lot 1 DP 335875 and Lot 3 DP 5665. The subdivision process generated new Lots 1-77 and Lots 100-107. Block A2 encompasses Lots 17-34 (refer Figures 3 and 4).

The Champion Road subdivision is bounded by former horticultural land to the northeast and northwest, pastoral land to the east and Garin College to the southwest. Champion Road is to the south, and beyond are developed residential subdivisions.

2.2 Site history

A site history review for Blocks A-E previously undertaken by Cawthron involved interviews with current and previous land owners and review of a recent aerial photograph (2002) provided as Figure 2. The summary below is based on our review of the 2002 photograph and the Cawthron interview information.

The site history is summarised for each Block as follows:

Block	Historical summary
A1	Block A2 has been used for market gardening and cropping including corn and raspberries in the past. More recently has been pasture and used for stock grazing.
A2	A nashi pear orchard was established around 10 years ago on the rear of Block A (A2), prior to that the land was in pasture and used for stock grazing. Copper based sprays were reported to have been used within the nashi orchard.
B1 B2	The Block B apple orchard was established around the 1900s and thus has a long history of pest control spray application. Sprays for apples would have included arsenic, copper, lead and DDT based compounds. In the 1960s the ground between the rows was cultivated and sprayed intensively, while in the 1970s the rows were allowed to grow grass and were mown. The apple orchard operated until development by Wahanga.
C D E	Blocks C, D and E have been used for pasture since around 1965 and no known horticultural activities have occurred on the property. Previous property owners report that no pesticides have been applied to these blocks in the last 15 years; however, fertiliser has been applied to increase grass growth.

The previous owners report that no spray sheds were located on Block A or B. Instead sprays were located in sheds on adjacent properties.

Contamination testing of the soils in Block B was undertaken in 2002 on behalf of NCC. The NCC results showed that the soils on Block B contained high levels of DDT, copper, arsenic, and lead.

3 Pre-remediation site condition and environmental setting

3.1 Site setting

The property (Block A2) is located in a rural area where residential development is expanding. Garin College is located to the north/northwest and residential properties are located across Champion Road to the west/southwest. Land to the northeast, east and southeast is predominantly rural, a large proportion of which has been used for horticultural purposes.

The site and surrounding land is flat to slightly sloping down to the northwest and the Waimea Inlet (Figure 1).

3.2 Geology

The published geology[5] for the area indicates that the site is underlain by terrestrial and fluvial deposits consisting of poorly sorted gravel, forming alluvial fans, screes, and colluvial deposits of the Stoke Fan Gravels.

The observations of the site surface and near surface material confirm the presence of dry, hard gravelly silt. Geotechnical investigations by J Swanny Geotechnical and Civil Engineering[6] confirmed the presence of Stoke Fan Gravels, and soakage testing indicated good drainage conditions with soakage rates between 8 and 15 L/m^3/min.

3.3 Hydrogeology

Groundwater was encountered in test pits excavated for geotechnical purposes at between 1.7 m – 2.4 m below ground level. Groundwater is predicted to flow northwest towards the Waimea Inlet.

The alluvial materials beneath the site and surrounding sites are permeable and gravel layers contain groundwater that is abstracted for horticultural and industrial uses.

3.4 Soil contamination

Soil investigation information for Block A prior to vertical mixing by Wahanga in December 2006 is limited to three test holes advanced to 300 mm depth by Cawthron. This information showed that levels of copper in the area of Block A that had been subject to orcharding were above the interim residential criteria of 130 mg/kg. Arsenic, lead and DDT were below the interim residential criteria.

The presence of copper and the absence of other key contaminants is consistent with the historical review which showed that a nashi orchard was developed 10 years ago, prior to which the land was used for stock grazing. The site owners confirm that copper based sprays were used for the control of pests within Block A2.

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5 Rattenbury, M.S., Copper, R.A., Johnston, M.R. (compilers) 1998. Geology of the Nelson area. Institute of Geological and Nuclear Sciences 1:250,000 geological map 9. 1 sheet + text. Lower Hutt, New Zealand: Institute of Geological and Nuclear Sciences Limited.

6 J Swanny Geotechnical and Civil Engineering Ltd, July 2005 Letter entitled " Percolation Testing Report, Wakatu Blocks A and B – Champion Road, Nelson.

Validation testing post the December 2006 vertical mixing showed that copper levels in surface soils had generally not reduced below the interim residential guideline. The reason for this was thought to be the lack of vertical blending. The depth of mixing with the equipment used was only around 150 mm, while pre-mixing investigation levels indicated 300 mm mixing depth would be required.

3.5 Groundwater contamination

There has been no investigation of groundwater contamination beneath the site. The investigations by Cawthron and more recently vertical mixing trial investigations and Block B1 soil investigations by Tonkin & Taylor show that spray residues are generally confined to the upper 100 mm of the soil profile.

Vertical profiling, involving soil testing at regular intervals to 0.5 m depth by Tonkin & Taylor, showed that even in areas with the highest levels of contamination key contaminants are either below interim residential criteria or at background levels by 300 mm depth bgl. This suggests that, given these compounds are relatively persistent, the likelihood of groundwater contamination as a result of the application of sprays at this site is low.

4 Remediation plan

The following sets out the rationale behind the remedial strategies used during remediation of Block A2, the criteria used to evaluate whether the remediation was successful and the validation method.

4.1 Remediation rationale and strategies

The remediation rationale for Block A2 in terms of human health was to:

- ensure appropriate worker protection during site remediation;
- ensure protection of Garin College staff and pupils and the general public during the works; and
- vertically mix soil such that average soil concentrations, post remediation, meet the NCC/TDC and PHS interim guidelines for residential use.

The remediation rationale for Block A2 in terms of potential offsite environmental effects was to remediate the soils in place while preventing discharges that may result in offsite effects.

A number of remediation strategies were applied during the remediation of Block A2 including:

- vertical mixing of contaminated soil using agricultural machinery to approximately 150 mm depth;
- deep (300-400 mm) vertical mixing;
- clean soil addition and deep vertical mixing;
- control of dust in accordance with Conditions 38 and 41 of NCC consent RM055666.

Further detail on these strategies is provided in Section 5.

4.2 Remediation criteria

NCC, TDC and PHS have formed a 'Joint Working Group' to deal with historic pesticide contamination in the region. This group has provided provisional guidelines values for arsenic, copper, lead and DDT residues in the soil of resulting from previous horticultural practices.

The following points highlight the important factors considered when developing the Interim Residential Soil Criteria (IRSC) levels, and suitable criteria for conducting remediation action. The following table sets out the remediation criteria for the site as a whole. These are the interim residential values produced by the Joint Working Group.

Table 1: Remediation criteria

Key Contaminant	Remediation target (mg/kg)
Arsenic	30
Copper	130
Lead	300
DDT+DDE+DDD	5

4.3 Validation method

The validation programme involved:

- validation soil sampling at a rate of two samples per residential Lot;
- validation soil sampling in the proposed road locations on a 15 x 15 m grid;
- laboratory analysis of soils for copper. For Block A2 the key contaminant of concern was identified by the Cawthron investigation to be copper as discussed in section 3.4.

5 Site remediation method and works

Remediation works were undertaken by Burgess & Crowley Ltd under the supervision of Jeff Swanney Geotechnical and Civil Engineering Ltd. Tonkin & Taylor provided recommendations on the remediation strategy commencing January 2007.

5.1 Works tasks and timing

The following sets out the staging of the remediation:

Date	Task
December 2006	Vertical mixing using agricultural machinery
January 2007	Deep vertical mixing trials
March 2007	Deep vertical mixing across Block A2
April 2007	Soil addition and further vertical mixing of hotspot

Each phase of the remediation is discussed in the subsections below.

5.2 Vertical mixing (December 2006)

Vertical mixing was undertaken in December 2006 following the Cawthron November 2006 investigation. Vertical mixing comprised:

- ploughing with an agricultural tractor with two passes at right angles to each other; followed by
- power harrowing 3-4 passes.

It is estimated that by this method vertical mixing is only likely to have been achieved to 150 - 200 mm depth below ground level.

The post remediation soil data (Cawthron December 2006) showed the concentrations of copper across Block A2 were variable and most were above the acceptance criteria of 130 mg/kg. The results indicated the vertical mixing method used did not achieve adequate blending of the material with clean deeper materials, and possible hotspots requiring differing remedial measures were not established at the outset.

5.3 Vertical mixing trials

Tonkin & Taylor reviewed the results and vertical mixing method and proposed vertical mixing trials to determine a vertical mixing method appropriate to the vertical distribution of the contaminants. Vertical mixing trials were carried out on two plots in the south of Block A2, hereafter referred to as Plot 1 and Plot 2.

The trial plots were 30 m by 30 m in size and positioned in an area where validation samples collected by Cawthron Ltd in December 2006 returned the highest copper concentrations, i.e. copper at 270 mg/kg.

The vertical mixing method involved:

- flipping the soil profile with a 12 tonne excavator operated by earthmoving contractors Burgess & Crowley Ltd, followed by
- mixing the flipped profile with a spader, an agricultural mixing attachment behind a tractor. Two passes were undertaken at right angles to each other.

The vertical mixing method above was used in both plots with the excavation and mixing depth in Plot 1 being to 300 mm and in Plot 2 to 400 mm depth.

The mixing trials achieved a significant lowering of measured surface concentrations by a good distribution of copper levels through the profile. It was established that while localised hotspots may require further treatment, deep vertical mixing to 300 mm was a feasible remedial strategy for Block A2.

5.4 Deep vertical mixing

Deep vertical mixing across Block A2 was carried out in March 2007. The method was as per the trials and involved:

- flipping the soil profile to 300 mm with a 12 tonne excavator operated by earthmoving contractors Burgess & Crowley Ltd, followed by
- mixing the flipped profile with a spader, an agricultural mixing attachment behind a tractor. Two passes were undertaken at right angles to each other.

5.5 Hotspot remediation

Following validation sampling as described in detail in section 6.0 the bulk of Block A2 was determined to meet the interim residential criteria for copper of 130 mg/kg. However, previously unidentified hotspots in the northern corner of Block A2 affected the success of deep vertical mixing and an area of soil had surficial copper levels in excess of the remediation criteria.

A number of options were provided to the contractor by Tonkin & Taylor for remediation of the hotspots. The chosen method was to:

- overlay 200 mm of clean topsoil stripped from Block A1;
- vertically mix the overlaid material with the underlying 300 mm of deep vertically mixed soil using the deep vertical mixing method described in 5.4 above.

The location of the hotspot is shown by samples in red on Figure 4. There were a few outliers south and east of the main hotspot and these were also remediated in the same way.

5.6 Health and safety

Health and safety plans implemented during the works at the site included Jeff Swanney Geotechnical and Civil Engineering's health and safety plan. Procedures related to the ground contamination included:

- suppression of dust to prevent inhalation of contaminants by workers and the general public. Dust masks were also available to site workers at all times; and
- good hygiene practices of workers washing hands before eating and smoking to prevent dermal ingestion of contaminants.

There were no health and safety incidents during the works.

5.7 Earthworks control measures

Situations having the potential to compromise the health and safety of workers, Garin College staff and pupils and the general public, as described in section 5.6 were

generation of airborne particulates (dust) and production and potential discharges of contaminated surface water and sediment.

Burgess & Crowley Ltd and Jeff Swanney Geotechnical and Civil Engineering report that the following procedures were carried out with respect to control of dust, sediment and stormwater during the works:

- In accordance with the NCC consent the vertical mixing was conducted in the weekends and generally following rainfall events greater than 2 mm. At times water trucks were used to wet the soil if rainfall was inadequate during the weekend periods available;
- The works were staged to enable flipping and spading in an area to be completed in a day, preventing the exposure of loose contaminated surface soil. An area of un-worked vegetated ground was maintained around each remediation area to aid in capturing any stormwater runoff during the works.

6 Validation

Validation is the process of confirming that the remediation was completed according to the approved plan, and showing that the goals and objectives of the remediation have been met.

6.1 Validation programme

The remediation strategy for the site was to vertically mix surfical residual copper contaminated soil with underlying clean natural soil to reduce contaminant concentrations to at or below the interim residential criteria of 130 mg/kg.

The validation sampling programme comprised the collection of two samples per residential Lot and collection of soil samples from the roads on a 15 x 15 m grid. The purpose of collecting material from beneath the roads was to enable the topsoil to be stripped and used elsewhere on the subdivision, or for blending if required.

6.2 Sampling procedures and laboratory testing programme

All soil validation samples were collected using a trowel and were placed into glass jars and labelled. The trowel was decontaminated by scrubbing with non-phosphate detergent followed by rinsing with distilled water between each sampling location.

All soil samples were sent chilled to Hill Laboratories with chain of custody documentation the day the samples were collected.

All validation samples were tested for copper. Full laboratory transcripts are provided in Appendix B.

6.3 Results

Table 2: Site validation results

Sample ID	Date sampled	Total Recoverable Copper (mg/kg dry wt)
Soil validation results for residential Lots		
17/1	5/3/07	81
17/2	5/3/07	78
18/1	5/3/07	90
18/2	5/3/07	76
19/1	5/3/07	109
19/2	5/3/07	148
19/2B	29/3/07	128
20/1	5/3/07	132
20/1B	29/3/07	128
20/2	5/3/07	111

Sample ID	Date sampled	Total Recoverable Copper (mg/kg dry wt)
21/1	5/3/07	121
21/2	5/3/07	123
29/1	5/3/07	117
29/2	5/3/07	**158**
29/2B	29/3/07	122
30/1	5/3/07	111
30/2	5/3/07	**147**
30/2B	29/3/07	95
31/1	5/3/07	105
31/2	5/3/07	**133**
31/2B	29/3/07	90
32/1	5/3/07	**134**
32/2B	29/3/07	109
32/2	5/3/07	**131**
33/1	5/3/07	**154**
33/1B	29/3/07	97
33/2	5/3/07	**181**
33/2B	29/3/07	96
34/1	5/3/07	**151**
34/1B	29/3/07	73
34/2	5/3/07	**146**
34/2B	29/3/07	85
35/1	5/3/07	79
35/2	5/3/07	**141**
35/2B	29/3/07	82
36/1	5/3/07	90
36/2	5/3/07	128
37/1	5/3/07	115
37/2	5/3/07	**172**
37/2B	29/3/07	85
38/1	5/3/07	109
38/2	5/3/07	104
Soil validation results for public roads		
R1	5/3/07	94
R2	5/3/07	92

Sample ID	Date sampled	Total Recoverable Copper (mg/kg dry wt)
R3	5/3/07	122
R4	5/3/07	89
R5	5/3/07	89
R6	5/3/07	91
R6B	29/3/07	75
R7	5/3/07	**169**
R7B	29/3/07	81
R8	5/3/07	**132**
R8B	29/3/07	88
R9	5/3/07	**213**
R9B	29/3/07	89
R10	5/3/07	**189**
R10B	29/3/07	88
R11	5/3/07	122
R12	5/3/07	**161**
R12B	29/3/07	95
R13	5/3/07	**162**
R13B	29/3/07	114
R14	5/3/07	129
R14B	29/3/07	111
R15	5/3/07	**178**
R15B	29/3/07	81
R16	5/3/07	124
R16B	29/3/07	105
R17	5/3/07	54
Duplicate	5/3/07	84
NCC/TDC/PHS Joint Working Group Interim residential criteria		**130**

Notes:

Results in mg/kg

Results in bold exceed the interim residential criteria for copper

B samples are samples collected after further remediation of the hotspot area (Figure 4)

6.4 Data quality

In addition to standard laboratory QA/QC a duplicate sample was collected in the field during the validation testing to assess the consistency of the sampling technique and the precision of the analytical laboratory. A duplicate of sample 1 from Lot 35 (35/1) was

collected and submitted "blind" to the laboratory. Table 3 presents the QA/QC analytical results. The QA duplicate result compared well with the respective sample.

Standard laboratory QA/QC reports were not reviewed for this project but are available from the laboratory upon request.

Table 3: QA/QC data

Sample ID	Lot 35/1	Duplicate	Relative % difference
Copper (mg/kg)	79	84	6.1

Based on this review, the analytical data were considered representative of site conditions and suitable for interpretation.

6.5 Discussion

The results show that residual copper levels across the Block A2 subdivision, incorporating residential Lots 17 - 34 and the roads within this area are at or below the interim residential guideline for copper set by the NCC/TDC/PHS Joint Working Group.

All samples locations that had copper levels exceeding the remediation criteria after the deep mixing remediation were remediated further by topsoil addition and further deep mixing. The sample results (Table 2) show that after further testing surface copper levels were all at or below the remediation criteria. At 131 mg/kg sample 2 from Lot 32 (32/2) is considered within the margin of laboratory error with respect to the remediation criteria and further remediation at this location is not required.

Topsoil or surplus material from beneath the Block A2 roads is suitable for reuse elsewhere on the site if required.

7 Applicability

This report has been prepared for the benefit of Wahanga Ltd with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement.

Recommendations and opinions in this report are based on data from test pits and boreholes. The nature and continuity of subsoil away from the samples locations are inferred but it must be appreciated that actual conditions could vary from the assumed model.

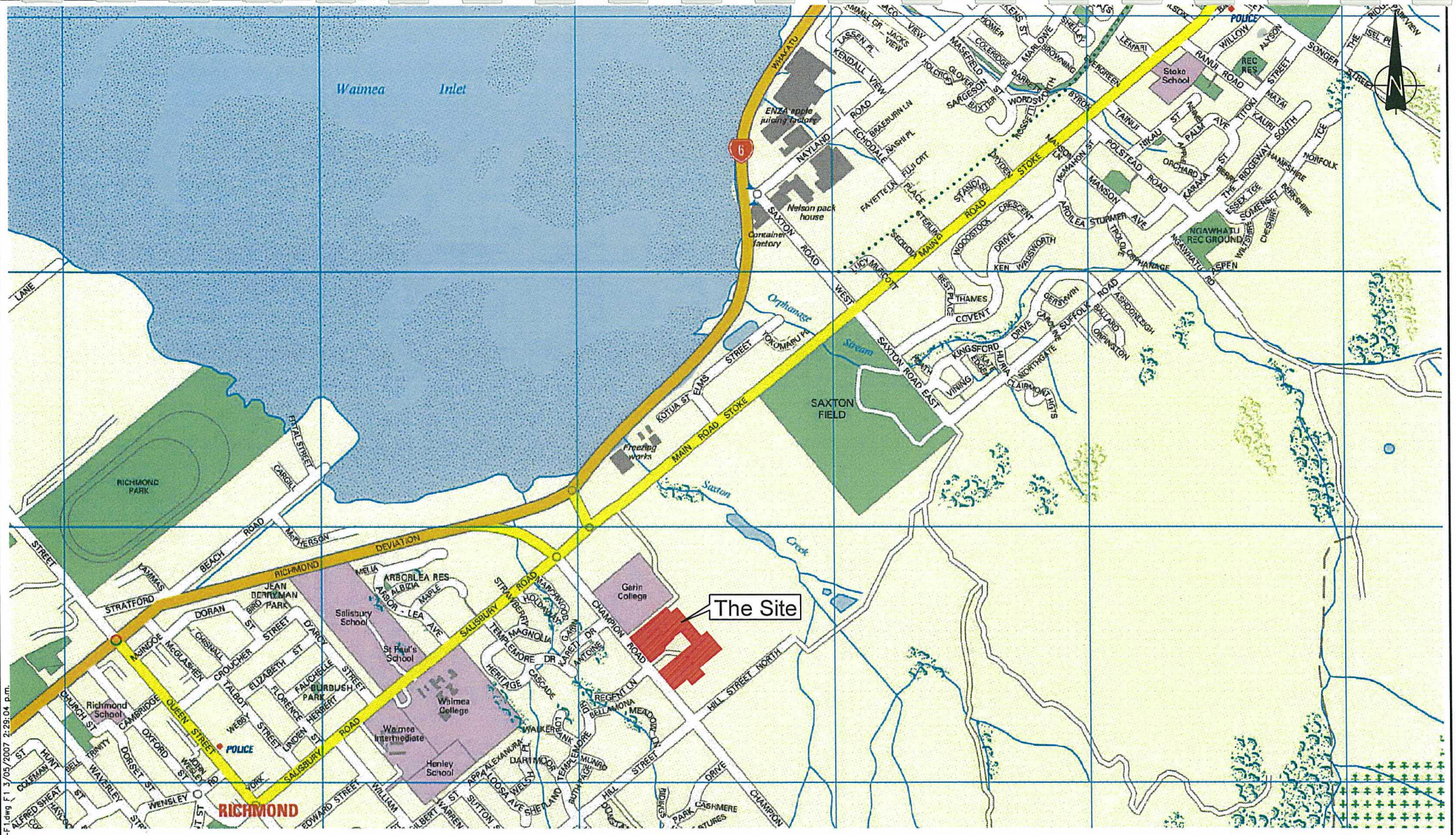
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Environmental and Engineering Consultants

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Senior Environmental Geologist	Project Coordinator

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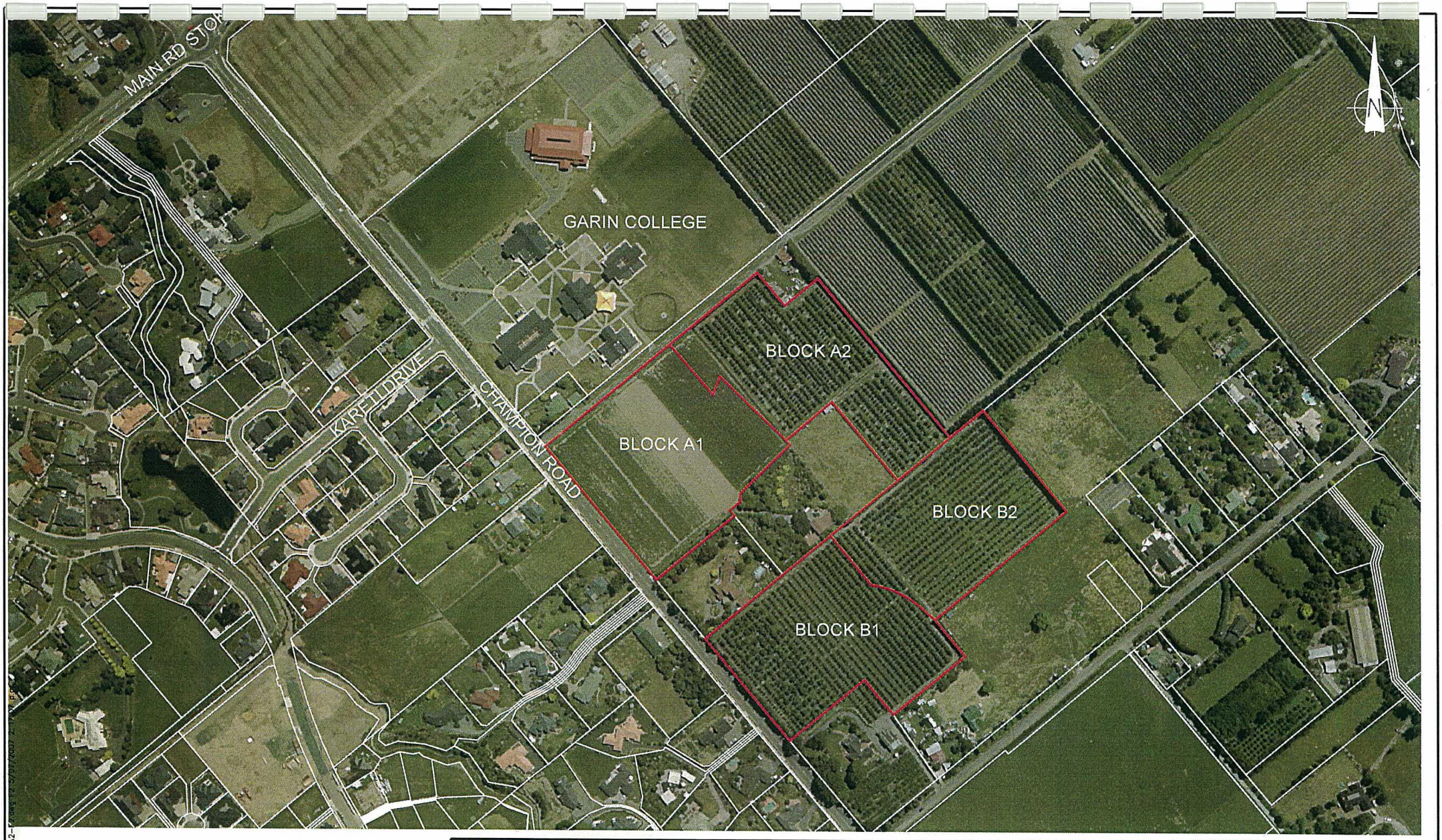
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BLOCK A2, SITE VALIDATION REPORT
CHAMPION RD SUBDIVISION, RICHMOND, NELSON
Location Plan

FIG. No. Figure 1
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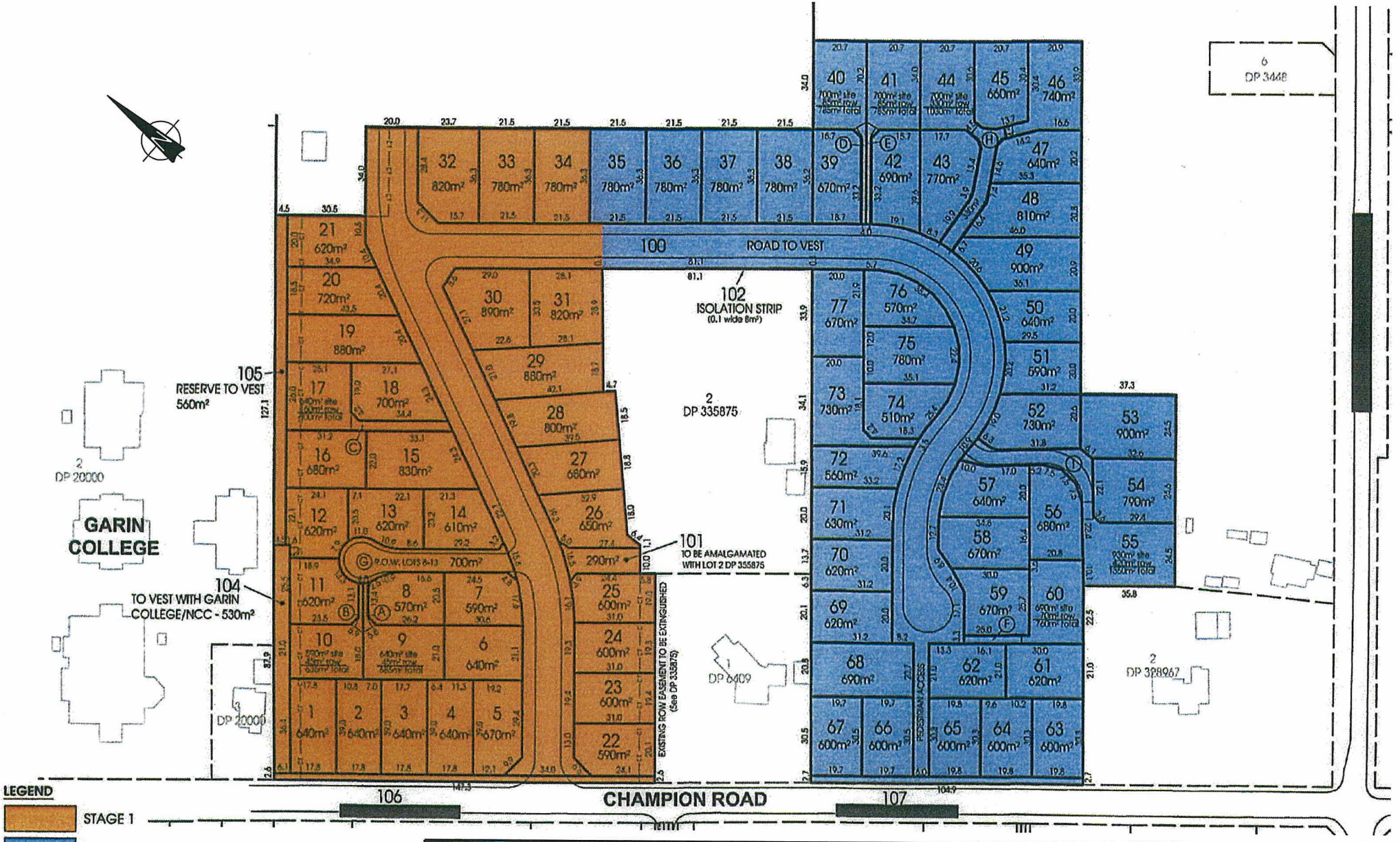
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Site Plan

FIG. No. Figure 2

REV. 1



Base plan is scanned image of drawing produced by Truebridge Callender Beach Ltd, 'Moturoa Subdivision', Project 04045, Dwg.DH01, Rev.A

P:\24 106\WorkingMaterial\24 106-A2-F3.dwg F3 3/05/2007 2:28:23 p.m.

Tonkin & Taylor
Environmental & Engineering Consultants
Auckland
Hamilton Christchurch
Nelson Wellington Whangarei

DRAWN	RBS	May.07
DRAFTING CHECKED		
APPROVED		
CADFILE : 24 106-A2-F3.dwg		
SCALES (AT A4 SIZE) 1: 2000		
PROJECT No. 24 106		

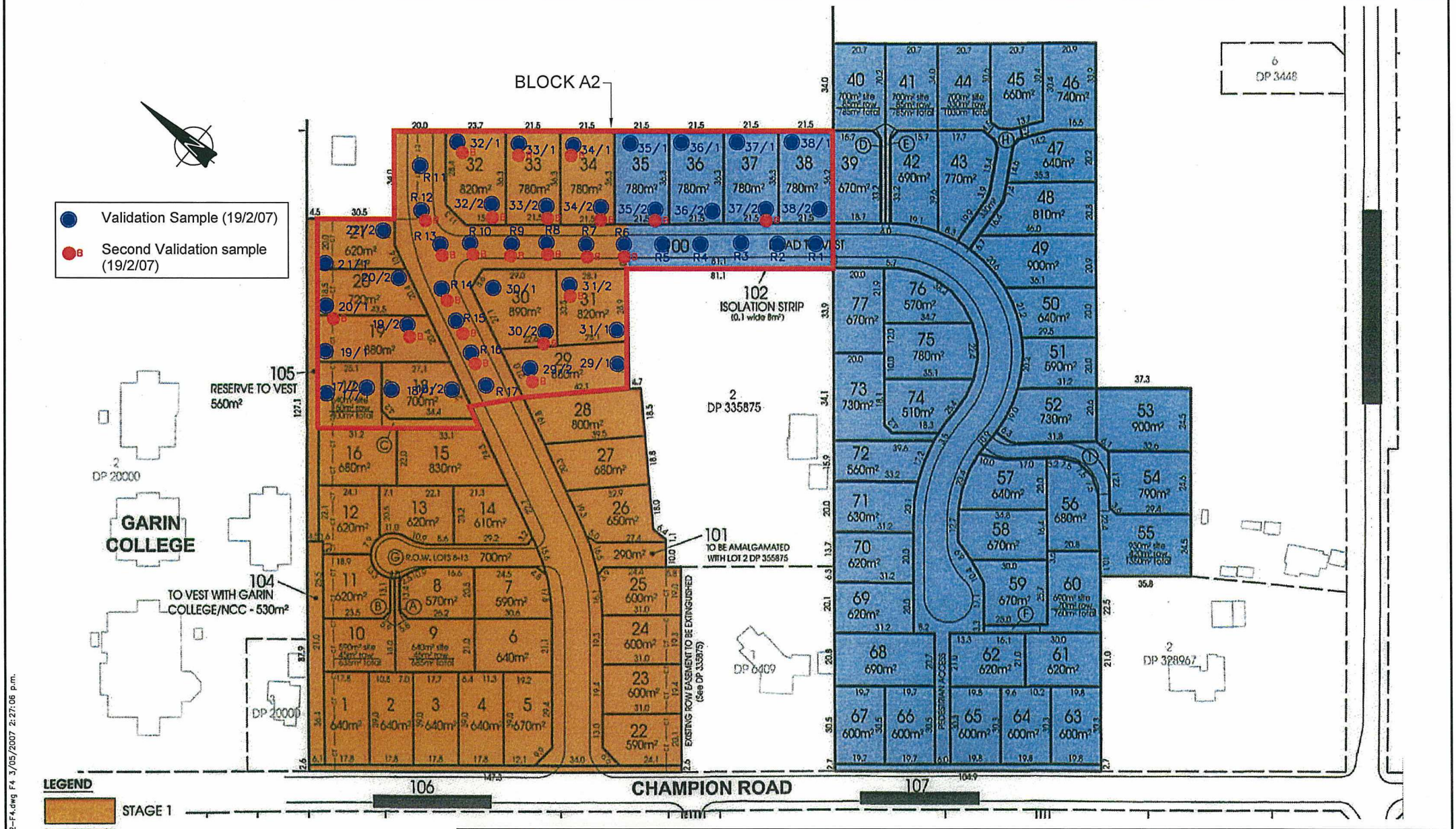
WAHANGA LTD

BLOCK A2, SITE VALIDATION REPORT
CHAMPION RD SUBDIVISION, RICHMOND, NELSON

Proposed Site Layout

FIG. No. Figure 3

REV. 0



Base plan is scanned image of drawing produced by Truebridge Callender Beach Ltd, 'Moturoa Subdivision', Project 04045, Dwg.DH01, Rev.A

P:\24106\WorkingMaterial\24106-A2-F4.dwg F4 3/05/2007 2:27:06 p.m.

Tonkin & Taylor
Environmental & Engineering Consultants
Auckland
Hamilton Christchurch
Nelson Wellington Whangarei

DRAWN	RBS	May 07
DRAFTING CHECKED		
APPROVED		
CADFILE : 24106-A2-F4.dwg		
SCALES (AT A4 SIZE) 1: 2000		
PROJECT No. 24106		

WAHANGA LTD

BLOCK A2, SITE VALIDATION REPORT
CHAMPION RD SUBDIVISION, RICHMOND, NELSON

Site Validation Plan

FIG. No. Figure 4

REV. 0

Appendix A: Laboratory transcripts

- **448257**
- **450497**

Hill Laboratories
A WORLD LEADER IN ANALYTICAL SERVICES

R J Hill Laboratories Limited
1 Clyde Street
Private Bag 3205
Hamilton 3240, New Zealand

Tel +64 7 858 2000
Fax +64 7 858 2001
Email mail@hill-labs.co.nz
Web www.hill-labs.co.nz

19 MAR 2007

Client: Tonkin & Taylor
Address: P O Box 1009,
NELSON
Contact: Wendi Williamson

Laboratory No: 448257
Date Registered: 7/03/2007
Date Completed: 14/03/2007
Page Number: 1 of 2

Client's Reference: 24106

The results for the analyses you requested are as follows:

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Copper (mg/kg dry wt)
32/1 05/03/07	448257/1	134
32/2 05/03/07	448257/2	131
33/1 05/03/07	448257/3	154
33/2 05/03/07	448257/4	181
34/1 05/03/07	448257/5	151
34/2 05/03/07	448257/6	146
35/1 05/03/07	448257/7	79
35/2 05/03/07	448257/8	141
36/1 05/03/07	448257/9	90
36/2 05/03/07	448257/10	128
37/1 05/03/07	448257/11	115
37/2 05/03/07	448257/12	172
38/1 05/03/07	448257/13	109
38/2 05/03/07	448257/14	104
17/1 05/03/07	448257/15	81
17/2 05/03/07	448257/16	78
18/1 05/03/07	448257/17	90
18/2 05/03/07	448257/18	76
19/1 05/03/07	448257/19	109
19/2 05/03/07	448257/20	148
20/1 05/03/07	448257/21	132
20/2 05/03/07	448257/22	111
21/1 05/03/07	448257/23	121
21/2 05/03/07	448257/24	123
29/1 05/03/07	448257/25	117
29/2 05/03/07	448257/26	158
30/1 05/03/07	448257/27	111
30/2 05/03/07	448257/28	147

365

This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised.
The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked *, which are not accredited.

Sample Name	Lab No	Total Recoverable Copper (mg/kg dry wt)
31/1 05/03/07	448257/29	105
31/2 05/03/07	448257/30	133
Duplicate 05/03/07	448257/31	84
R1 05/03/07	448257/32	94
R2 05/03/07	448257/33	92
R3 05/03/07	448257/34	122
R4 05/03/07	448257/35	89
R5 05/03/07	448257/36	89
R6 05/03/07	448257/37	91
R7 05/03/07	448257/38	169
R8 05/03/07	448257/39	132
R9 05/03/07	448257/40	213
R10 05/03/07	448257/41	189
R11 05/03/07	448257/42	122
R12 05/03/07	448257/43	161
R13 05/03/07	448257/44	162
R14 05/03/07	448257/45	129
R15 05/03/07	448257/46	178
R16 05/03/07	448257/47	124
R17 05/03/07	448257/48	54

Summary of Methods Used and Detection Limits

The following table(s) gives a brief description of the methods used to conduct the analyses for this job.
The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Substance Type: Environmental Solids

Parameter	Method Used	Detection Limit
Dry and sieve sample	Air dry (35 °C), sieved to pass 2mm.	N/A
Total Recoverable digest	Nitric / hydrochloric acid digestion. US EPA 200.2	N/A
Total Recoverable Copper	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt

Analyst's Comments:

These samples were collected by yourselves and analysed as received at the laboratory.

Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the submitter.

This report must not be reproduced, except in full, without the written consent of the signatory.

Terry Cooney MSc (Hons), PhD, MNZIC
Divisional Manager - Environmental

Peter Robinson MSc (Hons), PhD, FNZIC
Client Services Manager - Environmental Division

Hill Laboratories
A WORLD LEADER IN ANALYTICAL SERVICES

R J Hill Laboratories Limited
1 Clyde Street
Private Bag 3205
Hamilton 3240, New Zealand

Tel +64 7 858 2000
Fax +64 7 858 2001
Email mail@hill-labs.co.nz
Web www.hill-labs.co.nz

Client: Tonkin & Taylor
Address: P O Box 5271, AUCKLAND
Contact: Wendi Williamson

13 APR 2007

Laboratory No: 450497
Date Registered: 31/03/2007
Date Completed: 10/04/2007
Page Number: 1 of 2

Client's Reference: Champion Road

The results for the analyses you requested are as follows:

Sample Type: Environmental Solids, Soil

Sample Name	Lab No	Total Recoverable Copper (mg/kg dry wt)
19/2B 30/03/07	450497/1	128
30/2B 29/03/07	450497/2	95
31/2B 29/03/07	450497/3	90
32/1B 29/03/07	450497/4	78
32/2B 29/03/07	450497/5	109
33/1B 29/03/07	450497/6	97
33/2B 29/03/07	450497/7	96
34/1B 29/03/07	450497/8	73
34/2B 29/03/07	450497/9	85
35/2B 29/03/07	450497/10	82
R6 B 29/03/07	450497/11	75
R7 B 29/03/07	450497/12	81
R8 B 29/03/07	450497/13	88
R9 B 29/03/07	450497/14	89
R10 B 29/03/07	450497/15	88
R12 B 29/03/07	450497/16	95
R13 B 29/03/07	450497/17	114
R14 B 29/03/07	450497/18	111
R15 B 29/03/07	450497/19	81
R16 B 29/03/07	450497/20	105
20/1B 30/03/07	450497/21	128
29/2B 30/03/07	450497/22	122
37/2B 30/03/07	450497/23	85

365
This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised.
The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked *, which are not accredited.

Summary of Methods Used and Detection Limits

The following table(s) gives a brief description of the methods used to conduct the analyses for this job.
The detection limits given below are those attainable in a relatively clean matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis.

Substance Type: Environmental Solids

Parameter	Method Used	Detection Limit
Dry and sieve sample	Air dry (35 °C), sieved to pass 2mm.	N/A
Total Recoverable digest	Nitric / hydrochloric acid digestion. US EPA 200.2	N/A
Total Recoverable Copper	Nitric / hydrochloric acid digestion, ICP-MS. US EPA 200.2	2 mg/kg dry wt

Analyst's Comments:

These samples were collected by yourselves and analysed as received at the laboratory.

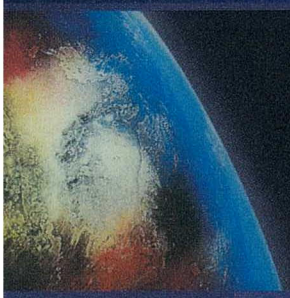
Samples are held at the laboratory after reporting for a length of time depending on the preservation used and the stability of the analytes being tested. Once the storage period is completed the samples are discarded unless otherwise advised by the submitter.

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Terry Cooney MSc (Hons), PhD, MNZIC
Divisional Manager - Environmental

Peter Robinson MSc (Hons), PhD, FNZIC
Client Services Manager - Environmental Division



www.tonkin.co.nz

ENVIRONMENTAL AND ENGINEERING CONSULTANTS





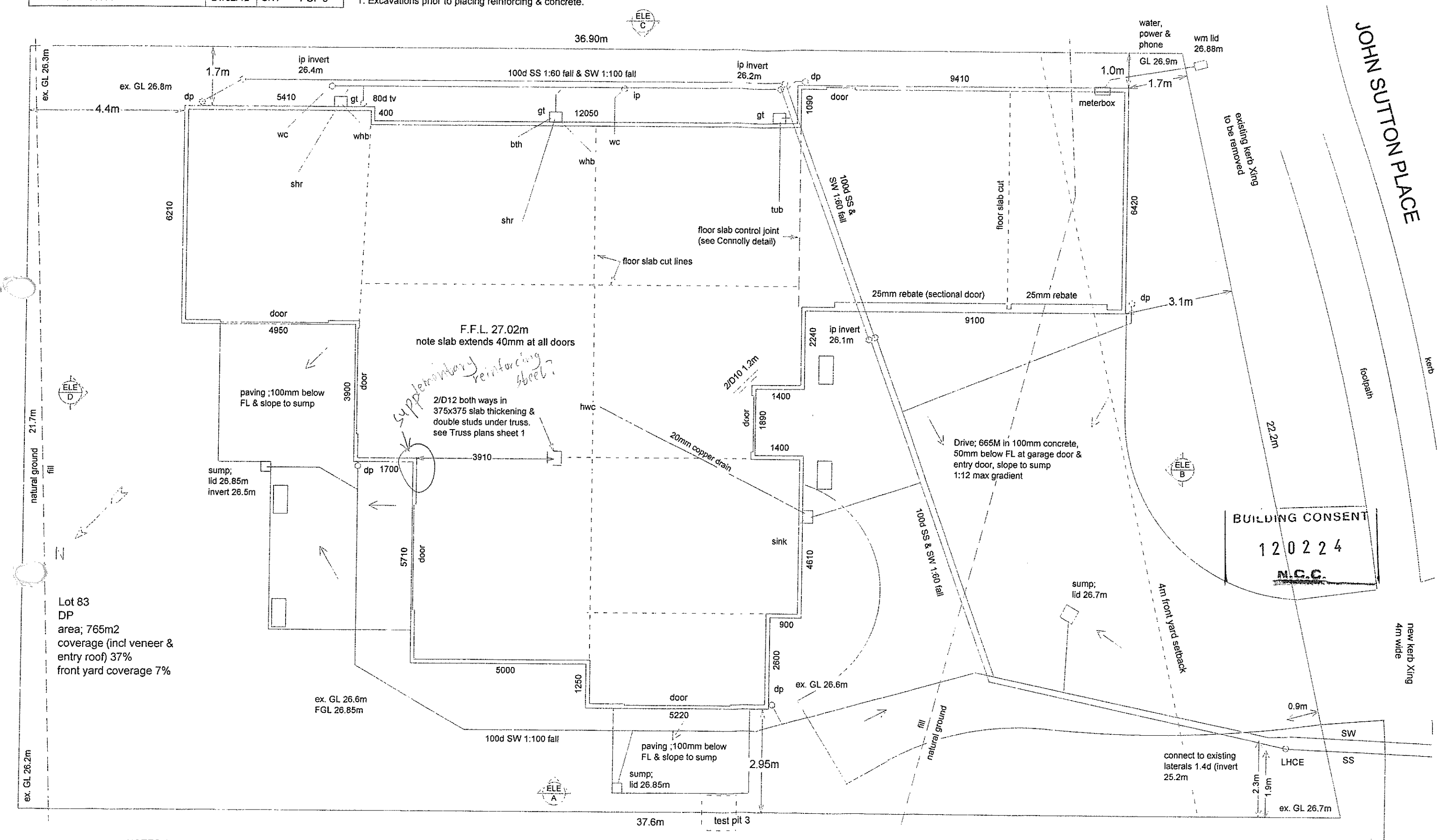


NEW HOUSE FOR A JOHNSTON
13 JOHN SUTTON PL, RICHMOND

Ph Anne 5459879	21/02/12	SHT 1 OF 5

All construction to comply with NZS3604:2011 & relevant codes
Read in conjunction with specification
medium Wind Zone. Corrosion Zone C
Engineer (Tasman Consulting) to inspect;
1. Excavations prior to placing reinforcing & concrete.

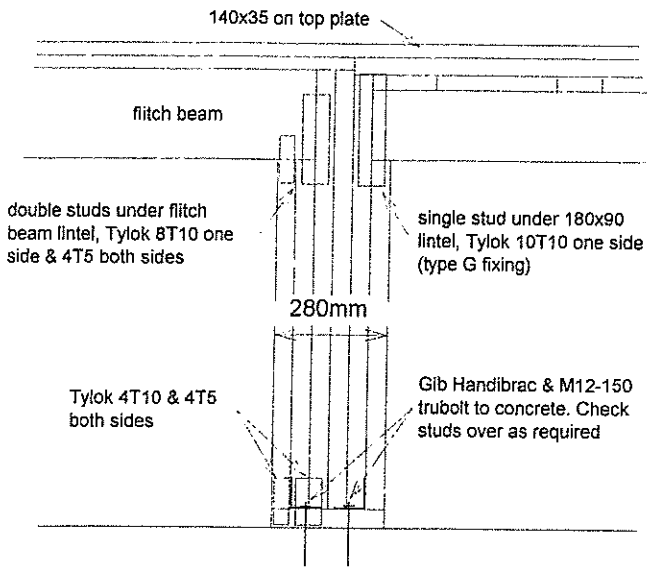
SITE PLAN 1:100



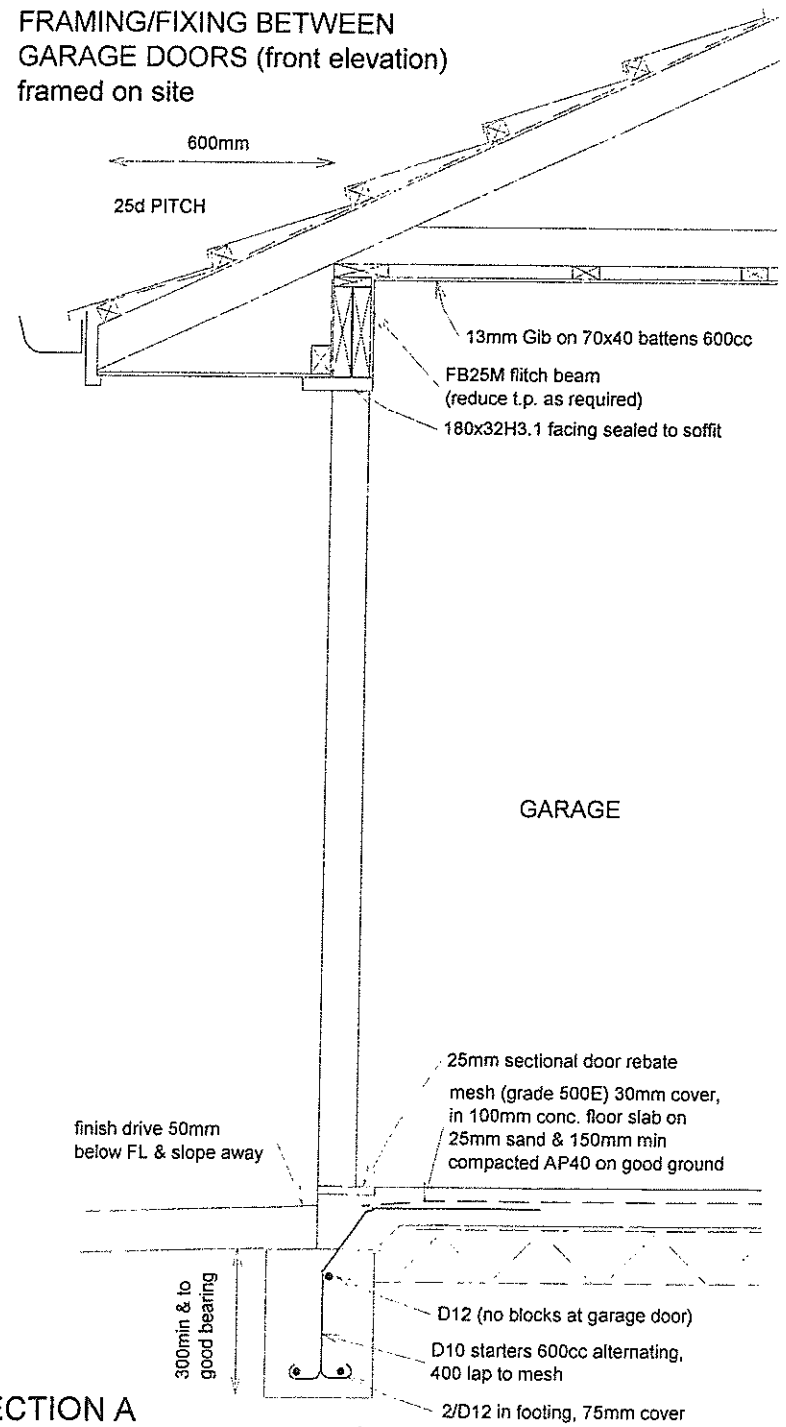
NOTES; FGL 150min below FL or 100mm to paving
PLUMBING; block & strap HWC for siesmic restraint.
Fit tempering & pressure valves & 20mm copper drain to GT.
Insulate pipes above HWC & in ceiling
Waste pipes; 40d @ 1:40 fall
Fit air admittance valves to waste pipes longer than 3.5m
Roor area 328m2 = 3/65d & 2/80d downpipes
Sumps; driveway; area 106m2 slope to 350x350x500d plastic pit box with alloy grate. Outlet 150mm from bottom

NEW HOUSE FOR A JOHNSTON
13 JOHN SUTTON PL, RICHMOND

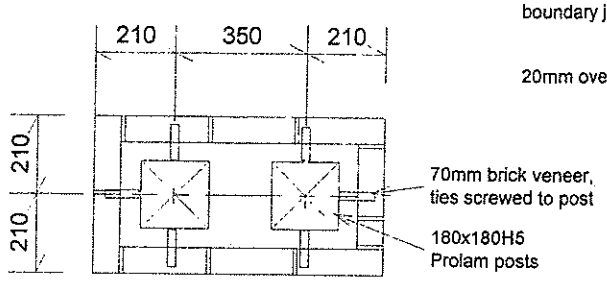
Ph Anne 5459879	21/02/12	SHT 5 OF 5



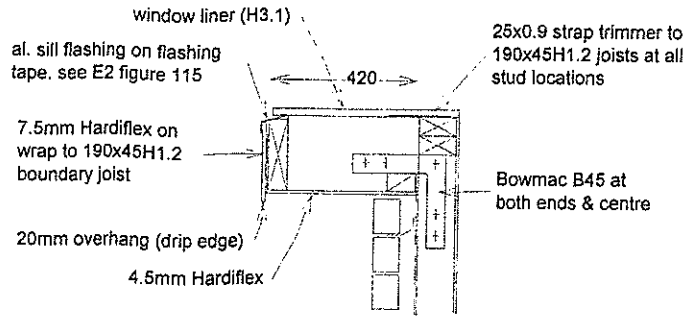
FRAMING/FIXING BETWEEN GARAGE DOORS (front elevation) framed on site



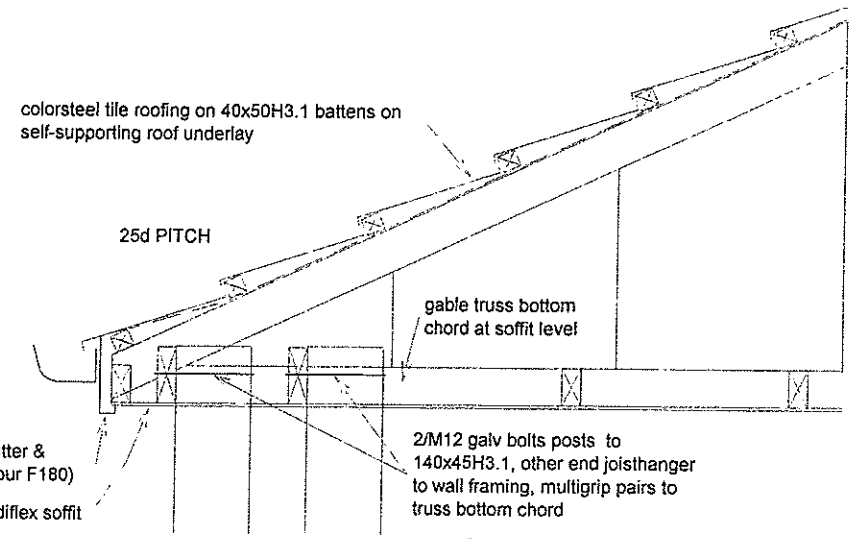
SECTION A



PLAN SECTION; ENTRY & PERGOLA POSTS

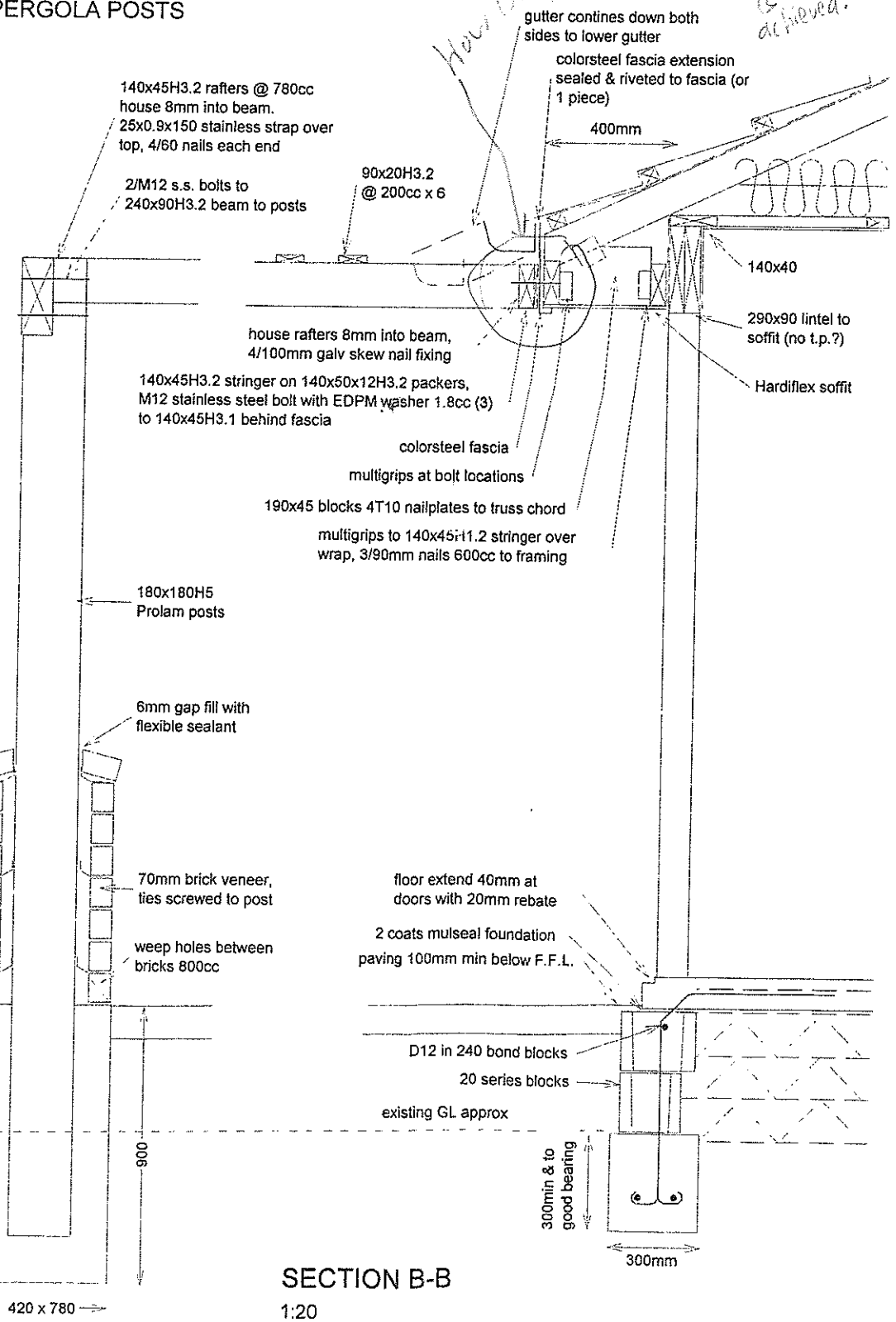


SECTION E BOX WINDOW SUPPORT
1:20

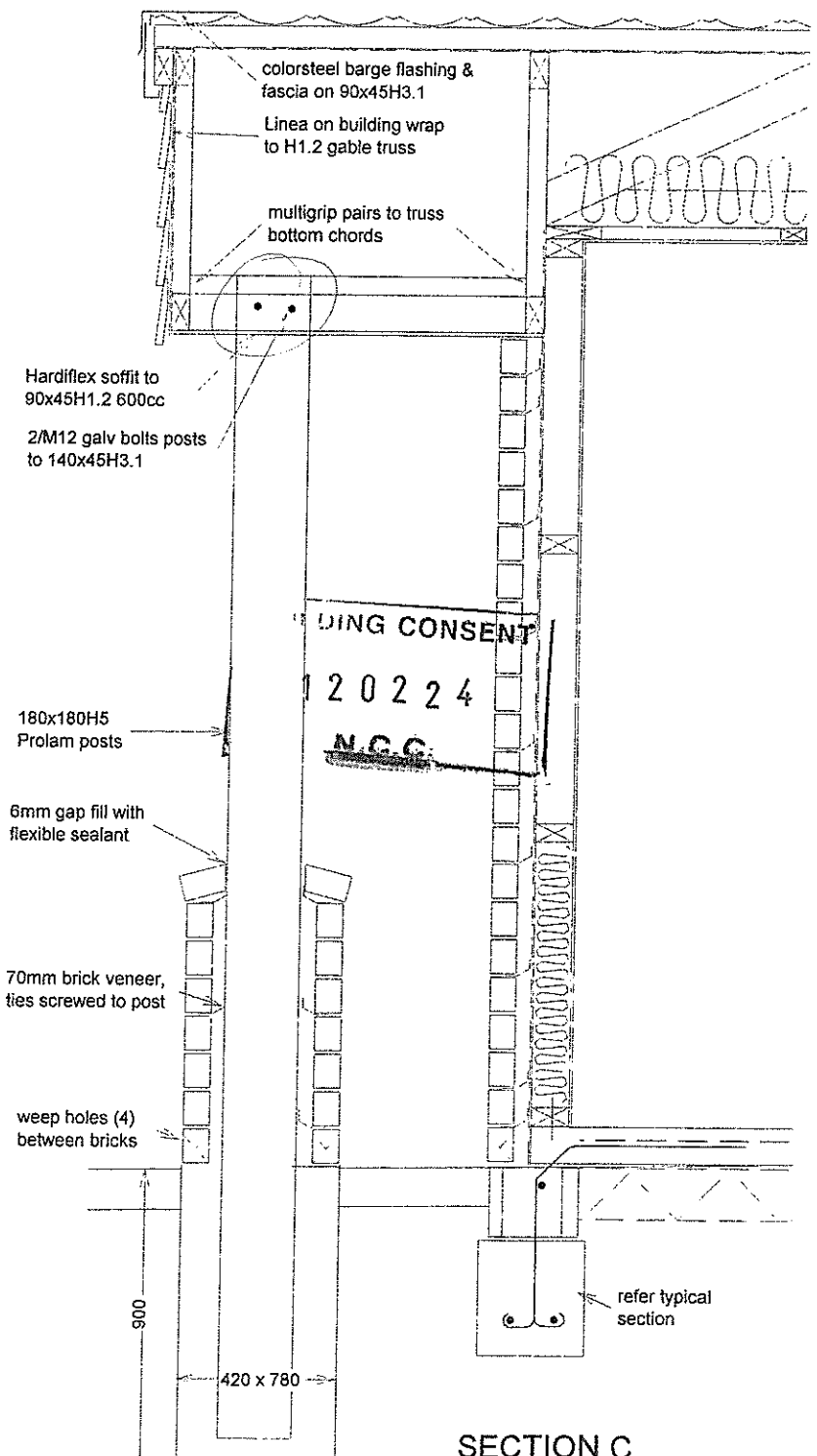


SECTION D

How Compliance with NZBC Clause B1 is achieved.



SECTION B-B
1:20



SECTION C

DATE: 21-Aug-12 CONDITION No: C1402

STREET ADDRESS: All properties contained in Airshed B2 (consult Fig A2.2B in Air Plan)

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER or SUBDIVIDER: Various

SCHEME PLAN No: NA

NCC PLAN No: Air Quality Plan

AUTHORITY: Principal Adviser, City Development (see David Jackson or Richard Frizzell)

REASON FOR CONDITION:

(Abbreviated) This property may contain a domestic spaceheater or open fire that falls under the rules set out in the Council's Air Quality Plan. Under rule AQr.24.1, within the Urban Area the use of open fires must cease on or before 1 January 2008 (except that any 'Jetmaster' type open fire (including Warmington brands) may continue until 1 January 2013). Discharge to air from open fires is prohibited after that date. In addition, within Airshed B2 (as defined in the air plan) the use of existing enclosed burners installed before 1991 was phased out by 1 Jan 2010 and burners installed between 1991-95 by 1 Jan 2012. This is necessary to meet the targets imposed by the National Environmental Standards for air quality.

CONDITION:

The Air Quality Plan states that within this airshed (Airshed B2 – consult Fig A2.2 in Air Plan) no discharge from domestic-type fires may occur after the cessation date below.

Type of heating appliance	**Cessation Date** **May no longer be used from:**
Open fires ('Jetmaster' type Open Fires)	1/01/2008 (1/01/2013)
Burners installed before 1991	1/01/2010
Burners installed between 1991 and 1995	1/01/2012

Council approved wood burners may only be installed in place of an existing 'lawfully installed' burner (rule AQr.25). (continues next page)

If you live in Airshed B2 (Stoke) and are either building a new home or do not have an existing enclosed wood burner, you can apply for a building consent to install an ultra-low emission wood burner (ULEB) (rule Aqr.26A)

NOTE: In buildings that currently do not have a solid fuel burner, a limit of 999 ULEBs applies in Airshed B2.

For further information on other approved burner options refer to the NCC website: http://www.nelson.govt.nz/environment/air-quality/approved-burners/

Note: rule AQr.25A contains special transitional provisions for houses in former Rural Areas which have become part of the Urban Area since the Air Quality Plan was notified in August 2003.

Amended: 1 October 2018

Date Entered: 21-Aug-12

Date	8 March 2011	Condition No.	C1516
Street address	Daelyn Drive		
Diagram	Yes		
Legal Description	Proposed Lots 10-14, 77, 78, 90 & 91 LT438989, being subdivision of Lot 125 DP425733		
Property Owner or Subdivider	Daelyn Trust		
Scheme Plan No.	LT 438989		
Resource Consent No.	RM065150		
Authority	Mike Johnston		
Reason for condition	As a result of subdivision		

Condition

1. All of the area within each residential lot comprising Daelyn Stage 3 Subdivision has been certified by Tasman Consulting Engineers in *Engineering Certificate - Daelyn Partnership – Daelyn Subdivision Stage 3 – Lots 10 to 14, 77, 78, 90 and 91* (ref10091), dated 14 January 2011, as geotechnically suitable for building on.

2. All foundations shall penetrate topsoil, subsoil and, where present, non-certified fill to found in competent natural ground or fill certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*. As part of the subdivision certified fill to a maximum depth of 0.9 m has been placed in the northeast of Lot 14 as approximately depicted on Tasman Consulting Engineers *Scala Test and Test Pit Location, Certified Fill Plan*, dated December 2011.

3. Topsoil may be of variable thickness and patches of softer ground may be present, including as a result of past agricultural activities and/or subdivision earthworks such as test pitting on all lots as depicted on Tasman Consulting Engineers *Scala Test and Test Pit Location, Certified Fill Plan*, dated December 2011.

4. All lots are suitable for foundations complying with NZS 3604: 1989 – Timber Framed Buildings. Foundations shall extend to a minimum depth of 500 mm below the existing ground level at the time of subdivision.

5. Foundations for all structures not meeting NZS 3604 and requiring a bearing capacity greater than 300 kPa shall be specifically investigated, designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in foundation design.

6. All excavations and their backfilling shall be in a manner that minimises infiltration into the adjacent ground.

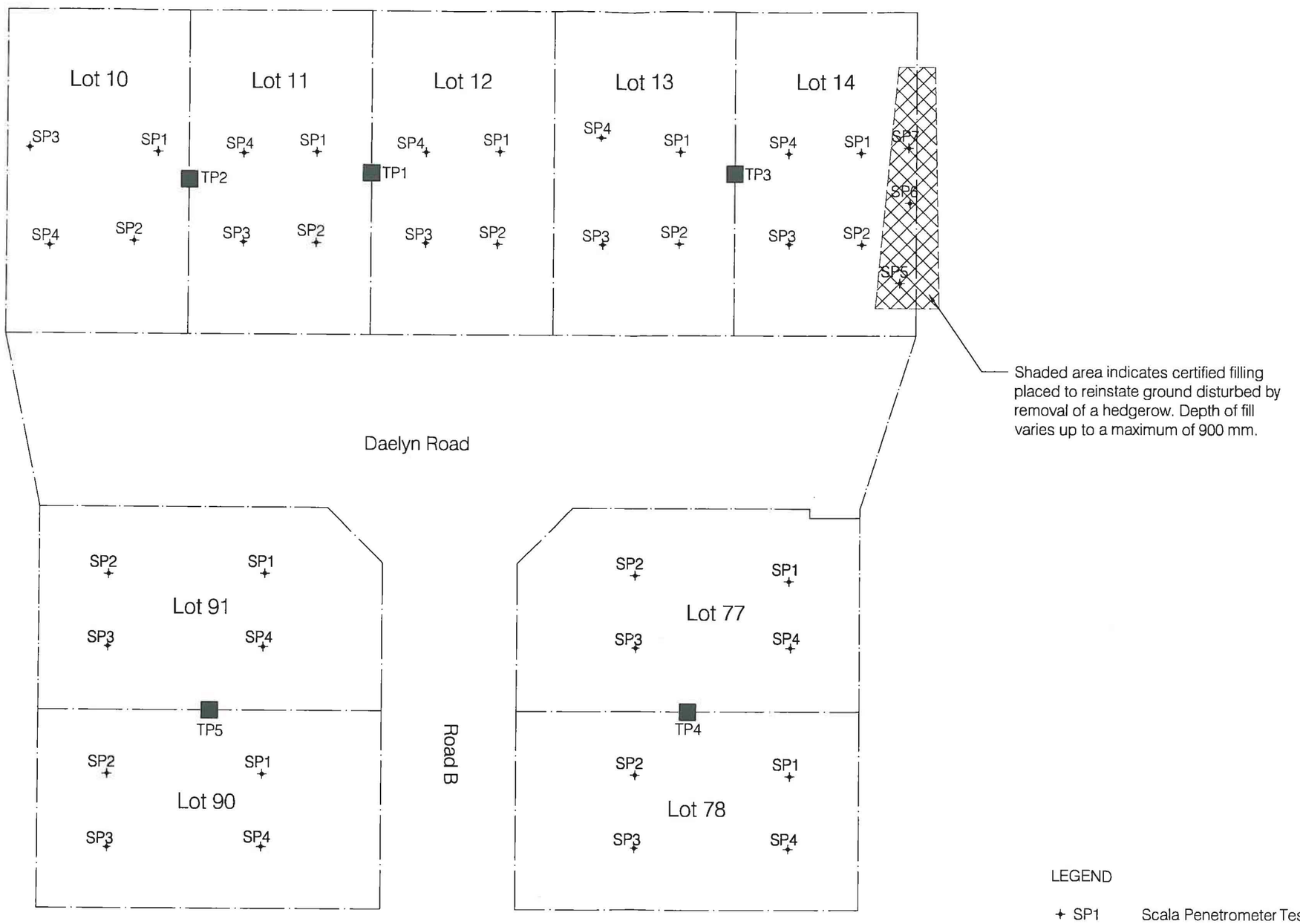
7. All fills supporting buildings, driveways and hardstanding areas shall be certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*.

8. Lots shall be graded and/or appropriate drainage put in place to prevent detrimental ponding and to divert water away from foundations. Lot development generally shall not negatively alter surface drainage of adjacent properties.

9. Stormwater from roofs, hard standing or impermeable areas, and overflows from ponds and pools shall be collected and discharged in a controlled manner to the Nelson City Council Stormwater System.

Tasman Consulting Engineers *Engineering Certificate - Daelyn Partnership – Daelyn Subdivision Stage 3 – Lots 10 to 14, 77, 78, 90 and 91* (ref10091), dated 14 January 2011 (and the fill certification contained within it) NCC Tardis ref 1053109 relates to the general suitability of the lots. It does not remove the need for specific site investigation, design and inspection as required by the Building Code, NZS 3604: 1999 and NZS 4431: 1989.

Date entered: 9th March 2011



SITE PLAN - LOCATION OF SCALA TESTS, TEST PITS AND CERTIFIED FILLING

Scale: 1 : 500

tasman consulting engineers

237 Queen St
PO Box 3631
Richmond NELSON
Ph: (03) 544-6404
Fax: (03) 544-6694

SCALA TEST & TEST PIT LOCATION, CERTIFIED FILL PLAN
LOTS 10 TO 14, 77, 78, 90 & 91 - DAELYN SUBDIVISION STAGE 3
DAELYN ROAD, NELSON

Scale: 1:500 @ A3	Sheet: 1 of 1
Date: Dec 2010	
Drawn: DB	File: 10091

Date	17/01/2012	Condition No.	C1566
Street address	John Sutton Place		
Diagram	Yes		
Legal Description	Lots 79 to 83, 85 to 89, 122 to 129, and 131 DP 444859		
Property Owner or Subdivider	Daelyn Holdings		
Scheme Plan No.	DP 444859		
Resource Consent No.	RM065150, RM095369		
Authority	Mike Johnstone		
Reason for condition	As a result of subdivision		

Condition

Lots 79 to 83, 85 to 89, 122 to 129 and 131 DP444859

1. All of the area within each residential lot comprising Daelyn Stage 3B Subdivision has been certified by Tasman Consulting Engineers Ltd in *Engineering Certificate - Daelyn Holdings – Daelyn Subdivision Stage IIIB – Lots 79 to 83, 85 to 89, Lots 122 to 129, & Lot 131 – Daelyn Dr, Stoke* (ref11041), HTTP://Tardis/1242193 dated 13 December 2011, as geotechnically suitable for building on.

2. All foundations shall penetrate topsoil, subsoil and, where present, non-certified fill to found in competent natural ground or fill certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*.

3. Fill certified in accordance with NZS 4431: 1989 is present on lots 82 to 83 and 122 to 125. Fill thickness is shown on Davis Ogilvie *As Built – Depth of Filling Daelyn Subdivision Stage 3B* (ref.26731), dated 21 November 2011.

4. Fill not certified in accordance with NZS 4431, and unsuitable to support house foundations, is present on lots 79, 80, 129 and 131 as shown on Tasman Consulting Engineers *Site Plan & Soil Test Locations* (ref11041), dated 15 December 2011 HTTP://Tardis/1213670 . Non-certified fill may be present elsewhere as a result of past agricultural and/or subdivision activities. Topsoil throughout the subdivision may be of variable thickness.

5. Foundations for all structures on all lots shall be specifically investigated, designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in foundation design.

6. All excavations and their backfilling shall be in a manner that minimises infiltration into the adjacent ground.

7. All topsoil and fill not certified in accordance with NZS 4431: 1989 shall be removed from under 'slab-on-ground' construction in accordance with NZS 3604: 2011.

8. All fills supporting buildings, driveways and hardstanding areas shall be certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*.

9. Lots shall be graded and/or appropriate drainage put in place to prevent detrimental ponding and to divert water away from foundations. Lot development generally shall not negatively alter surface drainage of adjacent properties.

10. Stormwater from roofs, hard standing or impermeable areas, and overflows from ponds and pools shall be collected and discharged in a controlled manner to the Nelson City Council Stormwater System.

Tasman Consulting Engineers *Engineering Certificate - Daelyn Holdings – Daelyn Subdivision Stage IIIB – Lots 79 to 83, 85 to 89, Lots 122 to 129, & Lot 131 – Daelyn Dr, Stoke* (ref11041), dated 13 December 2011 (and the fill certification contained within it) HTTP://Tardis/1242193 relates to the general suitability of the lots. It does not remove the need for specific site investigation, design and inspection as required by the Building Code, NZS 3604: 1999 and NZS 4431: 1989.

Date entered: 24th February 2012

LEGEND

81B — Scala Penetrometer test location

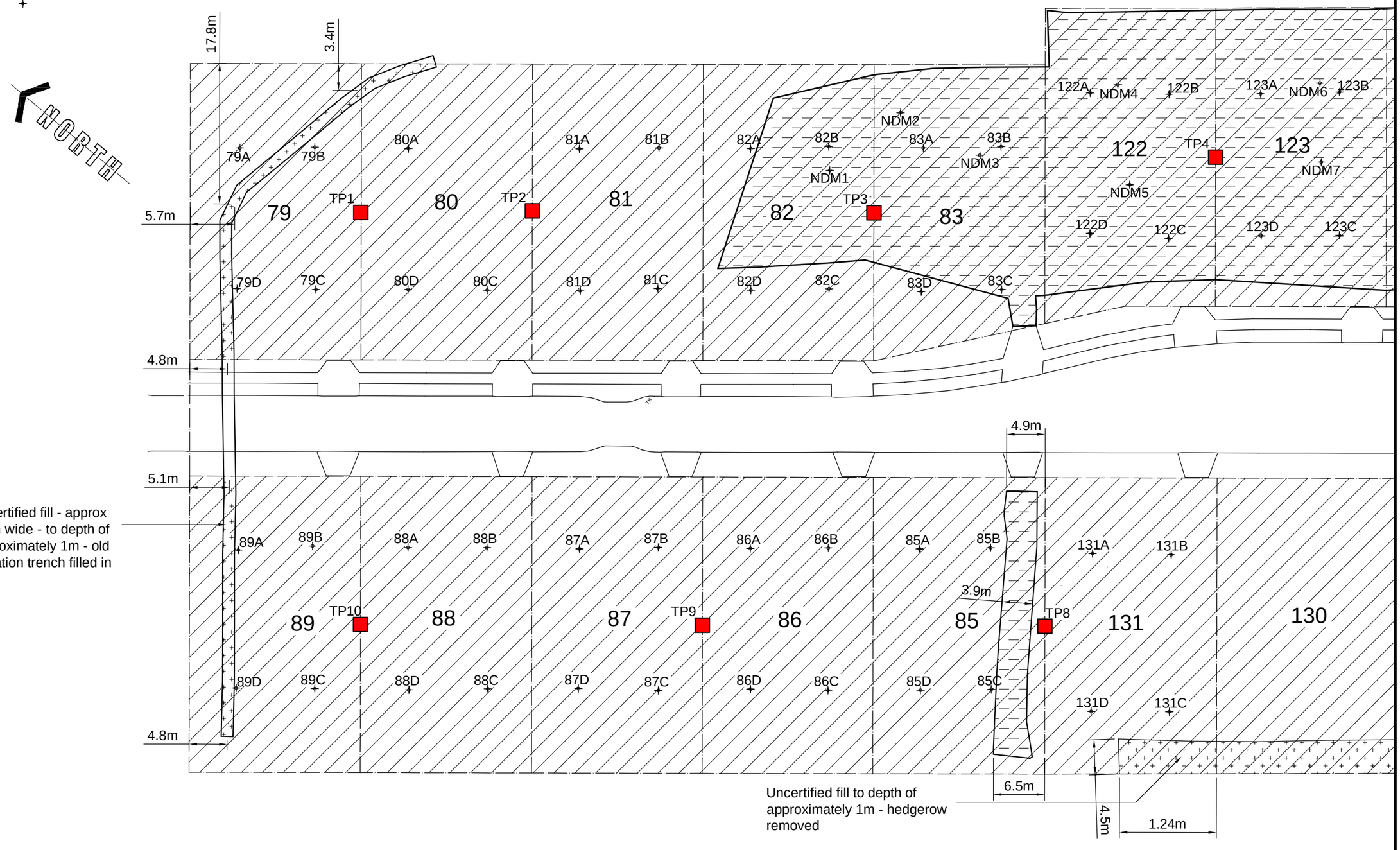
TP1 — Test Pit Location

NDM1 — Nuclear Densometer Test Location

Certified fill - Complies with NZS 4431:1989

Un-Certified fill

SID - Does not fully comply with NZS 3604:2011 - requires Specific Investigation and Design



Uncertified fill - approx 1.5m wide - to depth of approximately 1m - old irrigation trench filled in

Uncertified fill to depth of approximately 1m - hedgerow removed

TASMAN CONSULTING ENGINEERS
s3 / 237 Queen St
PO Box 3631
Richmond NELSON
Ph: (03) 544-6404
Fax: (03) 544-6694

SITE PLAN & SOIL TEST LOCATIONS
DAELYN HOLDINGS - STAGE IIIB SUBDIVISION
DAELYN DR, STOKE, NELSON

Date: 15-12-11

File: 11041

Scale: 1 : 500 (@ A3)

Sheet: 1 (of 2)

LEGEND

81B Scala Penetrometer test location

TP1 Test Pit Location

NDM1 Nuclear Densometer Test Location

Certified fill - Complies with NZS 4431:1989

Un-Certified fill

SID - Does not fully comply with NZS 3604:2011 - requires Specific Investigation and Design



Uncertified fill to depth of approximately 1m - hedgerow removed

TASMAN CONSULTING ENGINEERS
s3 / 237 Queen St
PO Box 3631
Richmond NELSON
Ph: (03) 544-6404
Fax: (03) 544-6694

SITE PLAN & SOIL TEST LOCATIONS
DAELYN HOLDINGS - STAGE IIIB SUBDIVISION
DAELYN DR, STOKE, NELSON

Date: 15-12-11

File: 11041

Scale: 1 : 500 (@ A3)

Sheet: 2 (of 2)



Note:

The contours on this plan represent the height difference between the strip/undercut surface and the finished ground level within the filled areas.

As Built - Depth of Filling
Daelyn Subdivision Stage 3B

277 Hardy St
Nelson
(03) 548 4425
(03) 546 8420
nelson@dop.co.nz
www.dop.co.nz
Davis Ogilvie
Professional Services

Prepared for: Daelyn Holdings	Surveyed by:JRM
	Drawn by: JRM
Comprised in: LT 444859	Revision: A
	Date: 21/11/2011
CAD File: *(J)ground levels combo - Drawing Depth of fill*	
Scale @ A3: 1:500	
Sheet Number: 1 OF 1	
Project Number: 26731	

55 champion Rd.

T2/9/1/469

Miss Dwyer

20 February 1984

PROCESSED

Mr R D Symms
Knapp Permain Botting & James
Barristers and Solicitors
P O Box 203
NELSON

Dear Sir

RE: D J SUTTON AND D J SUTTON AND CO LTD

In view of the past history of this roadside stall it has come to our notice that the consent expires on 16th March 1984. We refer you to the Council's condition that

"The consent shall apply for a period of 3 years from 16 March 1981".

Would you please advise your client accordingly.

Yours faithfully

K H P Beck
County Engineer.

T2/9/1/469

Mr Smythe

23 October 1981

D.J. Sutton & Co. Ltd.
170 Salisbury Road
RICHMOND

Dear Sirs,

PROPOSED SIGN

I have to advise that your application to erect a sign on the property of Mr N.A. Avery at the corner of Champion Road and State Highway 6, Richmond was given approval by my Council at its meeting on 16 October 1981.

The Council resolution in respect of the matter as as follows:

"That permission to erect the sign be approved subject to it being removed during the off season when produce grown on the property is not offered for sale."

Yours faithfully,

K.H.P. BECK
County Engineer

T2/9/1/469

TP 16/10/81

10. D.J. & A.J. Sutton & Co. Ltd - seeking permission to erect a directional sign on the corner of Champion Road and the State Highway.

Members were advised that people were experiencing some difficulties in locating the entrance to Mr. Sutton's property from Champion Road and that the proposed sign could be removed during the off season.

Moved Crs Wastney/Lawry

That permission to erect the sign be approved subject to it being removed during the off season when produce grown on the property is not offered for sale.

CARRIED

BRING UP 23/1/84

BRING UP

T2/9/11/269

170 Salisbury Road,
RICHMOND.
21st September 1981.

25 SEP WAIMEA COUNCIL RICHMOND

The Chairman,
Waimea County Council,
P.O. Box 3050,
RICHMOND.

Dear Sir,

We are applying to your Council for permission to erect a new roadside sign at the corner of Champion Road and Main Road Stoke.

The purpose of this sign is to eliminate the confusion that our existing sign is causing. We have had numerous complaints from members of the public, who have missed the Champion Road turnoff and not been able to find our entrance. We have found that after reading our existing sign people tend to be looking for a drive access and don't turn up Champion Road thus missing our entrance. To overcome this problem we would like to place a sign at the corner similar to our existing sign with the word Daelyn across the top and an arrow pointing up Champion Road. We intend that the sign would be double sided so that it will be visible to people travelling from Richmond as well as Nelson.

We have discussed this matter with Mr. N. Avery, who owns the land at the Corner of these two roads and he would be agreeable to such a sign being erected on his property.

Yours faithfully,

D.J. SUTTON & CO. Ltd.,

Read 29/9/81

WAIMEA COUNTY COUNCIL

MEMORANDUM

SUBJECT Stall - D.J. Sutton

File No. T2/9/1/469

From

Contract No.

To

Page No. ____ of ____

Telephone Talk with

Date 19/8/81

Of

Erection of stall / freezer / office / store & parking facilities comprising an area of 77.25 m².

In T.P. report 18/8/80 it was noted that a stall would be required in the future and as a condition a limiting 10 m² area should be placed. This however was not carried into the conditions as resolved. Council did say that a roadside stall as defined in the District Scheme be given approval but under that loose approval the controls as to size and location is minimal.

The building permit as submitted has been recommended for approval.

Valuation Ref: 1947/412

Dated: 14-8-81

WAIMEA COUNTY COUNCIL

Application for Building Permit

To: The Building Inspector,
Waimea County Council,
P.O. Box 3070,
RICHMOND.

I hereby apply for permission to ERECT/~~ALTER/CONVERT/RESITE/REINSTATE/DEMOLISH~~
(Cross out those not applicable)

BUILDING TO INCLUDE STALL, FREEZER, OFFICE, STORE AND PACKAGING E

in RICHMOND Road WAIMEA Riding

for D.J. SUTTON (Owner) of SALISBURY RD RICHMOND (Address)

According to the locality plan and detailed plans, elevations, cross sections and specifications of building deposited herewith in duplicate.

N.B. - The locality plan, must show the position of building on section, and distances from road, boundaries, etc.

PARTICULARS OF LAND

Lot No. 5 D.P. 8366 Section No. Block No.

S.D. Area in Ha 25.8525 M^2

BUILDING PARTICULARS

Foundations CONCRETE Walls TIMBER Roof LONG RUN IRON.

Total Floor area increase 77.25 M^2 Area of existing other buildings M^2

ESTIMATED VALUE OF BUILDINGS

Building $ 4,000

Plumbing and Drainage TO BE COMPLETED NEXT YEAR

TOTAL $

Proposed purposes for which every part of building is to be used or occupied:
STORAGE PACKING FREEZING OF BERRY CROP SELLING IN STALL OFFICE, WORKERS CONVENIENCES.

Proposed use or occupancy of other part of building affected by this application (if any)

Nature of ground on which building is to be placed HARD FILL

Signature of Applicant D.J. Sutton per F.G. Eden Phone No. 8677 RD

Address

Builders Name & Address David Sutton + Fred Eden Phone No. 7122 RD.

N.B. If any sanitary, plumbing or drainage work is involved with this application a separate Plumbing and Drainage Permit application must accompany this Building Permit application.

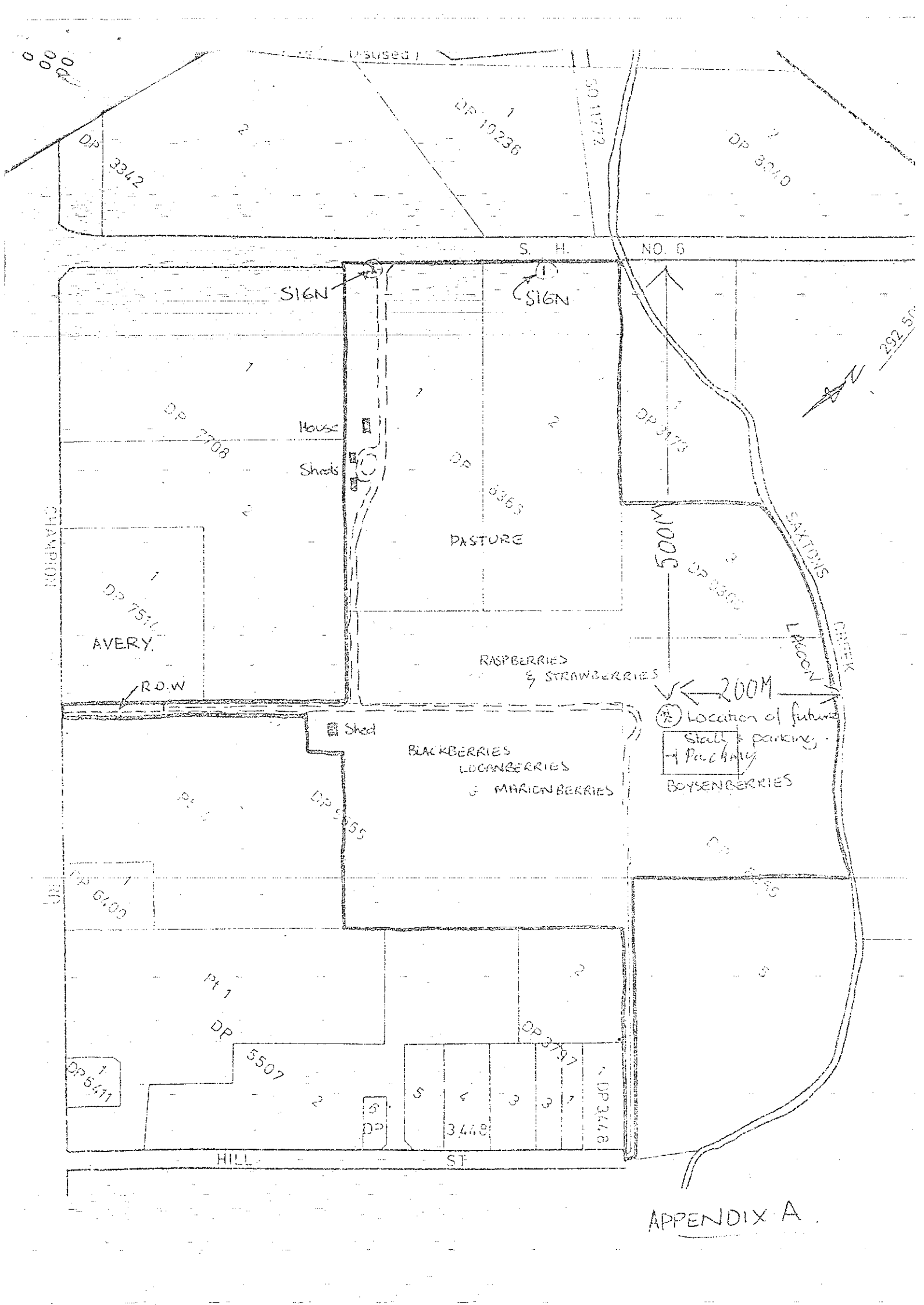
FOR OFFICE USE ONLY: Letter sent for fee.

Fees Paid. Building $ Drainage $

Paid by Receipt No. Dated

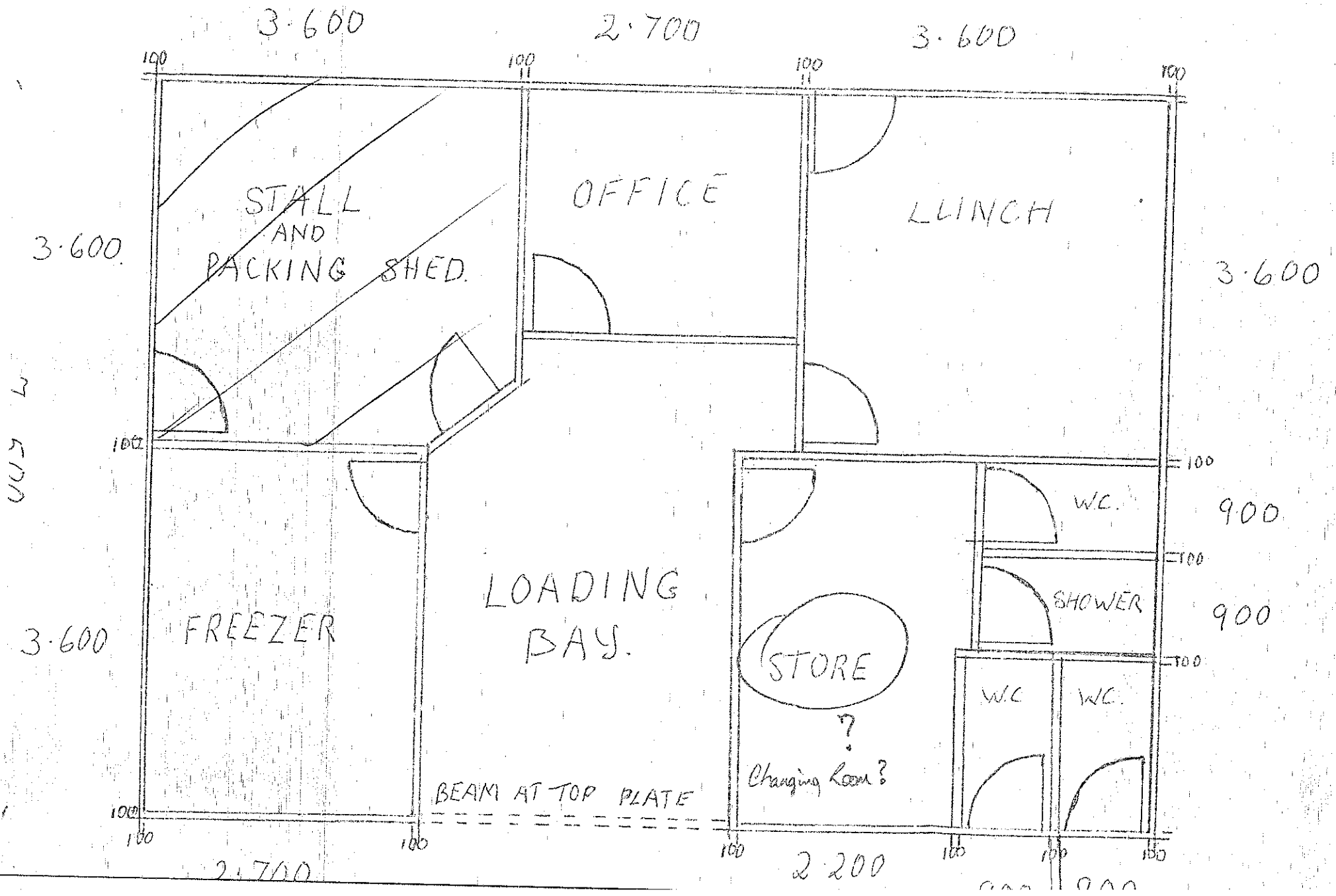
Conditions of Permit Town Planning [redacted]
Conduct Re Plumbing Bond

Issue of Permit approved: Building Inspector


Unused
DP 10236
DP 3342
DP 3210
S. H. NO. 6
SIGN
SIGN
292.5°
House
Sheds
DP 2708
DP 3565
DP 3473
PASTURE
600M
SAXTONS
CREEK
LAGOON
CHAMPION
DP 7514
AVERY
RASPBERRIES
& STRAWBERRIES
R.D.W
200M
Location of future
Shed
BLACKBERRIES
LOGANBERRIES
& MARIONBERRIES
BOYSENBERRIES
DP 6100
DP 5507
DP 5411
DP 3197
DP 3448
HILL ST

APPENDIX A.

PLAN FOR D.J SUTTON SALISBURY RD.



T2/9/1/469

IN THE MATTER of the Town and Country Planning Act 1977

AND

IN THE MATTER of an appeal under section 69 of the Act

BETWEEN D J & A J SUTTON & CO LTD

(Appeal No. 550/80)

Appellants

AND WAIMEA COUNTY COUNCIL

Respondent

BEFORE THE PLANNING TRIBUNAL (NO. 3 DIVISION)

Judge P R Skelton (Chairman)
Messrs G W Ensor
G J Broker
R A McLennan

HEARING at NELSON on the 16th day of February 1981.

COUNSEL: Mr R D Symns for Appellants
Mr J D Williams for Respondent

CONSENT ORDER

UPON READING the Notice of Appeal dated 12 September 1980 and the reply of the Waimea County Council thereto, and UPON HEARING counsel for the parties THIS TRIBUNAL HEREBY ORDERS BY CONSENT that the decision of the Respondent dated 14 August 1980 be confirmed but that the conditions imposed therein be varied in the manner and to the extent set out below:

1. THAT a directional sign of a total area of not greater than 1.5 square metres and containing only the words "Daelyn turn left, 250 metres - fruit and vegetables" and the words "open"

THE SEAL OF THE TRIBUNAL NEW ZEALAND

or "closed" as appropriate, may be erected on the Appellants property on the frontage to State Highway 6.

2. THAT entry to the property shall be via the existing Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street.

3. THAT the Appellants shall ensure that the access to the property from the State Highway is not used by customers and any use of this access by customers, permitted by the Appellants or either of them, will constitute a breach of conditions by the Appellants.

4. THAT all forms of advertising used by the Appellants shall clearly state that access to the property is via Champion Road.

5. THAT an advertising sign not greater than 1.5 square metres in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be to the approval of the County Engineer, and subject to any necessary consent of the Richmond Borough Council.

6. THAT the consent shall apply for a period of 3 years from 16 March 1981.

DATED at WELLINGTON this 2nd day of APRIL 1981.

THE SEAL OF THE PLANNING TRIBUNAL NEW ZEALAND

District Court Judge Skelton
Chairman
No. 3 Division
Planning Tribunal

T2/9/1/469

COUNTY ENGINEER

for your reference.

22/1/81.

170 Salisbury Road,
RICHMOND.
21st January, 1981.

RECEIVED
22 JAN 1981
[illegible]

The Chairman,
Waimea County Council,
P.O. Box 3050,
RICHMOND.

Dear Sir,

Re: Roadside Sign

On the 23rd of December,1980 we recieved a letter from Mr. A.A. Aubrey ref TPSD 469 dated 22nd December, 1980, outlining the Counties dissatisfaction with the erection of road signs on our Main Rd., Stoke property.

We had verbal consent from Mr. D. Smythe of the Waimea County on the 17th of November, following the County meeting (14th Nov.) at which our application was discussed and approved. However we did not recieve written notice of this approval until the 22nd of December stating the conditions of the approval.

During our telephone discussion with Mr. Smythe on the 17th of November, he gave us a verbal consent to go ahead and erect our signs. Timing was of critical importance to us at this stage as the crops were all ripening rapidly and ready for sale. We therefore proceeded to erect the sign on the Main Road on the understanding that it was to be situated on the South Side of the main drive and not in the western corner. However having sited the Sign where it is to the South of the front drive, we have found that it is not obscured by a power pole as it would have been in the corner, and it gives traffic on the Main Road more time to decide before reaching the corner. We have also found during the current season that none of our customers have used the front drive for access as was feared by the county.

Also during our telephone discussion the actual siting of the Champion Road Sign was raised. Mr. W Avery's hedge on Champion Road renders it impossible to place a sign inside the line of the P. & T. poles. We therefore asked Mr Smythe for for permission to erect the sign in line with the P.&T. poles. He did not like this suggestion but understood the problem involved and suggested that the sign be placed on an easel on the side of the road and be removed at the end of each day. This suggestion was clearly totally impractical as the sign would have been blown over with even a slight wind and knocked arround, To comply with the spirit of this condition, we erected a sign that can be swung through 180 degrees bringing it 1.5 metres back where it is barley visible from the road. We therefore cannot understand the County Clerks charge that the signs do not meet with the satisfaction of the County Planning Officer or the County Engineer.

The main problem here seems to be one of a lack of communication. We understood from verbal discussion with County Officers that we had meet all the requirements. However it took over 1 month from the time of the County meeting till we recieved written notice of the conditions. By which time the signs were erected and the picking season was a month old.

The actual siting of the main road sign was misunderstanding on our part, but is only 35 metres from the approved site, and wecontend that this is a far more suitable site all factors considered. We also believe that the Champion Road sign meets all the requirements.

In the matter of the sign stating that the front drive is to be for private use only, we find this totally unnecessary as none of our customers have used this entrance and several of our personal visitors and staff have been using the back entrance as it is. We therefore feel that the erection of such a sign is unfair and an unnecessory encroachment of our civil libities.

For the convenience of the public as a whole we would like to make two small changes to the Main Road Sign. The first being the addition of an open & closed sign. This would prevent the present situation of numerous motorists seeing the Main Road sign and turning into Champion Road only to find the Garden closed. We feel that it is totally unnecessary and could be avoided by putting on open and closed sign at the Main Road. The second change is the incorporation of the words Fruit & Vegetables under the word Daelyn, but in smaller print. This would remove the present ambiguity in the sign. As far as the public are concerned Daelyn could be a Cattle or Horse Stud, not Fruit & Vegetables garden.

We were very upset to recieve your letter of December 22nd as we believed that we had complied with all the Counties conditions and we trust that you will accept our explanation and approve the proposed amendments

Yours faithfully,

Ryn Sutton

David Sutton

D.J. Sutton & Co. Ltd.,

T2/9/1/469

TPSD 469

Mr Aubrey

22nd December 1980

Mr D.J. Sutton,
Salisbury Road,
RICHMOND.

Dear Mr Sutton,

Re: Roadside Sign

On the 27th November Mr Smythe wrote to your solicitor outlining the terms of the consent order which the Council had agreed to as a result of your submissions. I would have hoped that the solicitor would have advised you of the terms of the consent and of the fact that the consent must be ratified by the Planning Tribunal. I am concerned therefore to note that the sign has already been erected, that it has been erected at the gateway not on the western corner of your property as provided for in term 1 and that on at least one occasion recently the word "peas" was added to the sign. I am also advised that the sign which has been erected at the Champion Road entrance to your property was not sited to the satisfaction of the Planning Officer or the County Engineer as provided for in the terms of consent.

These matters will be reported to Council at a meeting scheduled for the 5th February 1981.

Yours faithfully,

A.A. AUBREY
COUNTY CLERK

WAIMEA COUNTY COUNCIL

MEMORANDUM

SUBJECT D.J. & B.J. SUTTON & Co. LTD. File No. 12/9/1/469

From COUNTY PLANNER Contract No.

To COUNTY CLERK Copy to County Engineer Page No. 1 of 4

Telephone Talk with Date 22-1-81

Of 22/1/81.

In reply to the letter from D.J. & B.J. Sutton dated 21 January 1981 I comment as follows:

1. The matter of the proposed consent order agreed to by Council on 14 Nov 1980 was discussed over the telephone with Mrs Sutton and the terms of that order were made known. I also said that she should discuss the erection of the signs with her solicitor but we would not oppose only action - i.e. signs up before order confirmed.

The present sign on SH6 frontage is not in the position agreed. However, there does not appear to be any problem and I believe the sign could remain. Requires amendment to the agreed Consent Order and I recommend this be done.

2. The Champion Road sign was also discussed and I advised Mrs. Sutton that the sign was covered by the appropriate condition in the original departure consent and therefore could be erected. However, Mrs Sutton asked if the sign could be erected

STILES—

WAIMEA COUNTY COUNCIL

MEMORANDUM

SUBJECT

From

To

Telephone Talk with

Of

File No. 12/9/1/469

Contract No.

Page No. 2 of 4

Date 22.1.81

out on the legal road. I advised that an easle-type sign might be permitted provided that it was removed each night, in addition to the approved sign, and Mrs Sutton should write to C.E. for consideration. I subsequently advised Mr. Beck of this idea and the legality of Thompson Rd was briefly discussed because it would seem that that road is actually declared boroughs. Nothing was said about the sign that is now in position.

It is my opinion that the sign in Thompson Road does not comply with my original suggested alternative and has not been erected to the satisfaction of the C.E.

This sign may however be quite acceptable as I was not aware that it could be moving to one side. The Richmond Borough should be consulted.

STILES

WAIMEA COUNTY COUNCIL

MEMORANDUM

SUBJECT .....

From .....

To .....

Telephone Talk with .....

Of .....

File No. T2/9/1/469

Contract No. .....

Page No. 3 of 4

Date 22.1.81

3. Re matter of late receipt of letters mailed in the Sutton's letter implies delays by Council staff.

I discussed the agreed consent with Mr. Symms, Sutton's solicitor, a day or two after the meeting of 19 Nov. 1980. and advised him that I would send a letter to him as soon as the minutes of the meeting had been written. This I did on 27 Nov. 1980. Copy attached.

On the same day I sent copies of the relevant correspondence to the County Solicitor M. Williams asking him to check the draft consent order etc. Copy also attached.

4. The additional wording now requested to be added to the S.16. sign would also require an amendment to the Consent order if Council agrees. I consider that separate "OPEN" and "CLOSED" boards would be a

WAIMEA COUNTY COUNCIL

MEMORANDUM

SUBJECT .....

From .....

To .....

Telephone Talk with .....

Of .....

File No. 12/9/1/469

Contract No. .....

Page No. 4 of .....

Date 22.1.91.

useful and insignificant addition and can recommend this variation.

I understand that "FRUIT & VEGETABLES" in small print are to be added to the main sign. This may also be acceptable but prior consultation with M.O.W.D. may be necessary.

22/1/91.

STILES—

T2/9/1/469

Mr. Smythe

27th November, 1980.

Mr. R.D. Symns,
Knapp, Pearmain, Botting & James,
Barristers & Solicitors,
P.O. Box 203,
NELSON.

Dear Sir

re: B.J. SUTTON & D.J. SUTTON & CO. LTD. - S.H.6 - RICHMOND.

Further to telephoned advice on this matter I am pleased to advise and confirm that the Council at its meeting on 14th November, 1980, has agreed to reconsider conditions imposed on your above clients consent to operate a roadside stall, recently granted pursuant to Section 74 of the Town and Country Planning Act, 1977.

The Council has agreed [illegible] the drafting of a consent order in relation to your client's appeal on the following terms.

ThatThat a directional sign with the total area not greater than 1.5 square metres, and containing the words "Daelyn - Turn Left - 250 metres" be permitted on the western corner of the applicant's property, on the frontage to State Highway 6.

2. That the two year review period of conditions be extended to 3 years.

3. A sign shall be erected inside the applicant's property boundary at the S.H.6 entrance to the dwelling, and shall be not greater than .5 square metres in area containing the words "Private Entrance Only".

We would suggest that you prepareaa formal consent order and forward it to Mr. J.D. Williams at Fell and Harley, the County Solicitor, for his comments and [illegible] action in this matter.

We note in your submission dated 30th October, 1980, that you have included reference to a sign in the Champion Road Entrance to the property, and referred to on diagram 2 of your client's consultant's report. It is our opinion that this sign complies with the condition No. 5 of the Council's original consent, and therefore this sign may be erected as soon as your clients are ready. Prior to erecting the sign your client's should contact the writer for a site inspection.

we trust that the consent order may satisfactorily resolve the appeal now before the Tribunal.

Yours faithfully,

K.H.P. BECK.
County Engineer.

T2/9/1/469

Mr. Smythe

27th November, 1980.

Mr. J.D. Williams,
Fell & Harley,
Barristers & Solicitors,
P.O. Box 28,
NELSON.

Dear Sir,

re: D.J. & B.J. SUTTON & CO. LTD.

We enclose herewith for your reference, a copy of our letter to Mr. R.D. Symns, who acts for the above persons, in respect of the appeal, now before the Tribunal, and arising from the Council's conditions of consent attached to the Sutton's recent specified departure.

When Mr. Symns has submitted the draft consent order for your perusal, would you please advise the writer for any further action that may be required on our part.

Yours faithfully,

K.H.P. BECK.
County Engineer.

copy for your information and action ... T2/9/1/469.

WAIMEA COUNTY COUNCIL

P.O. BOX 3050 TELEPHONE 8176
189 QUEEN STREET, RICHMOND, NEW ZEALAND

Address correspondence to:
The County Clerk.

File Ref. TPA 469

If calling please contact:
Mr. Aubrey

26th January 1981

Messrs D.J. Sutton & Co. Ltd,
170 Salisbury Road,
RICHMOND.

The Planning Officer

Dear Sirs,

The Council has considered your letter of 21st January and has decided to make the following further changes to the terms of your planning consent. As the application is the subject of an appeal to the Planning Tribunal the changes will be dealt with by way of Consent Order which will be presented to the Tribunal at the hearing of the appeal which has been scheduled for Monday, 16th February 1981.

The following changes have been agreed to by the Council:-

1. Sign on State Highway

   The words "open" or "closed" and the words "fruit and vegetables" may be added to this sign.

2. Private Entrance Sign

   The requirements for a "private entrance only" sign at the state highway entrance to the applicants property is revoked. As this sign was not referred to in the original conditions of consent and I understand has not been referred to the Planning Tribunal no further action need be taken in respect of this matter.

   The conditions applicable to the consent are therefore

   (i) A directional sign of a total area of not greater than 1.5 square metres and containing the words "Daelyn" - turn left, 250 metres - fruit and vegetables - open or closed, may be erected on the applicants property on the frontage to State Highway 6.

   (ii) Entry to the property shall be via the Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street.

   (iii) It shall be the responsibility of the applicant to ensure that the access to the property from the State Highway is not used by customers and any use of this access by customers will be considered to be a breach of conditions by the applicant.

.../2

(iv) All forms of advertising used by the applicant shall clearly state that access to the property is via Champion Road.

(v) An advertising sign not greater than 1.5 m^2 in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be the approval of the County Engineer.

(vi) To enable the effect of the above conditions to be re-evaluated the consent shall apply to a period of 3 years only.

The only other point I would like to make is that the sign that you have erected on Champion Road although acceptable to the Council is on a road reserve which is controlled by the Richmond Borough Council and must therefore be considered to be subject to any requirements of that Council.

I have sent a copy of this letter to your Solicitors, Messrs Knapp, Pearmain, Botting & James and to the County Solicitor who together will prepare a Consent Order for consideration by the Planning Tribunal. I trust that this matter can now be resolved to our mutual satisfaction.

Yours faithfully,

A.A. AUBREY
COUNTY CLERK

T2/9/1/469.

170 Salisbury Road,
RICHMOND.
21st January, 1981.

RECEIVED
22 JAN 1981
WAIMEA COUNTY
RICHMOND

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Waimea County Council,
P.O. Box 3050,
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Also during our telephone discussion the actual siting of theChampion Road Sign was raised. Mr. N Avery's hedge on Champion Road renders it impossible to place a sign inside the line of the P. & T. poles. We therefore asked Mr Smythe for for permission to erect the sign in line with the P.&T. poles. He did not like this suggestion but understood the problem involved and suggested that the sign be placed on an easel on the side of the road and be removed at the end of each day. This suggestion was clearly totally impractical as the sign would have been blown over with even a slight wind and knocked arround,. To comply with the spirit of this condition, we erected a sign that can be swung through 180 degrees bringing it 1.3 metres back where it is barley visible from the road. We therefore cannot understand the County Clerks charge that the signs do not meet with the satisfaction of the County Planning Officer or the County Engineer.

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We were very upset to recieve your letter of December 22nd as we believed that we had complied with all the Counties conditions and we trust that you will accept our explanation and approve the proposed amendments

Yours faithfully,

Lyn Sutton

David Sutton

D.J. Sutton & Co. Ltd.,

WAIMEA COUNTY COUNCIL

MEMORANDUM

SUBJECT D.J. & B.J. SUTTON & Co. LTD. File No. RM/9/1/469

From COUNTY PLANNER Contract No.

To COUNTY CLERK. Copy to County Engineer Page No. 1 of 4

Telephone Talk with Date 22-1-81

Of

In reply to the letter from D.J. & B.J. Sutton dated 21 January 1981 I comment as follows:

1. The matter of the proposed consent order agreed to by Council on 14 Nov 1980 was discussed over the telephone with Mrs Sutton and the terms of that order were made known. I also said that she should discuss the erection of the signs with her solicitor but we would not oppose early action - ie signs up before order confirmed.

The present sign on S.H.6. frontage is not in the position agreed. However, there does not appear to be any problem and I believe the sign could remain. Requires amendment to the agreed Consent Order and I recommend likewise.

2. The Champion Road sign was also discussed and I advised Mrs. Sutton that the sign was covered by the appropriate condition in the original departure consent and therefore could be erected. However, Mrs Sutton asked if the sign could be erected

WAIMEA COUNTY COUNCIL

MEMORANDUM

SUBJECT ..... File No. T2/9/1/469

From ..... Contract No. .....

To ..... Page No. 2 of 4

Telephone Talk with ..... Date 22.1.81

Of .....

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It is my opinion that the sign at Champion Road does not comply with my original suggested alternative and has not been erected to the satisfaction of the C.E.

This sign may however be quite acceptable as I was not aware that it could be wrong to one side. The Richmond Borough should be consulted.

WAIMEA COUNTY COUNCIL

MEMORANDUM

SUBJECT ..... File No. T2/9/1/469

From ..... Contract No. .....

To ..... Page No. 3 of 4

Telephone Talk with ..... Date 22.1.81

Of .....

3. Re matter of late receipt of letters noted in the Suttons letter implies delays by Council staff.

I discussed the agreed consent with Mr. Symms, Suttons solicitor, a day or two after the meeting of 14 Nov. 1980. and advised him that I would send a letter to him as soon as the minutes of the meeting had been written. This I did on 27 Nov. 1980. Copy attached.

On the same day I sent copies of the relevant correspondence to the County Solicitor M. Williams asking him to check the draft consent order etc. Copy also attached.

4. The additional wording now requested to be added to the S.M.6. sign would also require an amendment to the Consent order if Council agrees. I consider that separate "OPEN" and "CLOSED" boards would be a

WAIMEA COUNTY COUNCIL

MEMORANDUM

SUBJECT .....

From .....

To .....

Telephone Talk with .....

Of .....

File No. 12/9/1/469

Contract No. .....

Page No. 4 of .....

Date 22.1.91.

useful and insignificant addition and can recommend this variation.

I understand that "FRUIT & VEGETABLES" in small print are to be added to the main sign. This may also be acceptable but prior consultation with N.Z.W.D. may be necessary.

22/1/91.

STILES—

T2/9/1/469

Mr. Smythe

27th November, 1980.

Mr. R.D. Symns,
Knapp, Pearmain, Botting & James,
Barristers & Solicitors,
P.O. Box 203,
NELSON.

Dear Sir

re: B.J. SUTTON & D.J. SUTTON & CO. LTD. - S.H.6 - RICHMOND.

Further to telephoned advice on this matter I am pleased to advise and confirm that the Council at its meeting on 14th November, 1980, has agreed to reconsider conditions imposed on your above clients consent to operate a roadside stall, recently granted pursuant to Section 74 of the Town and Country Planning Act, 1977.

The Council has agreed ~~that~~ the drafting of a consent order in relation to your client's appeal on the following terms.

ThatThat a directional sign with the total area not greater than 1.5 square metres, and containing the words "Daelyn - Turn Left - 250 metres" be permitted on the western corner of the applicant's property, on the frontage to State Highway 6.

2. That the two year review period of conditions be extended to 3 years.

3. A sign shall be erected inside the applicant's property boundary at the S.H.6 entrance to the dwelling, and shall be not greater than .5 square metres in area, containing the words "Private Entrance Only".

We would suggest that you prepareaa formal consent order and forward it to Mr. J.D. Williams at Fell and Harley, the County Solicitor, for his comments and ~~for~~ the action in this matter.

We note in your submission dated 30th October, 1980, that you have included reference to a sign in the Champion Road Entrance to the property, and referred to on diagram 2 of your client's consultant's report. It is our opinion that this sign complies with the condition No. 5 of the Council's original consent, and therefore this sign may be erected as soon as your clients are ready. Prior to erecting the sign your client's should contact the writer for a site inspection.

We trust that the consent order may satisfactorily resolve the appeal now before the Tribunal.

Yours faithfully,

K.H.P. BECK.
County Engineer.



T2/9/1/469

Mr. Smythe

27th November, 1980.

Mr. J.D. Williams,
Fell & Harley,
Barristers & Solicitors,
P.O. Box 28,
NELSON.

Dear Sir,

re: D.J. & B.J. SUTTON & CO. LTD.

We enclose herewith for your reference, a copy of our letter to Mr. R.D. Symns, who acts for the above persons, in respect of the appeal, now before the Tribunal, and arising from the Council's conditions of consent attached to the Sutton's recent specified departure.

When Mr. Symns has submitted the draft consent order for your perusal, would you please advise the writer for any further action that may be required on our part.

Yours faithfully,

K.H.P. BECK.
County Engineer.

T2/9/1/469

TPSD 469

Mr Aubrey

22nd December 1980

Mr D.J. Sutton,
Salisbury Road,
RICHMOND.

Dear Mr Sutton,

Re: Roadside Sign

On the 27th November Mr Smythe wrote to your solicitor outlining the terms of the consent order which the Council had agreed to as a result of your submissions. I would have hoped that the solicitor would have advised you of the terms of the consent and of the fact that the consent must be ratified by the Planning Tribunal. I am concerned therefore to note that the sign has already been erected, that it has been erected at the gateway not on the western corner of your property as provided for in term 1 and that on at least one occasion recently the word "peas" was added to the sign. I am also advised that the sign which has been erected at the Champion Road entrance to your property was not sited to the satisfaction of the Planning Officer or the County Engineer as provided for in the terms of consent.

These matters will be reported to Council at a meeting scheduled for the 5th February 1981.

Yours faithfully,

A.A. AUBREY
COUNTY CLERK

T2/9/1/469

Mr. Smythe

27th November, 1980.

Mr. J.D. Williams,
Fell & Harley,
Barristers & Solicitors,
P.O. Box 28,
NELSON.

Dear Sir,

re: D.J. & B.J. SUTTON & CO. LTD.

We enclose herewith for your reference, a copy of our letter to Mr. R.D. Symns, who acts for the above persons, in respect of the appeal, now before the Tribunal, and arising from the Council's conditions of consent attached to the Sutton's recent specified departure.

When Mr. Symns has submitted the draft consent order for your perusal, would you please advise the writer for any further action that may be required on our part.

Yours faithfully,

K.H.P. BECK.
County Engineer.

T2/9/1/469

Mr. Smythe

27th November, 1980.

Mr. R.D. Symns,
Knapp, Pearmain, Botting & James,
Barristers & Solicitors,
P.O. Box 203,
NELSON.

Dear Sir

re: B.J. SUTTON & D.J. SUTTON & CO. LTD. - S.H.6 - RICHMOND.

Further to telephoned advice on this matter I am pleased to advise and confirm that the Council at its meeting on 14th November, 1980, has agreed to reconsider conditions imposed on your above clients consent to operate a roadside stall, recently granted pursuant to Section 74 of the Town and Country Planning Act, 1977.

The Council has agreed ~~that~~ the drafting of a consent order in relation to your client's appeal on the following terms.

ThatThat a directional sign with the total area not greater than 1.5 square metres, and containing the words "Daelyn - Turn Left - 250 metres" be permitted on the western corner of the applicant's property, on the frontage to State Highway 6.

2. That the two year review period of conditions be extended to 3 years.

3. A sign shall be erected inside the applicant's property boundary at the S.H.6 entrance to the dwelling, and shall be not greater than .5 square metres in area, containing the words "Private Entrance Only".

We would suggest that you prepareaa formal consent order and forward it to Mr. J.D. Williams at Fell and Harley, the County Solicitor, for his comments and ~~for the~~ action in this matter.

We note in your submission dated 30th October, 1980, that you have included reference to a sign in the Champion Road Entrance to the property, and referred to on diagram 2 of your client's consultant's report. It is our opinion that this sign complies with the condition No. 5 of the Council's original consent, and therefore this sign may be erected as soon as your clients are ready. Prior to erecting the sign your client's should contact the writer for a site inspection.

We trust that the consent order may satisfactorily resolve the appeal now before the Tribunal.

Yours faithfully,

K.H.P. BECK.
County Engineer.

+2/9/1/469

TPrepart 7/11/80

2. D.J. Sutton & Co. Ltd. - Appeal. The applicant has appealed the Council's decision in respect of two of the conditions imposed. Council granted consent to operate a roadside stall. The first condition appealed against is "No signs shall be erected on the applicant's property so as to be visible from State Highway' A reply has been filed to the appeal but the applicant have requested the Council to reconsider the matter, and if agreemer could be reached, a consent order could settle this part of the appeal.

The applicants wish to have erected on the property a single sign, clearly indicating that the entrance to the property is in Champion Road. The sign would be erected on the Richmond side of the Suttons present gateway off the State Highway, which would perhaps avoid some confusion. The matter has been discussed with the Resident Engineer, Ministry of Works and Development, and also Planning Division, Wellington because of their original comments.

and I have been advised that they would have no objection to the sign being erected. They have indicated that it is possible that the sign will help traffic flow in the location. This variation seems reasonable, and if Council is agreeable, part of the appeal will be resolved.

The second part of the appeal relates to the following condition :- "to enable the effectiveness of the conditions to be re-evaluated the consent shall apply for a period of two years only". The applicants seek to have this condition withdrawn. There has been some confusion in the understanding of this condition, as the two year period tends to conflict with the statutory time allowed an applicant to establish the consent granted. Clarification that the two year period shall run from the time the stall is established, may resolve this part. Council's comments are sought.

T2/9/1/469

WF 14/11/80

2. D.J. Sutton & Co Ltd - appealing the Councils decision in respect of two of the conditions imposed in the Councils consent to operate a roadside stall.

The applicants also wish to have erected on the property a single sign clearly indicating that the entrance to the property is in Champion Road.

Moved Crs Beuke/Shirtcliff

That the Council agree to the drafting of a consent order on the following terms:

1. That a directional sign with a total area not greater than $1.5m^2$ and containing the words "Daelyn turn left 250 metres" be permitted on the western corner of the applicants property on the frontage to State Highway 6.

2. That the two year review period of conditions be extended to 3 years

subject to a sign being erected inside the applicants property boundary at the State Highway 6 entrance to the dwelling being not greater than $.5m^2$ in area containing the words "Private Entrance Only"

CARRIED

(2) 7 NOV

FELL & HARLEY
BARRISTERS AND SOLICITORS
NOTARIES PUBLIC

CHARLES JOHN HARLEY, LL.B., NOTARY PUBLIC.
JAMES DONALD WILLIAMS, LL.B.
HAMISH WATSON RIDDOCH, LL.B.
WARWICK JOHN HEAL, LL.B.

P.O. BOX 28
TELEPHONE 88-264

NEW ZEALAND INSURANCE BUILDING,
HARDY STREET,
Nelson

When telephoning or calling with reference to this letter please ask for MR. J.D.Williams

10 October 1980

The County Engineer
Waimea County Council
PO Box 3070
RICHMOND

For: Mr. Smythe

Dear Sir,

re: Reply to Appeal: D.J. Sutton & Co. Ltd: Your Ref. T2/9/1/496

We enclose herewith a copy of the Respondent's Reply to the Appeal which has been forwarded to the Planning Tribunal and copies of which have been forwarded to Messrs. Knapp Pearmain Botting & James, the District Commissioner of Works, the Commissioner of Works and the Nelson Bays United Council.

RECEIVED
13 OCT
NSD.

Yours faithfully,
FELL & HARLEY
per:

Enc.
CMC/dl

REPLY TO TOWN PLANNING APPEAL
BEFORE THE PLANNING TRIBUNAL

No.

BETWEEN DAVID JOHN SUTTON and D.J. SUTTON & COMPANY LIMITED
Appellant

AND THE WAIMEA COUNTY COUNCIL
Respondent

RESPONDENT'S REPLY TO APPEAL PURSUANT TO REGULATION 57 OF THE TOWN & COUNTRY PLANNING REGULATIONS 1978

THE WAIMEA COUNTY COUNCIL as Respondent to the Appeal of DAVID JOHN SUTTON and D.J. SUTTON & COMPANY LIMITED against two conditions imposed in the decision of the Respondent Council delivered on the 14th day of August 1980 which decision allowed the Appellants' application for a specified departure subject to (inter alia) the following conditions:

(a) Paragraph 1 of the said decision:

No signs shall be erected on the Applicants' property so as to be visible from the State Highway;

(b) Paragraph 6 of the said decision:

To enable the effectiveness of the conditions to be re-evaluated the consent shall apply for a period of two years only;

says as follows:

1. IT acknowledges the status of the Appellants as owners of the land referred to in the Appeal.

2. IT acknowledges the correctness of the copy of the County Planning Officers Report dated the 17th July 1980, the copy of the letter dated 17th July 1980 from the Ministry of Works and Development to the Waimea County Council the copy of the Decision of the Respondent and the Copy of Diagram showing proposed signs which copies were annexed to the Notice of Appeal

3. AS to the grounds upon which the Appeal is based the Respondent says:

(a) As to Items 3(a) and (b) of the Appellants' Appeal the Respondent considers that the public interest is best served by the imposition of the condition set out in the said Paragraph 1 in that the visibility of the sign from the State Highway would lead to interference with the safety and efficiency of the Highway.

(b) As to Item 3(c) of the Appellants' Appeal the Respondent Council is of the opinion that if the granting of the application results in any interference with the traffic on the State Highway then it ought not to have been granted and the purpose of the condition, set out in the said Paragraph 6, is to allow time to assess whether traffic interference arises.

4. THE Respondent asks that the Respondent's decision be upheld and the Appeal dismissed.

5. THE Respondent Council is of the opinion that no other Local Authority is affected by this Appeal.

DATED this day of October 1980.

THE WAIMEA COUNTY COUNCIL
by its Solicitors
Fell & Harley
per:

Address for service: C/- Messrs Fell & Harley
Solicitors
204A Hardy Street
NELSON

P.O. Box 29
NELSON

Telephone: 88-264

No party other than the Appellant appeared or was represented at the hearing.

KNAPP, PEARMAIN, BOTTING & JAMES
BARRISTERS and SOLICITORS

MILES ALISTAIR BOTTING, LL.B.
EDWARD LLEWELLYN JAMES, LL.B.
ROBERT DUDLEY SYMNS, LL.B.
ALISTAIR EDMUND WEBBER, LL.B.

T2/9/1/469

TELEPHONE 87-119

30th October 1980.

When calling or telephoning with reference to this letter, please ask for . . .
Mr. R.D. Symns

gac

P.O. BOX 203,
187 BRIDGE STREET,
NELSON, N.Z.

The County Planning Officer,
Waimea County Council,
P.O. Box 3070,
RICHMOND.

ATTENTION: Mr. Smythe

WITHOUT PREJUDICE

Dear Sir,

re: D.J. Sutton and D.J. Sutton & Co. Ltd.
Your reference TPA 469

Further to our telephone discussion of 28th October 1980 we confirm that we would prefer, if possible, to have this matter resolved by way of consent order.

We have conferred with a Town Planning Consultant who has advised that there is a reasonable chance of success on appeal.

In order to reduce appeal costs, avoid the expense of a traffic engineer and (from Council's point of view) avoid exposure at this stage of the Council's controls and procedures regarding signs and roadside stalls which we understand to be under review it is suggested that the following constitute reasonable proposals and principles for consideration by Council at this stage:-

Principles

1. The sale of horticultural crops on a pick-your-own basis is an established and acceptable form of business.

2. Signs for identifying such establishments are desirable for the convenience of the public.

3. It would be desirable for the travelling public to have signs displayed indicating which crops were ready for picking. Such signs are commonly displayed throughout the County.

4. This section of the State Highway however carries high traffic volumes at high speeds and many drivers would be deciding whether to change lanes about opposite this property. It would be undesirable on safety grounds to introduce additional traffic movements and potential conflicts in these circumstances.

5. A simple sign alongside the State Highway and facing north only, displaying the name of the property and directing traffic to Champion Road should not unduly distract motorists nor give rise to additional traffic movements.

6. A more extensive sign adjoining the property in Champion Road would be desirable to indicate to the travelling public if the premises is open and which crops are ready for sale.

/cont'd.....

7. Notices in newspapers, advertising which crops are ready, the name of the property and the address at Champion Road would be essential.

8. On the basis of the above principles there would be no justification for revoking consent after any specified period.

Proposals

1. A simple sign not exceeding 1.5m2 denoting the name of the property, and directing visitors to Champion Road. This sign to be designed and finished so as not to distract motorists, and sited inside the property, to the south of the existing driveway and facing north only. See diagram 1 attached.

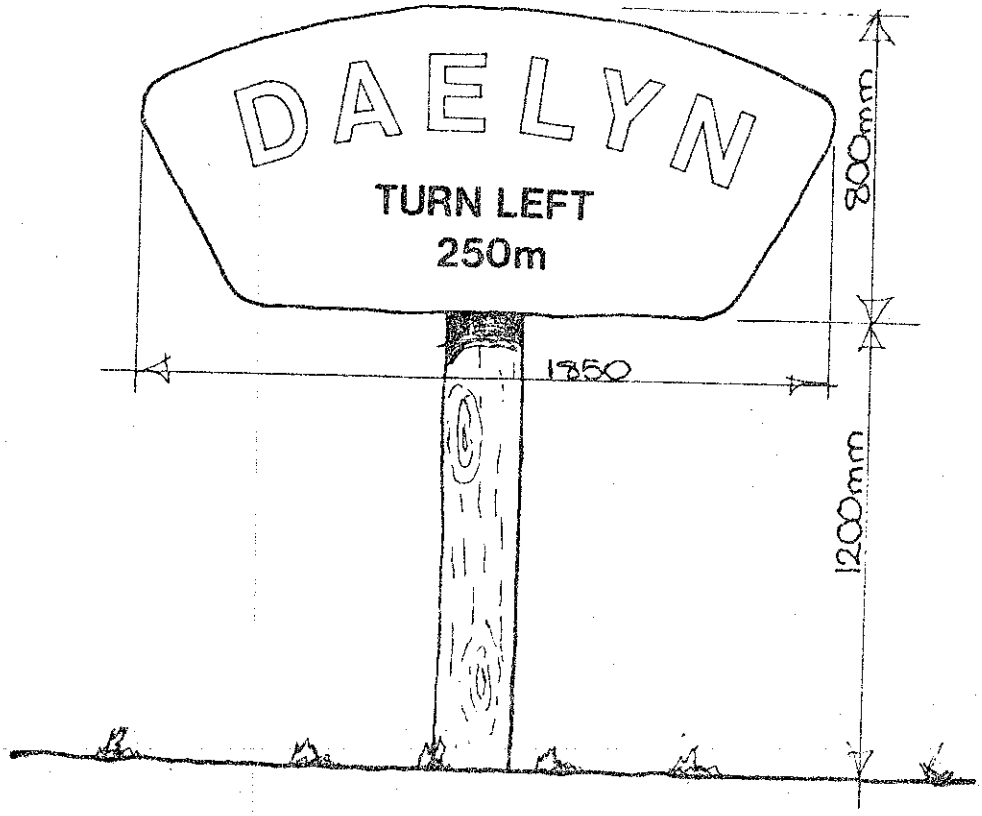
2. A sign not exceeding 1.5m2 denoting the name of the property, that it is a "pick-your-own" establishment, whether open or closed, and which crops are ready for sale. This sign to be adjacent to the Champion Road entrance of the property and to be designed, finished and sited to the approval of the County Engineer. See diagram 2 attached.

We should be grateful if you would put this matter to Council for consideration at this stage to see whether or not the more limited proposals herein will be acceptable to Council without the need for going to appeal.

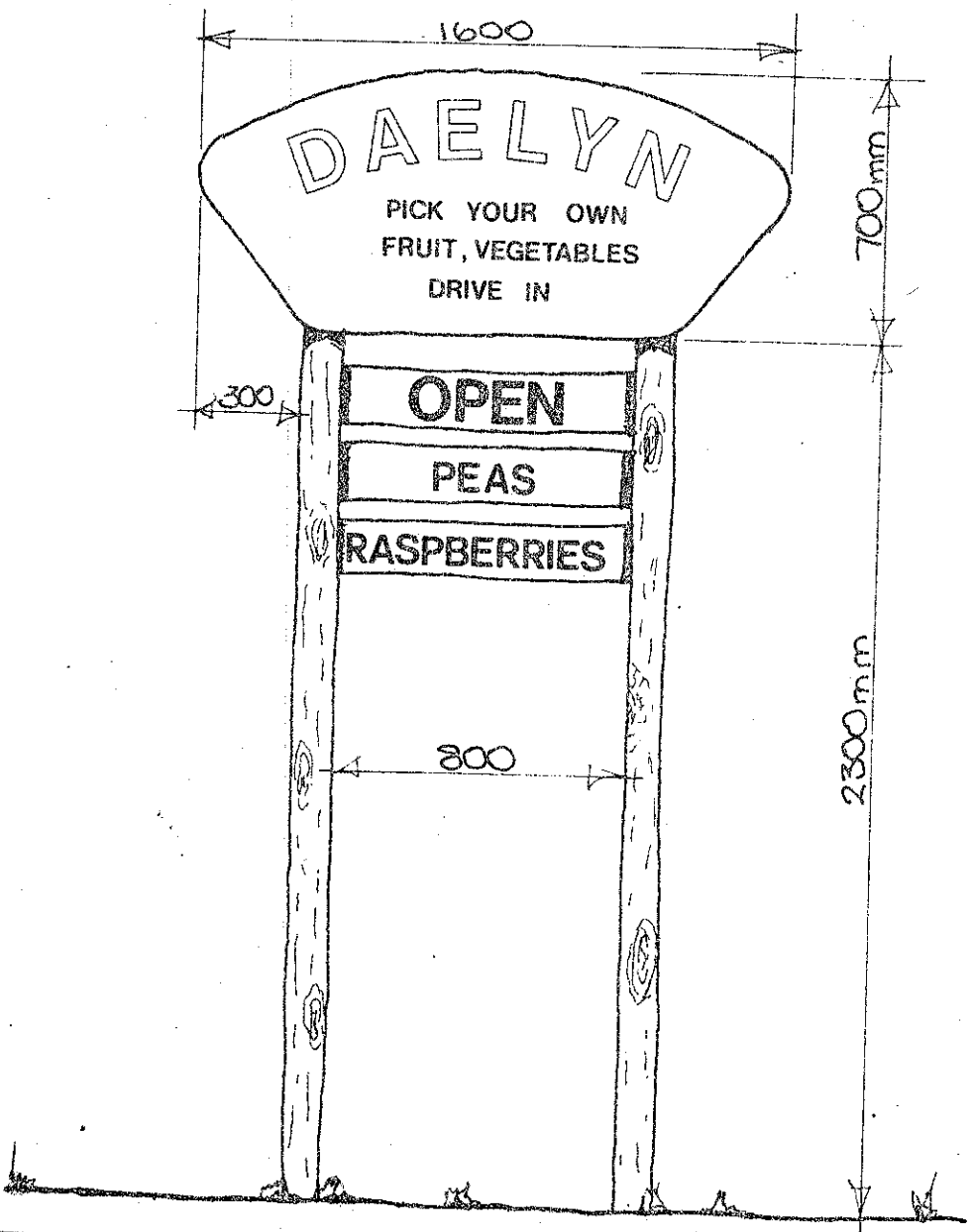
Yours faithfully,
KNAPP, PEARMAIN, BOTTING & JAMES

Per:

Enc:



Dia. 1



Dia. 2

Proposed Signs - DJ Sutton

Prepared by: Davie Lovell-Smith & Partners Box 679 ChCh

Ref 8553
Scale 1:200

E2/9/1/469

Mr. Smythe

23rd September, 1980.

Mr. J.D. Williams,
Fell & Harley,
Barristers & Solicitors,
P.O. Box 28,
NELSON.

Dear Sir,

re: NOTICE OF APPEAL : D.T. SUTTON & CO. LTD - S.H.6. RICHMOND.

Enclosed herewith the notice of appeal filed by Mr. R.D. Symms on behalf of his above client. The documents appear correct in content as to the events and decision.

It is possible that the Council might be prepared to reconsider their position in respect of Condition No. 1, and a Consent Order might be possible, but Condition No. 6. will have to stand the test of hearing. Before committing the Council on condition No. 1, the matter will have to be discussed further. Because of the Scheme Change No. 14, this could not be done before the expiry date for filing a reply to the appeal. Therefore the reply will have to be a plea for upholding the Council's original decision.

The Ministry of Works and Development has been asked to supply a detailed plan of the section of S.H.6 from Saxtons Road to Champion Road and a list of traffic volumes covering the last five years.

The Ministry of Transport will be asked to provide details of accidents on the road over the same period.

Please draft a reply seeking the dismissal of the appeal. The writer will be available to discuss the reply at your convenience.

Also enclosed for your reference is the County Clerk's file on this matter.

Yours faithfully,

K.H.P. BECK.
County Engineer.

KNAPP PEARMAIN, BOTTING & JAMES
BARRISTERS and SOLICITORS

MILES ALISTAIR BOTTING, LL.B.
EDWARD LLEWELLYN JAMES, LL.B.
ROBERT DUDLEY SYMNS, LL.B.
ALISTAIR EDMUND WEBBER, LL.B.

12/9/1/469

TELEPHONE 87-119

When calling or telephoning with reference to this letter, please ask for
Mr R.D. Symns

P.O. BOX 203,
187 BRIDGE STREET,
NELSON, N.Z.

12th September 1980.

The County Clerk,
Waimea County Council,
P.O. Box 3070,
RICHMOND.

TPA 469

Dear Sir,

re: D.J. Sutton, D.J. Sutton & Co. Ltd
and Town & Country Planning Act 1977

We enclose:-

(a) Copy Notice of Appeal.

(b) Copy of original Application for Planning Consent.

(c) Copy of Diagram showing proposed signs.

(d) Copy Town Planner's report.

(e) Copy of Decision of Council.

Please acknowledge receipt on the copy hereof.

done.

Yours faithfully,
KNAPP, PEARMAIN, BOTTING & JAMES

Per:

Enc:

RDS:GAC

NOTICE OF APPEAL UNDER TOWN & COUNTRY PLANNING ACT 1977

TAKE NOTICE that DAVID JOHN SUTTON of Richmond, Farmer and D.J. SUTTON & COMPANY LTD at Nelson hereby appeal against the decision of the Waimea County Council delivered on the 14th day of August 1980 and received by the Appellants on the 15th day of August 1980.

(1) The appellants' interests are as follows:-

a (i) D.J. Sutton as owner and occupant of the land described in b(i) hereof and as occupant of the land described in b(ii) hereof.

a (ii) D.J. Sutton & Co, Ltd as owner of the land in b(ii) hereof.

b (i) Lots 1 and 2 D.P. 8366 Certificates of Title Volume 4C Folios 239 and 240 respectively and 4.0569 containing 4.0468/ha. more or less

b (ii) Lots 3, 4 and 5 D.P. 8366 and Lot 3 D.P. 5665 containing approximately 17.7589 ha. and contained in Certificates of Title Volume 4C Folios 241, 242, and 243 and Volume 141 Folio 84.

(2) The decisions in respect of which this appeal is made are:-

(a) The provision in paragraph 1 of the decision stating that no signs shall be erected on the applicants' property so as to visible from the State Highway.

(b) The provisions of paragraph 6 of the decision stating that the consent shall apply for a period of two years only.

(3) The grounds on which this appeal is based are:-

(a) That the viability of the appellants' business of selling horticultural produce is severely affected by the provisions of the said paragraph 1.

(b) That the erection of a sign facing north only would

not constitute a traffic hazard.

(c) That it is unreasonable and unfair to impose a limitation on the term of the consent as the reason given is of general applicability to all consents and therefore cannot be said to be justified on the special circumstances of the case.

(4) The appellants seek the following relief:-

(a) Removal of paragraph 1 of the decision relating to erect of signs visible from the highway or variation of the condition to permit erection of a sign facing north only such sign to be visible from the Highway with sufficient wording to indicate the name of the business, produce available for sale and the whereabouts of the entrance off Champion Road.

(b) Removal of the condition in paragraph 6 of the decision limiting the duration of the consent to 2 years only.

DATED at Nelson this 12th day of September 1980.

D.J. Sutton and D.J. Sutton & Company Ltd by their solicitors and authorised agents Messrs. Knapp, Pearmain, Botting & James

Per:

R.D. Symns

Address for Service: Messrs. Knapp Pearmain Botting & James
187 Bridge Street (P.O. Box 203),
Nelson.

Telephone Number: 87-119

ANNEXURE

The names of all persons, or local or public authorities, who or which appeared or were represented at the hearing giving rise to this appeal are as follows:-

NIL

THE TOWN AND COUNTRY PLANNING ACT 1977

APPLICATION FOR PLANNING CONSENT

TO: The Waimea County Council

I, DAVID JOHN SUTTON of Richmond, Farmer hereby apply for consent permitting me to erect two permanent signs advertising produce for sale grown on my premises at Main Road, Stoke opposite the Freezing Works such signs to be in accordance with plans and specifications filed with the application.

The property in respect of which this application is made is situated on the eastern side of the Main Road, Stoke being Lots 1 and 2 Deposited Plan 8366 Certificates of Title Volume 4C Folios 239 and 240 each containing 4.0468 hectares more or less.

I am the owner of the property.

Name of Owner: David John Sutton

Address: Main Road, Stoke, Nelson.

Name of Occupier: David John Sutton

Address: Main Road, Stoke, Nelson.

DATED at Nelson this 25th day of May 1980.

D J Sutton

Address for service c/- Messrs. Knapp, Pearmain, Botting & James, Solicitors, 187 Bridge Street, Nelson.

18 AUG 1980

WAIMEA COUNTY COUNCIL

189 QUEEN STREET, RICHMOND, NEW ZEALAND
P.O. BOX 3070 TELEPHONE 8176

Address correspondence to The Principal Officer.

File Ref. TPA 469

If calling please contact:

Mr Aubrey

14th August 1980

Messrs Knapp Pearmain Botting & James,
P.O. Box 203,
NELSON.

Dear Sirs,

Re: Planning Application - D.J. Sutton & Co Ltd

Pursuant to Regulation 38(4) of the Town & Country Planning Regulations 1978 I advise that the Councils decision in respect of the above application is as follows:

"That the Waimea County Council pursuant to Section 74(2)(a) of the Town & Country Planning Act 1977 consents to the application by D.J. Sutton & D.J. Sutton & Co Ltd to establish and operate a roadside stall as defined in the district planning scheme and to sell pick your own produce from their property described as Lots 1 - 5 D.P. 8366 and Lot 3 D.P. 5665, but declines the application to erect permanent signs on the State Highway frontage of the property, the consent to be subject to the following conditions:

1. No signs shall be erected on the applicants property so as to be visible from the State Highway.

2. Entry to the property shall be via the Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street.

3. It shall be the responsibility of the applicant to ensure that the access to the property from the State Highway is not used by customers and any use of this access by customers will be considered to be a breach of conditions by the applicant.

4. All forms of advertising used by the applicant shall clearly state that access to the property is via Champion Road.

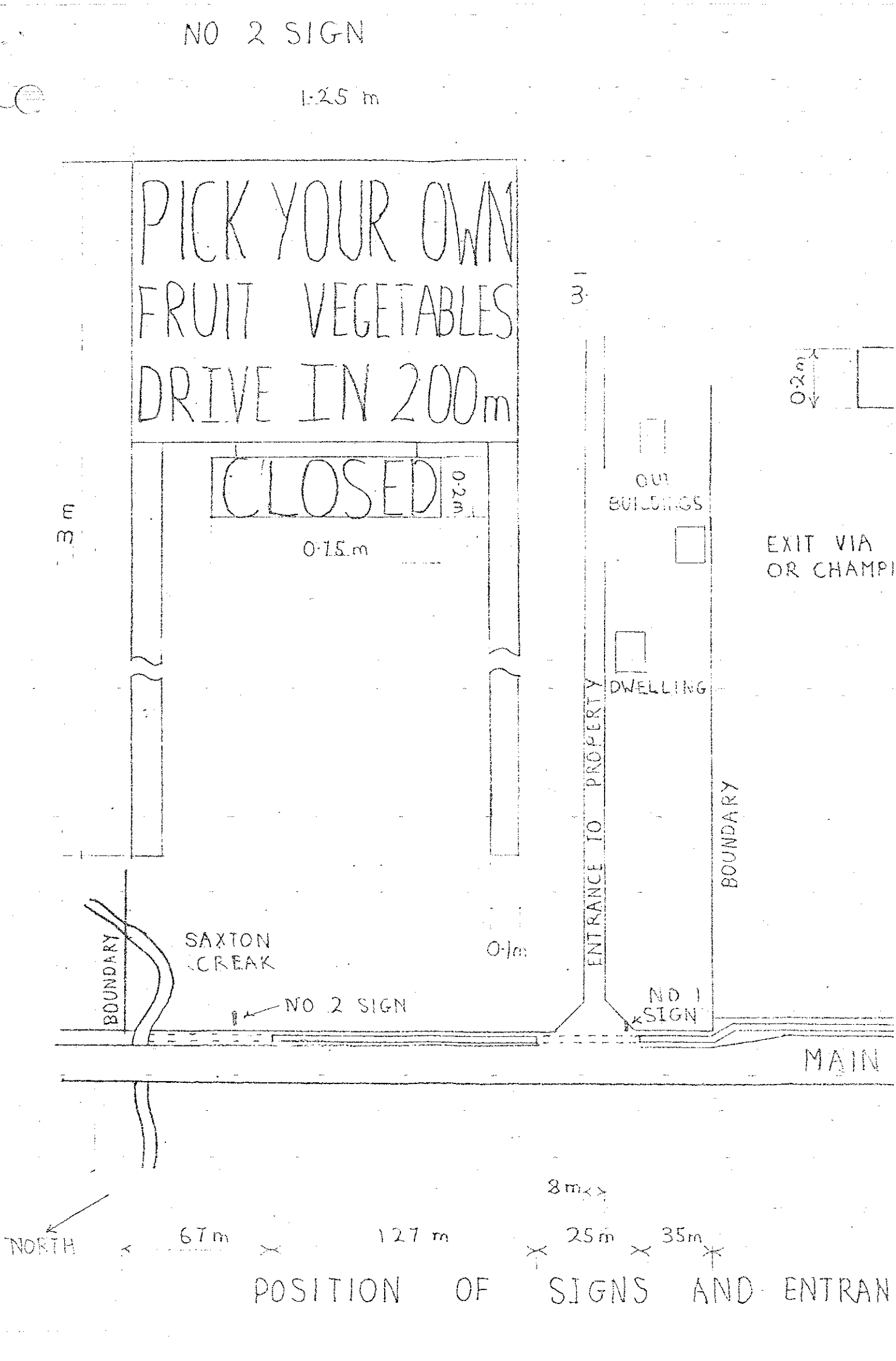
5. An advertising sign not greater than $1.5m^2$ in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be to the approval of the County Engineer.

6. To enable the effectiveness of the above conditions to be re-evaluated the consent shall apply for a period of two years only.

In granting the application the Council accepts that the sale of the type of produce to be grown by the applicant directly to the consumer is in the public interest. However the Council is concerned that access to the property from the State Highway would cause a serious disruption to traffic and danger to users of the Highway and accordingly has imposed restrictions that will entirely prohibit access from or exit to the Highway. In considering any new application after the initial two year period of consent the Council will take cognizance of the effectiveness of the conditions relating to access to the property.

Yours faithfully,

A.A. AUBREY
COUNTY CLERK


NO 2 SIGN
1·25 m
PICK YOUR OWN
FRUIT VEGETABLES
DRIVE IN 200m
CLOSED
0·2m
0·15m
3m
3·1
0·2m
OUT BUILDINGS
EXIT VIA
OR CHAMPI
DWELLING
ENTRANCE TO PROPERTY
BOUNDARY
BOUNDARY
SAXTON CREAK
0·1m
NO 2 SIGN
NO 1 SIGN
MAIN
8m
NORTH
67m
127 m
25m
35m
POSITION OF SIGNS AND ENTRAN

My name is DAVID JOHN SUTTON. I am a farmer by occupation and am the applicant herein. I wish to erect two signs on my property as specified in the application advertising produce for sale on the property farmed by me at Main Road, Stoke, Nelson and to sell same from the premises.

The property farmed by me includes land owned by D.J. Sutton & Company Limited comprising Lots 3, 4 and 5 Deposited Plan 8366 and Lot 3 Deposited Plan 5665 together containing 17.7589 hectares and contained in Certificates of Title Volume 4C Folios 241, 242 and 243 and Volume 141 Folio 84.

The property has until lately been utilised for dairy farming and subsequently as a fattening unit for stock. More recently I have diversified into horticulture with emphasis on berry fruit such as boysenberries, blackberries, raspberries, strawberries, loganberries and Marrionberries. The present area under cultivation is approximately 20 acres which has been developed over a period of 2 years. I propose to cultivate another 20 acres over the next 12 months.

The purpose of seeking permission to erect the two signs specified in the application is to give an early indication to traffic that the entrance is approaching and of its whereabouts and to enable traffic to move safely on to the property.

I have read a copy of the letter by the Ministry of Works and Development addressed to the Council indicating that Department's reservations with regard to this application.

As far as that letter is concerned I would make the following points:-

(a) Over the past year I have widened the approach from the north by some 15 metres at my own expense as far as material is concerned in conjunction with labour supplied by the Ministry of Works and Development.

(b) The entrance to the property has been widened to approximately 7.5 metres.

(c) It is proposed to use the access from the State Highway as an entrance only in respect of traffic diverted from that Highway

and to encourage customers to leave the company's property via either Champion Road or Hill Street South.

(d) From a practical business point of view the traffic volume is a factor in favour of the proposal. In this connection I would point out that over the years the valuation of the property has reflected two factors which the Valuation Department has considered important these being:-

(i) The proximity of the land to the city.

(ii) Its subdivisional potential. what for ?

Because of each of these factors a premium has been placed on the property and consequently higher rates have been assessed. I am not able to sub-divide nor do I wish to do so but it seems to me in the light of current economic circumstances that the proposed use is the most productive for the land.

I have read Mr. Avery's objection which in my view really supports my application as far as the access off State Highway 6 is concerned. The only comment I have to make about visibility is that his hedge is 3 metres over the boundary on the road side.

The reason for favouring State Highway 6 as the entrance is the density of traffic and its ability to generate business.

As far as danger to traffic is concerned last Christmas I grew and sold peas of a "pick your own" basis, a venture which proved to be most successful. At one stage 40 cars entered the premises in the space of one hour and at no time was there a problem with traffic or any apparent likelihood of there being such a problem.

I believe there is a public demand for fresh farm produce sold at competitive prices and that consequently the application is in the public interest.

I would like one of the signs to be larger than permitted by the Code of Ordinances so that the property entrance is clearly marked and to obviate the dangers referred to in the letter to Council from the Ministry of Works and Development.

As far as the proposal contained in the addenda to the Planning Officers report is concerned, i.e. that the problem might be alleviated if one of the signs indicated access was in Champion Road I believe this would be detrimental to trade because it would tend to put off people from entering my property and would also disrupt the through traffic system I would prefer to operate and which is recommended in the Planning Officer's report.

With regard to paragraph 23 of the Planning Officer's report I agree generally with the conditions proposed except:-

(a) I would like one sign bigger as specified in the application so that the existence and whereabouts of the entrance is clearly drawn to the attention of motorists to give them plenty of time to move safely onto my property.

(b) The likely requirements of the Resident[redacted] Engineer of the Ministry of Works are an unknown quantity and could be very expensive. In addition it could well mean my undertaking work and paying for same which is really the responsibility of the Ministry of Works and Development.

(c) Condition (b) should be amended to read "Only produce grown on the land farmed by the applicant.....". This amendment is suggested to include the land owned by D.J. Sutton & Company Limited. I wish to make it clear in respect of this, that I intend to sell only produce actually grown by me on the land.

$1.20/kg P.Y.O.
$1/kg.
Poultry Farmers dog feed payment.

T2/9/1/469.

Submission is support of Application by David John Sutton for consent to erect two signs advertising produce for sale

On behalf of the applicant I ask that Council exercise its discretion conferred upon it by S.167 of the Town and Country Planning Act 1977 to include the land actually farmed by the applicant in addition to that referred to in the application but which is owned by D.J. Sutton & Company Limited comprising Lots 3, 4 and 5 Deposited Plan 8366 and Lot 3 Deposited Plan 5446 together containing 17.7589 hectares and contained in Certificates of Title Volume 4C Folios 241, 242 and 243 and Volume 141 Folio 84 Nelson Registry.

In accordance with the procedures adopted in the Town and Country Planning Act the adjoining neighbours would have been notified and the application has raised one objection only which relates to a minor point. I understand that objector does not propose to appear in support of his objection.

In his very full report the Planning Officer has dealt with the application on the basis that a stall will be erected in due course. This was not the immediate intention of the applicant but I am indebted to the Planning Officer for covering this eventuality and accordingly I ask that the application be dealt with on that basis and extended to the company's land.

STALL.

Mr. Sutton will want to have some covered area for weighing of goods but had not intended to erect a permanent structure at this stage. If the application is dealt with in the full manner reported on by the Planning Officer subsequent applications herein can be avoided.

Generally, I think the evidence of Mr. Sutton in support of his application will speak for itself and I wish to make the following comments only:-

(a) I doubt whether, as a matter of law, the Planning Officer's statement in clause 19 of his report is correct when he states that the applicant should "justify the need to establish direct sales to the public". The central issue is the "public interest"

Chair Plan

1st August. 1980

+2/9/1/4109

(a) D.J. Sutton & Co Ltd

The hearing of an application by D.J. Sutton & Co Ltd seeking permission to erect two permanent signs advertising produce grown on the property for sale and to sell produce grown on the property direct to the public.

The application was presented by Mr Symns (Knapp Pearmain Botting & James) and Mr David Sutton gave evidence in support of the application. Letters of objection from N.E. Avery and the District Commissioner of Works were read. The Town Planning Officer presented a written report.

After hearing the evidence and questioning the applicant the Council reserved its decision and made an inspection of the property in the luncheon adjournment.

Town Plan
1st August

Planning Application - D.J. Sutton & Co Ltd

Moved Crs Wastney/Thurlow

That the application be approved subject to conditions and that access to the property be from the Main Road with exits to Champion Road or Hill Street.

Amendment

Moved Crs Chisnall/Shirtcliff

That the application be approved provided that access to the property is via Champion Road and the exit is to Hill Street.

Amendment Carried

The amendment was put as the substantive motion and was carried.

Moved Crs Thurlow/Thorn

That a schedule of further conditions be prepared by the County Clerk and County Planning Officer for consideration at the next meeting of the Council.

CARRIED

Ordinary
+2/9/1/469 8th Aug

(c) Specified Departure - D.J. Sutton & Co Ltd

The County Clerk presented a schedule of conditions which were considered appropriate to the D.J. Sutton planning application. The submissions had been prepared by the Clerk and Planning Officer.

Moved Crs Chisnall/Wastney

That the Waimea County Council pursuant to Section 74(2)(a) of the Town & Country Planning Act 1977 consents to the application by D.J. Sutton & D.J. Sutton & Co Ltd [redacted] shall be confined to the district planning boundary [redacted] produce from their property described as Lots 1 - 5 D.P. 8366 and Lot 3 D.P. 5665, but declines the application to erect permanent signs on the State Highway frontage of the property, the consent to be subject to the following conditions:

Changed by Lake Consent Order

1. No signs shall be erected on the applicants property so as to be visible from the State Highway. Kout.

2. Entry to the property shall be via the Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street.

3. It shall be the responsibility of the applicant to ensure that the access to the property from the State Highway is not used by customers and any use of this access by customers will be considered to be a breach of conditions by the applicant.

4. All forms of advertising used by the applicant shall clearly state that access to the property is via Champion Road.

5. An advertising sign not greater than $1.5m^2$ in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be to the approval of the County Engineer.

6. To enable the effectiveness of the above conditions to be re-evaluated the consent shall apply for a period of two years only.

In granting the application the Council accepts that the sale of the type of produce to be grown by the applicant directly to the consumer is in the public interest. However the Council is concerned that access to the property from the State Highway would cause a serious disruption to traffic and danger to users of the Highway and accordingly has imposed restrictions that will entirely prohibit access from or exit to the Highway. In considering any new application after the initial two year period of consent the Council will take cognizance of the effectiveness of the conditions relating to access to the property.

CARRIED

T2/9/1/469

WAIMEA COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1977

TOWN PLANNING HEARING 1ST AUGUST 1980

NOTIFIED APPLICATION NO. 469

APPLICANT: D.J. Sutton.

LOCATION: Main Road, Stoke, opposite Freezing Works.

SUBJECT PROPERTY: Lots 1 & 2 DP 8366, C.T. 4C/239 & 240, 8.0936ha.

ZONING: Rural A.

OWNER/OCCUPIER: D.J. Sutton

PROPOSAL: To erect two permanent signs advertising produce grown on the property for sale.

REPORT:

1. The application has been made under the Town and Country Planning Act 1977 and all steps and procedures required under the Town and Country Planning Act 1977 and Regulations 1978 have been carried out by the Council. As far as I am aware there have been no errors or omissions made in any of these procedures and the application is in order for consideration.

2. The applicant owns 5 adjoining blocks of land, as shown on the attached plan, totalling 25.8525ha.

3. This application relates to the erection of two signs on the State Highway on Lots 1 and 2 D.P.8366 advertising the sale of produce grown on the whole property on a pick your own basis, therefore the application seems incomplete if a stall is to be erected on another part of the property. A variation pursuant to Section 167 may be necessary.

4. While the district planning scheme provides for the erection of temporary signs for a two week period advertising the disposal of produce on a pick your own basis, the applicant expects that he would be operating for approximately 3 months per year and also intends to erect a small stall building sometime in the future for sales of produce other than that presently grown on the property. e.g. pumpkins, onions etc.

5. The property is developed as follows:

Boysenberries	-	approx 9.0 acres
Blackberries	-	6.0 acres
Strawberries	-	1.5 acres
Raspberries	-	1.5 acres
Logan & Marrionberries	-	1.0 acres
		19.0 acres (7.7ha)

6. The majority of these crops are sold to the market however, Mr. Sutton hopes to sell a small portion from the property.

7. The pick your own sales and a future stall building would be centred around the area at present planted in the various crops and there is ample room for customer parking

8. The property has three access points. One to State Highway 60, one to Champion Road, and one to Hill Street.

9. Adjoining land owners, N.E. & G.M. Avery, have lodged an objection to the use of the Champion Road access over which they have a Right of Way as shown on the attached plan. (Appendix A)

10. Their objection would be met if the Hill Street and State Highway accesses only are used, and not the Champion Road access.

11. All of the access roads within the property and out to the 3 road points are reasonably narrow and it would be desirable if the applicant could utilise a "through traffic" system rather than returning traffic to the State Highway. If this were done, it would be desirable to maintain the Champion Road exit but the existing hedge on Avery's front boundary would require trimming back to the road boundary at the exit point to provide adequate visibility towards the State Highway. Both other access points have clear visibility.

12. The plan submitted with the application shows two signs being $1.4m^2$ and $2.63m^2$ in area. The maximum total area normally permitted for a roadside stall is 15sq.ft. or $1.4m^2$. However, this application specifically seeks a departure from those normal requirements.

13. The sale of produce from Rural A land is not provided for in the Rural A ordinances of the district planning scheme and this application must be considered as a specified departure pursuant to Section 74(2) of the Town and Country Planning Act, 1977.

14. Under Section 74(2) of the Act, the Council may, subject to Section 3 of the Act, consent to a specified departure only if:

(a) The effect of the departure will not be contrary to the public interest and will have little town and country planning significance beyond the immediate vicinity of the land concerned, and the provisions of the scheme can remain without change or variation.

15. Section 3 sets out the matters of national importance to be recognised and provided for when considering any such application. These are:

(a) The conservation, protection, and enhancement of the physical, cultural, and social environment:

(b) The wise use and management of New Zealand's resources:

(c) The preservation of the natural character of the coastal environment and the margins of lakes and rivers and the protection of them from unnecessary subdivision and development.

(d) The avoidance of encroachment of urban development on, and the protection of, land having a high actual or potential value for the production of food.

(e) The prevention of sporadic subdivision and urban development in rural areas.

(f) The avoidance of unnecessary expansion of urban areas into rural areas in or adjoining cities.

(g) The relationship of the Maori people and their culture and traditions with their ancestral land.

16. It is entirely over to the applicant to satisfy Council that consent could be given in terms of, and not upset the provisions of the above sections of the Act, however, the following comments are considered relevant.

17. Although the sale of produce is not provided for in the Rural A zone, the definition of a roadside stall remains in the ordinances. The applicant's proposal constitutes a Roadside Stall by virtue of that definition and it is appropriate in view of the likely future requirements for a stall building, that the application be considered as an application to erect and operate a stall rather than simply to erect signs larger than normal.

18. The Council has experienced difficulties in controlling the sale of "imported" produce from established stalls in the County and the applicant should produce satisfactory evidence that only produce grown on the property will be sold and that a genuine need to sell directly from the property exists.

19. The applicant should justify the need to establish direct sales to the public, particularly when the advertising and major access is on the busiest section of the State Highway in the district.

20. The potential traffic hazzard that the main access has is a matter of some concern. The access is just west of the narrowing of traffic lanes past the Freezing Works and there is precious little shoulder on which slowing traffic could manouvre for turning into the gate.

21. That the Ministry of Works and Development has not commented upon this proposal, is alarming. In view of the occasional accidents on the highway, the narrowness of the existing entrance to the applicant's property, and the traffic volume on the highway, it is felt that some comment was essential in respect of these matters.

22. The size of the stall building has not been specified. If this is not done now there will be difficulties later when a building permit is requested, if this application is approved. A gross floor area of $10m^2$ is suggested

23. If the Council consents to the application, it is considered necessary to impose the following conditions.

(a) The proposed signs shall each not exceed a total of $1.4m^2$ in area excluding supporting structures.

(b) Only produce grown on the land farmed ~~owned~~ by the applicant shall be sold from the property, and produce sold on other than a "pick your own" basis shall be sold from a common point located in the area indicated on the plan being Appendix A hereto.

(c) A stall building not exceeding $10m^2$ in gross floor area shall be permitted on the property in the general location shown on the plan attached.

(d) The State Highway entrance to the property shall be an entrance point only and suitable directory signs shall be erected so that customers leaving the property will use the Champion Road or Hill Street entrances.

(e) The State Highway entrance to the property shall be widened or reconstructed as may be required by the Resident Engineer of the Ministry of Works and Development, Nelson. Such work shall be completed within 6 months of the date of this consent.

(f) All entrances to the property shall be sealed from the edge of the existing seal to the property boundary within 6 months of the date of consent.

(g) The hedge on the State Highway side of the Champion Road exit shall be trimmed back to the property boundary so as to maintain at all times, adequate visibility to towards the State Highway.

(h) Suitable off road parking for customers' vehicles shall be provided, and the existing access roads shall be maintained in an all weather surface.

D.R. Smythe per gpn Victoria.

D. R. SMYTHE.
County Planning Officer

17th July, 1980.

ADDENDA:

Since writing this report, a letter has been received from the Ministry of Works and Development, expressing concern at the State Highway access.

As pointed out herein, this matter is of major concern and the likely interference to traffic is significantly contrary to the public interest in respect of road safety.

The problem might be alleviated if one of the signs indicated that access was in Champion Road. This possibility must be given careful consideration.

The Ministry letter is attached hereto for information.

Access of Champion Rd exit Hall St.

Ministry of Works and Development

District Office Sydney St. West
Private Bag, Wellington
Telephone 723 070 Telex NZ 3089

R/9/1/469

Inquiries to Date 17 July 1980 Ref TP 31

The County Engineer
Waimea County Council
PO Box 3070
RICHMOND

ATTENTION D R Smythe

RECEIVED
18 JUL 1980
ANSD.
W.C.C. COUNTY ENGINEER

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1977 WAIMEA COUNTY COUNCIL APPLICATION FOR PLANNING CONSENT D J SUTTON

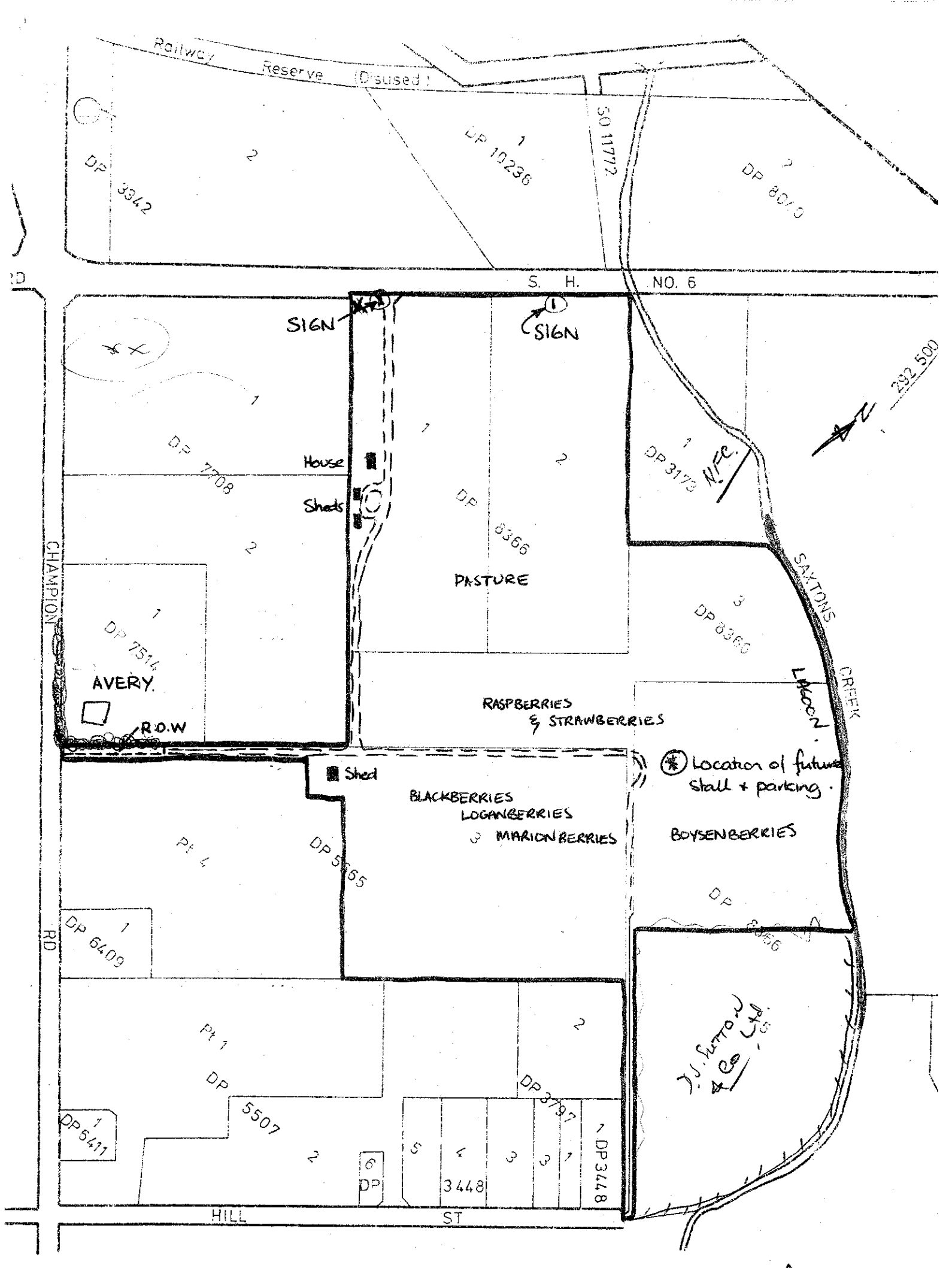
This application is for consent to erect two signs advertising produce for sale grown on the applicant's premises adjacent to State Highway 60. The plans of the proposed signs show that the produce is to be sold on a pick your own basis. The application, therefore, is not simply to erect signs, but to erect the signs and sell the produce.

State Highway 6 in this vicinity carries approximately 12,300 vehicles per day. The entrance to the property is only 300 metres north of the Champion Road - Richmond Deviation corner and at the start of the road markings channeling traffic for that intersection. The State Highway has three lanes and is divided by a no overtaking double line. The State Highway is also a limited access road.

This department has strong reservations about this proposal. The State Highway carries a large number of vehicles, the entrance is near a major intersection and the highway does not have sufficient room to accommodate significant numbers of turning vehicles entering or leaving the property. The use of the State Highway entrance to the property for the proposed use would obviously conflict with the Highway's safety and efficiency.

I note that the applicant's property has alternative access to Hill Street and to Champion Road.

I would suggest that in view of these circumstances your Council, should it decide to consent to the application, only do so on the condition that access is confined to Champion Road, in order that interference with the traffic on the State Highway be kept to the absolute minimum.


Railway Reserve (Disused)
DP 3342
2
1
DP 10236
SO 11772
2
DP 8013
S. H. NO. 6
SIGN
SIGN
1
DP 7708
House
Sheds
2
1
2
DP 8366
PASTURE
1
DP 3173
292 500
CHAMPION RD
1
DP 7514
AVERY
R.O.W
3
DP 8366
SAXTONS CREEK
LAGOON
RASPBERRIES & STRAWBERRIES
Shed
Location of future stall + parking.
BLACKBERRIES
LOGANBERRIES
3 MARIONBERRIES
BOYSENBERRIES
Pt 4
DP 5365
1
DP 6409
DP 8356
Pt 1
DP 5507
2
DP 3791
1
DP 5411
2
6
DP
5
4
3448
3
3
1
1 DP 3448
HILL ST

APPENDIX A.

Ministry of Works and Development

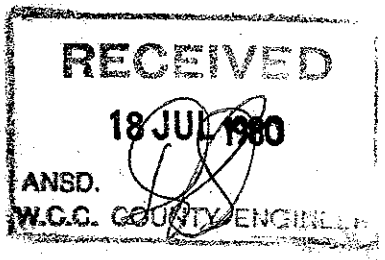
T2/9/1/469.

District Office Sydney St. West
Private Bag, Wellington
Telephone 723 070 Telex NZ 3089

Inquiries to Date 17 July 1980 Ref TP 31

The County Engineer
Waimea County Council
PO Box 3070
RICHMOND

ATTENTION D R Smythe



Dear Sir

TOWN AND COUNTRY PLANNING ACT 1977 WAIMEA COUNTY COUNCIL APPLICATION FOR PLANNING CONSENT D J SUTTON

This application is for consent to erect two signs advertising produce for sale grown on the applicant's premises adjacent to State Highway 60. The plans of the proposed signs show that the produce is to be sold on a pick your own basis. The application, therefore, is not simply to erect signs, but to erect the signs and sell the produce.

State Highway 6 in this vicinity carries approximately 12,300 vehicles per day. The entrance to the property is only 300 metres north of the Champion Road - Richmond Deviation corner and at the start of the road markings channeling traffic for that intersection. The State Highway has three lanes and is divided by a no overtaking double line. The State Highway is also a limited access road.

This department has strong reservations about this proposal. The State Highway carries a large number of vehicles, the entrance is near a major intersection and the highway does not have sufficient room to accommodate significant numbers of turning vehicles entering or leaving the property. The use of the State Highway entrance to the property for the proposed use would obviously conflict with the Highway's safety and efficiency.

I note that the applicant's property has alternative access to Hill Street and to Champion Road.

I would suggest that in view of these circumstances your Council, should it decide to consent to the application, only do so on the condition that access is confined to Champion Road, in order that interference with the traffic on the State Highway be kept to the absolute minimum.

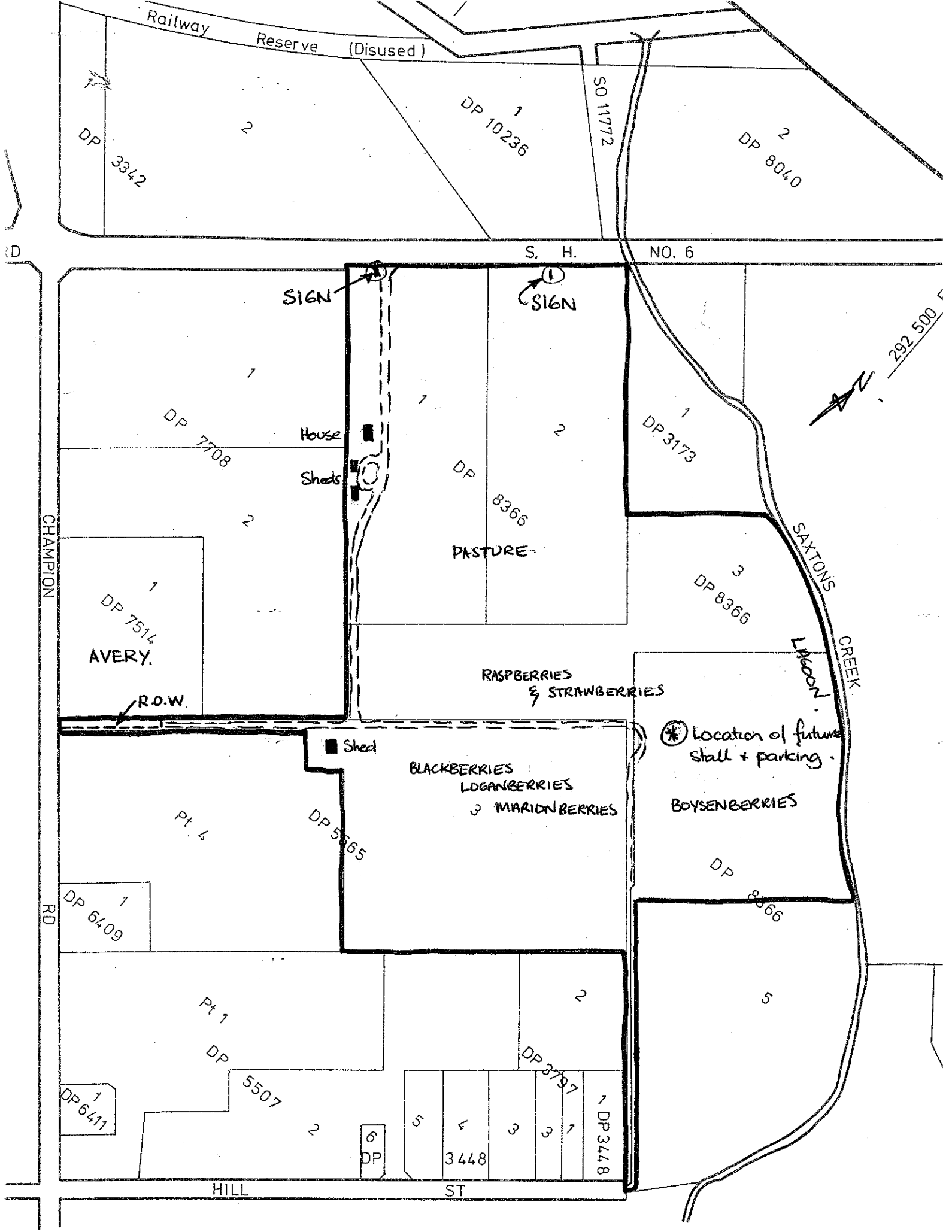
I would be grateful if you could bring these comments to the attention of your Council when the application is being considered.

Yours faithfully

A McG Peart
District Commissioner of Works

per

(R J Hobbs)


Railway Reserve (Disused)
DP 3342
2
1
DP 10236
SO 11772
2
DP 8040
S. H. NO. 6
SIGN
SIGN
1
DP 7708
House
Sheds
2
1
2
DP 8366
PASTURE
1
DP 3173
292 500
3
DP 8366
SAXTONS CREEK
LAGOON
CHAMPION RD
1
DP 7514
AVERY.
R.O.W
RASPBERRIES & STRAWBERRIES
Shed
BLACKBERRIES
LOGANBERRIES
3 MARIONBERRIES
Location of future stall + parking.
BOYSENBERRIES
Pt 4
DP 5665
1
DP 6409
DP 8366
Pt 1
DP 5507
2
DP 3797
5
1
DP 6411
2
6 DP
5
4
3
3
1
1 DP 3448
3448
HILL ST

APPENDIX A.

OBJECTION

RECEIVED
8 JUL 1980
WAIMEA COUNTY COUNCIL
RICHMOND

FORM J

The Town and Country Planning Act 1977

NOTICE OF OBJECTION

To the County Clerk,
Waimea County Council

Full Name N.E. & G.M.AVERY

Address ROSEGLYN
CHAMPION RD. RICHMOND.

WE ~~I~~ object to the application of *(state name of applicant)* DAVID JOHN SUTTON

to *(state proposal of applicant)* TO ERECT TWO PERMANENT SIGNS ADVERTISING PRODUCE FOR SALE

The particular parts of the application I object to are: OUR ONLY OBJECTION IS TO EXIT OR ENTRANCE OF CHAMPION ROAD.

The reasons for my objections are: THE HAZARD OF EXIT OR ENTRANCE FROM CHAMPION RD. IS VERY HIGH. THE ROAD IS ONLY ASPHALTED SOME MERE 15-16 feet wide. Visibility of approaching traffic is poor. The speed limit is not restricted to 30 M.P.H. The density of traffic is quite high and increasing.

My objection would be met by: ENTRANCE OR EXIT FROM MAIN ROAD OR HILL STREET. (N.B.) MAIN ROAD VISIBILITY EXCELLENT BOTH WAYS. HILL STREET - NO THROUGH TRAFFIC.

(We) ~~I~~ ~~do~~/do not desire to be heard in support of my objection.

N.E. & G.M. AVERY

Address for Service:
N.E. & G.M. AVERY
"ROSEGLYN"
CHAMPION RD
RICHMOND

Signature: N.E. & G.M. Avery
(To be signed for or on behalf of objector)

Date: 7/7/80

Gm. Avery

KNAPP, PEARMAIN, BOTTING & JAMES
BARRISTERS and SOLICITORS

MILES ALISTAIR BOTTING, LL.B.
EDWARD LLEWELLYN JAMES, LL.B.
ROBERT DUDLEY SYMNS, LL.B.
ALISTAIR EDMUND WEBBER, LL.B.

TELEPHONE 87-119
7888 RD

When calling or telephoning with reference to this letter, please ask for . . .
Mr R.D. Symns

gac

P.O. BOX 203,
187 BRIDGE STREET,
NELSON, N.Z.

5th June 1980.

RECEIVED
9 JUN 1980
WAIMEA COUNTY COUNCIL
RICHMOND

The Principal Officer,
Waimea County Council,
P.O. Box 3070,
RICHMOND.

Dear Sir,

re: D.J. Sutton & Company Limited

We enclose:-

(a) Application for Planning Consent.

(b) Copy of Plan.

(c) Our trust account cheque in the sum of $220.00 being filing fee.

Please advise the date of hearing when available and also advise if any further information is required.

Yours faithfully,
KNAPP, PEARMAIN, BOTTING & JAMES

Per:

Enc:

THE TOWN AND COUNTRY PLANNING ACT 1977

APPLICATION FOR PLANNING CONSENT

TO: The Waimea County Council

I, DAVID JOHN SUTTON of Richmond, Farmer hereby apply for consent permitting me to erect two permanent signs advertising produce for sale grown on my premises at Main Road, Stoke opposite the Freezing Works such signs to be in accordance with plans and specifications filed with the application.

The property in respect of which this application is made is situated on the eastern side of the Main Road, Stoke being Lots 1 and 2 Deposited Plan 8366 Certificates of Title Volume 4C Folios 239 and 240 each containing 4.0468 hectares more or less.

I am the owner of the property.

Name of Owner: David John Sutton

Address: Main Road, Stoke, Nelson.

Name of Occupier: David John Sutton

Address: Main Road, Stoke, Nelson.

DATED at Nelson this 30th day of May 1980.

D J Sutton

Address for service c/- Messrs. Knapp, Pearmain, Botting & James, Solicitors, 187 Bridge Street, Nelson.

NO 2 SIGN

1·25 m

PICK YOUR OWN
FRUIT VEGETABLES
DRIVE IN 200m

CLOSED

0·2m

0·75m

3m

AREA
total 1·4m²

0·1m

OUR BUILDINGS

DWELLING

ENTRANCE TO PROPERTY

BOUNDARY

SAXTON CREAK

BOUNDARY

NO 2 SIGN

NO 1 SIGN

0·2m

CLOSED

EXIT VIA HILL STREET
OR CHAMPION ROAD

CHAMPION ROAD

NO 1 SIGN

1·25 m

0·6m

0·25m

0·2m

DAELYN

OPEN

DRIVE IN

BOYSENBERRIES

PEAS

RASPBERRIES

SIGNS "OPEN, DRIVE IN" ETC ARE INTERCHANGEABLE

AREA
total 2·63m²

0·1m

MAIN ROAD, STOKE

8m

67m

127m

25m

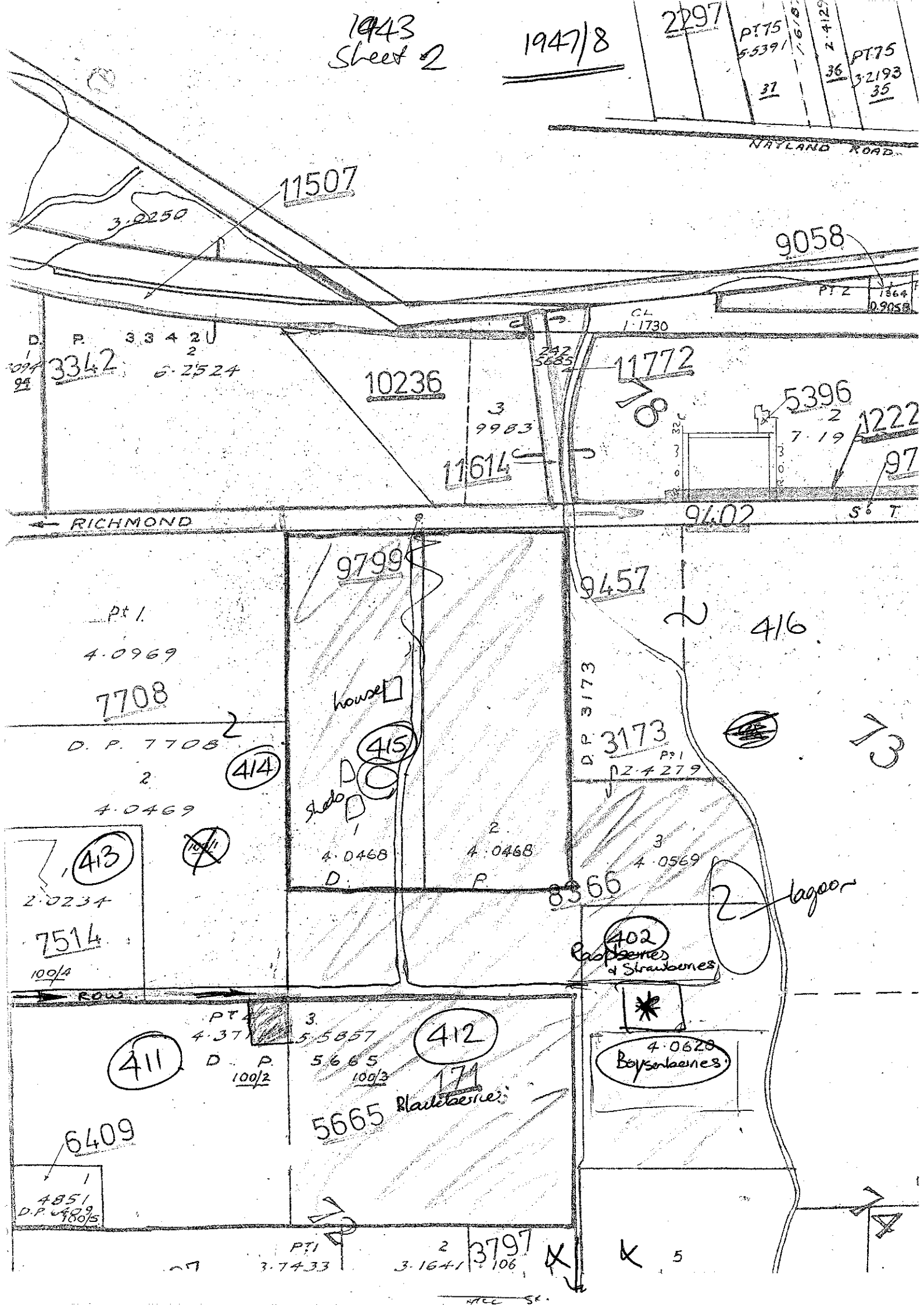
35m

260m

POSITION OF SIGNS AND ENTRANCE

1200

PROPOSED SIGNS ADVERTISING PRODUCE - D. J. SUTTON & CO. LTD


1943
Sheet 2
1947/8
2297
PT 75
5.5391
2.4129
36
37
PT 75
3.2193
35
NAYLAND ROAD
11507
3.0250
9058
PT 2
1864
0.9058
CL
1:1730
D. P. 3342
2
6.2524
3342
10236
3
9983
11614
242
5685
11772
5396
2
7.19
1222
97
RICHMOND
9402
9799
9457
Pt 1
4.0969
7708
D. P. 7708
2
4.0469
414
house
415
shed
1
4.0468
2
4.0468
D. P. 3173
D. P. 3173
Pt 1
2.4279
416
413
2.0234
7514
100/4
3
4.0569
8366
lagoon
402
Raspberries & Strawberries
4.0620
Boysenberries
ROW
Pt 4
4.3711
3
5.5857
411
D. P. 100/2
5.665
100/3
412
Blueberries
5665
6409
1
4851
D.P. 4809/5
Pt 1
3.7433
2
3.1641
3797
3.106
ACC St.

T2/9/1/580

IN THE MATTER of the Town and Country Planning Act 1977

AND

IN THE MATTER of an appeal under section 69 of the Act

PROCESSED

BETWEEN D. J. SUTTON and D. J. SUTTON & CO LIMITED

(Appeal No: 793/82)

Appellant

AND WAIMEA COUNTY COUNCIL

MINISTER OF WORKS AND DEVELOPMENT

NATIONAL ROADS BOARD

Respondent

BEFORE THE PLANNING TRIBUNAL (NUMBER THREE DIVISION)

His Honour Judge Skelton (Chairman)
Mr G. W. Ensor (Members)
Mrs N. J. Johnson

HEARING at NELSON on the 23rd day of February 1983.

COUNSEL: Mr R. D. Symns for the Appellant
Mr J. D. Williams for the County Council
Mr Ingle for Ministry of Works and Development and National Roads Board

DECISION

This is an appeal commenced pursuant to section 69 of the Town and Country Planning Act 1977.

The appeal is brought by D. J. Sutton & Company Limited, but it is common ground that D. J. Sutton should be a party also. Mr Sutton owns the land which is the subject of this appeal, and his company conducts the farming uses.

In August 1980 the respondent granted consent to depart from the provisions of its operative scheme in the following terms:

"That the Waimea County Council pursuant to section 74 (2) (a) of the Town and Country Planning Act 1977 consents to the application by D. J. Sutton and D. J. Sutton & Company Limited to establish and operate a roadside stall as defined in the District Planning Scheme and to sell pick your own produce from their property described as Lots 1-5 D.P: 8366 and Lot 3 D.P: 5665, but declines the application to erect permanent signs on the State Highway frontage to the property, the consent to be subject to the following conditions:

1. No signs shall be erected on the applicants property so as to be visible from the State Highway.

2. Entry to the property shall be via the Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street.

3. It shall be the responsibility of the applicant to ensure that the access to the property from the State Highway is not used by customers and any use of this access by customers will be considered to be a breach of conditions by the applicant.

4. All forms of advertising used by the applicant shall clearly state that access to the property is via Champion Road.

5. An advertising sign not greater than 1.5 m^2 in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be to the approval of the County Engineer.

6. To enable the effectiveness of the above conditions to be re-evaluated the consent shall apply for a period of two years only.

THE SEAL OF THE PLANNING TRIBUNAL : NEW ZEALAND

In granting the application the Council accepts that the sale of the type of produce to be grown by the applicant directly to the consumer is in the public interest. However the Council is concerned that access to the property from the State Highway would cause a serious disruption to traffic and danger to users of the Highway and accordingly has imposed restrictions that will entirely prohibit access from or exit to the Highway. In considering any new application after the initial two year period of consent the Council will take cognizance of the effectiveness of the conditions relating to access to the property".

Being dissatisfied with the conditions imposed, the appellants appealed to this Tribunal. The appeal was set down for hearing at Nelson in February 1981. It was resolved by consent in April 1981. The terms of the consent order are:

"UPON READING the Notice of Appeal dated 12 September 1980 and the reply of the Waimea County Council thereto, and UPON HEARING counsel for the parties THIS TRIBUNAL HEREBY ORDERS BY CONSENT that the decision of the respondent dated 14 August 1980 be confirmed but that the conditions imposed therein be varied in the manner and to the extent set out below:

1. THAT a directional sign of a total area of not greater than 1.5 square metres and containing only the words "Daelyn turn left, 250 metres - fruit and vegetables" and the words "open" or "closed" as appropriate, may be erected on the appellants property on the frontage to State Highway 6.

2. THAT entry to the property shall be via the existing Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street.

3. THAT the appellants shall ensure that the access to the property from the State Highway is not used by customers and any use of this access by customers, permitted by the appellants or either of them, will constitute a breach of conditions by the appellants.

THE SEAL OF THE PLANNING TRIBUNAL : NEW ZEALAND

4. THAT all forms of advertising used by the appellants shall clearly state that access to the property is via Champion Road.

5. THAT an advertising sign not greater than 1.5 square metres in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be to the approval of the County Engineer, and subject to any necessary consent of the Richmond Borough Council.

6. THAT the consent shall apply for a period of 3 years from 16 March 1981".

In October 1981 the appellants obtained approval from the respondent for the erection of another sign on a property at the corner of State Highway 6 and Champion Road. The respondent's resolution reads:

> "That permission to erect the sign be approved, subject to it being removed during the off-season when produce grown on the property is not offered for sale".

In April 1982 the appellants made a notified application in the following terms:

> "We seek consent to use our other entrance (further north) on State Highway 6 to give access to our fruit and vegetable stall and erect a one-sided sign not exceeding 1.4 square metres".

Objections were received from the Minister of Works and Development and Mrs Jeanne Taylor of "The Haven", 724 Main Road State. The respondent treated the application as one requiring planning consent and also as an application to vary the conditions of the consent order made in April 1981. It declined to grant the appellants' application and this appeal has followed.

THE SEAL OF THE TRIBUNAL : NEW ZEALAND

At the hearing of the appeal, it became common ground that the application should be treated as an application to vary the terms of the previous consent, pursuant to section 71 of the Act. In particular, the application seeks to vary condition 2 and condition 3 by permitting the use of one of the existing entrances off State Highway 6. Coupled with that, the appellants seek a further variation of the terms of consent to permit the erection of an additional sign in association with that entrance, and, to that extent, condition 4 would require variation, also.

State Highway 6 is a limited access road. The National Roads Board was represented at the hearing of this appeal by Mr Ingle . The subject of limited access roads and the powers of the National Roads Board in relation thereto, were discussed in detail by the Number Two Division of this Tribunal in Pinfolds Transport Limited -v- Wairarapa South County Council, Decision No. W14/80. In the circumstances of this case it is not necessary for us to dwell on that subject. It is sufficient to say, that the appellants have two licensed crossing points, which are referred to in the evidence of Mr Weaver, Assistant District Highways Engineer, for the Wellington District as CP 21A and CP 22A. The latter crossing point comprises the entrance to Mr Sutton's dwelling. The sign permitted in terms of condition (1) of the original consent, although not worded precisely in accordance with the terms of that condition, is erected on the appellants' property adjacent to this crossing point. The sign reads:

"Daelyn
Fruit and Vegetables
First turn
left".

It is clearly visible to south bound traffic on State Highway 6 - see photographs Exhibit "A" produced by Mr McCombs. Crossing point 21A is approximately 130 metres north of crossing point 22A. This crossing point comprises "the other entrance (further north) on State Highway 6" referred to in the appellants' notified application.

Since July 1982 both crossing points have been closed to public access for retail selling purposes in terms of a notice issued by the National Roads Board purporting to exercise its powers to vary an authorisation in terms of

section 156 of the Public Works Act 1981. The appellants take exception to this action and consider that the Board has sought to pre-empt land use planning decisions. We do not understand this to be the case and Mr Weaver made that clear in his evidence. In the circumstances of this case, it is not necessary for us to say anything further about the matter, but we comment that where land use planning applications such as this are being made, it might be better for the National Roads Board to await the outcome of those proceedings before taking such steps.

In evidence, Mr Sutton said that in 1980 his berryfruit farm was being established. Horticulture amounted to approximately one-quarter of the total farm production. The balance was from dry stock. Since that time, there has been a reversal in production and, now, the bulk of it, some 75% is from berryfruit and vegetables. He said, also, that due to general financial circumstances, it has become difficult to sell produce overseas, normal retail outlets are fully catered for, and the main source of sales is local. Mr Sutton asserted that local sales are not as good as they should be due to difficulties with present access to the property, and a lack of retail visibility. Permitting traffic from State Highway 6 would lead to greater production and sales, and would be more convenient for the public. The main reasons for wanting access from State Highway 6 are, first: That the present access from Champion Road is proving inadequate. Secondly: access from State Highway 6 would improve the traffic flow within the property, particularly so far as car parking is concerned, at the peak of the season when there is congestion on the internal access road; and thirdly: because there is no lane for traffic turning left into Champion Road from State Highway 6, 'bottle-necks' can occur at this intersection. The intersection is governed by a Give Way sign in favour of traffic travelling on State Highway 6.

Before establishing the berryfruit garden, Mr Sutton sold peas from the property on a "pick your own" basis. This was done using a 14 day permit issued by the respondent in accordance with provisions of its operative district scheme, which permit vehicles to enter from State Highway 6. Mr Sutton said there were no problems with traffic safety on these occasions. It is the appellants' intention to construct a de-acceleration lane or lay-by, some 45 metres long by 6 metres wide, to provide suitable access off State Highway 6. The details of that proposal were discussed by the appellants'

THE SEAL OF THE TRIBUNAL : NEW ZEALAND

traffic engineering consultant, Mr McCombs. The intention is to provide access for south bound traffic and discourage access by north bound traffic, which would be expected to continue to use the Champion Road access.

Without going into the detail of Mr McComb's evidence, it is his opinion that access can be provided as proposed, without any adverse effect on the function, capacity, or safety of the State Highway. However, Mr Weaver is of the opinion that such access, for the purpose of permitting retail sales on this property, would be dangerous and deleteriously affect the capacity of the State Highway.

Section 71 of the Town and Country Planning Act 1977 authorises the variation or cancellation of any condition, restriction or prohibition imposed in respect of a consent "on the grounds that a change in circumstances has caused the condition, restriction or prohibition to become inappropriate or unnecessary." If those grounds are made out, then a Council, or on appeal, this Tribunal, "may in its discretion, vary or cancel any condition, restriction or prohibition which it considers to be inappropriate or unnecessary and in doing so may impose such new conditions, restrictions or prohibitions as it considers appropriate or necessary as a result of the changed circumstances".

In this case, the appellants submit, that the changes in circumstances are evidenced by those matters deposed to by Mr Sutton and referred to already in this decision, namely a change in the production patterns of the farm, the difficulty with selling the increased horticultural production other than locally, and the difficulty said to be experienced by members of the public using the Champion Road access.

Section 71 was discussed by the Number Four Division of this Tribunal in H. & W. Williams Memorial Trust Board -v- Bay of Islands County Council 7 NZTPA 449. In that case, the Tribunal held that there had been a change in circumstances causing a condition limiting the hours of operation of a tea-room to become inappropriate, and justifying an extension to those hours. But the change in circumstances in that case did not result from any internal changes made by the applicant. It resulted from a growth in demand for the applicant's services, caused by external influences.

THE SEAL OF THE TRIBUNAL : NEW ZEALAND

In this case, the appellants embarked upon this venture and obtained consent to depart from the provisions of the operative district scheme for that purpose, in the knowledge that their selling point is not visible from the State Highway. They must be taken to have appreciated the commercial significance of that at the time.

It is clear from the terms of the original consent as varied by the consent order made in April 1981, that direct access from State Highway 6 is prohibited. Any difficulty with access from Champion Road could, and should have been foreseen, at the time of the original application. The circumstances so far as that access is concerned have not changed. The appellants assertions do not render the conditions governing that access either inappropriate or unnecessary.

The appellants' private circumstances appear to have changed and the question that has exercised our minds, is whether that is a change rendering any of the conditions now sought to be varied inappropriate or unnecessary? So far as internal traffic matters are concerned on the property, we do not think they do. That is a matter for internal arrangement by the appellants and there is plenty of room on the property for that to be achieved. We are left to consider whether the appellants' circumstances have so changed as to render it either inappropriate or unnecessary that access from State Highway 6 should continue to be prohibited. The appellants say that such access would enhance the prospects of selling the produce, now apparently produced in larger quantities than originally envisaged. But that is really a matter of advertising and we cannot overlook the fact that the appellants have two advertising and directional signs fronting the State Highway at present.

If there is a change in circumstances, it is our judgment that it is not a change which renders any of the present conditions either inappropriate or unnecessary. The preservation of State Highway 6 as a limited access road remains a matter of paramount consideration, notwithstanding the evidence given by Mr McCombs. The appellants have, and always have had, alternative means of access to the property, and the evidence establishes quite clearly that members of the public use that access, on some occasions in relatively large numbers.

In reality, what the appellants are seeking, is to make their operation more competitive with other road side stalls located further south on State Highway 6. It appears from the evidence that many of those road side stalls were established before that State Highway became a limited access road and, in most cases, before there were any land use planning restrictions on such land uses. Again, the appellants must be taken to have been aware of these circumstances at the time when they obtained the original consent. They are not circumstances which have arisen since the consent was given.

For all the foregoing reasons, it is our judgment that there has been no change of circumstances justifying a variation of the conditions in terms of section 71. Accordingly, the appeal is disallowed.

In its Reply, the respondent sought an order for costs. This was not pursued at the hearing and we do not think this is a case for costs in favour of the respondent. That application is refused.

DATED at CHRISTCHURCH this 17TH day of MARCH 1983.



District Court Judge Skelton
Chairman
Planning Tribunal
Number Three Division

MINUTE SHEET

Subject: Town & Country Planning. DJ Sutton.

Department: 12/9/1/380

File No.

To D Smythe. Comrea CC.

Date: 25-9-80

Traffic figures for State Highway 6 on Stoke - Richmond straight

Counting Station 208 located between Freezing Works culvert and entrance to Sutton's property.

1975	- Annual Average Daily Traffic		= 12352
1976		-276	= 12076
1977		+305 +2.8%	= 12381
1978		+508 +4.1%	= 12889
1979		-599 -4.6%	= 12290
1980		+1018 +8.3%	= 13308 Provisional

Heavy vehicles would be very approximately 7.75%

1981		+ 692 +5.2%	14000

Item 504

16441A—49,000pads/7/78 PT

D. J. SUTTON APPEAL

SUPPLEMENTARY STATEMENT

Both Mr Sutton and Mr McCombs have emphasised that the stall is hidden within the property and is therefore not a"roadside stall" Whilst this is correct in the visual physical sense it places incorrect meaning on the term. "Roadside Stall" is defined in the interpretations section of the Ordinances on page 4 and as can be seen does not mean a small structure erected at the roadside.

Mr McCombs seems to emphasise that S.H.6 and S.H.60 which is some considerable distance from the Sutton property, already have large numbers of produce stalls and the implication seems to be that one more won't matter.

I believe that S.H.6 from Nelson to Richmond can and should be seen as consisting of two distinctly different sections rather than one hotchpotch that Mr McCombs describes.

Travelling South from the City, the highway passes through a truely peri-urban area in which the plethora of stalls exists. We even have the situation where one side of the road is in Nelson City and the other in the County.

As the highway nears Saxton Road intersection, the density of urbanisation decreases and I believe that drivers are aware of this and traffic speed increases.

The section between Saxtons Road and Champion Road [redacted] on the southeastern side truely rural with only Mr Sutton's property used as a selling place.

In most cases including the Freezing Works, the stalls have been in existance in some form or other prior to the original district scheme coming into force.

One application to "regularise" an unauthorised gate sales in the Nelson to Saxton Road section (of SH.6) was declined in 1982 while one other was approved in ~~about~~ 1976. (Aug.)

Mr McCombs acknowledges that the proposed new entrance "seeks to avoid the occasional confusion" that some customers have and I believe that that confusion is very small in relation to the overall custom and as I have already said may be expected to decrease.

I travel the road regularly and often use the Champion Road left turn because I live in Hill Street. I do not recall ever being caught in a "bottleneck" as has been suggested. Certainly there is amazing confusion with a great number of drivers in this district over the use of the approach lanes to the intersections and this causes uncertainty with other vehicles and tends to cause sharp braking.

For all that has been said I am not persuaded that the wider public interest would be better served by allowing the new access and I am more concerned at the planning significance of the implication that just because a property has frontage to a major road it should be able to rely upon that road as a market place. Even after hearing Mr McCombs I would not like to be responsible for recommending that the gateway be opened as suggested.

D. R. Smythe. County Planning Officer. 21/2/83

D.R.S.

Note Corrections.

TOWN AND COUNTRY PLANNING ACT 1977

BEFORE THE PLANNING TRIBUNAL

WAIMEA COUNTY COUNCIL OPERATIVE DISTRICT PLANNING SCHEME NO.3

APPEAL NO 793/82

STATEMENT OF EVIDENCE BY D.R. SMYTHE. Dip.Surv. M.N.Z.I.S.

February 1983

I DAVID RICHARD SMYTHE, of Richmond state:-

1. I hold the Diploma in Land Surveying from the University of Otago; I am a Registered Surveyor and a Member of the N.Z. Institute of Surveyors, holding a current Practicing Certificate. I do not hold a formal qualification in Town Planning.

2. I have been employed by the Waimea County Council for the last eleven and a half years. Initially I was employed as Surveyor/Planner but for the last eight years my work has been entirely in planning. For two years prior to my present position I was employed in private practice with Mr D. Johnston of N. & E.S. Patterson, Mosgiel during which time I was assisting with the District Schemes for Mosgiel Queenstown/Wakatipu and Wanaka.

3. I was present at the hearing of the original application and am familiar with the subject matter of the appeal.

4. The notified application made by Mr Sutton sought consent to ... quote..."use our other entrance (further north) 'east' on State Highway No.6 to give access to our fruit and vegetable stall and erect a one sided sign not exceeding $1.4m^2$." .. end quote.

The reason for making the application was stated in a support note as being that the existing entrance did not "generate trade".

5. In order to appreciate the significance of the application it is necessary to carefully consider the full course of events leading up to the present situation.

Could I go to para. 8. page 5.

6. Mr Sutton operates a "roadside stall" on his property. My Council gave consent to a notified application for a specified departure in August 1980 subject to a number of conditions. The full text of that consent is:-
"THAT the Waimea County Council pursuant to Section 74(2)(a) of the Town and Country Planning Act 1977 consents to the application by D.J. Sutton & D.J. Sutton & Co Ltd to establish and operate a roadside stall as defined in the District Planning Scheme and to sell pick your own produce from their property described as Lots 1-5 D.P. 8366 and Lot 3 D.P. 5665, but declines the application to erect permanent signs on the State Highway frontage of the property, the consent to be subject to the following conditions:

1. No signs shall be erected on the applicants property so as to be visible from the State Highway.

2. Entry to the property shall be via the Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street.

3. It shall be the responsibility of the applicant to ensure that the access to the property from the State Highway is not used by customers and any use of this access by customers will be considered to be a breach of conditions by the applicant.

4. All forms of advertising used by the applicant shall clearly state that access to the property is via Champion Road.

5. An advertising sign not greater than $1.5m^2$ in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be to the approval of the County Engineer.

6. To enable the effectiveness of the above conditions to be re-evaluated the consent shall apply for a period of two years only.

In granting the application the Council accepts that the sale of the type of produce to be grown by the applicant directly to the consumer is in the public interest. However the Council is concerned that access to the property from the State Highway would cause a serious disruption to traffic and danger to users of the Highway and accordingly has imposed restrictions that will entirely prohibit access

from or exit to the Highway. In considering any new application after the inital two year period of consent the Council will take cognizance of the effectiveness of the conditions relating to access to the property. "

7. The applicant was dis-satisfied with the conditions imposed and lodged an Appeal. After some negotiation my Council agreed to the terms of a proposed "Consent Order" and the Planning Tribunal delivered its decision on 2 April 1981 confirming my Council's decision and altering the conditions as agreed with Mr Sutton.

Mr. Sutton had the assistance of a Planning Consultant.

The conditions which now apply to the roadside stall consent are: -

1. That a directional sign of a total area of not greater than 1.5m^2 and containing only the words "Daelyn turn left, 250 metres - fruit and vegetables" and the words "open" or "closed" as appropriate, may be erected on the Appellants property on the frontage to State Highway 6.

2. That entry to the property shall be via the existing Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street.

3. That the Appellants shall ensure that the access to the property from the State Highway is not used by Customers and any use of this access by Customers, permitted by the Appellants or either of them, will

constitute a breach of conditions by the Appellants.

4. That all forms of advertising used by the Appellants shall clearly state that access to the property is via Champion Road.

How have these circumstances changed ???

No limit to the number of persons allowed on the property.

5. That an advertising sign not greater than $1.5m^2$ in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be to the approval of the County Engineer, and subject to any necessary consent of the Richmond Borough Council.

6. That the consent shall apply for a period of 3 years from 16 March 1981.

Reference: 550/80

8. In October 1981, Mr Sutton sought a further concession from my Council when he asked for consent to erect another sign on a property at the corner of State Highway 6 and Champion Road. The proposal was approved by my Council under the following resolution of 16 October 1981. "THAT permission to erect the sign be approved subject to it being removed during the off season when produce grown on the property is not offered for sale."

9. The proposed new entrance is about 150m west of the end of the merging lane which aids entry and exit from the Freezing Works sited on the opposite side of the Highway. Although a "deceleration lane" is proposed the road is narrow and there is a substantial ditch between the formation and the property frontage. Construction of this "lane" would be within the legal boundaries of State Highway 6 and as such would seem to be the responsibility of the Ministry of Works and Development and National Roads Board. Presumably those bodies would also be responsible for the future maintenance if the "lane" was constructed.

10. The applicants intention is to have the new access facing east so that only westbound traffic will use it. This may sound fine in theory and look reasonable on plan but in my view will be entirely impracticable in practice A sign is proposed displaying advertising towards the west bound traffic. It was suggested by the applicant that the other side of the sign could have the words "NO 'U' TURN" displayed.

11. The sign would be within the property and the "No U Turn" words would have no legal status or meaning. I doubt if any M.O.T. Officer could do anything about offending traffic unless official signs were erected on the road.

12. I believe the "No U Turn" words will draw the wrong attention to the entrance and it would only be a very short time after the access is open that northbound traffic will use the access. This will necessitate on many occasions, a stop in an 80 kmph speed limit lane changing or single lane traffic flow and a "U" turn across the highway. In view of an already dangerous traffic flow this situation is untenable.

CORRECTION. (Refer to Fig 2 Mr Weaver.)

13. The Ministry of Works and Development presented quite extensive traffic engineering evidence that the Highway was already considered dangerous and that the additional entry to the property as proposed would add significantly to that danger. This evidence reinforces my personal view of the matter.

14. It is to be noted that in the reasons given when the original consent was granted the following is included:

....."However the Council is concerned that access to the property from the State Highway would cause a serious distruption to traffic and danger to users of the Highway and accordingly has imposed restrictions that will entirely prohibit access from or exit to the Highway...."

15. The application sought was not to establish any land use, unless the construction of a track across a farm is considered as such, but sought to establish a new entry-point to the property and a sign. These two elements are in my view, merely accessory to the land use and in some cases, such as the applicants original application, may be elements which require special control.

16. The application in effect sought to add two new conditions to those existing without offering any consideration for the status of the existing conditions or without offering any information as to any change in circumstances which have affected the existing situation.

17. Although it might have been assumed that the application was for a "variation and/or cancellation of conditions" and that Section 71 of the Act was appropriate under which to give consideration, I am of the view that Sec.71 offers little in this case. If weight is given to Sec.71 then the Council would be left without jurisdiction and must give a negative decision.

18. For the provisions of Sec.71 to be relied upon there must first be a genuine and discernable change of circumstance which calls into question the effectiveness, or the

desirability or the legality of any existing condition. In my view nothing of this nature was obvious and nothing has been advanced by the applicant to persuade me to alter that view.

19. The sort of changed circumstance that I imagine would be necessary in this case would amount to the relocation of State Highway 6 away from the applicants' frontage or the closure of Champion Road to vehicular traffic.

Delete this para now

20. Section 74 appeared to give the applicant more favourable terms under which to consider the proposal and I consider that it was fair to reply upon the provisions of that Section because the application did seek to add to the original conditions and by doing so would create a major departure from the original consent by undermining the very basis for that consent.

21. The existing conditions (para 7 above) ensure that all customer traffic entering and leaving the applicants property do so via controlled intersections and side roads and remove any possibility of dangerous traffic manoeuvres on the busiest highway in the Region. Advertising is fairly restricted allowing a balance between advertising and traffic direction and the ultimate condition gives a fair and reasonable time in which to monitor the success or failure of both the commercial operation of the applicant and the effectiveness of the controlling conditions.

22. In respect of the time factor condition it must be noted

Mr. Sutton probably operated in 1980/

that the applicant had only operated for one season ~~1981~~. (Christmas 1981) after the consent was given, but has now operated for a second season (1982/83) since this appeal was lodged.

23. I don't think that you have to be a traffic engineer to realise the dangerous nature of the section of Highway from which the applicant wishes to attract his trade when you use the road regularly. The traffic volume is high (14000 v.p.d. 1981 - M.O.W.D.) and the road between Champion and Suffolk Road (about 1.5km) is the only road link south of Nelson City to the west and south of the South Island.

24. The importance of the road is emphasised by the action of the National Roads Board which, when Mr Sutton made his application which has lead to this appeal, took measures to prevent the intended use of the subject access point by gazetting special restrictions. Advice of that move was received in our offices in the week Mr Suttons hearing was due to take place.

25. Mr Sutton is not without good safe access to his stall, he displays good, tidy and I believe effective, signs. He does have competition from another longer established garden a little further south west of his property and this garden also has an entry point in Champion Road a few metres before the entrance to Mr Suttons'. I suspect that this aspect, competition for passing traffic, is a strong motivating reason for the application. However public awareness of Mr Sutton's access and service will

/10

continue to grow and I would doubt the long-term need to alter the present situation.

26. Mr Sutton has stated that his reason is that the new entrance would "generate trade" and that he was ....."at a disadvantage in attracting trade as compared with our neighbours who have entrances off the Main Road".

27. If "attracting custom" was accepted as a use for a major road I consider that a very difficult concept would develop. It would have the effect of adopting a major road as a market place leading to the random erection of signs and mobile stalls parked within the road reserve.

28. Some roads should be kept as free as possible from such commercialism and certainly major State Highways should be kept for their principle use of safe and efficient conveyance of people and goods.

29. I would postulate that this application tends to suggest that a busy major road should be used in the same manner as an aisle in a supermarket is used to aggressively attract every passing customer. The consequences of such a notion being put to Councils' even in the most subtle of ways, would cause very hard thinking because it would not take may consents to establish this notion as a new principle in land use controls

30. Having regard for the matters I have examined in paragraphs 21 to 29 inclusive I believe it would be significantly contrary to the public interest to directly increase the traffic hazzard which already exists. In my view the desire to have the new access is of personal benefit and the public will not be served with any significantly greater benefit of access than already exists.

Delete. Now that it is under S.74

31. The planning significance is very real in this case. There is the aspect of using a major road as a market place and the undermining of already effective and useful conditions on a notified planning consent. The third limb of Sec. 74(2)(a) is not threatened in this case.

32. I understand that Mr McCombs is to present evidence on traffic matters. I am familiar with and respect the work of Mr McCombs, but in this instance I believe that it is not simply a matter of engineering the access to a "safe level", if that can be done.

33. I am not convinced that a "No U Turn" sign will have its desired effect. I rather think that such a sign will in fact draw the wrong attention to the proposed access and will have the reverse effect. I am also not convinced that the policing of such a sign could be done with any success.

34. I consider that Mr Sutton has good, safe access to his selling area and that he has tidy effective advertising

and directional signs and that these will become more effective as public awareness of his property increases.

35. The restricted period of consent allows a reasonable time to assess whether restricting the access off State Highway 6 has been successful or not. The main reason being to permit a reconsideration in the event that more stringent conditions would be necessary not a relaxation and virtually a no control situation that I consider would result if the proposed new access was opened.

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TOWN AND COUNTRY PLANNING ACT 1977

BEFORE THE PLANNING TRIBUNAL

WAIMEA COUNTY COUNCIL OPERATIVE DISTRICT PLANNING SCHEME NO.3

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The reason for making the application was stated in a support note as being that the existing entrance did not "generate trade".

5. In order to appreciate the significance of the application it is necessary to carefully consider the full course of events leading up to the present situation.

6. Mr Sutton operates a "roadside stall" on his property. My Council gave consent to a notified application for a specified departure in August 1980 subject to a number of conditions. The full text of that consent is:-
"THAT the Waimea County Council pursuant to Section 74(2)(a) of the Town and Country Planning Act 1977 consents to the application by D.J. Sutton & D.J. Sutton & Co Ltd to establish and operate a roadside stall as defined in the District Planning Scheme and to sell pick your own produce from their property described as Lots 1-5 D.P. 8366 and Lot 3 D.P. 5665, but declines the application to erect permanent signs on the State Highway frontage of the property, the consent to be subject to the following conditions:

1. No signs shall be erected on the applicants property so as to be visible from the State Highway.

2. Entry to the property shall be via the Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street.

3. It shall be the responsibility of the applicant to ensure that the access to the property from the State Highway is not used by customers and any use of this access by customers will be considered to be a breach of conditions by the applicant.

4. All forms of advertising used by the applicant shall clearly state that access to the property is via Champion Road.

5. An advertising sign not greater than $1.5m^2$ in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be to the approval of the County Engineer.

6. To enable the effectiveness of the above conditions to be re-evaluated the consent shall apply for a period of two years only.

In granting the application the Council accepts that the sale of the type of produce to be grown by the applicant directly to the consumer is in the public interest. However the Council is concerned that access to the property from the State Highway would cause a serious disruption to traffic and danger to users of the Highway and accordingly has imposed restrictions that will entirely prohibit access

from or exit to the Highway. In considering any new application after the inital two year period of consent the Council will take cognizance of the effectiveness of the conditions relating to access to the property. "

7. The applicant was dis-satisfied with the conditions imposed and lodged an Appeal. After some negotiation my Council agreed to the terms of a proposed "Consent Order" and the Planning Tribunal delivered its decision on 2 April 1981 confirming my Council's decision and altering the conditions as agreed with Mr Sutton.

The conditions which now apply to the roadside stall consent are: -

1. That a directional sign of a total area of not greater than $1.5m^2$ and containing only the words "Daelyn turn left, 250 metres - fruit and vegetables" and the words "open" or "closed" as appropriate, may be erected on the Appellants property on the frontage to State Highway 6.

2. That entry to the property shall be via the existing Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street.

3. That the Appellants shall ensure that the access to the property from the State Highway is not used by Customers and any use of this access by Customers, permitted by the Appellants or either of them, will

constitute a breach of conditions by the Appellants.

4. That all forms of advertising used by the Appellants shall clearly state that access to the property is via Champion Road.

5. That an advertising sign not greater than $1.5m^2$ in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be to the approval of the County Engineer, and subject to any necessary consent of the Richmond Borough Council.

6. That the consent shall apply for a period of 3 years from 16 March 1981.

Reference: 550/80.

8. In October 1981, Mr Sutton sought a further concession from my Council when he asked for consent to erect another sign on a property at the corner of State Highway 6 and Champion Road. The proposal was approved by my Council under the following resolution of 16 October 1981. "THAT permission to erect the sign be approved subject to it being removed during the off season when produce grown on the property is not offered for sale."

9. The proposed new entrance is about 150m west of the end of the merging lane which aids entry and exit from the Freezing Works sited on the opposite side of the Highway. Although a "deceleration lane" is proposed the road is narrow and there is a substantial ditch between the formation and the property frontage. Construction of this "lane" would be within the legal boundaries of State Highway 6 and as such would seem to be the responsibility of the Ministry of Works and Development and National Roads Board. Presumably those bodies would also be responsible for the future maintenance if the "lane" was constructed.

10. The applicants intention is to have the new access facing east so that only westbound traffic will use it. This may sound fine in theory and look reasonable on plan but in my view will be entirely impracticable in practice A sign is proposed displaying advertising towards the west bound traffic. It was suggested by the applicant that the other side of the sign could have the words "NO 'U' TURN" displayed.

11. The sign would be within the property and the "No U Turn" words would have no legal status or meaning. I doubt if any M.O.T. Officer could do anything about offending traffic unless official signs were erected on the road.

12. I believe the "No U Turn" words will draw the wrong attention to the entrance and it would only be a very short time after the access is open that northbound traffic will use the access. This will necessitate on many occasions, a stop in an 80 kmph speed limit single lane traffic flow and a "U" turn across the highway. In view of an already dangerous traffic flow this situation is untenable.

13. The Ministry of Works and Development presented quite extensive traffic engineering evidence that the Highway was already considered dangerous and that the additional entry to the property as proposed would add significantly to that danger. This evidence reinforces my personal view of the matter.

14. It is to be noted that in the reasons given when the original consent was granted the following is included:

....."However the Council is concerned that access to the property from the State Highway would cause a serious distruption to traffic and danger to users of the Highway and accordingly has imposed restrictions that will entirely prohibit access from or exit to the Highway...."

15. The application sought was not to establish any land use, unless the construction of a track across a farm is considered as such, but sought to establish a new entry-point to the property and a sign. These two elements are in my view, merely accessory to the land use and in some cases, such as the applicants original application, may be elements which require special control.

16. The application in effect sought to add two new conditions to those existing without offering any consideration for the status of the existing conditions or without offering any information as to any change in circumstances which have affected the existing situation.

17. Although it might have been assumed that the application was for a "variation and/or cancellation of conditions" and that Section 71 of the Act was appropriate under which to give consideration, I am of the view that Sec.71 offers little in this case. If weight is given to Sec.71 then the Council would be left without jurisdiction and must give a negative decision.

18. For the provisions of Sec.71 to be relied upon there must first be a genuine and discernable change of circumstance which calls into question the effectiveness, or the

desirability or the legality of any existing condition. In my view nothing of this nature was obvious and nothing has been advanced by the applicant to persuade me to alter that view.

19. The sort of changed circumstance that I imagine would be necessary in this case would amount to the relocation of State Highway 6 away from the applicants' frontage or the closure of Champion Road to vehicular traffic.

20. Section 74 appeared to give the applicant more favourable terms under which to consider the proposal and I consider that it was fair to reply upon the provisions of that Section because the application did seek to add to the original conditions and by doing so would create a major departure from the original consent by undermining the very basis for that consent.

21. The existing conditions (para 7 above) ensure that all customer traffic entering and leaving the applicants property do so via controlled intersections and side roads and remove any possibility of dangerous traffic manoeuvres on the busiest highway in the Region. Advertising is fairly restricted allowing a balance between advertising and traffic direction and the ultimate condition gives a fair and reasonable time in which to monitor the success or failure of both the commercial operation of the applicant and the effectiveness of the controlling conditions.

22. In respect of the time factor condition it must be noted

that the applicant had only operated for one season (Christmas 1981) after the consent was given, but has now operated for a second season (1982/83) since this appeal was lodged.

23. I don't think that you have to be a traffic engineer to realise the dangerous nature of the section of Highway from which the applicant wishes to attract his trade when you use the road regularly. The traffic volume is high (14000 v.p.d. 1981 - M.O.W.D.) and the road between Champion and Suffolk Road (about 1.5km) is the only road link south of Nelson City to the west and south of the South Island.

24. The importance of the road is emphasised by the action of the National Roads Board which, when Mr Sutton made his application which has lead to this appeal, took measures to prevent the intended use of the subject access point by gazetting special restrictions. Advice of that move was received in our offices in the week Mr Suttons hearing was due to take place.

25. Mr Sutton is not without good safe access to his stall, he displays good, tidy and I believe effective, signs. He does have competition from another longer established garden a little further south of his property and this garden also has an entry point in Champion Road a few metres before the entrance to Mr Suttons'. I suspect that this aspect, competition for passing traffic, is a strong motivating reason for the application. However public awareness of Mr Sutton's access and service will

continue to grow and I would doubt the long-term need to alter the present situation.

26. Mr Sutton has stated that his reason is that the new entrance would "generate trade" and that he was ....."at a disadvantage in attracting trade as compared with our neighbours who have entrances off the Main Road".

27. If "attracting custom" was accepted as a use for a major road I consider that a very difficult concept would develop. It would have the effect of adopting a major road as a market place leading to the random erection of signs and mobile stalls parked within the road reserve.

28. Some roads should be kept as free as possible from such commercialism and certainly major State Highways should be kept for their principle use of safe and efficient conveyance of people and goods.

29. I would postulate that this application tends to suggest that a busy major road should be used in the same manner as an aisle in a supermarket is used to aggressively attract every passing customer. The consequences of such a notion being put to Councils' even in the most subtle of ways, would cause very hard thinking because it would not take may consents to establish this notion as a new principle in land use controls

30. Having regard for the matters I have examined in paragraphs 21 to 29 inclusive I believe it would be significantly contrary to the public interest to directly increase the traffic hazzard which already exists. In my view the desire to have the new access is of personal benefit and the public will not be served with any significantly greater benefit of access than already exists.

31. The planning significance is very real in this case. There is the aspect of using a major road as a market place and the undermining of already effective and useful conditions on a notified planning consent. The third limb of Sec. 74(2)(a) is not threatened in this case.

32. I understand that Mr McCombs is to present evidence on traffic matters. I am familiar with and respect the work of Mr McCombs, but in this instance I believe that it is not simply a matter of engineering the access to a "safe level", if that can be done.

33. I am not convinced that a "No U Turn" sign will have its desired effect. I rather think that such a sign will in fact draw the wrong attention to the proposed access and will have the reverse effect. I am also not convinced that the policing of such a sign could be done with any success.

34. I consider that Mr Sutton has good, safe access to his selling area and that he has tidy effective advertising

and directional signs and that these will become more effective as public awareness of his property increases.

35. The restricted period of consent allows a reasonable time to assess whether restricting the access off State Highway 6 has been successful or not. The main reason being to permit a reconsideration in the event that more stringent conditions would be necessary not a relaxation and virtually a no control situation that I consider would result if the proposed new access was opened.

--/--

Traffic to Waitaki 1800 s.p.d. from Mr. Sutton.

Commence 12.40 pm.
Lunch 1.08 pm
Resume 2.00 pm.
2.35

IN THE MATTER OF: The Town and Country Planning Act 1977

BEFORE: Planning Tribunal Appeal from Waimea County Council Decision

BY: D.J. Sutton & Co Ltd

RE: Access from State Highway 6

STATEMENT BY: David John Sutton

1. My name is DAVID JOHN SUTTON. I am a farmer by occupation and the Governing Director of D.J. Sutton & Company Limited, which is the applicant.

We wish to erect a sign advertising our produce for sale on State Highway 6 and to use an alternative entrance from that Highway for Southbound traffic to enter our property.

BACKGROUND

2. Two and a half years ago we applied to the Waimea County Council to use our present formed entrance past our house as the main entrance to our berryfruit garden. This part of the application was declined mainly due to an objection from the Minister of Works and Development. The objection from the Ministry was that the entrance is too close to the Champion Road intersection and is in the area where traffic is directed into lanes for that major intersection.

3. We have assessed these objections over the past 2 1/2 years, and because we live here we have looked for alternatives to provide a safe, easily accessible entrance for the public from the main road.

about 2 ha. in addition to mower.

4. In 1980 our berryfruit farm was in the course of being established. Horticulture then amounted to about a quarter of the total farm production. The balance of farm production was dry stock farming. Since then production has completely reversed with the bulk of production (75%) now being in berryfruit and vegetables. In addition the general financial

circumstances have also changed. It has become very difficult to sell produce overseas, normal retail outlets are fully catered for and the main thrust of sales is local. These local sales are not as good as they should be because of the lack of easy access on to the property. Also the lack of retail visibility inhibits trade. If we were able to take traffic from the main road it would lead to greater production and sales. It would also be more convenient for the public.

PROPOSAL

5. We propose to construct a deceleration bay, or layby, some 45m long by 6m wide running north to and from our other gateway, which is some 100m south of our northern boundary. The roadside ditch in this area is piped underground, which has resulted in an area of some 6.4m wide between the sealed road and our boundary, on which the deceleration bay would be constructed.

6. I would like to stress here that our proposal to the Council was that this deceleration bay and gateway would be only providing access to the property for Southbound traffic. Our proposed sign, will be advertising our produce on the north facing side only, to discourage Northbound traffic. Northbound traffic would continue to use our Champion Road Entrance and all ~~existing~~ exiting traffic will use Champion Road and Hill Street. At the Council hearing of this application we proposed to write on the South facing sign the words "NO RIGHT TURN" to prevent Northbound traffic using this entrance. Since then we have consulted a traffic engineer, Mr McCombs, who considers this unnecessary. He is to give evidence on this matter. We are, however, prepared to adhere to this. Also, in our advertising we would encourage Northbound traffic to use the Champion Road entrance.

7. The main reasons for wanting an access from State Highway 6 are firstly, that our present access from Champion Road is proving inadequate. We have had numerous complaints from our customers and potential customers

who have had difficulty finding our Champion Road entrance. Even though we have had a vigorous advertising campaign we have been unable to attract much business off the main road, in the same way that our competitors, who do have road access, can.

8. I would like to point out here that there are at least 6 roadside stalls or shops on the same stretch of highway between Champion Road and Nelson City, one of which is a large meatmarket with a high daily traffic flow. These stalls all draw their business from Both sides of the road and in each case have combined entrances and exits. Our proposal is for an entrance only and drawing traffic from the Southbound lane only.

Main changes
1. Safer entrance could be provided than in the original entrance.
2. Economic situation.
3. Could make more money if road access.

9. Our second reason for wanting this access is that it will improve the traffic flow within our property. I should point out here that we are not operating a roadside stall as such, but rather a produce stall situated in the centre of the property some 400m from the nearest road. Neither the stall nor the berryfruit garden are visible from State Highway 6.

10. We have found that with our present Champion Road access we get a bottleneck in our carpark at the stall due to cars pulling up within the immediate vicinity of the stall rather than using the full area of the carpark. At the peak of the season this causes congestion on our access road. This problem would be overcome by bringing a portion of the traffic in from a different direction, which would be the case with the new entrance.

Don't agree.

11. Thirdly there is no lane for traffic turning left onto Champion Road from State Highway 6 and bottlenecks can occur at this intersection as a result of the new Give Way laws. Our proposal to provide a deceleration bay at our entrance on State Highway 6 makes a lefthand turn into the property safe and easy without any disruption to normal traffic flows along the highway. This is not always the case at the Champion Road intersection.

GENERAL COMMENTS

12. I think this is a special case in that although the area is zoned Rural it is described in the District Scheme Statement as a Green belt, and to maintain that Green belt we have got to stop subdivision as much as possible, which we have done. In the past, my father, before the implementation of Town & Country Planning, had many approaches from people wanting to buy 1/4 and 1/2 acre sections off the front road. He was a farmer and he wanted to keep the land as farm land, and so didn't sell any sections. We could have had ribbon development along that road the same as at Hope. The fact is, that we haven't and we are being penalised again because we have maintained all the land as farm land and haven't allowed it to go into ribbon development, which would have been an embarrassment both to the Ministry of Works and to the Council if we had.

13. Twenty eight years ago when the Ministry of Works wanted to widen the State Highway my father gave them a strip of land 24 chains long from Champion Road to the culvert on our northern boundary, some half a chain wide. It is unheard of today that anybody would GIVE the Ministry of Works over an acre of valuable land as we have. Now that we have come to negotiate with them we find that we can get no co-operation.

14. If we are to keep this area as a Green belt we have to make it economic and profitable so as to maintain the present land uses. You only have to look around the vicinity to see that over the years land has been cut up and subdivided for such things as the pottery, which is on one acre of land and to see all the small sections on Champion Road and Hill Street. We could have done the same and made some quick money earlier by subdividing our land. However, we have chosen not to do so.

15. It is in the public interest to maintain this Green belt and to co-operate with the existing landowners to make the area as productive, profitable and economic as possible. It is for the reasons stated that I

seek approval of this application. In my view it is reasonable that we be granted consent to use our alternative entrance off State Highway 6, particularly when we are prepared to go to the expense of providing a deceleration bay, which would make this one of the safest entrances from this road.

16. With regard to traffic safety I would mention that before establishing the berryfruit garden we used to sell peas from the property on a 'pick your own' basis. This was done by way of a 14 day permit issued by the Waimea County Council. On one occasion about 40 cars entered the property from State Highway 6 in one hour. They came from both sides of the road. There has never been any accident to my knowledge outside our property on State Highway 6 during daylight hours. We would only be operating in daylight hours when the visibility is excellent.

17. I think a site inspection would be desirable and invite the Tribunal to see the proposal on the site for themselves.

P.T. McCOMBS
Traffic Design Group Ltd.

Telephone 696-089
P.O. Box 36-007 Moera
Lower Hutt, New Zealand.

Date: 14 February 1983

Reference:

23.2.83

2.35pm:
3.10pm.
3.32pm

Cost of lane could be $10 - 25,000.

No Cross Examination
from Board

IN THE MATTER OF: The Town and Country Planning Act 1977

BEFORE: Waimea County

BY: D.J. Sutton and D.J. Sutton & Co Ltd

RE: Access from State Highway 6

STATEMENT BY: Peter Terence McCombs

12136-282-M100

IN THE MATTER OF THE TOWN AND COUNTRY PLANNING ACT 1977 AND ACCESS FOR D.J. SUTTON LTD FROM STATE HIGHWAY 6 IN WAIMEA COUNTY

STATEMENT OF EVIDENCE BY P.T. McCOMBS, BE, MIPENZ, FITE

My name is Peter Terence McCombs. I am a registered Civil Engineer and hold a Bachelor degree in civil engineering from the University of Canterbury and a post-graduate qualification in traffic engineering and transportation planning awarded with Distinction by the University of New South Wales. My background of experience includes twelve years in traffic and transportation matters with local authorities in Christchurch and in Wellington. Since 1976 I have worked as Principal in the firm of Traffic Design Group Limited practising as a traffic engineering specialist throughout all of New Zealand. My firm has been engaged by local authorities in many centres to advise on central and suburban traffic and roading development issues covering safety, management and planning matters of many kinds.

1. In this matter I have been asked by Counsel for the Appellants, D.J. Sutton and D.J. Sutton and Co Ltd, to examine and describe the details of a proposed public access from State Highway 6 to an existing fruit and vegetable stall on their farm at ~~170 Salisbury~~ Main Road, Waimea County.

2. Some of the papers and references which have arisen with this matter in the past refer to this existing sales outlet as a "roadside stall". It may be helpful at the outset to say that this existing stall is not at the roadside at all but is located within the farm itself some 450 metres east of the highway behind at least two dense shelter belts. It cannot be seen from the road and the ordinary passer-by has no indication at all of the presence of the large-scale growing and picking operations available on the Sutton farm.

3. LOCATION IN THE ROAD NETWORK

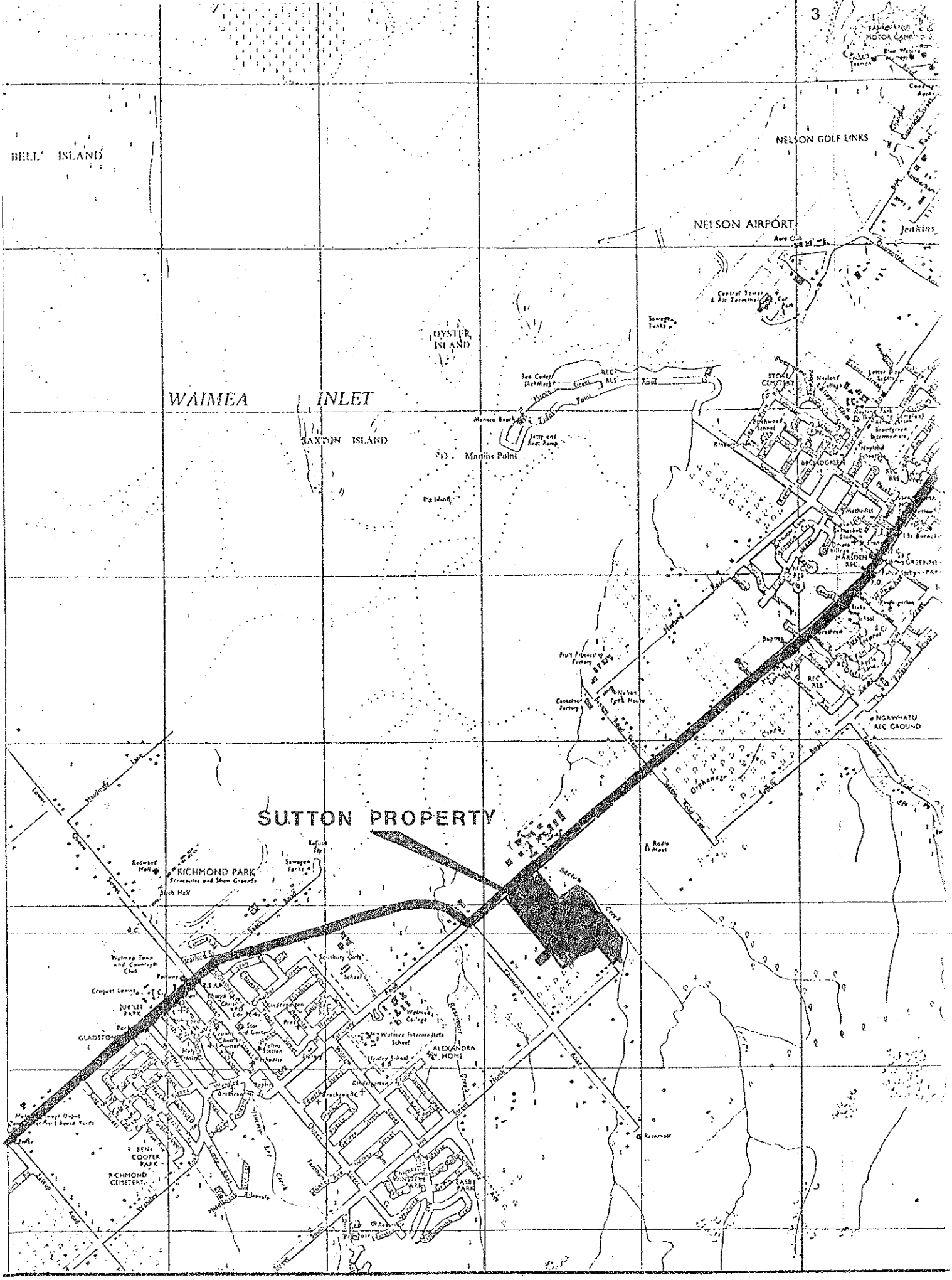
The Sutton farm location at 170 Salisbury Road is shown in Figure 1.

This section of Salisbury Road forms part of State Highway 6 as the major spine of the local network. From Nelson, SH6 passes through the Stoke township and then along the Stoke straight passing first through the outer residential areas and increasing horticultural units to continue past the Freezing Works and the Sutton farm before turning to join the Richmond Bypass.

This is at 3 Brothers Corner on the S.W. Side of R.B.C. Dwlpt near Richmond Bypass.

State Highway 60 then branches off towards Motueka while SH6 itself continues south and west towards the Hope Saddle and Inangahua Junction.

Fruit and vegetable stalls occur at intervals all along this first section of SH6 from Nelson through almost to Brightwater and along SH60 practically all the way to Motueka.



SITE LOCATION

1

4. TRAFFIC VOLUMES ON SH6

Details of present traffic flows on this section of SH6 passing the Sutton farm have kindly been made available to us by the Ministry of Works and Development from their adjacent counting station 208.

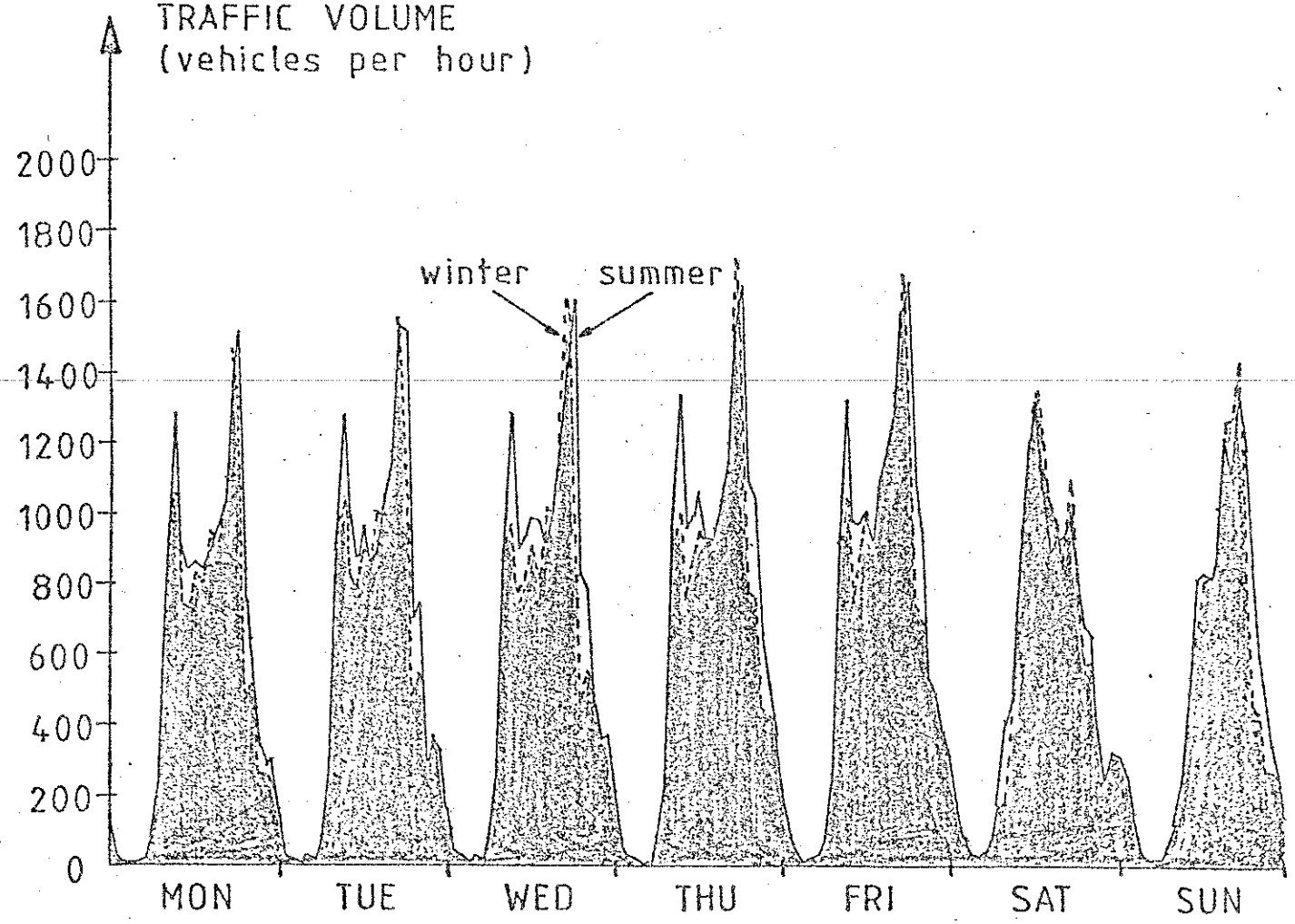
The road carries an annual average daily volume of about 15,000 vehicles per day. There are marked seasonal fluctuations characteristic of the Nelson region.

Figure 2 shows the hourly patterns of flow through each of the seven days of the week. Summer and winter variations are shown.

Weekday morning and evening commuter peaks range around 1,200 and 1,600 vph while off-peak flows fluctuate around 900 vph. Weekend flows show a quite different pattern with localised Saturday morning and Sunday afternoon peaks ranging up to 1,200 vph.

The road is typical of a main arterial highway acting as the sole link between the commercial heart of Nelson itself and the smaller outlying communities. This particular three-lane section passing the Freezing Works and the Sutton farm is moderately loaded with a modest reserve capacity of ~~some~~ perhaps 40%.

These levels of traffic flow properly require that an entrance for the Sutton property should be appropriately designed to geometrics consistent with the general standards issued for State Highways. This point has been accepted in the detail of the Sutton proposal.



LOCATION : State Highway 6 near Nelson Freezing Works

BOTH WAYS

DATES OF COUNT : 18 to 24 March 1982
: 11 to 17 June 1982

HOURLY TRAFFIC VOLUMES

2

5. THE FRONTAGE HIGHWAY

A general plan of this length of ~~Salisbury~~ Main Road passing the Sutton property is shown in Figure 3.

The road is straight and level. The speed limit is 80 km/hr as open rural highway which in this section is marked in three lanes.

North of the Freezing Works there are two southbound lanes and one northbound lane. South of the Freezing Works and across the frontage of the Sutton farm this changes to one southbound and two northbound lanes. The transition between these two sections occurs at the Freezing Works gates giving an extra central turning lane for trucks to and from the Works and for customers to and from the fairly large adjacent butchers shop.

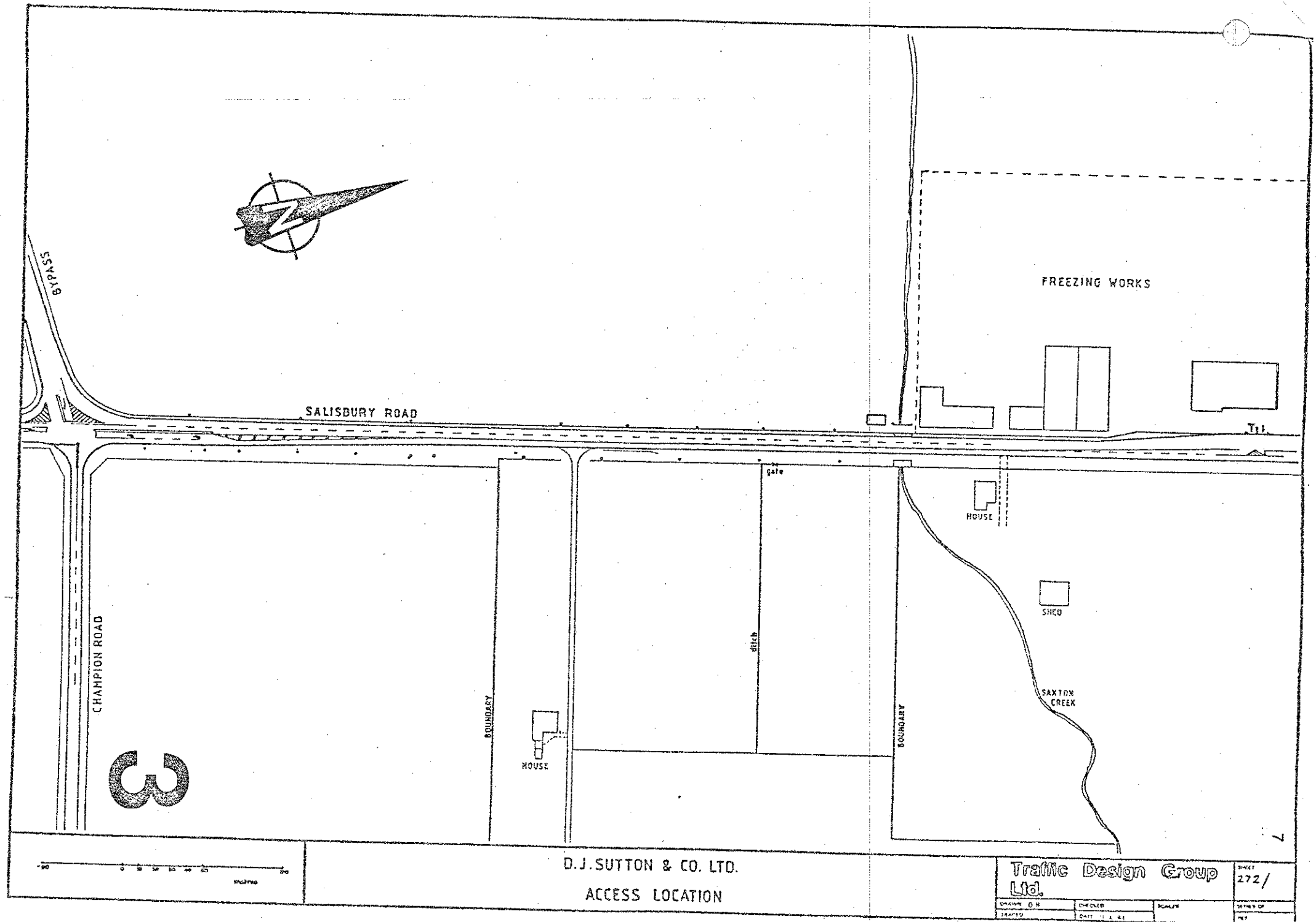
Beyond the Sutton frontage, SH6 turns right at the Champion Road intersection to follow the bypass around Richmond. The intersection itself has central islands, markings and signs giving simple priority to the main route.

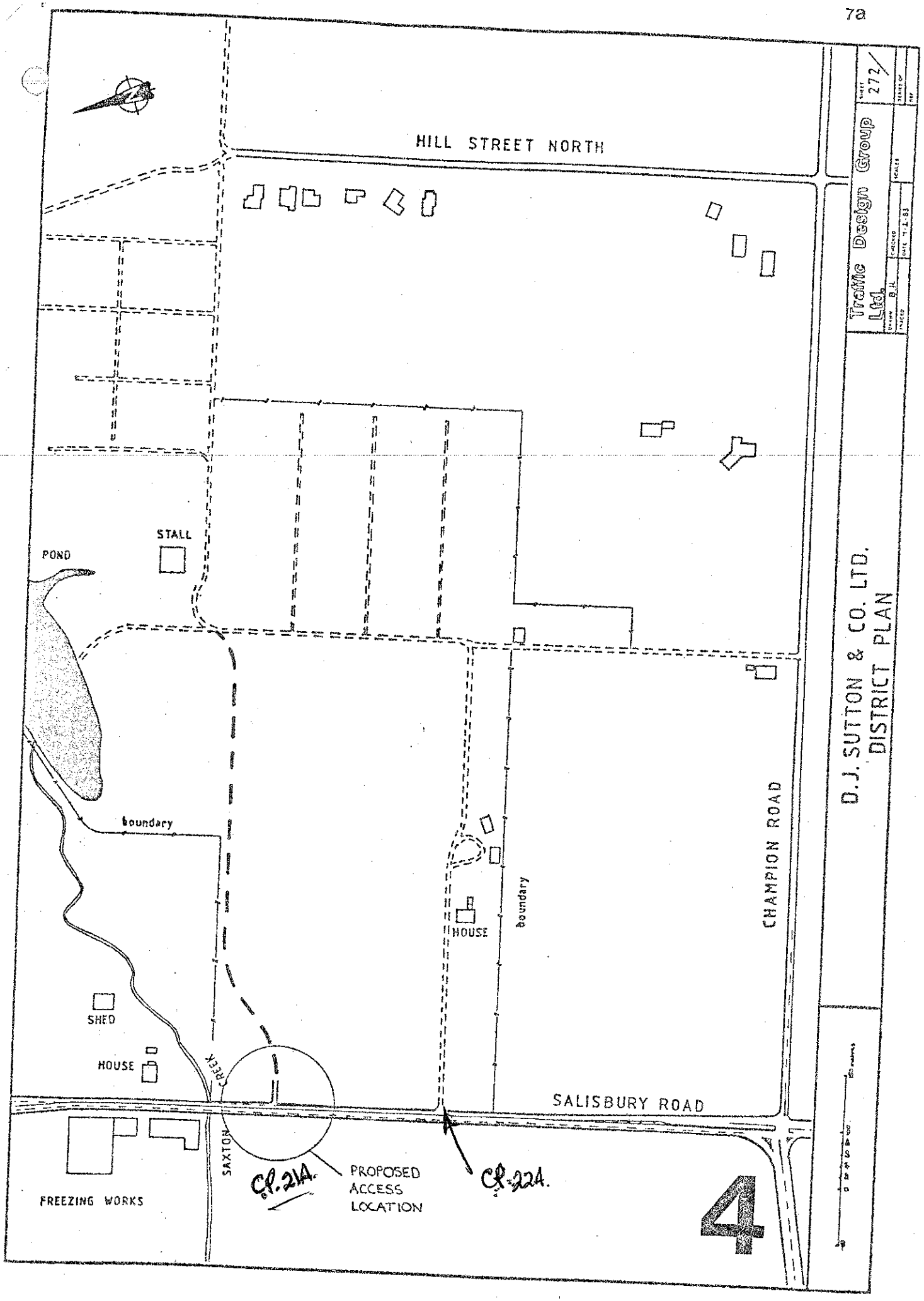
The position proposed for the Sutton access within this length of SH6 lies fairly centrally between the Freezing Works access and the Champion Road intersection where it would be sufficiently clear of both to avoid interaction with ~~in~~ lane changing or turning manoeuvres.

6. EXISTING FARM OPERATIONS

The existing Sutton farm operation covers about 24 hectares (60 acres) in a layout shown in Figure 4. The Sutton house has an existing driveway direct from SH6. There is a second existing gateway on SH6 126 metres further north. Both of these entrances have been closed to public access for sales purposes by a National Roads Board notice issued in July last year.

1982.


BYPASS
SALISBURY ROAD
FREEZING WORKS
CHAMPION ROAD
BOUNDARY
HOUSE
gate
ditch
HOUSE
SHED
SAXTON CREEK
BOUNDARY
D.J. SUTTON & CO. LTD.
ACCESS LOCATION
Traffic Design Group Ltd.
272/


HILL STREET NORTH
STALL
POND
boundary
HOUSE
boundary
CHAMPION ROAD
SHED
HOUSE
CREEK
SALISBURY ROAD
SAXTON
FREEZING WORKS
Cl. 214.
PROPOSED ACCESS LOCATION
Cl. 224.
4
Traffic Design Group Ltd.
272/
D.J. SUTTON & CO. LTD.
DISTRICT PLAN

There is an existing fruit and vegetable stall near the centre of the farm which is used as a packing shed and sales stall. It has a tea-romm and other facilities for staff and sufficient open space to park about 50 cars if needed.

Within the farm itself are a whole series of intersecting roadways and stopping areas with a supporting set of traffic signs directing customers and their cars around the property in the comprehensive pattern of sales exposure and traffic management now familiar to well-run pick-your-own fruit and vegetable operations.

Apart from the two gateways on SH6 there is an entrance leading in from Champion Road and another at the back of the farm off Hill Street North. Both are relatively unattractive to propsective customers in requiring 1.50 and 2.25 km detours from the main frontage of the farm road.

It will be recalled that neither the packing shed or the parking area nor any of the picking areas can be seen from the main highway. The general intention of the access and signs sought in this Appeal has been to provide a direct and convenient public access to the farm which can operate safely and avoid the detraction of a lengthy detour. Given a direct and well designed entrance and a simple sign the proposal also seeks to avoid the occasional confusion which arises when new customers arrive and then reverse out of the house driveway.

7. THE LIMITED ACCESS HIGHWAY

Before 1980 the Suttons were able to obtain a 14 day selling permit under the procedure described on Page 21 of the Waimea District Scheme and dispose of their seasonal fruit and vegetables with a simple roadside sign and direct access from the Highway using the existing house drive.

Following an application in June 1980 permission was given to build the present fruit and vegetable stall with a condition that entry should be from Champion Road and egress to Hill Street on the grounds that simple entry and exit from SH6 would be hazardous.

Following the 1980 decision a separate consent order granted by the Council allowed erection of the present "Daelyn Berry Farm" sign at the house gate which redirects customers to the Champion Road entrance.

In April 1982 the present Application was made proposing construction of a new entry with a decelaration lane from the Highway. A few days before the Hearing the local Ministry of Works as agents for the National Roads Board issued notices varying the conditions attached to the Sutton's front gates

CP 21 is the more northern of the two and is at present only a simple gate
CP22 is the house driveway

The NRB notices dated 22 July 1982 now prevents the use of either gate fro retail sale purposes. For the purposes of this Hearing however I understand that the NRB will comply with the Appeal Board's ruling and vary the licensed Crossing Place conditions appropriately.

8. SUTTON CUSTOMER PATTERNS

8.1 Annual Patterns

The existing farm layout attracts only modest customer volumes within a fairly well defined four to five month period between November and March. The busiest days occur just before Christmas in a twelve month pettern beginning in April summarised as follows

Apr)	Clear and remove vines etc
May)	
June)	Tie canes for new crop
July)	
Aug)	
Sep)	Prepare ground for crops
Oct)	
Nov)	Strawberries start, PYO begins
Dec)	Peas, beans, Boysen/Marion/-
Jan)	Logan/Raspberries
Feb)	Straw/Blackberries, Onions, Corn
Mar)	progressively ending

Apart from this four or five month pick-your-own period on which the farm operation depends there is also an early commercial berry crop picked from the beginning of November. Up to 20 seasonal staff are employed in June and July tying up vines. The commercial crop picking requires a staff of about 120 (up to 80 at any one time)

During this last season however with the available market and customer volumes, a little more than a third of the vines were not tied up and were left unattended and unpicked. For the immediate future at least the prospects for this farm appear to lie in an expanded domestic consumption.

What makes this farm operation any different from the many similar farms in the District?

8.2 Customer Numbers

The present sales operation is based on a six-day week, Monday to Saturday. Mid-week sales typically range around 15 to 30 vehicles a day.

Saturday is the busiest day with 60 to 90 customer vehicles arriving. The peak December Saturday last year involved 162 arrivals.

Outside these particular peak days the farm is only a modest but steady traffic generator attracting between two and four arrivals an hour through most of a typical week. Saturday arrivals range up to 20 per hour.

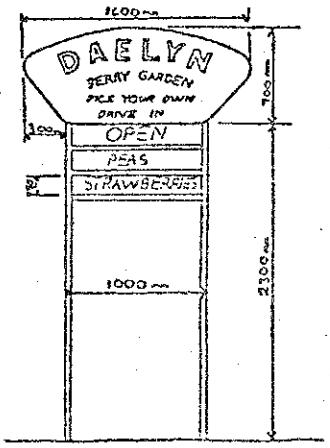
Practically all the customers come from Nelson. Arrivals from the south and west, or from Richmond itself account for fewer than 10% of the total.

9. THE PROPOSED ACCESS

9.1 Access

Figure 5 shows the proposed entrance detail and sign. The existing sign at the house driveway would be removed.

The proposed entrance layout is based on a simple standard side road intersection design for rural State Highways. The layout, dimensions and markings are as set out in Figure 6, Section 2 of Part II of the NRB Manual of Traffic Signs and Markings varied only to the extent of using the new driveway for entry only.



NORTH SIDE

PROPOSED SIGN

TO ARPARK

ENTRY ONLY

SCALE 1:500

45m

12m

45m

SAXTON CREEK

ENTRANCE DETAIL

5

Markings

Standard 45 metre tapers are provided to both north and south of the new driveway in an arrangement which maintains the edge line continuity and smooth transitions exactly as is specified by NRB for minor side road treatments. Because there is no left turning traffic emerging from the driveway simple diagonal stripes are shown on the highway shoulder as it tapers away to the south.

Is 45m long enough for traffic to slow from 80 kmph to turning speed without causing chain reaction?

The proposed sign is to be single sided so that it is seen only by southbound traffic.

How much further back could signs be. * About 5 in each direction

The planned layout is straightforward and practical. It avoids all of the existing roadside obstructions such as the sizeable NZPO telephone poles and the open edge drains which appear further south. In my opinion the operation of such a gateway would be both simple and safe.

9.2 Egress

This happens now. What is different.

Within the farm, all vehicles would be brought directly to the stall and parking area.

Ditto →

On departure, vehicles would be directed out to either Champion Road or Hill Street so that their return to the State Highway would always be via the main Champion Road intersection.

Traffic control and direction within the farm itself is a basic tenet of the pick-your-own operation and Mrs Sutton in particular has become a skilled artist in producing the required traffic signs. I am quite satisfied that the condition of entry-only from the highway can be readily assured in practice.

How?

9.3 Arrivals from Richmond

In my view northbound customers arriving from Richmond and turning right into the new Daelyn driveway could do so easily in a situation with clear, straight visibility and with the advantage of dual northbound lanes giving very ample road-space.

It will be recalled that weekday arrivals typically range around 15 to 30 vehicles a day, only 10% of which approach from Richmond so that in ordinary operations only two or three cars a day might turn right into the new driveway.

In any event, the driveway sign cannot be read by northbound motorists and the stall and picking areas cannot be seen from the road so that "impulse" decisions by northbound motorists cannot occur.

There is however another existing "Daelyn" sign at the Champion Road intersection facing south so that any casual arrivals approaching from Richmond will, as at present, be directed down Champion Road. The flamboyant and colourful roadside displays of other outlets near the Champion Road corner make the prospect of Daelyn sales to northbound motorists rather slim.

10. LOCAL PRACTICE ALONG SH6

10.1 Roadside Stalls

In proposing an access arrangement for the Sutton property from SH6 it is appropriate to consider the immediate roadside environment along SH6 seen by motorists.

Most of the nearby fruit and vegetable stalls are in the 80 km/hr open speed limit section of SH6 beginning south of the Stoke township. A simple set of photographs presented separately conveys the general impression seen by an ordinary southbound motorist. Most of these stalls have lists of produce on display at simple domestic driveways.

By contrast, the Sutton proposal provides a standard of construction, geometrics and layout which meets the proper standards specified for rural highways.

10.2 Standards for "Roadside Stalls"

There are no standards for Roadside Stalls given in the Operative District Scheme so that it is appropriate to turn to other references for guidance.

A 1968 Bulletin from the Town Planning Branch of MWD sets out a Suggested Specification for Direct Retailing in Rural Zones which has not to my knowledge been superseded. The required points can be listed against the Sutton proposal as follows

a)	Produce restricted to that grown on the farm	Complies
b)	Stall should be combined with packing shed to avoid separate structures	Complies
c)	Stall not on SH road reserve	Complies
d)	Vending point minimum 50 metres back from highway	Complies
e)	Vending facilities should be screened from highway unless more more than 100 m back	Complies
f)	Single driveway only. Parking for min. six cars. Off-street turning needed. All weather surfacing	Complies
g)	Access lane location to satisfaction of highway authority	Meets NRB intersection standards
h)	One signboard only with simple lettering	

Compliance with these MWD specifications is nearly complete. Under the final item (h) we find only that the Sutton proposal includes a simple produce list under the name of the property and the words "drive in". I suggest this is an acceptable and proper variation on this site because the growing areas and thus the nature of the produce available are otherwise totally invisible to customers.

11. ACCIDENT PATTERNS 1977 - 1982

11.1 The Sutton Frontage

The safety performance of this length of SH6 passing the Sutton frontage has been assessed from the MOT injury accident files for the six year period 1977 to 1982.

A total of four accidents are listed for the last six years. All occurred in 1978, three of them on one night. They can be summarised as follows

25 February 78, Saturday 9.37 pm
Northbound overtaking incident, head-on collision, 4 cars involved.

Same Day, 10.50 pm
Southbound car struck pedestrian stepping out from behind parked car.

Same day, 11.50 pm
Northbound car hit parked car.

14 May 78, Sunday 11.55 pm
Northbound car hit rear of slow vehicle in front.

A close reading of the files from the first three incidents suggests that the second and third accidents both arose in the aftermath of the first.

The accident in May 1978 is reported as involving two drivers impaired by alcohol, and again occurred at night. There have been no further accidents reported in this section of highway up to the beginning of 1983.

11.2 Adjacent Lengths of Highway

There have been four accidents outside the Freezing Works in the same six year period, two involving pedestrians and one a cyclist. The Bypass and Saxton Road intersections have just two each.

11.3 Overall View

As an overall view, once the 1978 accidents are examined in their true context, this broad pattern can be properly described as very satisfactory. In the four years from 1979 there have been just four reported accidents in this length of highway if the Saxton Road and Bypass inter intersections are included.

It may also be pertinent to note that there are no reported accidents connected with the Sutton sales operations which took place from the SH6 frontage prior to 1980.

Given the good geometrics, clear visibility and the minor flows involved in the Sutton operation, besides the point that the movements all occur in daylight, I am of the view that the Sutton proposal could be expected to perform very satisfactorily in terms of its overal safety.

12. CONCLUSION

In my view the Sutton's proposal for building a new access driveway to replace the simple direct access which they enjoyed prior to 1980 has considerable merit. Briefly, my evidence shows

- an existing frontage highway carrying 15,000 vpd in three lanes with hourly flows of around 900 vph through the mid-day periods when the Sutton access would be used

- a proposed access location mid-way between the existing Freezing Works driveway and the Champion Road intersection where the highway is level and straight, sufficiently clear of any lane-changing or turning manoeuvres

- an internal farm layout centring on an existing fruit and vegetable stall. The existing conditions of access for the farm require 1.50 and 2.25 kilometre detours from the main road frontage of the farm

- some existing confusion is seen at the present farm gate as prospective customers arrive and then reverse back out on to the highway in search of the public access

- customer volumes in a seasonal pattern between November and March. Mid-week sales range between 15 and 30 vehicles a day. Saturdays total 60 to 90 vehicle arrivals. Practically all customers come from Nelson and would so turn left into the proposed access driveway

- arrivals from Richmond only amount to 2 or 3 per day and would normally arrive via Champion Road. The proposed sign could not be seen by northbound drivers drivers so that "impulse" decisions cannot arise

Do they or don't they?

- the proposed driveway layout, tapers, dimensions and markings comply essentially with a standard NRB intersection layout

- the stall layout as a whole complies with the usual standards as to location, visibility, parking, etc. The proposal, in my view reasonably adds a simple produce list to the frontage sign

- the proposed access can be expected to perform safely.

There is none between Saxtons Rd and RBC. (excepting Fraser)

Given the present patterns of road-side selling which exist along this section of highway, the plethora of informal signs and displays, and the generally poor standards of access already evident in the 80 km/hr zone I readily accept the need for improvement with an insistence on appropriate standards.

In my view this Sutton proposal meets this call. It is my opinion that the details fully meet the standards which MWD and the County should quite properly expect in the provision of public access along this section of SH6.

Equally I think that the earlier decisions closing the Sutton frontage after many years of use had the effect of introducing confusion at the present farm gate and reducing the farm's attractiveness besides requiring a lengthy detour for customers. If there is a given level of demand from passing motorists these earlier decisions will also have had the effect of marginally increasing the market share of each of the remaining stalls where the standards of access and egress are patently lamentable.

It is my view that approval of this proposal would be a progressive step for the County towards what should be regarded as an acceptable standard of highway access for fruit and vegetable stalls. It is my opinion that approval would have no adverse effect on the highway function, capacity or safety.

P.T. McCOMBS

14 February 1983

TOWN AND COUNTRY PLANNING ACT 1977

BEFORE THE PLANNING TRIBUNAL

WAIMEA COUNTY COUNCIL OPERATIVE DISTRICT PLANNING SCHEME NO.3

APPEAL NO 793/82

STATEMENT OF EVIDENCE BY D.R. SMYTHE. Dip.Surv. M.N.Z.I.S.

February 1983

I DAVID RICHARD SMYTHE, of Richmond state:-

1. I hold the Diploma in Land Surveying from the University of Otago; I am a Registered Surveyor and a Member of the N.Z. Institute of Surveyors, holding a current Practicing Certificate. I do not hold a formal qualification in Town Planning.

2. I have been employed by the Waimea County Council for the last eleven and a half years. Initially I was employed as Surveyor/Planner but for the last eight years my work has been entirely in planning. For two years prior to my present position I was employed in private practice with Mr D. Johnston of N. & E.S. Patterson, Mosgiel during which time I was assisting with the District Schemes for Mosgiel Queenstown/Wakatipu and Wanaka.

3. I was present at the hearing of the original application and am familiar with the subject matter of the appeal.

4. The notified application made by Mr Sutton sought consent to ... quote..."use our other entrance (further north) on State Highway No.6 to give access to our fruit and vegetable stall and erect a one sided sign not exceeding 1.4m^2." .. end quote.

The reason for making the application was stated in a support note as being that the existing entrance did not "generate trade".

5. In order to appreciate the significance of the application it is necessary to carefully consider the full course of events leading up to the present situation.

6. Mr Sutton operates a "roadside stall" on his property. My Council gave consent to a notified application for a specified departure in August 1980 subject to a number of conditions. The full text of that consent is:-
"THAT the Waimea County Council pursuant to Section 74(2)(a) of the Town and Country Planning Act 1977 consents to the application by D.J. Sutton & D.J. Sutton & Co Ltd to establish and operate a roadside stall as defined in the District Planning Scheme and to sell pick your own produce from their property described as Lots 1-5 D.P. 8366 and Lot 3 D.P. 5665, but declines the application to erect permanent signs on the State Highway frontage of the property, the consent to be subject to the following conditions:

1. No signs shall be erected on the applicants property so as to be visible from the State Highway.

2. Entry to the property shall be via the Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street.

3. It shall be the responsibility of the applicant to ensure that the access to the property from the State Highway is not used by customers and any use of this access by customers will be considered to be a breach of conditions by the applicant.

4. All forms of advertising used by the applicant shall clearly state that access to the property is via Champion Road.

5. An advertising sign not greater than $1.5m^2$ in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be to the approval of the County Engineer.

6. To enable the effectiveness of the above conditions to be re-evaluated the consent shall apply for a period of two years only.

In granting the application the Council accepts that the sale of the type of produce to be grown by the applicant directly to the consumer is in the public interest. However the Council is concerned that access to the property from the State Highway would cause a serious disruption to traffic and danger to users of the Highway and accordingly has imposed restrictions that will entirely prohibit access

from or exit to the Highway. In considering any new application after the inital two year period of consent the Council will take cognizance of the effectiveness of the conditions relating to access to the property. "

7. The applicant was dis-satisfied with the conditions imposed and lodged an Appeal. After some negotiation my Council agreed to the terms of a proposed "Consent Order" and the Planning Tribunal delivered its decision on 2 April 1981 confirming my Council's decision and altering the conditions as agreed with Mr Sutton.

The conditions which now apply to the roadside stall consent are: -

1. That a directional sign of a total area of not greater than $1.5m^2$ and containing only the words "Daelyn turn left, 250 metres - fruit and vegetables" and the words "open" or "closed" as appropriate, may be erected on the Appellants property on the frontage to State Highway 6.

2. That entry to the property shall be via the existing Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street.

3. That the Appellants shall ensure that the access to the property from the State Highway is not used by Customers and any use of this access by Customers, permitted by the Appellants or either of them, will

constitute a breach of conditions by the Appellants.

4. That all forms of advertising used by the Appellants shall clearly state that access to the property is via Champion Road.

5. That an advertising sign not greater than $1.5m^2$ in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be to the approval of the County Engineer, and subject to any necessary consent of the Richmond Borough Council.

6. That the consent shall apply for a period of 3 years from 16 March 1981.

Reference: 550/80

8. In October 1981, Mr Sutton sought a further concession from my Council when he asked for consent to erect another sign on a property at the corner of State Highway 6 and Champion Road. The proposal was approved by my Council under the following resolution of 16 October 1981. "THAT permission to erect the sign be approved subject to it being removed during the off season when produce grown on the property is not offered for sale."

9. The proposed new entrance is about 150m west of the end of the merging lane which aids entry and exit from the Freezing Works sited on the opposite side of the Highway. Although a "deceleration lane" is proposed the road is narrow and there is a substantial ditch between the formation and the property frontage. Construction of this "lane" would be within the legal boundaries of State Highway 6 and as such would seem to be the responsibility of the Ministry of Works and Development and National Roads Board. Presumably those bodies would also be responsible for the future maintenance if the "lane" was constructed.

10. The applicants intention is to have the new access facing east so that only westbound traffic will use it. This may sound fine in theory and look reasonable on plan but in my view will be entirely impracticable in practice A sign is proposed displaying advertising towards the west bound traffic. It was suggested by the applicant that the other side of the sign could have the words "NO 'U' TURN" displayed.

11. The sign would be within the property and the "No U Turn" words would have no legal status or meaning. I doubt if any M.O.T. Officer could do anything about offending traffic unless official signs were erected on the road.

12. I believe the "No U Turn" words will draw the wrong attention to the entrance and it would only be a very short time after the access is open that northbound traffic will use the access. This will necessitate on many occasions, a stop in an 80 kmph speed limit single lane traffic flow and a "U" turn across the highway. In view of an already dangerous traffic flow this situation is untenable.

13. The Ministry of Works and Development presented quite extensive traffic engineering evidence that the Highway was already considered dangerous and that the additional entry to the property as proposed would add significantly to that danger. This evidence reinforces my personal view of the matter.

14. It is to be noted that in the reasons given when the original consent was granted the following is included:

....."However the Council is concerned that access to the property from the State Highway would cause a serious distruption to traffic and danger to users of the Highway and accordingly has imposed restrictions that will entirely prohibit access from or exit to the Highway...."

15. The application sought was not to establish any land use, unless the construction of a track across a farm is considered as such, but sought to establish a new entry-point to the property and a sign. These two elements are in my view, merely accessory to the land use and in some cases, such as the applicants original application, may be elements which require special control.

16. The application in effect sought to add two new conditions to those existing without offering any consideration for the status of the existing conditions or without offering any information as to any change in circumstances which have affected the existing situation.

17. Although it might have been assumed that the application was for a "variation and/or cancellation of conditions" and that Section 71 of the Act was appropriate under which to give consideration, I am of the view that Sec.71 offers little in this case. If weight is given to Sec.71 then the Council would be left without jurisdiction and must give a negative decision.

18. For the provisions of Sec.71 to be relied upon there must first be a genuine and discernable change of circumstance which calls into question the effectiveness, or the

desirability or the legality of any existing condition. In my view nothing of this nature was obvious and nothing has been advanced by the applicant to persuade me to alter that view.

19. The sort of changed circumstance that I imagine would be necessary in this case would amount to the relocation of State Highway 6 away from the applicants' frontage or the closure of Champion Road to vehicular traffic.

20. Section 74 appeared to give the applicant more favourable terms under which to consider the proposal and I consider that it was fair to reply upon the provisions of that Section because the application did seek to add to the original conditions and by doing so would create a major departure from the original consent by undermining the very basis for that consent.

21. The existing conditions (para 7 above) ensure that all customer traffic entering and leaving the applicants property do so via controlled intersections and side roads and remove any possibility of dangerous traffic manoeuvres on the busiest highway in the Region. Advertising is fairly restricted allowing a balance between advertising and traffic direction and the ultimate condition gives a fair and reasonable time in which to monitor the success or failure of both the commercial operation of the applicant and the effectiveness of the controlling conditions.

22. In respect of the time factor condition it must be noted

that the applicant had only operated for one season (Christmas 1981) after the consent was given, but has now operated for a second season (1982/83) since this appeal was lodged.

23. I don't think that you have to be a traffic engineer to realise the dangerous nature of the section of Highway from which the applicant wishes to attract his trade when you use the road regularly. The traffic volume is high (14000 v.p.d. 1981 - M.O.W.D.) and the road between Champion and Suffolk Road (about 1.5km) is the only road link south of Nelson City to the west and south of the South Island.

24. The importance of the road is emphasised by the action of the National Roads Board which, when Mr Sutton made his application which has lead to this appeal, took measures to prevent the intended use of the subject access point by gazetting special restrictions. Advice of that move was received in our offices in the week Mr Suttons hearing was due to take place.

25. Mr Sutton is not without good safe access to his stall, he displays good, tidy and I believe effective, signs. He does have competition from another longer established garden a little further south of his property and this garden also has an entry point in Champion Road a few metres before the entrance to Mr Suttons'. I suspect that this aspect, competition for passing traffic, is a strong motivating reason for the application. However public awareness of Mr Sutton's access and service will

continue to grow and I would doubt the long-term need to alter the present situation.

26. Mr Sutton has stated that his reason is that the new entrance would "generate trade" and that he was ....."at a disadvantage in attracting trade as compared with our neighbours who have entrances off the Main Road".

27. If "attracting custom" was accepted as a use for a major road I consider that a very difficult concept would develop. It would have the effect of adopting a major road as a market place leading to the random erection of signs and mobile stalls parked within the road reserve.

28. Some roads should be kept as free as possible from such commercialism and certainly major State Highways should be kept for their principle use of safe and efficient conveyance of people and goods.

29. I would postulate that this application tends to suggest that a busy major road should be used in the same manner as an aisle in a supermarket is used to aggressively attract every passing customer. The consequences of such a notion being put to Councils' even in the most subtle of ways, would cause very hard thinking because it would not take may consents to establish this notion as a new principle in land use controls

30. Having regard for the matters I have examined in paragraphs 21 to 29 inclusive I believe it would be significantly contrary to the public interest to directly increase the traffic hazzard which already exists. In my view the desire to have the new access is of personal benefit and the public will not be served with any significantly greater benefit of access than already exists.

31. The planning significance is very real in this case. There is the aspect of using a major road as a market place and the undermining of already effective and useful conditions on a notified planning consent. The third limb of Sec. 74(2)(a) is not threatened in this case.

32. I understand that Mr McCombs is to present evidence on traffic matters. I am familiar with and respect the work of Mr McCombs, but in this instance I believe that it is not simply a matter of engineering the access to a "safe level", if that can be done.

33. I am not convinced that a "No U Turn" sign will have its desired effect. I rather think that such a sign will in fact draw the wrong attention to the proposed access and will have the reverse effect. I am also not convinced that the policing of such a sign could be done with any success.

34. I consider that Mr Sutton has good, safe access to his selling area and that he has tidy effective advertising

and directional signs and that these will become more effective as public awareness of his property increases.

35. The restricted period of consent allows a reasonable time to assess whether restricting the access off State Highway 6 has been successful or not. The main reason being to permit a reconsideration in the event that more stringent conditions would be necessary not a relaxation and virtually a no control situation that I consider would result if the proposed new access was opened.

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TOWN AND COUNTRY PLANNING ACT 1977

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The reason for making the application was stated in a support note as being that the existing entrance did not "generate trade".

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6. That the consent shall apply for a period of 3 years from 16 March 1981.

Reference: 580/80.

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18. For the provisions of Sec.71 to be relied upon there must first be a genuine and discernable change of circumstance which calls into question the effectiveness, or the

desirability or the legality of any existing condition. In my view nothing of this nature was obvious and nothing has been advanced by the applicant to persuade me to alter that view.

19. The sort of changed circumstance that I imagine would be necessary in this case would amount to the relocation of State Highway 6 away from the applicants' frontage or the closure of Champion Road to vehicular traffic.

20. Section 74 appeared to give the applicant more favourable terms under which to consider the proposal and I consider that it was fair to reply upon the provisions of that Section because the application did seek to add to the original conditions and by doing so would create a major departure from the original consent by undermining the very basis for that consent.

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22. In respect of the time factor condition it must be noted

that the applicant had only operated for one season (Christmas 1981) after the consent was given, but has now operated for a second season (1982/83) since this appeal was lodged.

23. I don't think that you have to be a traffic engineer to realise the dangerous nature of the section of Highway from which the applicant wishes to attract his trade when you use the road regularly. The traffic volume is high (14000 v.p.d. 1981 - M.O.W.D.) and the road between Champion and Suffolk Road (about 1.5km) is the only road link south of Nelson City to the west and south of the South Island.

24. The importance of the road is emphasised by the action of the National Roads Board which, when Mr Sutton made his application which has lead to this appeal, took measures to prevent the intended use of the subject access point by gazetting special restrictions. Advice of that move was received in our offices in the week Mr Suttons hearing was due to take place.

25. Mr Sutton is not without good safe access to his stall, he displays good, tidy and I believe effective, signs. He does have competition from another longer established garden a little further south of his property and this garden also has an entry point in Champion Road a few metres before the entrance to Mr Suttons'. I suspect that this aspect, competition for passing traffic, is a strong motivating reason for the application. However public awareness of Mr Sutton's access and service will

/10

continue to grow and I would doubt the long-term need to alter the present situation.

26. Mr Sutton has stated that his reason is that the new entrance would "generate trade" and that he was ....."at a disadvantage in attracting trade as compared with our neighbours who have entrances off the Main Road".

27. If "attracting custom" was accepted as a use for a major road I consider that a very difficult concept would develop. It would have the effect of adopting a major road as a market place leading to the random erection of signs and mobile stalls parked within the road reserve.

28. Some roads should be kept as free as possible from such commercialism and certainly major State Highways should be kept for their principle use of safe and efficient conveyance of people and goods.

29. I would postulate that this application tends to suggest that a busy major road should be used in the same manner as an aisle in a supermarket is used to aggressively attract every passing customer. The consequences of such a notion being put to Councils' even in the most subtle of ways, would cause very hard thinking because it would not take may consents to establish this notion as a new principle in land use controls

30. Having regard for the matters I have examined in paragraphs 21 to 29 inclusive I believe it would be significantly contrary to the public interest to directly increase the traffic hazzard which already exists. In my view the desire to have the new access is of personal benefit and the public will not be served with any significantly greater benefit of access than already exists.

31. The planning significance is very real in this case. There is the aspect of using a major road as a market place and the undermining of already effective and useful conditions on a notified planning consent. The third limb of Sec. 74(2)(a) is not threatened in this case.

32. I understand that Mr McCombs is to present evidence on traffic matters. I am familiar with and respect the work of Mr McCombs, but in this instance I believe that it is not simply a matter of engineering the access to a "safe level", if that can be done.

33. I am not convinced that a "No U Turn" sign will have its desired effect. I rather think that such a sign will in fact draw the wrong attention to the proposed access and will have the reverse effect. I am also not convinced that the policing of such a sign could be done with any success.

34. I consider that Mr Sutton has good, safe access to his selling area and that he has tidy effective advertising

and directional signs and that these will become more effective as public awareness of his property increases.

35. The restricted period of consent allows a reasonable time to assess whether restricting the access off State Highway 6 has been successful or not. The main reason being to permit a reconsideration in the event that more stringent conditions would be necessary not a relaxation and virtually a no control situation that I consider would result if the proposed new access was opened.

--/--

See A44/81 MOWD vs Tauranga County.

4.35 pm

Basic conflict in Traffic Engineers Opinion

STATEMENT OF EVIDENCE

My name is Robert Charles Nixon. I hold a Diploma in Town Planning from the University of Auckland and are a member of the New Zealand Planning Institute. I am employed as a senior planner with the Ministry of Works and Development, Wellington District.

BACKGROUND

The applicant first sought approval to establish a fruit and vegetable stall on his property in the middle of 1980. His application under Section 74 of the Town and Country Planning Act sought access to this stall from State Highway 6 with two advertising signs. At the time the Minister made a written submission to Council expressing concern with the application, and requesting Council to only allow the application subject to access being from Hill Street and Champion Road to which the applicant also has legal frontage. The State Highway at this point is a limited access road and has an open road (80 km/hr) speed limit. The applicant has a licenced crossing point on to the State Highway, and an additional licenced crossing point for access to his residence.

The Council allowed the establishment of the stall for a two year period but only with access from Champion Road, an exit to Hill Street and a sign at the Champion Road entrance. The applicant appealed the decision on the grounds of the restrictions placed on the length of the approval (two years) and the fact that he could not erect a sign on the highway frontage. Subsequently, a consent order was agreed to allowing a sign on the State Highway frontage, and extending his approval to three years from 16 March 1981.

The restriction on access from the State Highway was reiterated in the conditions of the consent order accepted by the Tribunal in April 1981.

The current application from which this appeal has arisen seeks that access be allowed from the State Highway and that a one sided sign be erected. Thus it in effect seeks a variation in the conditions relating to the original consent order. This second application was subject to a formal objection by the Minister and Council disallowed the application. The National Roads

Board also varied the conditions relating to the crossing point onto State Highway No. 6 so that the farm gate could not be used for retail sales purposes, which was also appealed by the applicant.

Turning now to planning reasons why I consider this appeal should not be allowed, there are three main areas of concern which I will now cover in turn.

REASONS FOR THE APPLICATION

From evidence presented at the objection hearing by the applicant, it was verbally stated that part of his income derived from gates sales, estimated at approximately 20%. He was concerned that since he became established over two years ago, and despite advertising through the media, he had not derived the volume of gate sales that he desired. He considered that the lack of direct access from the highway was the reason for this. No suggestion was made by the applicant that his actual livelihood was threatened as a result, however.

Thus the reason for the application is quite straight forward; simply to permit an increased volume of sales, or to improve gate sales revenue for a farming operation that is apparently quite viable at present. Access to two alternative roads is available, so there is no question of necessity but rather only of convenience and improved commercial performance. I can fully understand a farmers desire to increase his income, but the consequences of allowing gate sales solely on this basis would in my view seriously undermine the whole principle of limited access roads and set a most undesirable precedent.

DISTRICT SCHEME PROVISIONS

The appellant's property is located in the Rural A zone, within which produce stalls are neither a predominant or conditional use. Under Ordiance 3.6 there is provision for temporary stalls but only subject to strict criteria which includes a provision that "no traffic or parking hazard will be created on any highway or road."

Check our Ordinance and the issue of the "permit" Specify access!

The produce stall was originally approved under Section 74 and Council was satisfied at that time (1980) that the provisions of that section could be satisfied. However, the appellant now seeks access from a major highway with heavy traffic volumes, and where alternative access is available. Any further relaxation of conditions currently applying to the produce stall would in my view undermine the District Scheme, and given the location of the site, and the reasons advanced for the application, would render meaningless any restrictions within the scheme on produce stalls.

HIGHWAY SAFETY AND EFFICIENCY

Evidence will be presented on this aspect in much greater detail by Mr Weaver. I will however, take the opportunity to briefly emphasise the main issues as I see them.

(1) A traffic volume in excess of 14,000 vehicles per day.

(2) A 80 km/hr speed limit in the vicinity.

(3) The presence of the freezing works, a significant traffic generator on the opposite side of the highway, plus two intersections in close proximity.

(4) A poor accident record for the section of highway between Saxton Road and Champion Street.

The applicant initially sought unlimited access through the State Highway crossing point in his original notice of application. This was later changed to one of access for westbound (i.e. left-turning) traffic only at the Council hearing. As will be pointed out it is quite impracticable and unrealistic to expect such a restriction to be enforced. Furthermore, I consider that the applicant, who has sought to erode conditions attached to earlier apporovals, could eventually seek formal approval for eastbound traffic to enter directly from the highway as well. However, it now appears that he is seeking access from both directions.

THE PRECEDENT EFFECT OF THE PROPOSAL

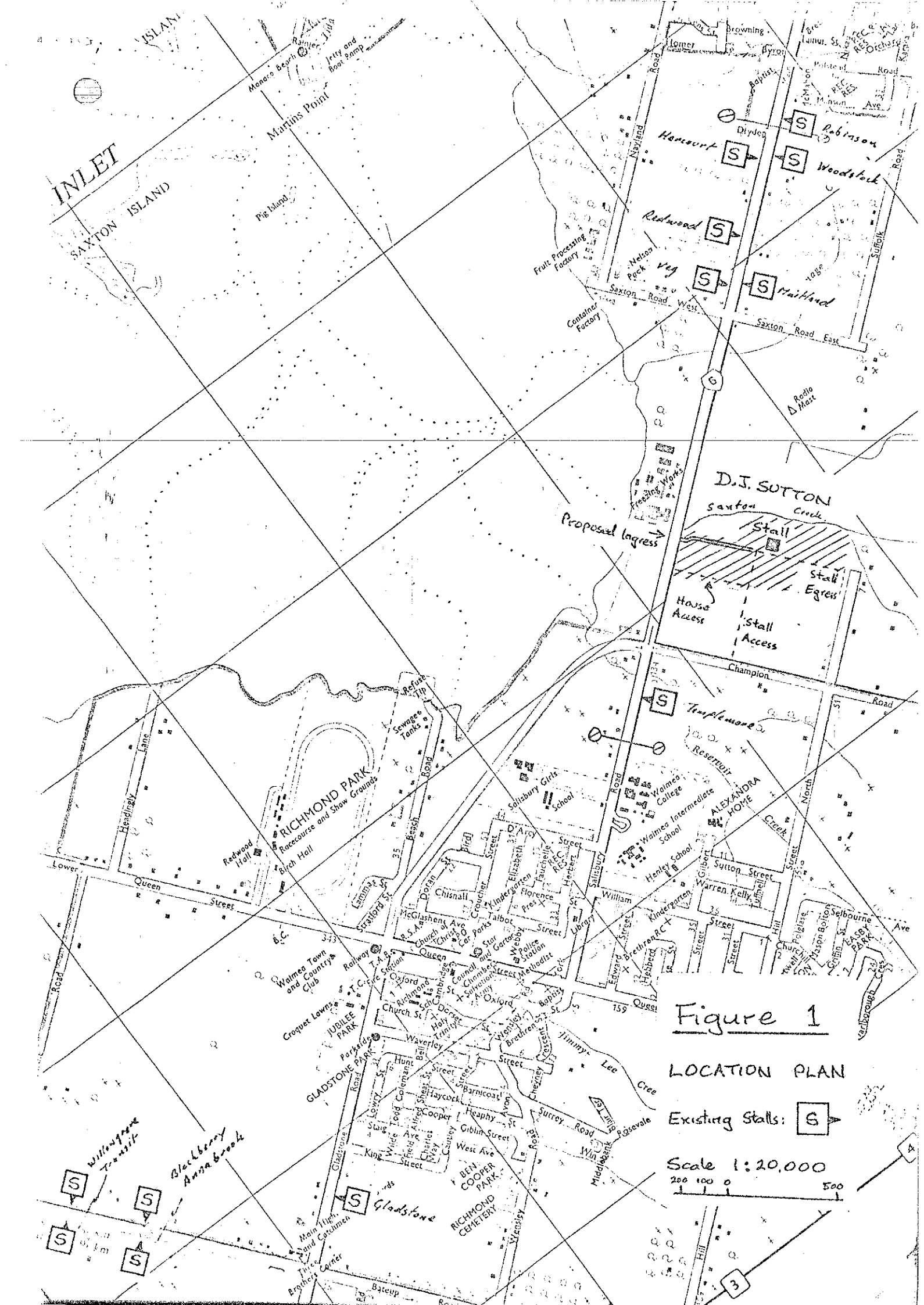
The applicant has argued that it would be in the public interest to allow the operation of his produce selling point with access from the State Highway. It should be noted however, that the public interest is already well served by a substantial number of roadside stalls south of Nelson, particularly north of Saxton Road. A plan showing the location of these stalls is appended to my evidence.

A number of accidents have been associated with the stalls north of Saxton Road. The provision of left turning taper lanes does not really obviate the hazard they cause, bearing in mind the cumulative, rather than the individual effect of roadside stalls. I therefore do not accept that simply providing left turning tapers would overcome the problems associated with such stalls, and that the permitting of access from the highway for the Sutton stall on this basis would effectively create a precedent for future applications.

The Planning Tribunal gave considerable thought to the status of roadside stalls in an appeal by the Ministry of Works and Development against the Tauranga County Council (Decision No A44/81). In this decision it was concluded that stalls "are not a necessary land use to have on properties fronting State Highways, though from the horticulturalists point of view they are obviously a desirable land use." It was also the view of the Tribunal that the presence of existing stalls (protected by Section 90) was not a justification for further selling points, even though existing stalls would have a "priviledge" in continued operation. It should be remembered that in this case the Sutton stall does have alternative access, albeit from a side road.

CONCLUSION

There is a clear conflict here between limited access road principles (which seek to minimise the frequency of crossing points onto the highway) and the appellant's desire to obtain an access arrangement which maximises the financial return from his produce stall. It is my opinion that limited access road principles are soundly based and particularly so in relation to the highway between Nelson and Richmond. Accordingly I consider that the importance of protecting the safety and efficiency of the highway in this locality outweights any degree of public interest that would accrue from direct access being permitted, and indeed outweighed by a very substantial margin.


INLET
SAXTON ISLAND
Martins Point
Pig Island
Monaco Beach
Jetty and Boat Ramp
Browning
Lomer
Byron
Dryden
Robinson
Hansard
Woodstock
Redwood
Nelson Peck Veg
Fruit Processing Factory
Container Factory
Saxton Road West
Saxton Road East
Maitland
Suffolk
Nayland
Radio Mast
Freezing Works
D.J. SUTTON
Saxton Creek
Stall
Stall Egress
Stall Access
Hasse Access
Proposed Ingress
Champion
Templemore
Reservoir
Refuse Tip
Sewage Tanks
RICHMOND PARK
Racecourse and Show Grounds
Redwood Hall
Birch Hall
Hendrey Lane
Beach Road
Salisbury Girls School
Waimea College
Waimea Intermediate School
ALEXANDRA HOME
Henley School
Lower Queen Street
Stratford St
Chisnall
Doran
Bird
Crescent
Elizabeth
Kindergarten
Florence
Talbot
McGlashens Ave
Church of Christ
Car Parks
Salisbury
Library
William
Kindergarten
Warren Kelly
Mitchell
Sutton Street
Gilbert
Hill
Selbourne Ave
EASBY PARK
Waimea Town and Country Club
Croquet Lawns
JUBILEE PARK
GLADSTONE PARK
Railway
T.A.B.
Fire Station
Council and Chambers
Salvation Army
Methodist
Police Station
Oxford
Cambridge
Richmond
Church St
Waverley
Parkside
Brethren
Crescent
Timmys Lee
Cree
Hunt
Coleman
Bell
Haycock
Barnicoat
Cooper
Heaphy
Surrey
Road
Giblin Street
West Ave
BEN COOPER PARK
RICHMOND CEMETERY
Middlebank
Poisevale
Gladstone
Main Hwy
Sand Catchment
Tricos
Brothers Corner
Bateup
Wastney
Willowgrove Tributary
Blackberry Anzac Brook
Figure 1
LOCATION PLAN
Existing Stalls: 6
Scale 1:20,000
200 100 0 500
3
4

4.52 pm
5.15 pm

STATEMENT OF EVIDENCE BY J F WEAVER, DIP TE. C ENG. MICE. First HE

For D J Sutton and Co Limited Application for Access to State Highway 6.

My Name is John Frederick Weaver. I am a Registered Engineer New Zealand, Chartered Engineer (United Kingdom), Member of the Institution of Civil Engineers, Fellow of the Institution of Highway Engineers and hold a Diploma in Traffic Engineering from the latter Institution.

I have been in Roading and Highway design since 1956 through various UK County Councils (the UK Counties have similar responsibilities for Arterial Roads in UK as Ministry of Works and Development have for State Highways in New Zealand) with specific Traffic Engineering appointments from 1966 to 1976. I came to New Zealand in May 1976 joining Ministry of Works and Development as a Senior Engineer in Head Office Roading, engaged in Roading Design and Traffic Engineering for 18 months to January 1978 when I transferred to my present post as Assistant District Highways Engineer for Wellington District. In this position I am responsible for all Traffic Engineering and Roading Design matters on State Highways in the Wairarapa, Horowhenua, Wellington, Nelson and Marlborough areas.

1 My evidence is given in support of the Minister's objection to the application by D J Sutton and Co Limited for access direct from State Highway 6 to their fruit and vegetable stall and my concern at the safety and traffic aspects of the access point location on the highway.

Although unclear from formal submissions it was understood that the application envisaged Richmond bound ingress only, it would now appear that ingress from both directions is sought.

The stall location is no problem as it is not visible from the highway and is far enough from the highway to discourage on street parking.

2 State Highway 6 is the arterial route from Blenheim to Invercargill via Nelson and Greymouth. It also connects with State Highway 60 Richmond to Collingwood just south

of Richmond Borough and in addition to this arterial traffic carries commuters between Richmond and Nelson, some destined for the local Freezing Works.

3 In common with many rural lengths of State Highway this section has been declared a Limited Access Road (LAR).

The primary intent of LAR is to protect the safety and capacity of the arterial function of State Highways in the National and Local interest, which is consistent with National funding of State Highways.

The powers under LAR Legislation are not deliberately aimed at the frustration of land owners desires, nor do they seek to preempt Town Planning decisions.

In this particular case the limitation of no retail sales on the Licensed Crossing points merely reinforced the current planning consent order and upheld the LAR intent.

4 Figure 1 shows the site location with present and proposed internal roading. It also shows the location of other stalls in the vicinity with State Highway access illustrating that the Public Interest is already adequately served in this connection without a greater Public Disbenefit by abrogation of LAR principles.

The distances from the proposed access point to the stall is about 400 metres via the proposed access road and 1300 metres via the existing Champion Street access. This extra 900 m distance should only apply to the Richmond bound approaching traffic since Daelyn is signed at the Champion Road intersection.

5 The annual average traffic adjacent to the site was 13,990 vehicles per day in 1981 with appreciably higher flows on summer weekdays (November 1982 weekday average 15,250.) Summer weekend flows tend to the annual average daily traffic (November 1982 Saturday 14,200) with extra arterial traffic replacing the commuter element. The higher summer flows coincide with peak trade for the stall.

Preliminary analysis of 1982 data indicates an increase of about 200 vehicles per day on 1981 figures or 1.5% per annum increase in traffic. Approximately half of the annual average daily traffic past the site goes through to Richmond half to the Deviation By Pass.

6 Speeds are high on this stretch of 80 km/hr highway, a limited survey in fairly congested conditions of traffic at the proposed site access showed average speed towards Richmond of 67 km/hr with an 85 percentile speed of 80 km/hr. I would expect these speeds to be higher in less congested conditions without the obvious presence of the radar detector.

7 Figure 2 shows the State Highway adjacent to the site with :-

A The relation to Champion Road intersection, the Freezing Works and the Freezing Works Culvert over Saxton Stream.

B The laning, markings and signing on this length of highway.

C The highway dimensions immediately adjacent to the proposed ingress.

8 Figures 3 and 4 are accident diagrams for the highway between Champion Road and the Freezing Works and for Saxton Street to Stoke boundary (Polstead Road.)

9 In common with the Ministry of Transport (letter appended) a general concern with access to roadside stalls is their disproportionate accident problems compared to public amenity value, especially so on high volume, high speed roads such as State Highway 6 at this point.

10 The accident diagram figure 4 shows 6 accidents occurring between 1978 and 1982 of which 5 were directly attributed to stall manoeuvres.

Admittedly these were all right turns into stalls but two involved following vehicles probably illustrative of the impulse stopping characteristic of traffic disruption in the vicinity of any highway distraction and equally applicable to left turn manoeuvres with or without adequate decelleration lane provisions.

11 The provision of an adequate decelleration lane or taper for the access tends to reduce both accidents and effect on capacity, especially in restricted lane conditions such as at this site with one Richmond bound However I have had opportunity to see the proposed taper lane for this ingress which is totally inadequate in provision.

The standard intersection diagram referred to (as attached) shows a 45 metre length of solid whiteline and is extracted from the Pavement Marking section of the National Roads Board Manual of Traffic Signs and Markings.

It is not a manual for geometric design and NRB guidelines for tapers in 80 km/hr conditions are 1 in 100 to 1 in 50, minimum 1 in 30 that is a minimum of 120 metres length for a 4 metre lane at the intersection.

This could be reduced slightly for a stall entry to say 1 in 20 giving a 80 metre requirement.

It can be seen from my Figure 2 that this would involve widening of the Freezing Works culvert. It should also be repeated that such provision would still not prevent impulse slowing in the Richmond bound traffic lane nor are such taper provisions always used by motorists.

An additional disbenefit is interference with cyclists, joggers and school children who currently use the shoulder.

The 'escape taper' shown on the appelants plan is commonly provided for motorists straying into the decelleration taper but again referring to my Figure 2 it would require piping of the deep open ditch adjacent to the proposed ingress.

12 Permitting Nelson bound ingress to the site would pose accident problems out of all proportion to the frequency of usage and preventing such usage of a formed ingress (for Richmond bound traffic only) is not possible by signing (or lack of advertisement given local knowledge of the access.)

There is inadquate Nelson bound shoulder for a 'wait on left' right turn and the outer of the two lanes is signed for a passing lane (see my Figure 2) having just served its merge function from the Salisbury Street (Richmond) and by pass intersection and with the added complication of the close approach to the Freezing Works channelisation.

The presence of this signed passing lane also has adverse effects from the Richmond bound through traffic deviating into this lane to avoid motorists turning left into the site.

13 The accidents shown in Figure 3 are not germane to this application but do show the existing danger inherent in this busy length of road.

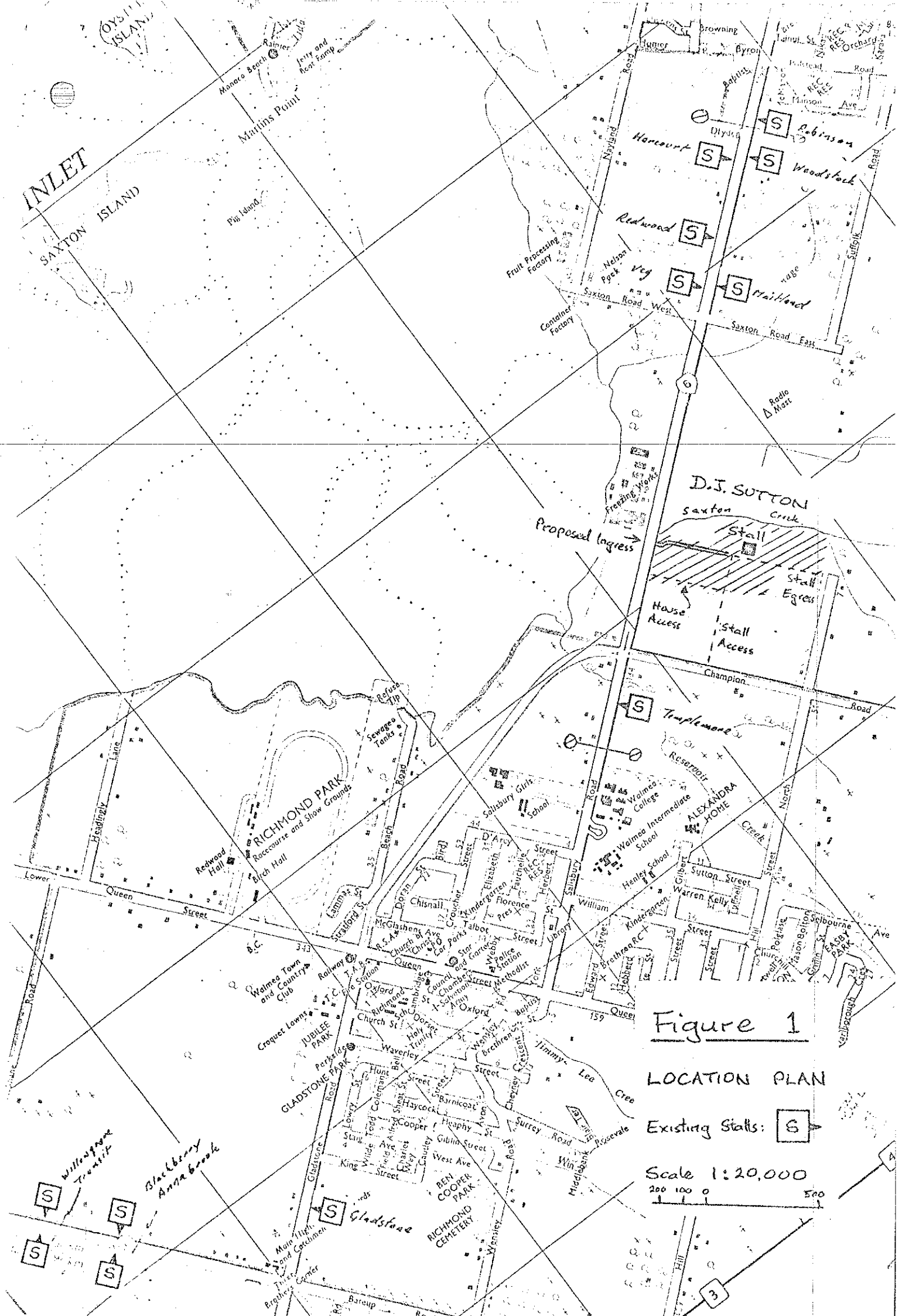
14 In conclusion my opinion is the provision of an ingress for retail sales in the proposed location would be dangerous and deleteriously affect capacity.

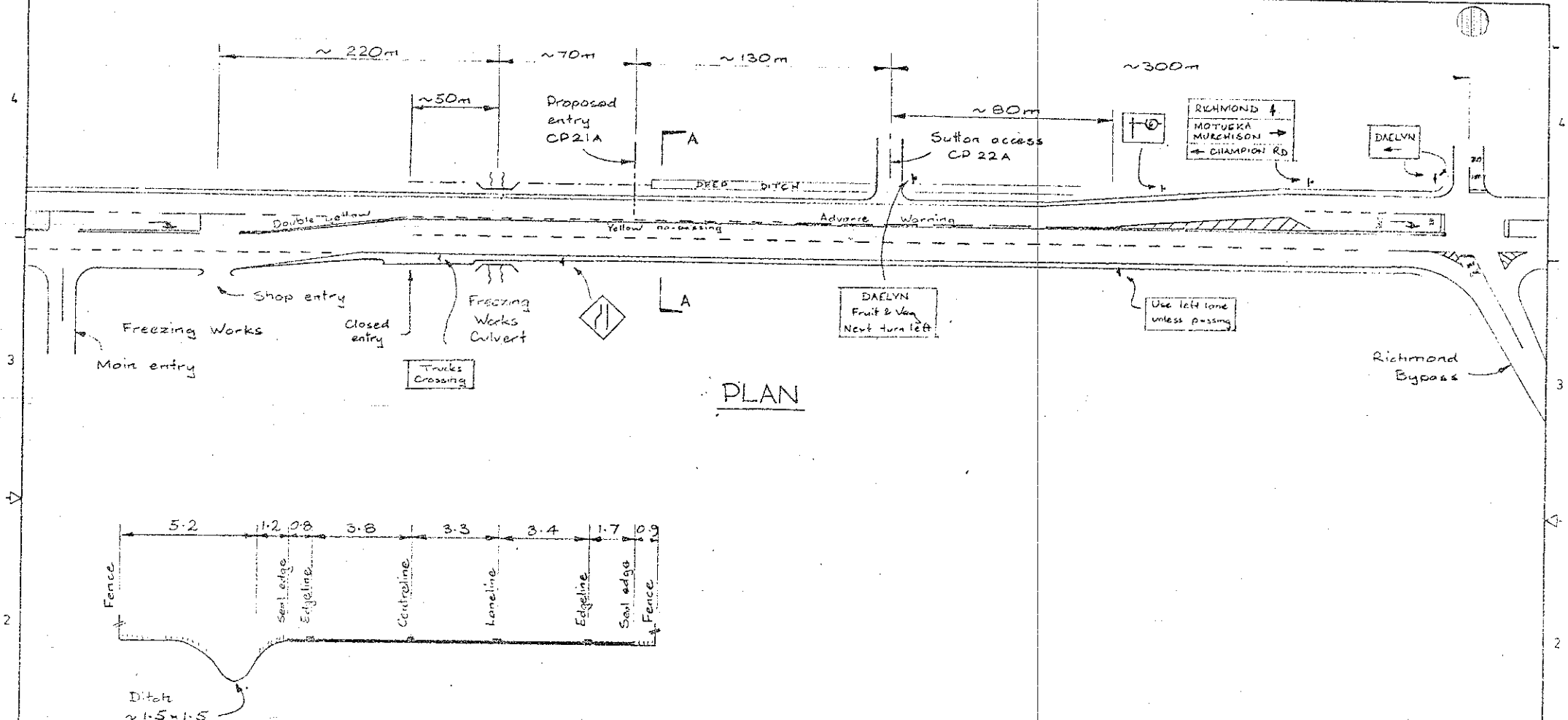
The disbenefits of traffic safety and conflict and abrogation of LAR principles plus the effect on cyclists and pedestrians far outweigh the benefits of Public Amenity for purchase from this site especially in view of the multiplicity of existing stalls in the vicinity and the alternative access already available to the applicant.

The application should be refused.

J F Weaver

17/2/83.


D.J. SUTTON
Saxton Creek
Stall
Proposed Ingress
Stall Egress
Stall Access
House Access
Champion Road
Templemore
Reservoir
Saxton Road West
Saxton Road East
Harcourt
Redwood
Woodstock
Maitland
Robinson
Nelson Park
Fruit Processing Factory
Container Factory
Radio Mast
Monaco Beach
Jetty and Boat Ramp
Martins Point
INLET
SAXTON ISLAND
Pig Island
RICHMOND PARK
Racecourse and Show Grounds
Redwood Hall
Birch Hall
Refuse Tip
Sewage Tanks
Headingly Lane
Lower Queen Street
Salisbury Girls School
Waimea College
Waimea Intermediate School
Henley School
ALEXANDRA HOME
Kindergarten
Warren Kelly
Sutton Street
Gilbert
Selbourne
ERSBY PARK
Waimea Town and Country Club
Croquet Lawns
JUBILEE PARK
GLADSTONE PARK
Gladstone
RICHMOND CEMETERY
BEN COOPER PARK
Willowgrove
Blackberry
Anna Brook
Figure 1
LOCATION PLAN
Existing Stalls: 6
Scale 1:20,000
200 100 0 500



AMENDMENTS	BY	APP'D	DATE

	BY	CH'KD	DATE

APPROVED

Ministry of Works and Development
Roading
Wellington
Commissioner

SH 6 RP 116/11·0 - 116/11·9

Figure 2

ORIGINAL SCALES	N.T.S.	FILE
JOB	CODE	SHEET

LOCAL OR TRACING No.

A3

1977

ACCIDENT RECORD ANALYSIS

S.H. 6 R.P. 116/11.0 - 11.9

LOCATION: Stoke Straight
Freezing Works - Champion St

ACCIDENTS SINCE 1/1/1975

UP DATED		
by	date	to
[illegible]	15.2.83	MS 17.6.82

KEY TO MAP

Key No.	Form No.	Accident Type	Date	Day	Time	...	Light	Weather	Factors	Injuries M	S	F
1	8597	JANDC	30.8.75	Thu	1350					2		
2	9455	HACBCCV	22.4.75	Tue	1635					3	1	
3	12769	GDCBM	5.2.75	Wed	0755					1		
4	7095	ECCA	20.6.76	Sun	0710							
5	5631	DHBB	19.3.77	Fri	1740					1		
7	5252	NACD	26.5.78	Fri	1953					1		
8	5241	ABCACC	25.2.78	Sat	2137						4	
9	5240	NBCB	25.2.78	Sat	2250					1		
9A	8581	EACAC	25.2.78	Sat	2350					1		
10	8526	FACBCC	14.5.78	Sun	2355					3		
11	8597	JANDC	27.7.75	Thu	1350					2		
13	12990	FAT2S	19.5.80	Mon	0650					1		
14	12959	CBCA	9.7.82	Fri	1935					1	4	
15	13406	ECMA	16.8.82	Mon	0820						2	
16	11666	CACAC	7.1.82	Thu	1705					1	1	

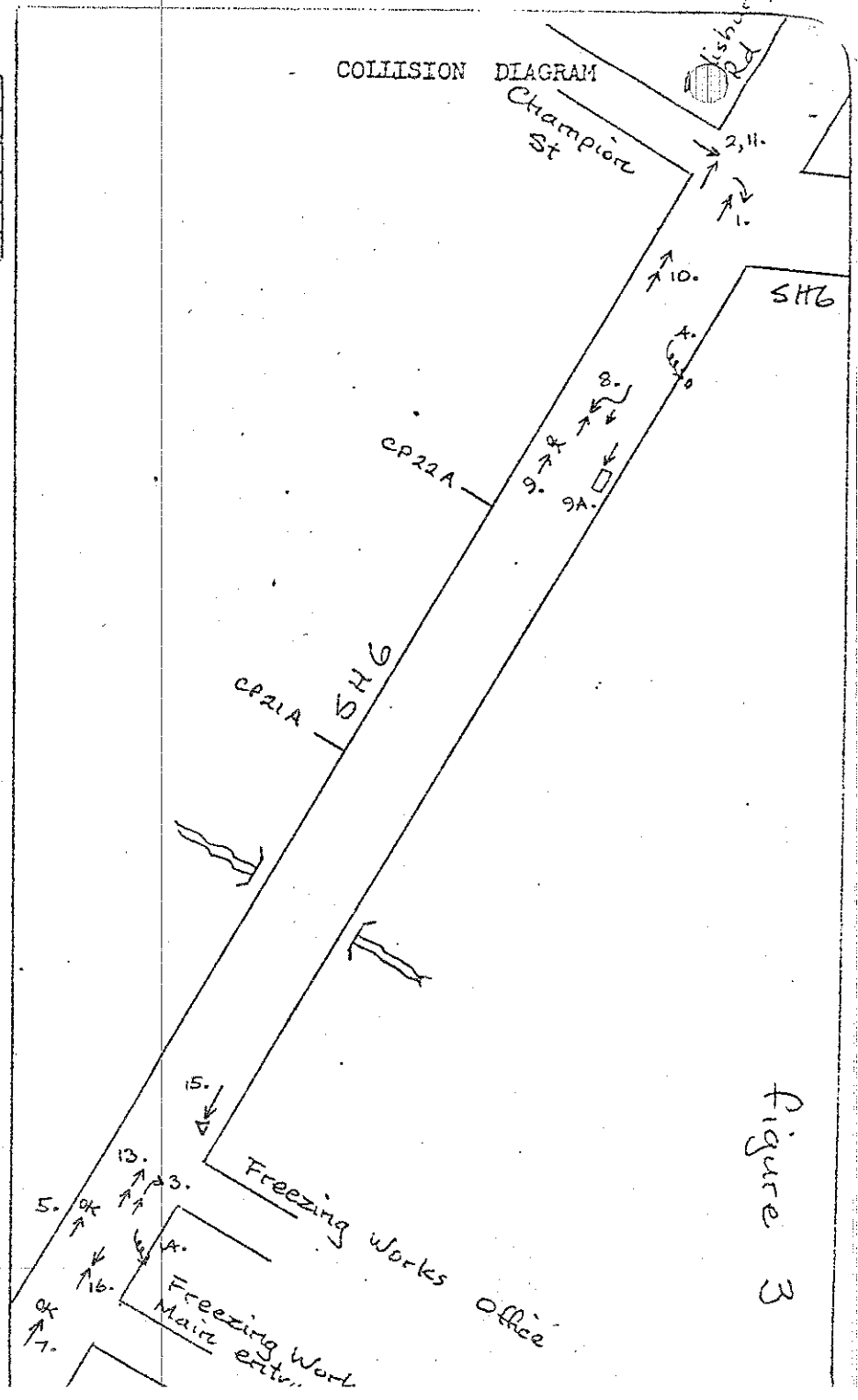


Figure 3

ACCIDENT RECORD ANALYSIS

S. H. 6 R.P. 116/9.20-10.37

LOCATION: Stoke Straight
Polstead Rd - Saxton Rds

ACCIDENTS SINCE 1/1/1975

UP DATED		
by	date	to
[illegible]	15.2.83	

KEY TO MAP

Key No.	Form No.	Accident Type	Date	Day	Time	. . .	Light	Weather	Factors	Injuries M	S	F
1	5243	LSMR	9.3.79	Wed	1035					1		
2	5243	LSMC	6.5.79	Sat	1645					1		
3	9339	HACSC	31.12.79	Mon	1630					3		
4	11209	GOMC	13.2.81	Fri	1620					1		
5	14042	LSMBT	7.10.82	Thu	1640						1	
6	11152	FOSCC	15.1.82	Fri	1100					1		
7	11125	MBCBV	6.1.82	Wed	2015					2		

COLLISION DIAGRAM

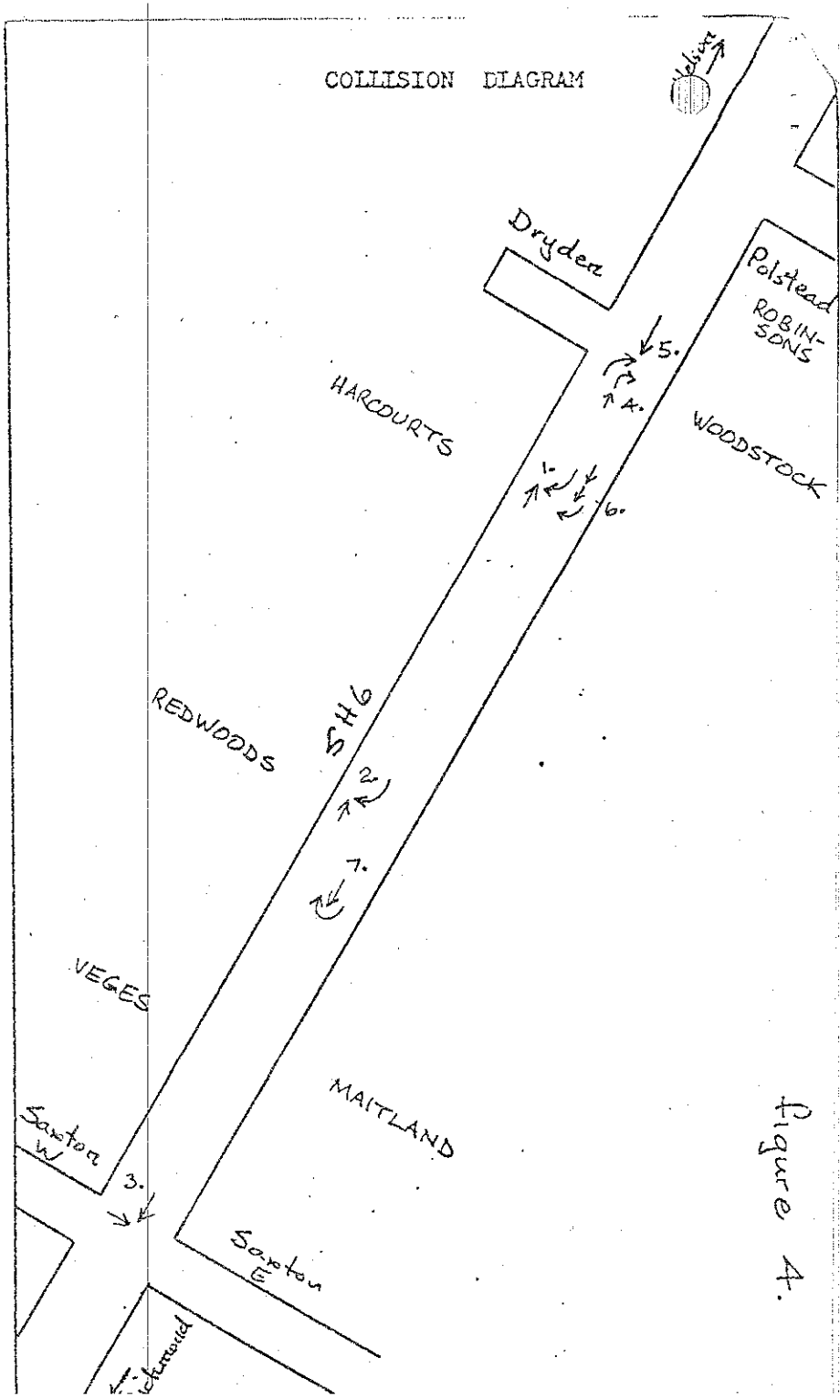


Figure 4.

APPROACH MARKINGS TO RURAL INTERSECTIONS
CENTRE, EDGE AND LANE LINE TREATMENTS

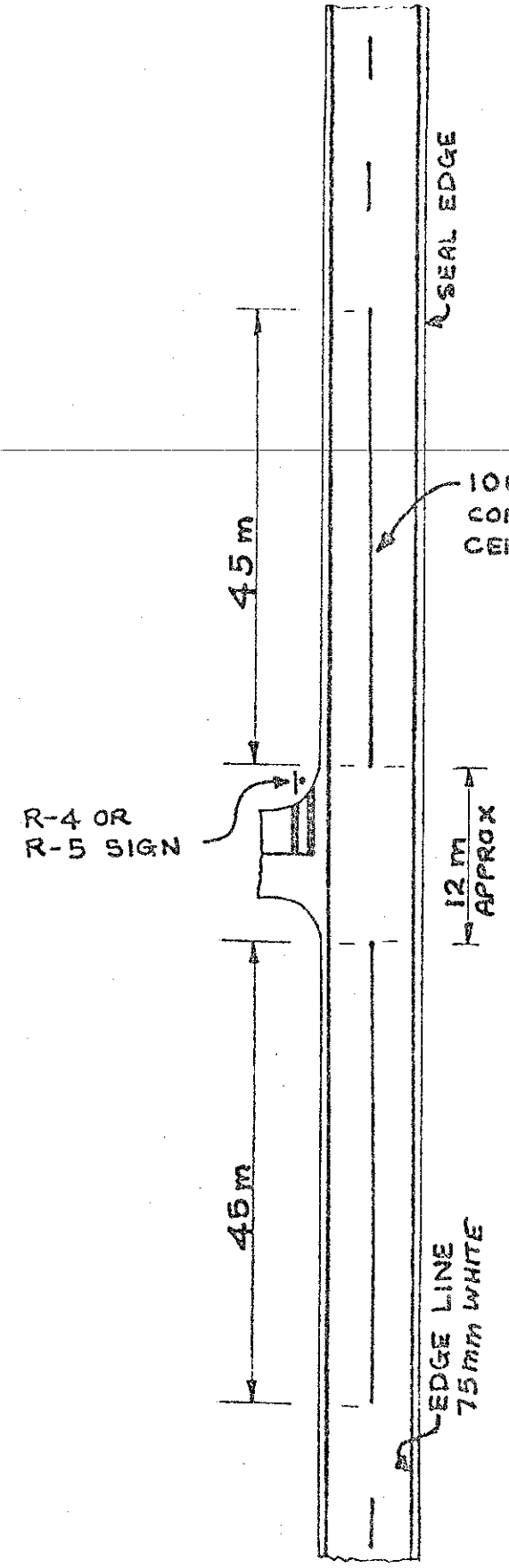


FIGURE 5

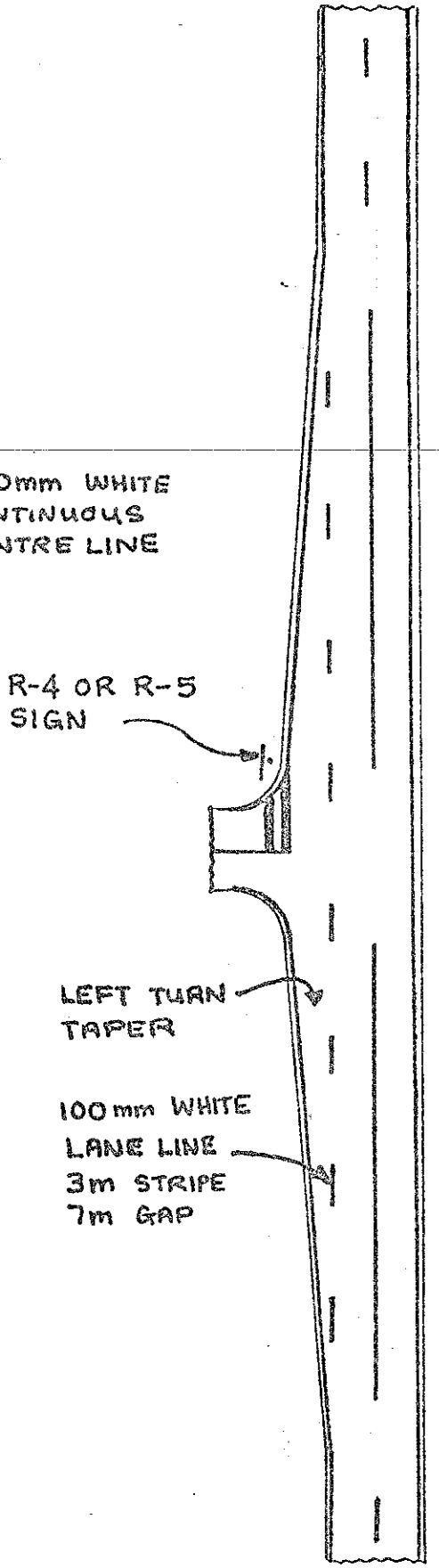


FIGURE 6

TP 31
Temp

MINISTRY of TRANSPORT

ROAD TRANSPORT DIVISION

P.O. BOX 27144
WELLINGTON 1
TELEPHONE: 859 869
TELEX: CIVAIR NZ1524

PEARSE HOUSE
225 WILLIS STREET
WELLINGTON

TOWN & COUNTRY PLANNING DIVISION
WELLINGTON DISTRICT OFFICE
22 JUN 1982
MINISTRY OF WORKS

29/1/Waimea Co.

18 June 1982

MINISTRY OF WORKS
22 JUN 1982
WELL

The District Commissioner of Works,
Ministry of Works & Development,
Private Bag,
WELLINGTON.

Attention: Ms V. Russell

Dear Sir,

Application D. J. Sutton

Thank you for your memo 15 June 1982 TP31 seeking the Ministry of Transport's opinion on the application by D. J. Sutton Ltd for an access from SH6 on the Stoke straight, Waimea County.

The section of road concerned is both a high volume (14,000vpd) and a high speed (80km/h) area. It has been our experience that roadside stalls located on high volume, high speed highways cause an accident problem quite disproportionate to their ammenity value to the community. As an example of this I would cite the San Sui roadside stall SH1 north of Paekakariki (volume 12,000vpd, speed 80kn/h). In its first year of operation three injury accidents occurred as a direct result of vehicles entering or leaving the site.

Similarly the roadside stalls on SH6 at the near southern boundary of Nelson City have lead to at least two injury accidents occurring in the last five years.

Yours faithfully
M. Douglas
M. Russell

File

While the applicant has only requested an entrance from SH6 designed to accommodate southbound motorists through the use of a decelleration lane this is still no guarantee of orderly traffic behaviour in the area.

Many customers to roadside stalls make impulse decisions to stop and purchase and in this location this could lead to vehicles reversing along the highway and making right turns across the highway from the northbound lanes. Both these manoeuvres would be particularly hazardous in this location.

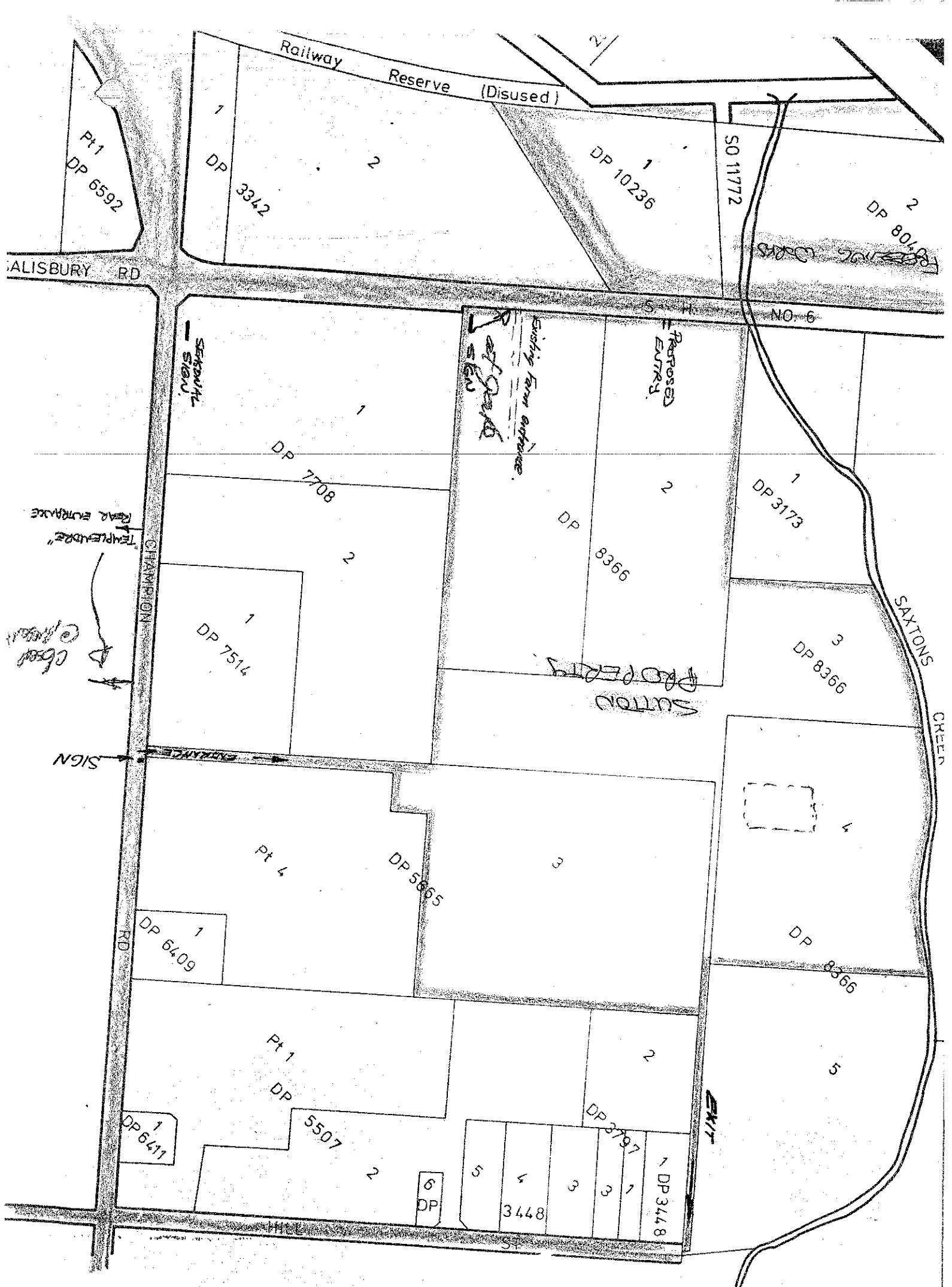
I have enclosed an accident diagram of the section of SH6 between Champion Street and Saxton Road. You will note that there is already a notable concentration of injury accidents in the area 150 metres to 250 metres north of Champion Street. This concentration is already of some concern to the Ministry of Transport and an additional roadside stall entrance in this area would only aggrevate an existing problem.

Thank you for the opportunity to comment.

Yours faithfully,

M. J. Jackett

(M. J. Jackett)
for Regional Director
Road Transport Division


Railway Reserve (Disused)
SALISBURY RD
S.H. NO. 6
SO 11772
Pt 1 DP 6592
1 DP 3342
2
1 DP 10236
2 DP 8040
Existing Farm entrance
Proposed Entry
Sketch Sign
1 DP 7708
2
2 DP 8366
1 DP 3173
1 DP 7514
3 DP 8366
SAXTONS CREEK
CHAMPION RD
Pt 4 DP 5665
3
4
1 DP 6409
DP 8366
Pt 1 DP 5507
2
DP 3797
5
1 DP 6411
6 DP 3448
5 4 3 3 1 DP 3448

T2/9/1/580

Mr Smythe

14 February 1983

The District Commissioner of Works
Ministry of Works and Development
Private Bag
WELLINGTON

Attention Mr R Nixon

Dear Sir

APPEAL NO.793/82 D.J. Sutton vs/ Waimea County

Enclosed herewith a copy of the statement of evidence to be given by the County Planning Officer at the Tribunal Hearing scheduled for 21 February 1983 at Nelson.

Yours faithfully

K H F Beck
County Engineer.

Encl.

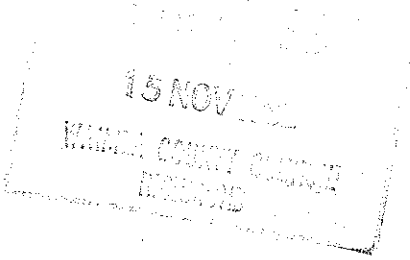
T2/9/1/580

Ministry of Works and Development

Head Office, Vogel Bldg., Aitken Street
Box 12 041, Wellington North
Telephone 729 929. Telex NZ 3844

Inquiries to J Lee Date 8 November 1982 Our ref TP 156/179
Your ref

County Clerk
Waimea County Council
P O Box 3050
RICHMOND



Dear Sir

The Minister of Works and Development will be represented under section 157 of the Town and Country Planning Act 1977, at the hearing of the appeal by D J Sutton and Co Limited against a decision of your council.

Yours faithfully

J Lee

J Lee
for Commissioner of Works

T2/10/1/580

IN THE MATTER of the Town & Country Planning Act 1977

BETWEEN D.J. SUTTON & COMPANY LIMITED

Appellant

AND THE WAIMEA COUNTY COUNCIL

Respondent

RESPONDENT'S REPLY TO APPEAL

THE WAIMEA COUNTY COUNCIL as Respondent to the appeal of D.J. SUTTON & COMPANY LIMITED says as follows:

1. IT acknowledges that its decision was delivered on the 3rd day of September 1982 and forwarded on that day to the Appellant. It says that it received a copy of the Notice of the Appellant's appeal on the 5th day of October 1982 under cover of a letter dated the 30th day of September 1982.

2. IT acknowledges the correctness of the copy of the Appellant's application attached to the Notice of Appeal and the correctness of the text of the decision in respect of which the appeal is made set out in paragraph 3 of the Notice of Appeal.

3. AS to the grounds on which the appeal is based the Respondent says:

(a) no evidence was produced to the Respondent to show that the proposal would in any way be in the public interest;

(b) the Respondent having heard the evidence of the Appellant and on behalf of the Ministry of Works (an objector to the application) was of the opinion that the proposal would adversely affect the safe and

efficient operation of State Highway 6 (which is a limited access road) in the vicinity of the site;

(c) the Respondent further says that the specified departure to permit the Appellant to operate a roadside stall, on the property referred to in its application and appeal, was dealt with by way of a consent order by the Number 3 Division of the Planning Tribunal dated the 2nd of April 1981 under number 550/80 and no grounds have been advanced by the Appellant indicating any change of circumstances which would justify the alteration of the conditions imposed by that order. The Respondent doubts that it is within its powers to grant an application that would have the effect of negativing conditions imposed by the Tribunal's order.

4. THE Respondent asks that the relief sought by the Appellant be refused and that in the circumstances an order be made for costs in the Respondent's favour.

DATED at Nelson this 2nd day of November 1982.

THE WAIMEA COUNTY COUNCIL by its Solicitors and authorised agents FELL & HARLEY

per:

Address for Service: C/- Messrs Fell & Harley
Solicitors
New Zealand Insurance Building
Hardy Street
NELSON

P.O. Box 28
NELSON

Telephone number: 88-264

The only person other than those referred to in the Notice of Appeal who took any steps in this matter is Mrs Jeanne Taylor of 'The Haven', 724 Main Road, Stoke, who wrote a letter of objection to the Council but did not appear at the hearing.

T2/10/1/580 File TPA 580

TOWN AND COUNTRY PLANNING ACT 1977
WAIMEA COUNTY DISTRICT SCHEME
OBJECTION BY MINISTER OF WORKS AND DEVELOPMENT
TO APPLICATION BY MR D J SUTTON AND CO LTD

MOWD.

Statement of evidence by E L Verstappen, BE, ME, Assistant Engineer, Ministry of Works and Development, Nelson.

This evidence, on road safety and traffic implications, is in support of the objection by the Minister of Works and Development to the application by D J Sutton & Co Ltd for consent to use an entrance fronting State Highway No. 6 to give access to their fruit and vegetable stall.

GENERAL HIGHWAY INFORMATION

The section of road concerned, which has a Limited Access designation, is straight, of level profile and is both a high volume (approximately 14,000 vpd, 1981) and high speed (80 km/h) area.

The proposed access (CP 21A) is some 430 m north of the Champion Road/Richmond deviation intersection, with the Freezing Works entrance a further 300 m to the north. Access CP 22A to Mr Sutton's home is some 300 m north of the Champion Road/Richmond deviation intersection, at the start of road markings for the channelization of southbound traffic for that intersection.

The State Highway at the proposed access is 3 lanes wide, with a no overtaking line to the right of the single southbound lane. The left lane has a 600 mm sealed shoulder and the boundary fence is approximately 7.0 m from the left edge line. A piped drain exists from Freezing Works culvert to the proposed access 70 m south but immediately beyond this access the drain becomes a 2 m deep open ditch which is only 2 m from the left edge line. The fence on the right side is approximately 2.5 m from the right edge of lane line, beyond which there is a 1.2 m sealed shoulder. A diagram of this section of road is attached.

ACCIDENT RECORD

On this highway section:

The 1.5 km Champion Road/Saxton Road section has a record of 15 injury accidents having occurred over the last 7 years. One fatality has been recorded. Of some concern to the Ministry of Transport particularly are the 5 accidents having occurred over a short distance 150 m to 250 m north of the Champion Road/Richmond deviation intersection. These injury accidents in the main have involved vehicles all heading north and colliding with another vehicle either in an overtaking manoeuvre, colliding with a slow moving vehicle or colliding with a vehicle parked on the edge of the road.

One accident has also occurred at Freezing Works culvert, involving a vehicle following too closely in the southbound traffic lane and colliding with a southbound vehicle attempting an overtaking manoeuvre.

At roadside stalls:

It has been the M.O.T. experience that roadside stalls located on high volume, high speed highways cause an accident problem quite disproportionate to their amenity value to the community. The M.O.T. cite as an example the case of a roadside stall San Sui on State Highway No. 1 north of Paekakariki (12,000 vpd, 80 km/h area). In its first year of operation three injury accidents occurred as a direct result of vehicles entering or leaving the site.

Similarly the roadside stalls on SH 6 at the near southern boundary of Nelson City have lead to at least 2 injury accidents occurring in the last 5 years.

PARTICULAR ASPECTS

The above highway configuration, large traffic volumes and high speed, along with the injury accident record on that section is the context against which State Highway access to a stall must be assessed. The applicant has implied on the diagram accompanying his application that this access could be used as an entrance to southbound traffic only. However the application does not mention this aspect and would also conflict with limited access approval already given for access at this point.

I believe that allowing public access from the State Highway to Mr Sutton's property as applied for is detrimental to the safety and travelling efficiency of the public and would create the following hazards and undesirable effects:

(i) Traffic decellerating or braking, possibly suddenly, to make a turn into the access

(a) For southbound traffic, the primary hazard is that vehicles will either require to decellerate in the traffic lane prior to Freezing Works culvert or brake more vigorously beyond Freezing Works culvert to negotiate a left hand turn, due to the short distance (70 m) between the culvert and the access.

Furthermore, many customers to roadside stalls make impulse decisions to stop and make purchases. In this location this impulse could lead to vehicles reversing along the highway, either due to over-shooting the stall access or confusing the stall entry with Mr Sutton's access (CP 22A) to his property 130 m further south.

Provision for a decelleration lane between the culvert and access, on the land between the road and boundary fence, would necessitate a severe left turn into the gate. Past experience has shown that many vehicles tend to remain in the traffic lane, either partially or completely, so as to enable a less severe turn to be made.

In all the above circumstances following traffic, which is confined to a single lane, may collide with slowing, stationary or reversing stall traffic in that lane or, in attempting to avoid such traffic, leave the southbound lane and collide with northbound traffic.

(b) For northbound traffic, a decision to stop and make a purchase, whether on impulse or planned, necessitates a right turn across the highway. This is a known and particularly hazardous manoeuvre, especially so in this location.

There is insufficient off-highway formation to adequately pull off the highway to the left. Waiting in the high speed right northbound traffic lane is also fraught with danger.

The two northbound traffic lanes are fed from two independent sources (the left lane from the deviation and the right lane from Richmond) and traffic speed is high. Several manoeuvres involving northbound traffic attempting to change lanes or colliding with vehicles parked on the left of the highway has caused conflict in the past, as already indicated. It is irresponsible and indeed obvious that to introduce stall traffic required to make a right turn would substantially add to the traffic conflict in this area of highway that already has an accident record of some concern.

(ii) Although visibility is good leaving this access, due to the proximity of the open drain, a left turn movement onto the highway would be conducted entirely in the single southbound lane containing high speed traffic. The accelerating movement would also be at least partially in the lane due to a lack of road shoulder and the presence of the open drain.

Right turns from the access would necessitate crossing the southbound lane and entering one of the two high speed northbound lanes, as insufficient shoulder exists to the west of the northbound lanes for an accelerating movement. Any vehicle would soon be forced into the open highway lanes due to the presence of the culvert guardrail 70 m to the north of the access. The dangers to stall traffic and to open road traffic in these situations are obvious.

(iii) As mentioned previously, this particular section of highway has insufficient room to accommodate significant numbers of turning vehicles entering or leaving the property. There will inevitably be some folk who will attempt to make a U turn to gain access, an obviously dangerous manoeuvre on such a high speed, highly trafficked highway.

(iv) The traffic flow is complicated by the presence of cyclists, school children and runner pedestrians. They are required to use the sealed shoulders or grass verges where they exist, as no footpaths or cycleways are provided. Intrusion of vehicular traffic onto these shoulders as part of the movement to obtain access to Mr Sutton's property would present a significant danger to these non-vehicular road users.

CONCLUSION

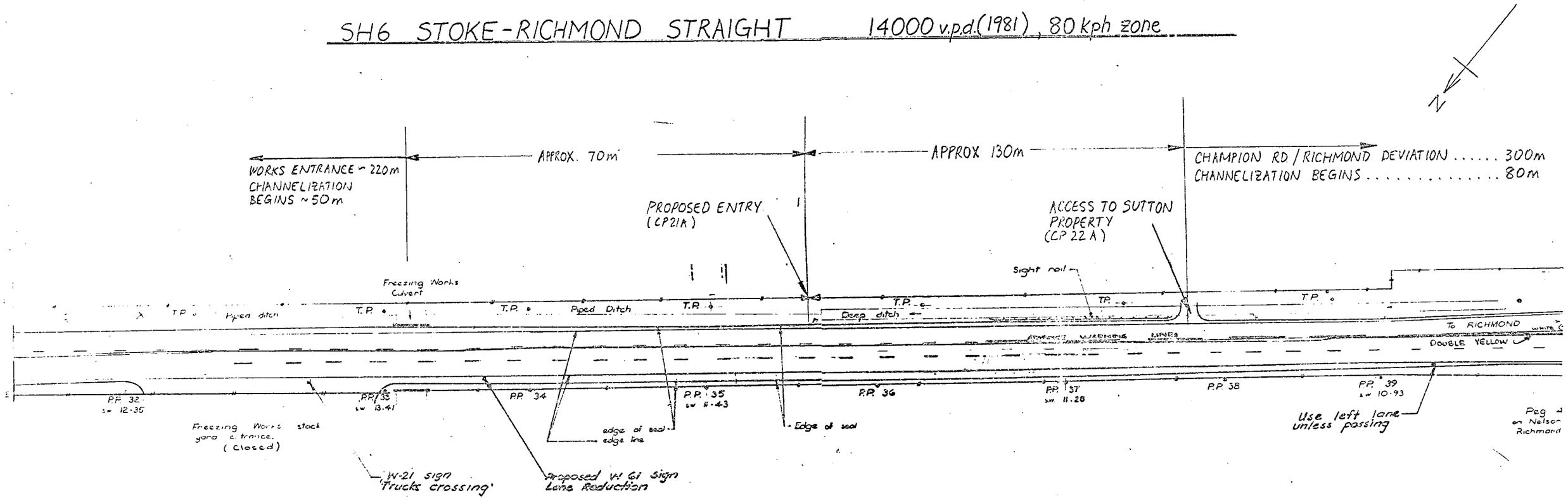
The proposed access is located upon a high traffic volume and high speed section of highway which already has a significant accident history. The highway itself is a designated land use, protected by a Limited Access classification, so that road use efficiency and safety is maximized. To allow any retail traffic entry from the State Highway is in obvious conflict with the safe and efficient use of the State Highway and would contravene the principle of the Limited Access designation.

Although Mr Sutton has implied that this access is for southbound traffic use only, he has not stated as such on the application. Notwithstanding this fact, a southbound entry alone has its own hazards and is no guarantee of orderly traffic behaviour in the area.

As Mr Sutton has alternative and much safer frontage to his retail business, it can be concluded that from a traffic utilization and road safety viewpoint, State Highway access is neither essential nor desirable.

I believe the evidence clearly and unequivocably necessitates a recommendation that such a public access from the State Highway to Mr Sutton's fruit and vegetable stall be disallowed and that the application be declined.

SH6 STOKE-RICHMOND STRAIGHT 14000 v.p.d.(1981), 80 kph zone



RASPBERRIES & STRAWBERRIES

TO CAR PARK

RASPBERRIES & STRAWBERRIES

PEAS

SHEDS

HOUSE

PASTURE

PRIVATE ROAD

DP 8356

SAXTON CREEK

BOUNDARY

BOUNDARY

HOUSE

DISTANCE OF DECELERATION BAY 80m

SIGN

BETWEEN PROPOSED ENTRANCE AND DEVIATION 430m

STATE HIGHWAY NO 6

FREEZING WORKS

TOTAL WIDTH OF SEAL 13·350m

WIDTH FROM SEAL TO BOUNDARY 6·450m

PROPOSED NEW ENTRANCE D J SUTTON-P

SCALE

T2/9/1/58

TP 3/12/82

5. D.J. Sutton Appeal

This was a letter from the County solicitor asking whether the Council wished him to request costs against Mr. Sutton who was appealing against a decision following a notified town planning application.

.../8

Moved Crs Beuke/Goodall

That the Council agree not to ask for costs associated with Mr. Sutton's appeal.

CARRIED

T2/9/1/580

~~Mr. Saunders~~

Place on our file

8th December 1982

Messrs Fell & Harley,
Barristers & Solicitors,
P.O. Box 28,
NELSON.

Dear Sirs,

RE: D.J. SUTTON & COMPANY LTD AND
WAIMEA COUNTY COUNCIL - APPEAL

With reference to your letter of 2nd November 1982, the matter of seeking costs in the above appeal was referred to the Council when it met last Friday. The Council resolved that it did not wish to seek costs from the appellant.

Yours faithfully,

A.A. Aubrey
COUNTY CLERK

T2/9/1/380

FELL & HARLEY
BARRISTERS AND SOLICITORS
NOTARIES PUBLIC

CHARLES JOHN HARLEY, LL.B.,
NOTARY PUBLIC.
JAMES DONALD WILLIAMS, LL.B.
HAMISH WATSON RIDDOCH, LL.B.
WARWICK JOHN HEAL, LL.B.

P.O. BOX 28
TELEPHONE 88-264

204 HARDY STREET,
Nelson

Our Reference: Mr. J.D. Williams

Your Reference:

4/11/82

2 November 1982

RECEIVED
4 NOV 1982
WAIMEA COUNTY COUNCIL
RICHMOND

The County Clerk
Waimea County Council
P.O. Box 3070
RICHMOND

Dear Sir

re: D.J. Sutton & Company Ltd. & the Waimea County Council Town Planning Appeal

We enclose herewith copy of the reply we have filed to this appeal following discussion with Mr. Smythe.

You will note that we have included an indication that the Council as Respondent will ask for costs.

This is designed to give the opposition notice of a possible application.

If the Council does not wish us to make such an application please let us know and we can indicate at the hearing that we don't intend to.

We would prefer that the matter be left to our discretion as to whether after hearing the evidence we consider it appropriate to make such an application.

We would be glad to have statement of Mr. Smythe's evidence as soon as possible.

Yours faithfully
FELL & HARLEY

per:

JDW/jcm
enc.

T2/9/1/580

D J SUTTON APPEAL

ROADSIDE STALL ACCESS

1. Notice of Appeal. Correct

   check that no reasons conveyed in letter to Sutton.
   If reasons were given then Para.3 in notice of appeal is incorrect *

2. The ground for the appeal are not correct and ignore the following.

   i) No case for "Public Interest" was advanced only personal benefit

   ii) The existing limitations placed on the applicant when 1st consent granted * (refer to Appendix)
   Consent Order

   iii) Detail evidence of M.O.W.D. showing advers effects to traffic

   Others ??

3. Seek upholding Council decision because to reverse the decision would have the effect of making the existing consent invalid and inoperative.

4. The applicants application did not allow the Council to consider other alterantives because no application had been made to alter or dispense with any of the existing conditions of consent.

5. If consent had been given a serious traffic accidnent potential would be created because of the close proximity of merging traffic lanes east of the proposed access and the impossibility of preventing eastbound traffic making 'U' turns.

OR 271-81?

e) Town Planning Application No. 580 - D.J. Sutton Ltd

Members agreed to consider the application later in the meeting.

(f) Administering Authority for Nelson Regional Sewerage Scheme - Case in Support of Application for Council to be the Administering Authority

Members asked the Executive officers of the Council to ascertain whether the Sewerage Authority Engineering Consultants had been approached by the Nelson City Council with regards to that Council administering the scheme and if so, then the Waimea County Council should also put forward a case to the Consultants.

Moved Crs Borlase/Thurlow

That the Executive officers of the Council undertake some investigation into the administering of the scheme and take whatever action they feel fit as a result of that investigation.

CARRIED

TOWN PLANNING APPLICATION NO. 580 - D.J. SUTTON LTD

Moved Crs Lawry/Thurlow OR- 271-81

That the motion as follows made by the Council on 30th July 1982 be uplifted.

"That the application made by D.J. Sutton & Co. Ltd pursuant to Section 74 of the Town and Country Planning Act 1977 which seeks consent to the erection of a sign of 1.4m^2 in size and use an entrance off State Highway 6 to give additional access to the roadside stall be declined as it would not be in the public interest to approve the application as the proposal would adversely affect the safe and efficient operation of State Highway 6 (a limited access road) in the vicinity of the site.

Members voted on the motion and when voting was tied the Chairman used his casting vote to carry the motion.

PLANNING APPLICATION NO. 580 - D.J. SUTTON LTD TP- 30/07/82

The applicant sought permission to erect a sign of 1.4m^2 in size and use an entrance off State Highway 6 to give additional access to a roadside stall.

FILE T./3

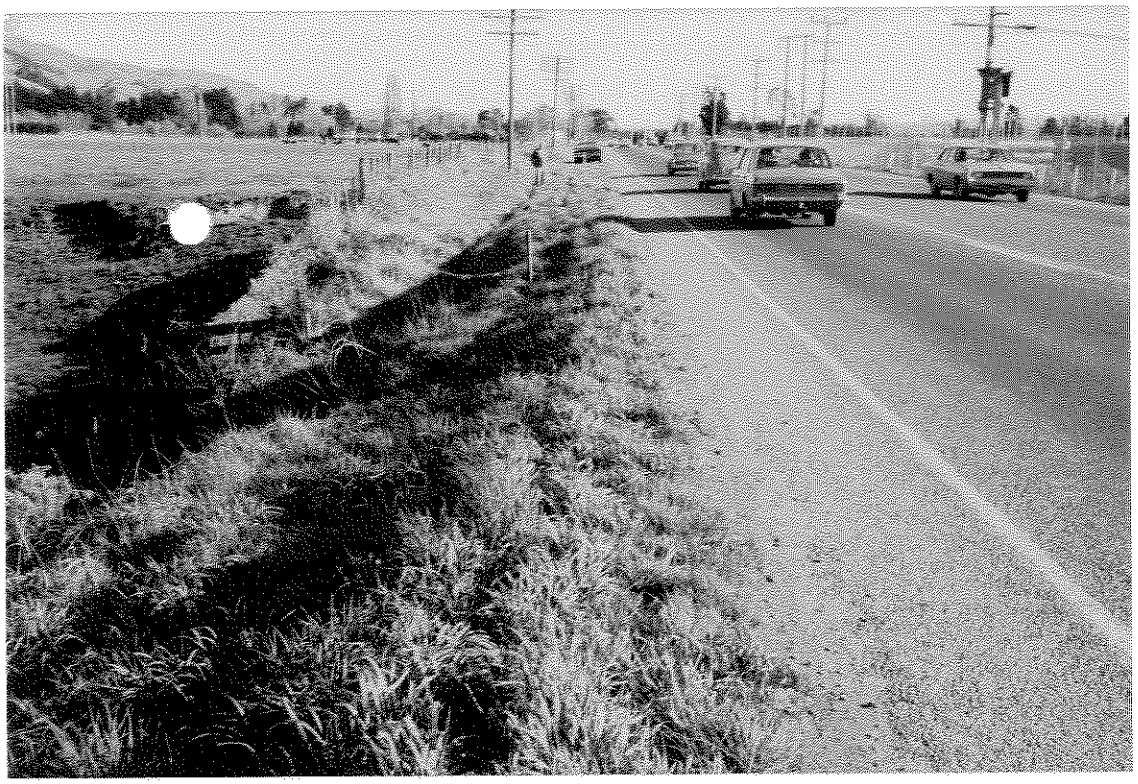
Initials Date

The Planning Officer presented a written report.

An objection was received from the Ministry of Works & Development.

Mr. D. Sutton presented evidence in support of the application and Mr. E.L. Verstapppen presented the Ministry of Works & Development's objection to the application.

The point was made that in addition to obtaining planning consent the Sutton's would need to successfully appeal against a National Roads Board variation concerning the two crossing places on the limited access road to the property under Section 156(a) of the Public Works Act 1981.





Eric Verstappen
Nelson

WAIMEA COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1977

TOWN PLANNING HEARING 30 JULY 1982

NOTIFIED APPLICATION NO. 58

See 158, R.M.Act.
a, (iii) & (iv)
§ 158 — Appeal.

APPLICANT: D.J. Sutton Ltd

LOCATION: Main Road, Stoke

SUBJECT PROPERTY: Lots 1 & 2 D.P. 8366 C.T. 4C/239 & 240; area 8.0936 ha.

ZONING: Rural A

OWNER OCCUPIER: D.J. Sutton

PROPOSAL: To erect a sign of 1.4m^2 in size and use an entrance off State Highway No. 6 to give additional access to a roadside stall.

REPORT:

1. The application has been made under the Town and Country Planning Act 1977 and all steps and procedures required under the Town and Country Planning Act 1977 and Regulations 1978 have been carried out by the Council. As far as I am aware there have been no errors or omissions made in any of these procedures and the application is in order for consideration.

2. The Council has received one objection to the application.

3. The proposed use is not provided for within the Rural A Ordinances of the Operative District Planning Scheme and the application must therefore be considered as a specified departure pursuant to Section 74 of the Town and Country Planning Act 1977.

4. In June 1980 the applicant applied to Council for consent under Section 74 of the Act to erect a "roadside stall" and two signs on the State Highway frontage of his property, just south and opposite the Waitaki N.Z. Refrigerating Freezing Works.

5. In August 1980 the Council granted consent to the applicant and the full text of the Council minute is:-

"Moved Crs Chisnall/Wastney

That the Waimea County Council pursuant to Section 74(2)(a) of the Town & Country Planning Act 1977 consents to the application by D.J. Sutton & D.J. Sutton & Co. Ltd to establish and operate a roadside stall as defined in the District Planning Scheme and to sell pick your own produce from their property described as Lots 1-5 D.P. 8366 and Lot 3 D.P. 5665, but declines the application to erect permanent signs on the State Highway frontage of the property, the consent to be subject to the following conditions:

1. No signs shall be erected on the applicants property so as to be visible from the State Highway.

2. Entry to the property shall be via the Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street.

.../2

5. That an advertising sign not greater than 1.5m^2 in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be to the approval of the County Engineer, and subject to any necessary consent of the Richmond Borough Council.

6. That the consent shall apply for a period of 3 years from 16 March 1981."

8. In October 1981 the applicant sought Council's consent to erect another sign on Mr. Avery's property at the corner of State Highway 6 and Champion Road. Although not in accordance with the consent or normal policy the sign was approved under the following resolution of 16 October 1981:-

"That permission to erect the sign be approved subject to it being removed during the off season when produce grown on the property is not offered for sale."

9. The existing consent to operate the stall expires on 16 March 1984 and that consent is not affected by the application now before Council.

10. The proposed new entrance is about 150m west of the end of the merging lane which aids entry and exit from the Freezing Works. Although a "deceleration lane" is proposed the road is narrow and there is a substantial ditch between the formation and the property frontage. Construction of this "lane" would be within the legal boundaries of State Highway 6 and as such would seem to be the responsibility of the Ministry of Works & Development and National Roads Board. Presumably those bodies would also be responsible for the future maintenance if the "lane" was constructed.

11. The intention is to have the new access facing east so that only westbound traffic will use it. This may sound fine in theory and look reasonable on plan but in my view will be entirely impracticable in practice.

12. It will only be a very short time after the access is open that east-bound traffic will use the access. This will necessitate on many occasions a stop in an 80 kmph speed limit single lane traffic flow and a "U" turn across the highway. In view of an already dangerous traffic flow this situation is untenable.

13. The history outlined herein clearly indicates the continuing saga of concessions to the original consent. I consider that the present proposal if granted, will mean the reduced usage of the Champion Road access and eventually its closure. It is my clear understanding that the major reason for granting the original consent was that no access would be given off the State Highway.

14. The reasons stated in the original consent are clear and strong (see paragraph 5 above) and in fact, if this application is granted the effectiveness of the time limit (now 3 years) is completely destroyed. In this respect the magnitude of this application is considerable.

15. A formal objection has been received from the Minister of Works. This is understandable and expected in this particular situation.

16. A letter has been received from a Mrs J. Taylor expressing concern but I am not sure if the letter is meant to be an

.../4

580

FORM A

The Town and Country Planning Act 1977
COUNTY OF WAIMEA DISTRICT PLANNING SCHEME NO.
APPLICATION FOR PLANNING CONSENT

To the County Clerk,
Waimea County Council

I, *(state full name of applicant)* D.J. SUTTON & CO LTD
hereby apply for *(state fully what is proposed)* We seek consent to use our other entrance (further north) on State Highway 6 to give access to our fruit and vegetable stall and erect a one sided sign not exceeding 1.4m²
The property in respect of which this application is made is situated at No. _____ Main Rd Stoke Street/Road *(if there is no street address give general description of location)* _____

The legal description of the property is Lot 2 D.P. 8366

Pt. Sec. _____ OR Valuation Roll No. Ref 19470-415

I am the *(state whether owner, lessee etc.)* owner of the property.

Name of owner Mr David John Sutton
Address 170 Salisbury Rd
Richmond.

Name of occupier David J. Sutton
Address 170 Salisbury Rd
Richmond.

Dated at Richmond this 27th day of April 1982

Signature D J Sutton
(to be signed for or on behalf of applicant)

Address for service: 170 Salisbury Rd Richmond

(NOTE: The fee of $220.00 is payable on application).

27th May 1982.

Mr Callcott
of Waimea County Council

Dear Sir,

In answer to your letter of May 6th 1982, please find enclosed -
(A) Site plan indicating new entrance.
(B) Diagram of proposed sign.
(C) Why this application is necessary:-
Entrance from Champion Rd has proved to be inadequate for all traffic, especially in respect to generate traffic. Entrance from State Highway 6 will facilitate easier access for customers travelling into the Nursery travelling south and facilitate better traffic movement on property and parking area.

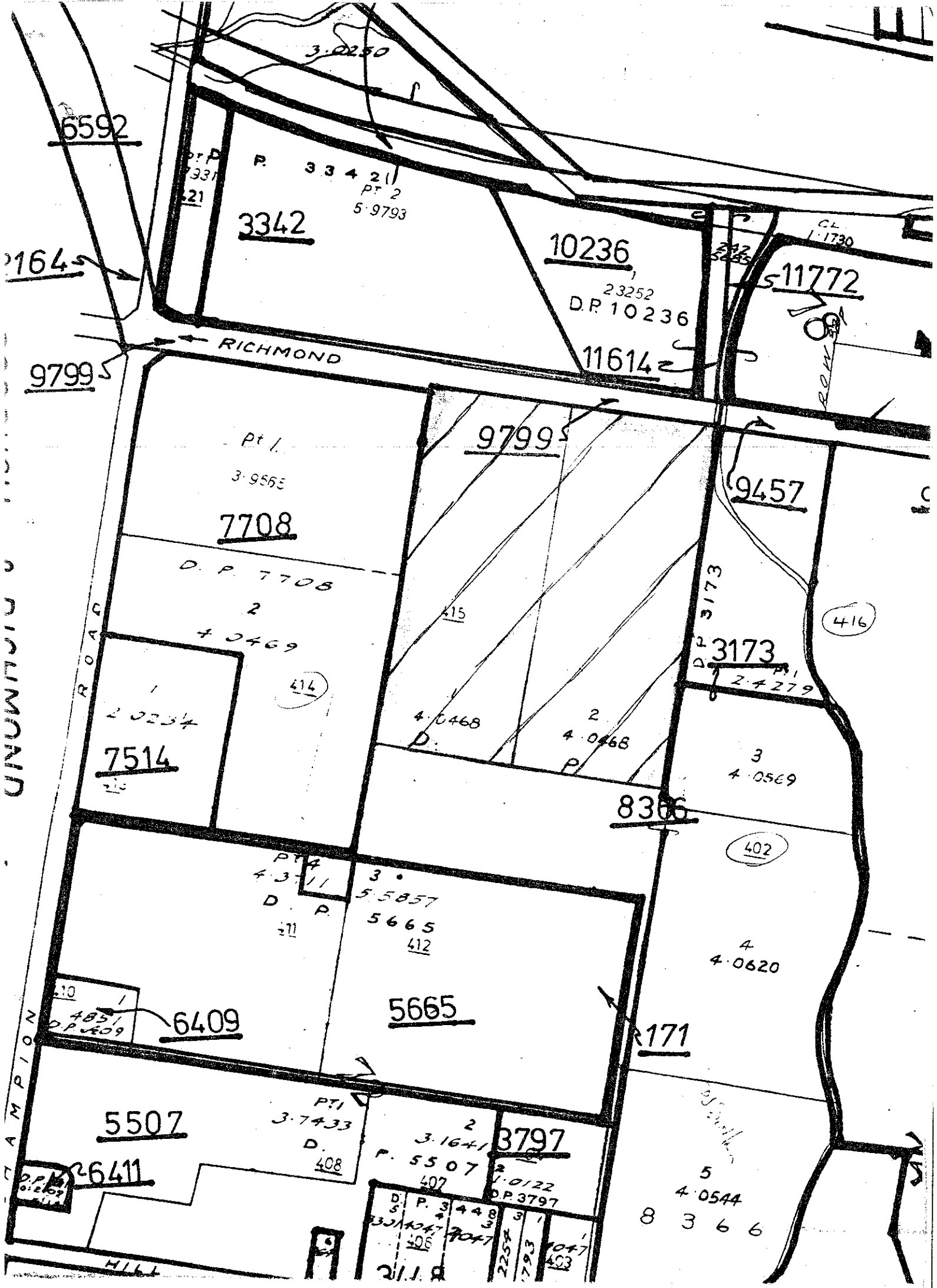
It has been obvious to us that in spite of a consistant pressure of advertising on Radio, Newspaper and other means, we are at a disadvantage in attracting trade

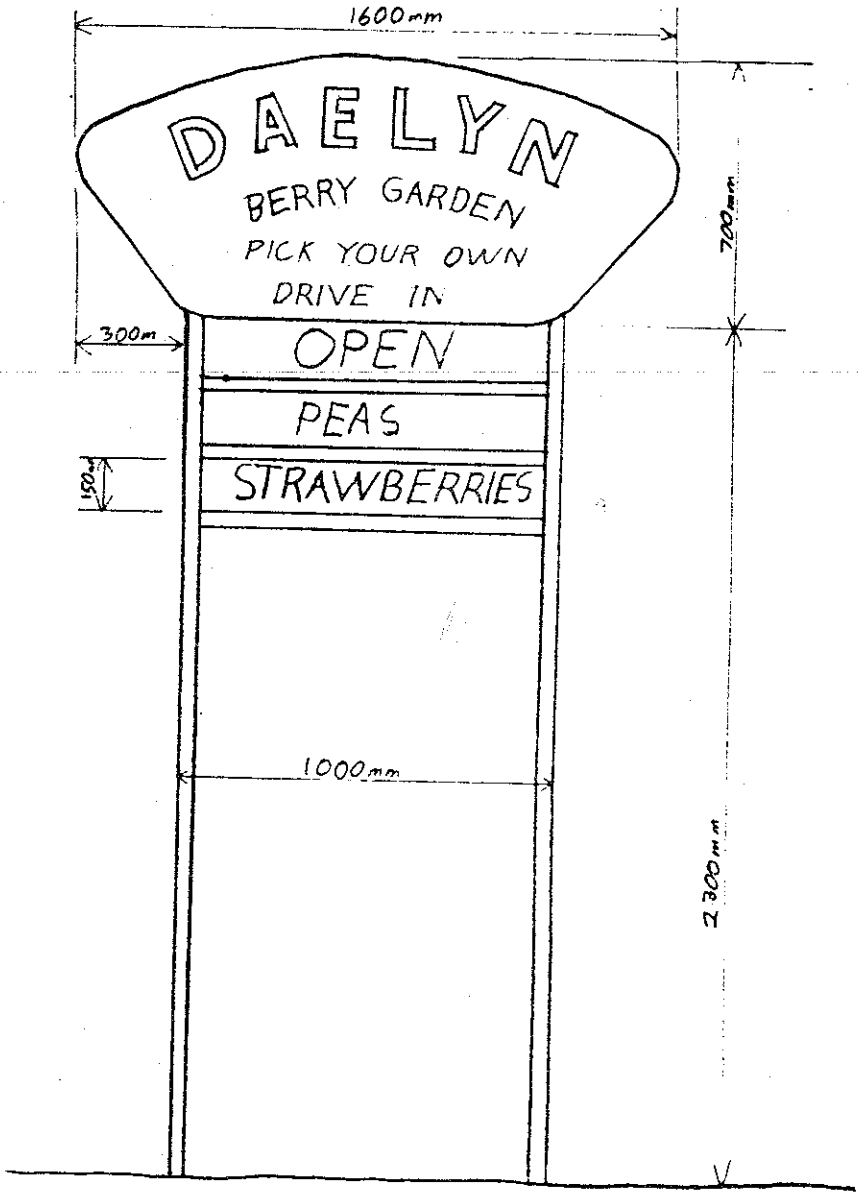
PTO

as compared with our neighbours who have entrances off the main Rd.

Yours faithfully
D. J. Sutton

D. J. Sutton


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HILL


1600mm
DAELYN
BERRY GARDEN
PICK YOUR OWN
DRIVE IN
700mm
300m
OPEN
PEAS
STRAWBERRIES
150
1000mm
2300mm

NORTH SIDE

55 Champion Rd

T2/9/1/697

PROCESSED

WAIMEA COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1977

TOWN PLANNING HEARING MAY 4 1984

NOTIFIED APPLICATION NO.697

APPLICANT:	D. J. Sutton and Co Ltd
LOCATION:	SH.6 more or less opposite the Freezing Works.
SUBJECT PROPERTY:	Lots 1 - 5 D.P. 8366 and Lot 3 D.P. 5665
OWNER OCCUPIER:	D J Sutton
ZONING:	Rural A
PROPOSAL:	The applicant seeks consent to continue to operate a roadside stall and pick your own sales of produce and the continued presence of signs. Such consent to be on the same terms as the existing consent with the exception of the three year time limit.
OBJECTORS:	Nil - Comment from M.O.W.D.

REPORT:

1. The application has been made under the Town and Country Planning Act 1977 and all steps and procedures required under that Act and the Regulations 1978 have been carried out by the Council. As far as I am aware there have been no errors or ommissions made in any of these procedures and the application is in order for consideration.

2. The August decision of Council was the subject of an appeal to the Planning Tribunal which was eventually dealt with by way of a consent order after mutual agreement between the Council and the applicant. The Tribunal decision set out the conditions of consent and condition No. (vi) of that decision is that "the consent shall apply for a period of 3 years from 16 March 1981".

3. There were no objections to this application although the Ministry of Works and Development did forward a comment. Their main concern is over signs and they have stated that no further signs adjoining the property should be permitted. It is however noted that the applicant has not sought any consent to erect additional signs.

4. Under Sec.71 of the Town and Country Planning Act 1977 there is a provision to vary or cancel conditions previously imposed on a planning consent where such conditions are no longer necessary or are considered inappropriate. The applicant previously sought to have the entrance condition reconsidered but on appeal to the Tribunal against the Council's refusal to consent it was considered by the Tribunal that changed circumstances did not exist which would permit the change of the approved entranceway.

5. As the original consent has expired a new application under Sec.74 of the Act must be considered. It is up to the applicant to satisfy the Council that the consent should be given in terms of and not upset the provisions of Sec.3 and 74 of the Act (appended hereto).

/2

6. As the applicant has been granted consent previously and the main planning issues have been fully traversed there is no need to consider those factors further as I am satisfied that the requirements of Sec. 3 and 74 are not in any way more adversely effected now than when the original consent was given.

7. The three year term was applied to the original consent to ensure that the operation could be carried out without creating traffic problems on the very busy section of SH.6 where the property frontage is located. I consider that the applicant has undertaken all reasonable means to ensure the success of the restricted access of Champion Road and that the existing approved signs have been useful in achieving this success. The applicant has quite properly challenged his original consent and the Tribunal has confirmed the correctness of the Council's decisions. Therefore I am of the opinion that there is no need to impose the time limit again and a consent can be given without that constraint.

8. The approval of this application must however be limited to the present buildings and the existing signs, and the basic conditions of consent previously imposed. It is therefore recommended that the following conditions should be attached to this application.

   (a) That a directional sign of a total area of not greater than 1.5sq.m. and containing only the words Daelyn Turn Left, 250m - Fruit and Vegetables, and the words - OPEN or CLOSED - as appropriate may be erected on the applicants property on the frontage to SH.6.

   (b) That entry to the property shall be via the existing Champion Road Access and vehicles leaving the property shall be directed to an exit to Hill Street. For this purpose the existing sign at the corner of SH.6 and Champion Road indicating "Daelyn " may remain for the period of the year when produce is sold from the property.

   (c) It shall be the responsibility of the applicant to ensure that the access to the property from the State Highway is not used by customers and any use of this access by customers will be considered to be a breach of conditions by the applicant.

   (d) All forms of advertising used by the applicants shall clearly state that access to the property is via Champion Road.

   (e) An advertising sign not greater than 1.5 sq.m in area may be erected adjacent to the Champion Road entrance to the property. The siting and content of the sign to be to the approval of the County Engineer and subject to any necessary consent of the Richmond Borough Council.

   (f) That no further signs shall be permitted.

D. R. Smythe
County Planning Officer

18 April 1984

APPENDIX

Under Section 74(2) of the Act, the Council may subject to Section 3 of the Act, consent to a specified departure only if:

(a) The effect of the departure will not be contrary to the public interest and will have little Town and Country Planning significance beyond the immediate vicinity of the land concerned, and the provisions of the scheme can remain without change or variation.

Section 3 sets out the matters of national importance to be recognised and provided for when considering any such application.

These are:

(a) The conservation, protection and enhancement of the physical, cultural and social environment:

(b) The wise use and management of New Zealand's resources:

(c) The preservation of the natural character of the coastal environment and the margins of lakes and rivers and the protection of them from unnecessary subdivision and development:

(d) The avoidance of encroachment of urban development on, and the protection of, land having a high actual or potential value for the production of food:

(e) The prevention of sporadic subdivision and urban development in rural areas:

(f) The avoidance of unnecessary expansion of urban areas into rural areas in or adjoining cities:

(g) The relationship of the Maori people and their culture and traditions with their ancestral land.

T2/9/1 / 697

WAIMEA COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1977
TOWN PLANNING HEARING MAY 4 1984

NOTIFIED APPLICATION NO.697

APPLICANT:	D. J. Sutton and Co Ltd
LOCATION:	SH.6 more or less opposite the Freezing Works.
SUBJECT PROPERTY:	Lots 1 - 5 D.P. 8366 and Lot 3 D.P. 5665
OWNER OCCUPIER:	D J Sutton
ZONING:	Rural A
PROPOSAL:	The applicant seeks consent to continue to operate a roadside stall and pick your own sales of produce and the continued presence of signs. Such consent to be on the same terms as the existing consent with the exception of the three year time limit.
OBJECTORS:	Nil - Comment from M.O.W.D.

REPORT:

1. The application has been made under the Town and Country Planning Act 1977 and all steps and procedures required under that Act and the Regulations 1978 have been carried out by the Council. As far as I am aware there have been no errors or ommissions made in any of these procedures and the application is in order for consideration.

2. The August decision of Council was the subject of an appeal to the Planning Tribunal which was eventually dealt with by way of a consent order after mutual agreement between the Council and the applicant. The Tribunal decision set out the conditions of consent and condition No. (vi) of that decision is that "the consent shall apply for a period of 3 years from 16 March 1981".

3. There were no objections to this application although the Ministry of Works and Development did forward a comment. Their main concern is over signs and they have stated that no further signs adjoining the property should be permitted. It is however noted that the applicant has not sought any consent to erect additional signs.

4. Under Sec.71 of the Town and Country Planning Act 1977 there is a provision to vary or cancel conditions previously imposed on a planning consent where such conditions are no longer necessary or are considered inappropriate. The applicant previously sought to have the entrance condition reconsidered but on appeal to the Tribunal against the Council's refusal to consent it was considered by the Tribunal that changed circumstances did not exist which would permit the change of the approved entranceway.

5. As the original consent has expired a new application under Sec.74 of the Act must be considered. It is up to the applicant to satisfy the Council that the consent should be given in terms of and not upset the provisions of Sec.3 and 74 of the Act (appended hereto).

/2

6. As the applicant has been granted consent previously and the main planning issues have been fully traversed there is no need to consider those factors further as I am satisfied that the requirements of Sec. 3 and 74 are not in any way more adversely effected now than when the original consent was given.

7. The three year term was applied to the original consent to ensure that the operation could be carried out without creating traffic problems on the very busy section of SH.6 where the property frontage is located. I consider that the applicant has undertaken all reasonable means to ensure the success of the restricted access of Champion Road and that the existing approved signs have been useful in achieving this success. The applicant has quite properly challenged his original consent and the Tribunal has confirmed the correctness of the Council's decisions. Therefore I am of the opinion that there is no need to impose the time limit again and a consent can be given without that constraint.

8. The approval of this application must however be limited to the present buildings and the existing signs, and the basic conditions of consent previously imposed. It is therefore recommended that the following conditions should be attached to this application.

(a) That a directional sign of a total area of not greater than 1.5sq.m. and containing only the words Daelyn Turn Left, 250m - Fruit and Vegetables, and the words - OPEN or CLOSED - as appropriate may be erected on the applicants property on the frontage to SH.6.

(b) That entry to the property shall be via the existing Champion Road Access and vehicles leaving the property shall be directed to an exit to Hill Street. For this purpose the existing sign at the corner of SH.6 and Champion Road indicating "Daelyn " may remain for the period of the year when produce is sold from the property.

(c) It shall be the responsibility of the applicant to ensure that the access to the property from the State Highway is not used by customers and any use of this access by customers will be considered to be a breach of conditions by the applicant.

(d) All forms of advertising used by the applicants shall clearly state that access to the property is via Champion Road.

(e) An advertising sign not greater than 1.5 sq.m in area may be erected adjacent to the Champion Road entrance to the property. The siting and content of the sign to be to the approval of the County Engineer and subject to any necessary consent of the Richmond Borough Council.

(f) That no further signs shall be permitted.

D. R. Smythe
County Planning Officer

18 April 1984

APPENDIX

Under Section 74(2) of the Act, the Council may subject to Section 3 of the Act, consent to a specified departure only if:

(a) The effect of the departure will not be contrary to the public interest and will have little Town and Country Planning significance beyond the immediate vicinity of the land concerned, and the provisions of the scheme can remain without change or variation.

Section 3 sets out the matters of national importance to be recognised and provided for when considering any such application.

These are:

(a) The conservation, protection and enhancement of the physical, cultural and social environment:

(b) The wise use and management of New Zealand's resources:

(c) The preservation of the natural character of the coastal environment and the margins of lakes and rivers and the protection of them from unnecessary subdivision and development:

(d) The avoidance of encroachment of urban development on, and the protection of, land having a high actual or potential value for the production of food:

(e) The prevention of sporadic subdivision and urban development in rural areas:

(f) The avoidance of unnecessary expansion of urban areas into rural areas in or adjoining cities:

(g) The relationship of the Maori people and their culture and traditions with their ancestral land.

T2/9/1/697

TP 4/5/84

NOTIFIED PLANNING APPLICATION 697 - D.J. SUTTON & CO. LTD

The applicant sought approval to continue to operate a roadside stall and "pick your own sales of produce and for the continued presence of signs, such consent to be on the same terms as an existing consent granted in 1981, provided the condition restricting consent to a three year time period being removed. Mr. Sutton was in attendance and presented written evidence.

Moved Crs Williams/Wastney

That the application made by D.J. Sutton & Co. Ltd pursuant to Section 74 of the Town & Country Planning Act 1977 which seeks consent to continue to operate a roadside stall and "pick your own" sales of produce and for the continued presence of signs, the land affected being Lots 1-5 D.P. 8366 and Lot 3 D.P. 5665 situated on State Highway 6, Stoke, be approved pursuant to Section 67 of that Act subject to the following conditions

(a) That a directional sign of a total area of not greater than 1.5m² and containing only the words "Daelyn turn left 250m - fruit and vegetables" and the words "open" or "closed" as appropriate may be erected on the applicants property on the frontage to State Highway 6.

(b) That entry to the property shall be via the existing Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street and for this purpose the existing sign at the corner of State Highway 6 in Champion Road indicating "Daelyn ... " may remain for the period of the year when produce is sold from the property.

(c) That it be the responsibility of the applicant to ensure that the access to the property from the State Highway is not used by customers and any use of this access by customers will be considered to be a breach of conditions by the applicant.

(d) That all forms of advertising used by the applicants shall clearly state that access to the property is via Champion Road.

(e) That an advertising sign not greater than 1.5m² in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be to the approval of the County Engineer and subject to any necessary consent of the Richmond Borough Council.

.../4

(f) That no further signs will be permitted.

CARRIED

My name is David John Sutton. I am a farmer by occupation and Governing Director Of D.J. Sutton & Co. Ltd. who are the applicants.

We wish to renew the existing consent to operate a roadside stall and pick your own sales of produce and the continued presence of Signs. Such consent to be on the same terms as the existing consent with the exception of the three year time limit.

Refer to Aerial Photograph.

The pick your own fruit and vegetable stall and layout is advertised and known as "DAELYN" Champion Road. Has ample parking for approximately 80 cars, all roadways are maintained and in good order. The operation is open to the Public from November to April.

The general Public are pleased to get fruit and vegetables on Pick your own basis at competitive prices, in close proximity to the major residential areas. We have built up strong clientele from the local public, but do miss out on visiting public, due to the obscurity of the premises.

I fell we have operated our Pick Your Own Fruit and Vegetables stall strictly to the Councils wishes and only sell produce grown on our own property.

We have read the Planning Officer's report and are quite willing to accept the conditions on Page 2 A to F.

We would therefore be grateful if Council grant us consent to continue our operations without the three year time restriction as originally imposed.

Ministry of Works and Development

District Office 133 Molesworth Street
Private Bag, Wellington
Telephone 748399 Telex NZ 30089

Inquiries to S G Daysh Date 27 March 1984

Our Ref. TP 31
Your Ref.

The County Clerk
Waimea County Council
PO Box 3050
RICHMOND

RECEIVED
29 MAR 1984
WAIMEA COUNTY COUNCIL
RICHMOND

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1977 WAIMEA COUNTY DISTRICT SCHEME D J SUTTON AND D J SUTTON AND CO LIMITED APPLICATION CHAMPION ROAD RICHMOND

I refer to the application by D J Sutton and D J Sutton and Co Limited which seeks consent to renew an existing consent for a roadside stall operating at Champion Road, Richmond.

The Minister will not be lodging a formal objection to this application and the following comments are for the Council's consideration.

It is noted on the plan accompanying the application that two signs are shown adjoining the applicants State Highway No 6 frontage. No sign presently exists in the position marked "I" on the Nelson side of the applicants property. The question of signs for this roadside stall were discussed in a recent appeal decision (Decision No C5/83). The applicant presently has approval for

i One directional sign on the State Highway No 6 frontage of the applicants property (in the position marked "X" on the plan accompanying the application).

ii One sign adjacent to the Champion Road entrance to the property.

iii One sign on a property at the corner of State Highway No 6 and Champion Road only for that period of the year produce is sold from the property.

The operation is therefore very well provided with signs and no further signs adjoining the property should be permitted. The application clearly states that all that is being applied for is

Jacquie
Copy for your file

consent on the same terms as the existing consents, with the exception of the three year time limit.

Any further approval should make it clear that no additional signs are to be constructed.

Yours faithfully

S G Daysh
for District Commissioner of Works

FORM A

The Town and Country Planning Act 1977

COUNTY OF WAIMEA DISTRICT PLANNING SCHEME NO.3

APPLICATION FOR PLANNING CONSENT

To the Principal Officer,
Waimea County Council.

We, *(state full name of applicant)* David John Sutton & D.J Sutton & Co Ltd hereby apply for *(state fully what is proposed)* Renewal of the existing Consent to ~~use~~ the use of our premises as Pick your own Fruit and Vegetable Stall facilities and to the continued presence of signs indicating same as presently constructed. Such consent to be on the same terms as the existing consent, with the exception of the three year time limit.

The property in respect of which this application is made is situated at No. Main Rd Stoke Street/Road *(if there is no street address give general description of location)* & Champion Rd Richmond.

The legal description of the property is Lot 1-5 D.P. 8366 & Lot 3 DP 5665.
Pt Sec. _____ OR Valuation Roll No. 19470 412
19470 402
19470 415

I am the *(state whether owner, lessee etc.)* Owner - Manager of the Property

Name of owner D.J Sutton & D.J Sutton & Co Ltd
Address 170 Salisbury Rd Richmond.

Name of occupier David John Sutton
Address Main Rd Stoke

Dated at ~~Rad~~ Richmond this 2nd day of March 1984

Signature _____
(to be signed for or on behalf of applicant)

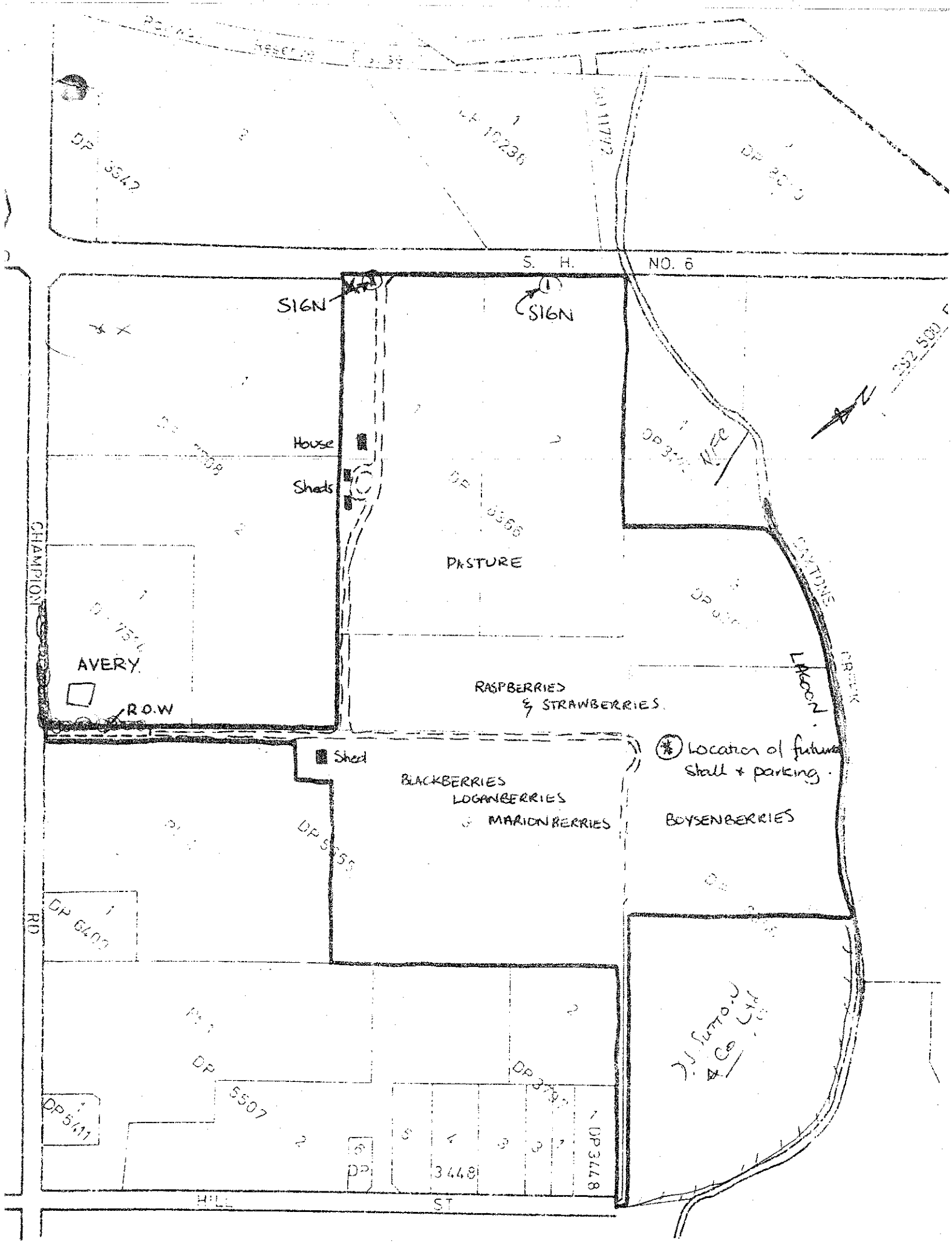
Address for service: 170 Salisbury Rd Richmond.

(NOTE:- The fee of $220.00 is payable on application.)

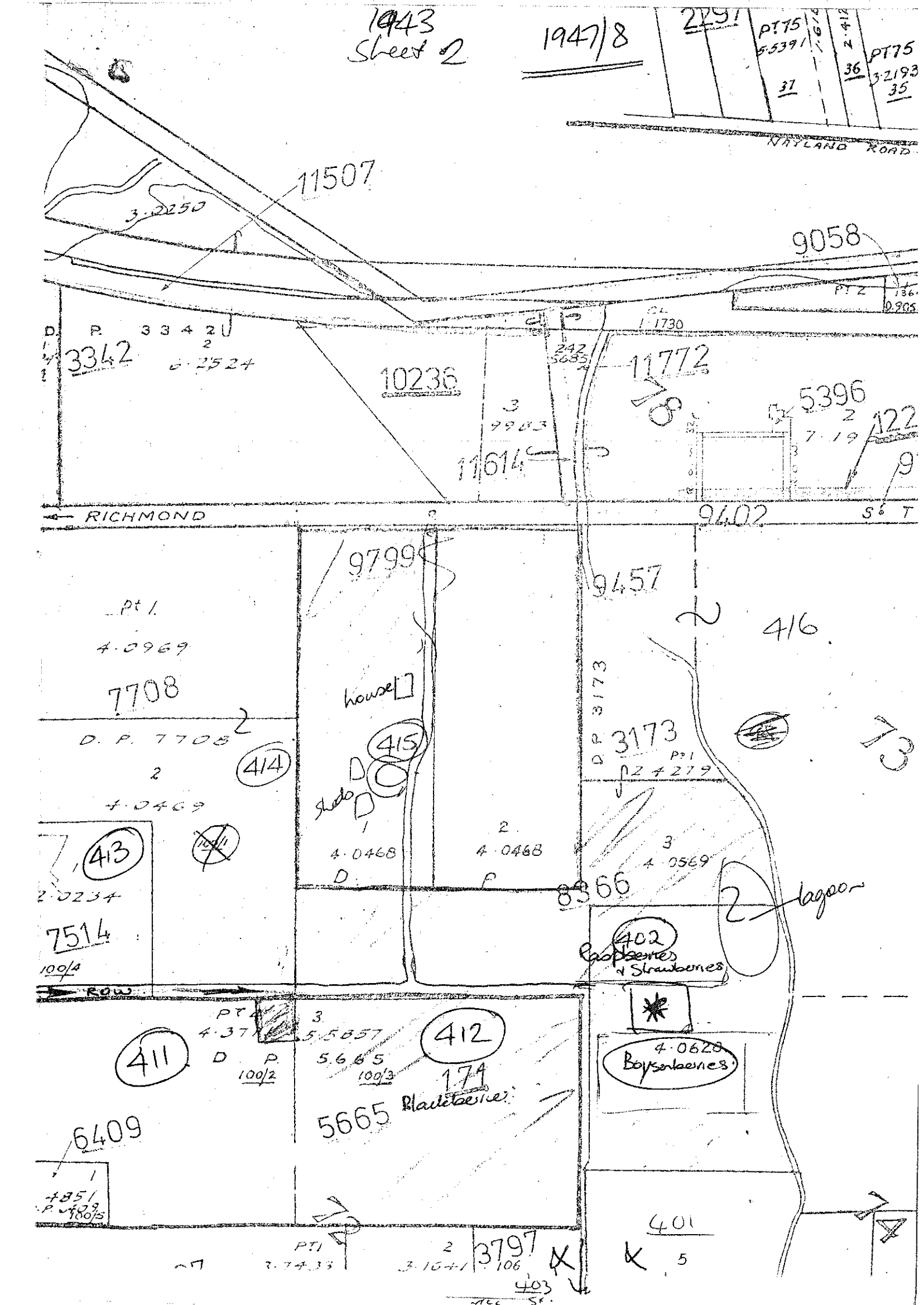
Any further information would be obtained from the Waimea County files. The Pick your own and Stall layout as advertised and known as Daelyn. There is ample of parking provided to accomodate approximately 80 cars all road ways are maintained in good order. The general public are pleased to get fruit and vegetables on a pick your own basis at a competative prices, in a close proximity to major residential areas.

We have had strong support from locals, but visiting motorists in the area still find our location obscure.

RECEIVED
- 5 MAR 1984
WAIMEA COUNTY COUNCIL
RICHMOND


S. H. NO. 6
SIGN
SIGN
House
Sheds
PASTURE
AVERY
R.O.W
RASPBERRIES
& STRAWBERRIES.
Shed
BLACKBERRIES
LOGANBERRIES
& MARIONBERRIES
BOYSENBERRIES
Location of future shed + parking.
LAGOON
CREEK
CHAMPION
RD
HILL
ST
DP 3448
DP 5507
DP 6407
DP 3542
DP 5366
DP 5555
DP 3778
232.50

APPENDIX A.


1943
Sheet 2
1947/8
2297
PT 75
5.5391
PT 75
3.2193
36
35
37
NAYLAND ROAD
11507
3.0250
9058
PT 2
0.905
D.P. 3342
2
6.2524
3342
10236
3
9983
242
5685
11772
11614
5396
2
7.19
122
RICHMOND
9402
9799
9457
Pt 1
4.0969
7708
D.P. 7708
2
4.0469
414
House
415
Shed
D
C
2
4.0468
D
F
D.P. 3173
Pt 1
NZ 7279
3173
416
3
4.0569
8366
lagoon
413
2.0234
7514
100/4
402
Raspberries
+ Strawberries
ROW
PT 4
3
4.37
5.5857
411
D.P. 100/2
5.6865
100/3
412
174
Blueberries
4.0620
Boysenberries
5665
6409
1
4851
P. 429
980/5
401
PT 1
7.7433
2
3.1641
3797
106
403
5

Original Consent. - see T2/911/469

Application to erect permanent signs on the State Highway frontage of the property, the consent to be subject to the following conditions.

1. THAT a directional sign of a total area of not greater than 1.5 sq.metres and containing only the words "DAELYN TURN LEFT 250 metres - FRUIT AND VEGETABLES" and the words "OPEN" or "CLOSED" as appropriate may be erected on the Appellants property on the frontage to State Highway 6.

2. THAT entry to the property shall be via the existing Champion Road access and vehicles leaving the property shall be directed to an exit to Hill Street.

3. THAT the Appellants shall ensure that the access to the property from the State Highway is not used by customers and any use of this access by customers, permitted by the Appellants or either of them, will constitute a breach of conditions by the Appellants.

4. THAT all forms of advertising used by the Appellants shall clearly state that access to the property is via Champion Road.

5. THAT an advertising sign not greater than 1.5 square metres in area may be erected adjacent to the Champion Road entrance to the property, the siting and content of the sign to be to the approval of the County Engineer and subject to any necessary consent of the Richmond Borough Council.

6. THAT the consent shall apply for a period of 3 years from 16 March 1981