

PROCESSED

File Ref: RM055036
When calling: James Bevan
Please ask for:
Direct Dial Phone: (03) 5460385
Email: james.bevan@ncc.govt.nz

NELSON CITY COUNCIL

PO BOX 645 NELSON 7015 NEW ZEALAND PHONE 03-546 0200 FAX 03-546 0239

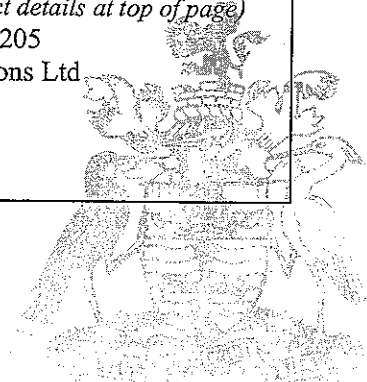
21 February 2005

Joy Hope
12C Dundas Street
NELSON

Dear Mrs Hope

**Notice of Decision under Sections 93, 94, 104, 104B and 104D
Resource Management Act 1991 Resource Consent Application:
RM055036**

Resource Consent Number:	RM055036
Applicant (Consent Holder):	J A Hope
Owner:	J A Hope
Property to which the consent relates:	12C Dundas Street Flat 3 Deposited Plan 12878; CT NL8A/126
Proposal:	To enclose an existing deck, thus exceeding site coverage on this residential site.
Relevant Rule(s)	RER.24 Site Coverage
Status:	Non-complying under Operative (in part) Nelson Resource Management Plan (2004)
Relevant Plans:	Plans lodged with the Building consent entitled <u>Proposed Conservatory for J Hope, 12C Dundas Street.</u> (Note that all relevant plans and documents have been stamped "Resource Consent Copy")
For Further Information Contact:	
Consent Issues (eg. conditions):	James Bevan (see contact details at top of page)
Invoice Issues:	Trudy Price, (03) 546-0205
Monitoring Issues:	Environmental Inspections Ltd (03) 546-0381



Decision including Conditions of Consent:

On 21 February 2005, the Manager Consents, acting under delegated authority, **GRANTED** consent to your application pursuant to Section 104B of the Act. This application is granted, subject to the following conditions imposed pursuant to Section 108 of the Act:

General

1. The activity shall be carried out in accordance with the application (entitled Proposed Conservatory for J Hope, 12C Dundas Street), the Relevant Plans as referenced above and the following condition of consent:
2. The proposed conservatory shall be roofed in zincalume corrugated iron (or similar). Should the roof of the dwelling be painted at the time of constructing the conservatory both shall be painted in the same colour.

Important Note:

The consent holder is responsible for ensuring that the Flats Plan is updated to reflect the new building footprint.

Reasons for Decision

1. The site is zoned Residential High Density under the Operative (in part) Nelson Resource Management Plan.
2. An existing deck is already enjoyed by the applicant, and this proposal will provide a flexible indoor / outdoor living space that is protected from adverse weather conditions.
3. The application is not contrary to any objectives or policies of the Plan. Policy RE1.2 anticipates a flexibility of development densities and built form provided the development presents a high standard of on-site and off-site amenity. The applicant proposes to roof the structure in corrugated iron to match the existing dwelling. Conditions placed on the consent ensure that the proposed conservatory blends into the existing dwelling.
4. The proposed conservatory will be visible from 4/12 Dundas Street and Peace Grove, which is on the northern boundary of the property. In terms of Rule REr.24, the proposed conservatory is set towards the rear of the property and will be visible from Peace Grove, though partially obscured by boundary plantings. Appropriate conditions will ensure the conservatory provides a high standard of amenity when viewed from Peace Grove.
5. The adverse effects of granting the consent will be no more than minor.
6. The written approvals of all parties potentially adversely affected by the proposal have been obtained.

7. Given the above the application is considered to meet the requirements of Section 104, 104B and 104D of the Act.
8. The application was not publicly notified as all persons considered to be adversely affected by the proposal, have provided their written approval.

Planning Officer's Report

Please find enclosed a copy of the report detailing the reasons for this decision and showing compliance with the requirements of the Resource Management Act 1991.

Important Notes

- *It is very important that you understand and comply with all the conditions of your consent.* If you have any questions or concerns about any aspect of your consent or its conditions, the reporting officer will be happy to discuss them with you.
- This decision deals with certain Resource Management aspects of this proposal only and in no way indicates that the application satisfies the requirements of any other legislation, including the Building Act 1991. Enquiries as to the requirements of Council with respect to the Building Act are to be directed to Rosetta McKenzie at phone (03) 546 0249.

Monitoring Charges

A monitoring charge of \$65 has been included in your invoice, as conditions of consent requiring monitoring have been imposed. This charge covers the costs involved to monitor compliance with consent conditions. Where additional monitoring costs are required to determine that conditions have been met, these will be charged as per the schedule of rates in force at the time.


Your Invoice

If your invoice shows a refund due to you, a cheque will be sent out under a separate cover. Any queries about this invoice should be directed to Trudy Price.

Your Right to Object to or Appeal the Decision

If you are dissatisfied with any aspect of the decision on your consent application, you have the right in some cases to object or to appeal the decision. Please see the attached information sheet entitled "Rights of Consent Holders".

Yours faithfully



P Ruffell
Manager Consents

Report pursuant to Sections 93, 94, 104, 104B and 104D of the Resource Management Act 1991

Non-Notified Landuse Consent

Resource Consent Number:	RM055036
Applicant (Consent Holder):	J A Hope
Property to which the consent relates:	12C Dundas Street; Flat 3 Deposited Plan 12878; CT NL8A/126
Relevant Plans:	Plans lodged with the Building consent entitled <u>Proposed Conservatory for J Hope, 12C Dundas Street</u> . (Note that all relevant plans and documents have been stamped "Resource Consent Copy")
Proposal:	To enclose an existing deck, thus exceeding site coverage on this residential site.
Management Area:	Residential (High Density) Zone
Activity Status	Non-complying under Operative (in part) Nelson Resource Management Plan
Other Consents Applied For:	Nil
Relevant Rules:	REr.24 Site Coverage
Site Visit Undertaken:	26 January 2005, at 1pm.
Processing Officer:	James Bevan

1.0 SECTIONS 93 AND 94 EVALUATION

1.1 Public or Limited Notification

Public notification is not required if the activity is a controlled activity or the adverse effects are no more than minor

Limited notification is not required if there are no adversely affected parties or all adversely affected parties have given written approval to the proposal (see below).

In this case the written approvals of the owners at 2/12 and 4/12 Dundas Street have been obtained. No other person is considered adversely affected by this proposal.

1.2 Determination of Adversely Affected Parties

It can be considered that there are NO potentially adversely affected parties if either:

- a) The Plan permits an activity with that effect; or
- b) The activity is a controlled or restricted discretionary activity and the adverse effects are NOT related to matters over which control or discretion is reserved.

In this case there is the potential for adverse effects of shading on 2/12 and 4/12 Dundas Street and it is appropriate that approval be secured from these parties prior to approving this application on a non-notified basis.

The site fronts State Highway 6 (SH6) and a portion of road reserve known as Peace Grove that is available for public access. The proposed conservatory will not be visible from SH6 carriageway. It can be viewed by people walking along Peace Grove, though is partially obscured by a boundary fence and plantings. Appropriate conditions will ensure that the proposed conservatory will blend with the existing house.

1.3 Written Approvals

Rule Number	Rule Name	Status	Name & Address of Affected Neighbour(s)	Written Approvals Provided? Y/N
REr.24	Site Coverage	<i>Non-complying</i>	O'Donnell, 2/12 Dundas St	Y
			Flood, 4/12 Dundas St	Y

Pursuant to section 104(3)(b) of the Act, where the written approval of affected parties have been obtained, any adverse effects on these parties cannot be considered.

1.4 Notification Decision

In light of the above, this application was processed on a non-notified basis.

2.0 SECTION 104 CONSIDERATIONS

- a) *Any actual and potential effects on the environment of allowing the activity;*

Comment: Any adverse effects of this proposal will be limited to the parties from whom written approval has been obtained.

- b) *Any relevant provisions of statutory documents;*

Complies with Relevant Assessment Criteria of the NRMP?	YES
Is in accordance with Policies & Objectives of NRMP?	YES
Is in accordance with Regional Policy Statement?	YES

Comment: It is considered that there are no other statutory documents that apply in this case.

- c) *Any other matters which NCC considers relevant and reasonably necessary to determine the application.*

Comment: There are no other matters applicable to this application.

3.0 PART II MATTERS

Does the proposal:

- represent Sustainable Management (section 5): YES
- **recognise and provide for** the matters set out in section 6 of the Act? YES
- **have particular regard to** the matters set out in section 7 of the Act? YES
- **take into account** the principles of the Treaty of Waitangi? N/A

Comment:

Of specific importance to this proposal are:

- i. The efficient use and development of natural and physical resources; and
- ii. The maintenance and enhancement of amenity values.

4.0 DECISION

Approval is recommended subject to compliance with submitted plans and appropriate consent conditions.

4.0 REASONS FOR DECISION

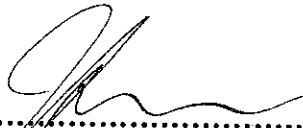
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4. The proposed conservatory will be visible from 4/12 Dundas Street and Peace Grove, which is on the northern boundary of the property. In terms of Rule REx.24, the proposed conservatory is set towards the rear of the property and will be visible from

Peace Grove, though partially obscured by boundary plantings. Appropriate conditions will ensure the conservatory provides a high standard of amenity when viewed from Peace Grove.

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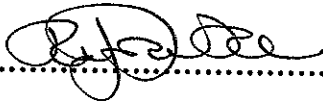
Date: 26 January 2005

Reporting Officer: James Bevan



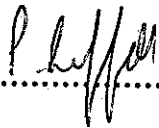
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Peer Reviewer: Megan Drake



.....

Manager Consents: Phil Ruffell



.....

3 12 Dundas St
RM055036

J A Hope
12c Dundas Street
NELSON

Close in verandah with non-complying site coverage

Processing Resource Consent	
25/01/2005	0.5 Consents Administrator Lodge Application/Acknowledgement letter
26/01/2005	4 Resource Officer Review/Assessment of application Site Inspection Decision Letter/Report Preparation/Establish Conditions
27/01/2005	0.25 Resource Officer Peer Review
28/01/2005	0.5 Resource Officer Decision Letter/Report Preparation/Establish Conditions (amendments)
19/02/2005	0.2 Manager Consents Check Consent
22/02/2005	0.3 Consents Administrator Invoicing/Closure of file

RESOURCE CONSENT APPLICATION CHECK LIST – (LAND USE) JB

Applicant JA Hope File No. RM 055036
 Property Address 3/12 Dundas St Deposit Paid \$ 400
Nelson Receipt No. 5611
 Address for Service 12c Dundas St Conditions 2, 8, 813
Nelson

Proposal Brief Close in verandah w non-complying
site coverage (45.4%)

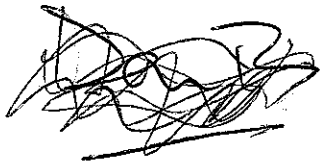
	Date	Initial
Formally Received	25/1/05	CU
Application Acknowledged	25 Jun 05	CU
Supervisor Received		
Planner Allocated		
S92 Request		
All Information Received		
S93 & 94 Check		
Consent Granted		
Monitoring Inspection Required		
Resource Management Plan Amendment Req.		

Request for Comments

- Environmental Inspections Ltd
- Mike Johnston (GeoTech)
- Peter Kortegast (Traffic/Licence to Occupy)
- Shane Overend (Engineering)
- Iwi Distribution List
- Other _____

Sent	Received	Time Spent

(i.e Landscape Architect/Architectural Advisor/Council's Solicitor)



Site visit - 1st December 97
26-1-05 1pm

- * Public access to rear of the site along road reserve - known as peace grove. Some plantings screen road from view
- * ~~Not~~ Not visible from 2/12 Dundas
- * Visible from 4/12 Dundas only if looking over fence or boundary. Will have unobstructed view of rear cornering.
- * Shed is zincalume lined - not painted - exterior is white with battens - see photo.

* Limited details on application about finishing. Naclite walls with 100050 framing. Decided no conditions on color of framing timber as neighbours approved and limited visibility from public space. Applicant volunteered corrugated zinc roof. Similar colour will help ~~match~~ off-site amenities with



subject site

plantings or boundary

SHG plantings



Innovation roof

Garage screen deck for 2/12



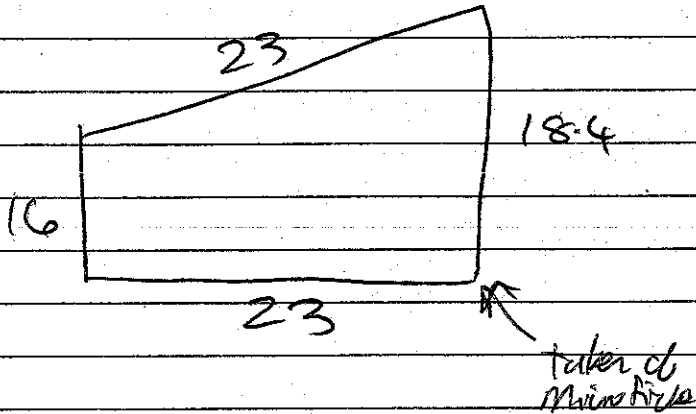
RC No:		Applicant:	
Address for Service:		J.A. Hope :- 12 c. Deardar St	
Contact:			
Street Address: 12 c. Deardar St		Legal Description: Plot 3 Pt S. S. 1. W. 1/4 Sec. 03 CTBA 1926	
		Owner: J.A. Hope	
Proposal: <i>enclose existing data - exceeding site coverage</i>			
Proposed Nelson Resource Management Plan			
Zoning attributes (Map 1.0): Residential Standard / Higher / Lower Density			
Overlay attributes (Map 1.0): <i>View Study Overlay 2m overplay from Pt. 1</i>			
REr.20	Non-residential activities (excluding home occupations)		
REr.21	Home occupations		
REr.22	Comprehensive housing development		
REr.23	Minimum site area		
REr.24	Site coverage <i>N/C - 48.4% approx - Calculated by Route for Memphis</i>		
REr.25 <i>P</i>	Front yards		
REr.26 <i>P</i>	Other yards		
REr.27	Outdoor living court - Sites less than 350 sq m		
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 <i>P</i>	Maximum building height		
REr.33	Relocated buildings		
REr.34 <i>P</i>	Building over or alongside drains and water mains		
REr.35 <i>P</i>	Daylight admission		
REr.36	Decks, terraces, verandahs and balconies		
REr.37	Activities near rivers, wetlands, or coast		
REr.38	Parking		
REr.39	Parking or storage of heavy vehicles		
REr.40	Access		
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 emissions and electromagnetic radiation and transmission lines
REr.51	Building 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 structure
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.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 and Port Effects Control Overlay - Acoustic insulation of buildings
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	TSCSRO & TSFSRO - Storm and waste water
REr.75	TSCSRO & TSFSRO - Earthworks
REr.76	TSCSRO & TSFSRO - Heavy Structures
REr.77	TSCSRO & TSFSRO - New Residential Units
REr.78	TSCSRO & TSFSRO - Extension or rebuilding of existing residential units
REr.79	TSCSRO & TSFSRO - Accessory buildings
REr.80	Grampians SRO - Storm and waste water
REr.81	Grampians SRO - Earthworks
REr.82	Flood path, flood overlays
REr.83	Inundation overlay- 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 Group 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 (Ap2)
REr.96	Heritage and Landscape Trees - Removing or destroying a Heritage or Landscape Tree

Site coverage

house = 117.8 m^2 (computer)
Garage = 48.6 m^2 (Site file)
Conservatory = 12.5 m^2 (plans).

Total Site coverage = 178.9 m^2



File note found on B/C file. Spoke to Vate about measurements.

$$\begin{aligned} \text{min} &= 23 \times 16 \\ &= 368 \text{ m}^2 \end{aligned}$$

$$\begin{aligned} \text{max} &= 23 \times 18.4 \\ &= 423.2 \text{ m}^2 \end{aligned}$$

①

$$\begin{aligned} \% & \frac{178.9}{368} \\ &= 48.6\% \end{aligned}$$

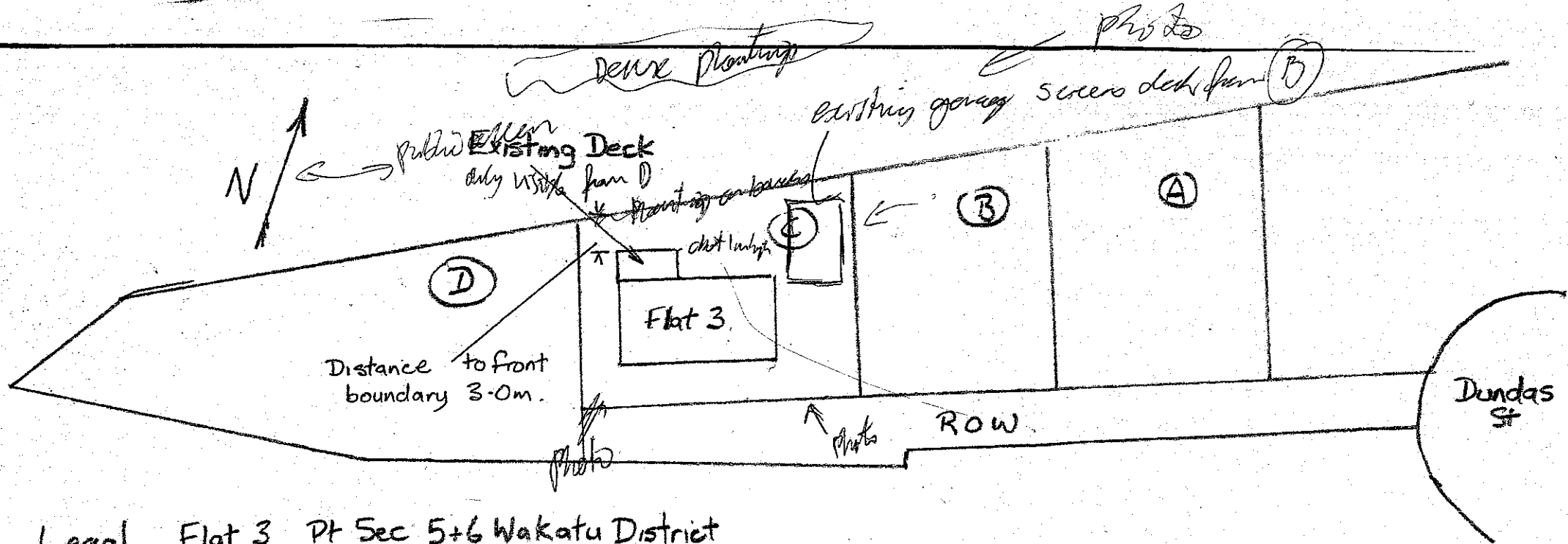
②

$$\begin{aligned} & \frac{178.9}{423.2} \\ &= 42.2\% \end{aligned}$$

Both exceed Site coverage of 40%

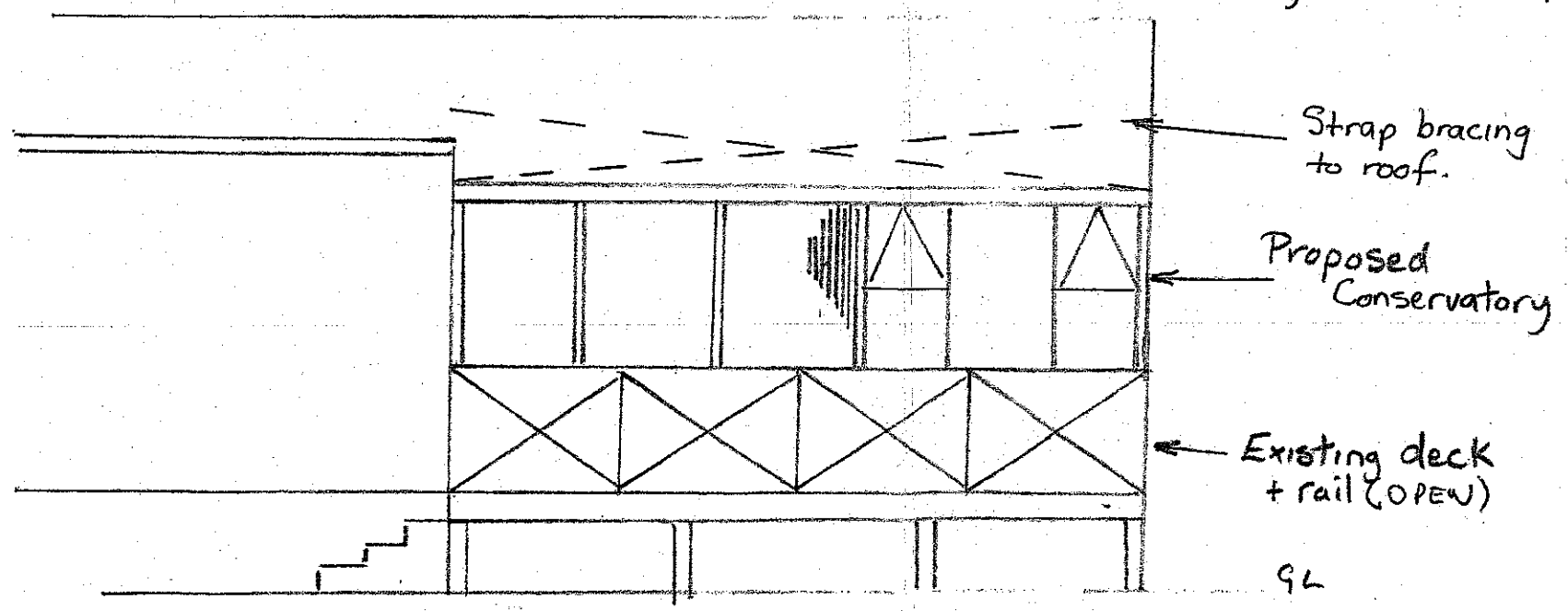
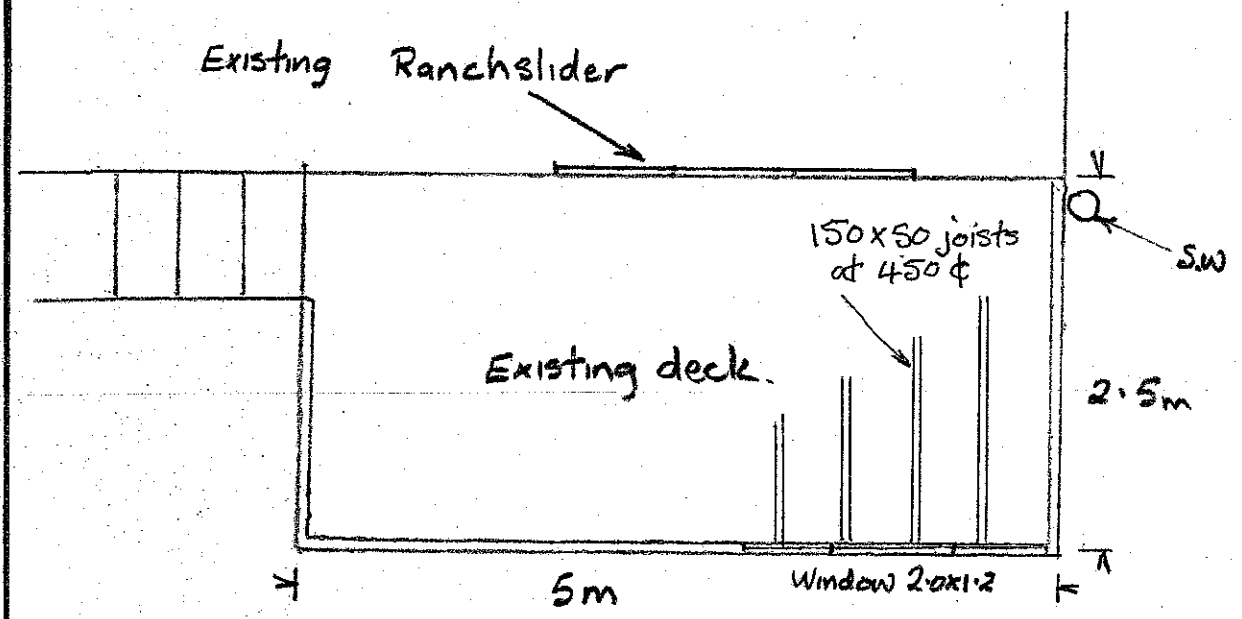
Average 45.4%

applicants have applied for this see attached plans



Legal. Flat 3, Pt Sec 5+6 Wakatu District
(Pt DP 2463)

- H3. 100x50 framing
- H3. 125x50 rafters at 900¢
- Corrugated Iron roof to match existing on 75x50 purlins
- Novalite cladding
- Storm water to existing.
- Window lintel 150x100
- Site coverage increased to 45.4%



Scale 1:50

Proposed conservatory for J. Hope,
12C Dundas St.

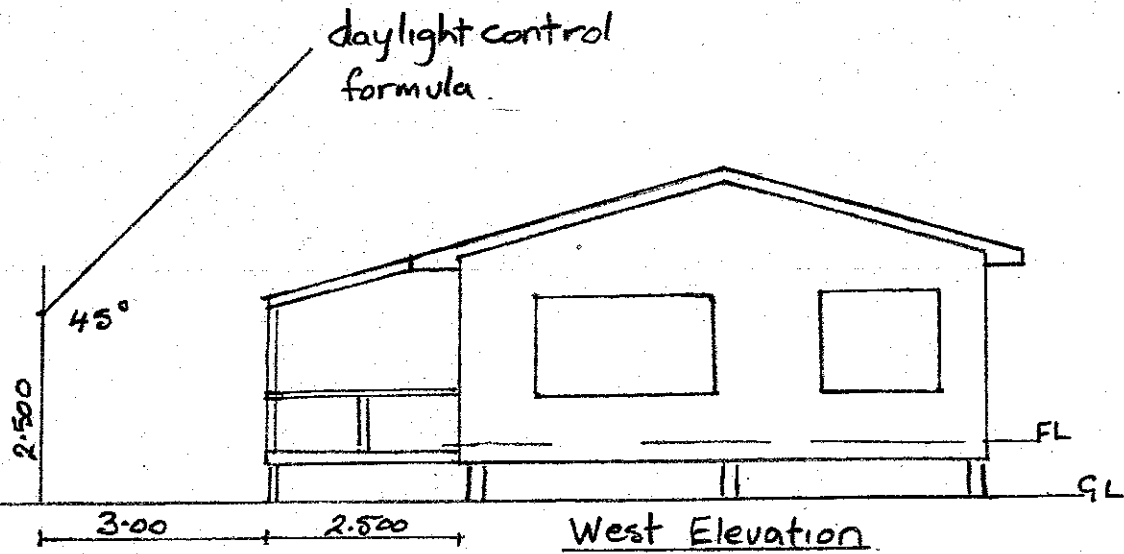
North Elevation.

Plans from BC file

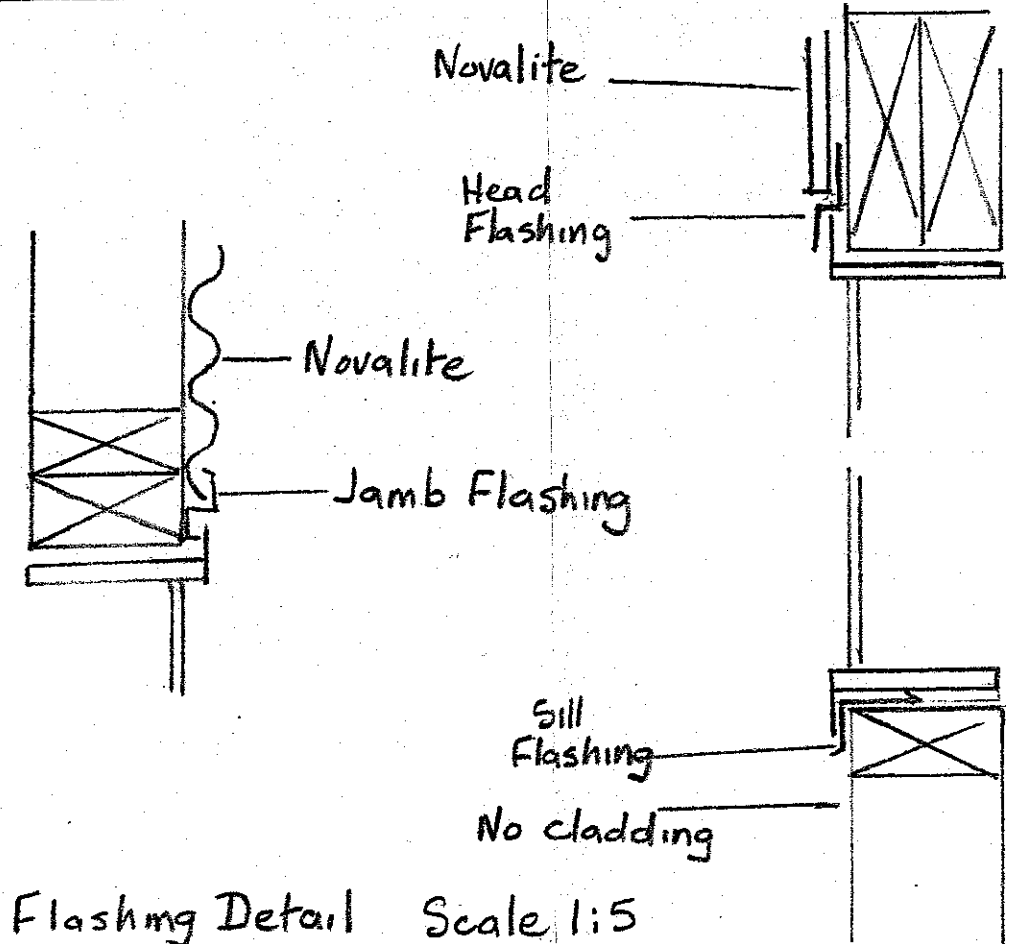
AMENDED PLAN
6 JAN 2005

BUILDING CONSENT
041341
NCC

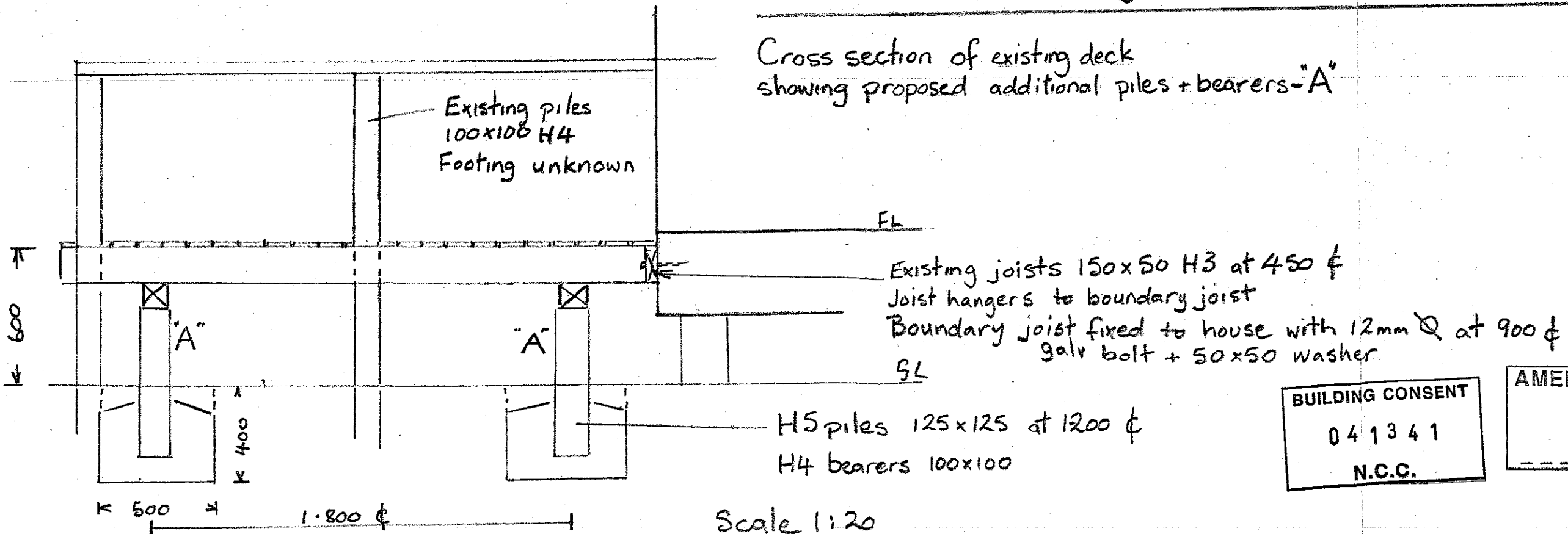
Plans from HC Lite



Scale 1:100



Window Flashing Detail Scale 1:5



Scale 1:20

BUILDING CONSENT
041341
N.C.C.

AMENDED PLAN
6 JAN 2005

Nelson City Council Application for Resource Consent

To: The Consents Administrator **25 JAN 2005**
 Nelson City Council
 P O Box 645
 NELSON 7015

NCC

For Council Use:	<u>Rm055036</u>
Application No:	<u>8100</u>
Deposit Paid:	<u>5611</u>
Receipt No:	

Full name of applicant(s): JOY ALVA HOPE

Address for service: R/C DUNDAS ST
NELSON

Telephone Number: 5468801 Fax Number: _____

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

Signature of applicant/person authorised to sign on behalf of applicant: J. A. Hope Date: 25-1-05

• Brief description of the activity to be undertaken, and any waiver/exemption sought: (Please turn over for information required in application)

Roof over + close in existing deck
Additional coverage of section will exceed 40%

• This application relates to the following property: (all details to be completed):

Number: 12C Street/Road: Dundas St.

Owner: J. Hope

Valuation Roll Number: 19790-65110C

Legal Description: Flat 3 Pt sec 5+6 Wakatu District (Pt DP2463)
 (Copy of current Certificate of Title to be supplied) DP 12878

Describe the location in a manner which will allow it to be readily identified, eg the street address, the legal description, the name of any relevant stream, river or other water body to which the application may relate to.

• The type of resource consent(s) sought is/are:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Land Use Consent

<input type="checkbox"/> Discharge Permit (air/water) | <input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Water Permit
<input type="checkbox"/> Development (under Local Government Act) |
|---|---|

**• The following information is attached: (tick where appropriate)
This information must be provided before application is accepted.**

Required

FORM 100 7/9

Been Provided
(Officers Confirm)

- | | | |
|-------------------------------------|---|--------------------------|
| <input checked="" type="checkbox"/> | A deposit in accordance with the Nelson City Schedule of Administration of Charges. In terms of Section 36 of the Resource Management Act 1991, further charges may be imposed for processing the application, including consideration by the Applications Committee | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Copy of Certificate of Title (Search Copy must be less than 3 months old & include diagram) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Site Plan (2 copies) to a recognised scale, such as 1:100 or 1:200 if appropriate, showing site boundaries, north point, buildings, car parking and access, features such as roads and rivers, and any other relevant information | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | A full description of the proposed activity. This may include details such as days and hours of operation number of staff, number of vehicles involved, duration of activity etc | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | An assessment of effects (2 copies), both actual and potential, which the activity may have on the surrounding environment, together with any measures to be taken to avoid or mitigate these effects. A copy of the Fourth Schedule of the Resource Management Act 1991 and a guide to making an assessment are both available at the ground floor counter, Planning and Consents Division | <input type="checkbox"/> |
| <input type="checkbox"/> | An assessment of any specific matters required to be addressed by the District Plan | <input type="checkbox"/> |
| <input type="checkbox"/> | The written consent of any affected persons (on the appropriate forms supplied by Council AND on any plans) | <input type="checkbox"/> |

Please Complete: The proposal will commence (ie be built or start operation) within _____ months of the granting of the consent.

Note: Your Resource Consent, should it be granted, will be monitored and a time frame is required for this monitoring. Monitoring visits are charged out at the current rate as defined in the current fees and charges schedule.

• The names and addresses of the owner and occupier of any land affected by this application are:

Owner: _____ Occupier: _____

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

The reason for doing this is
it will give me comfortable
out-door living & a place
to relax in the sun &
out of the weather.



**COMPOSITE COMPUTER REGISTER
UNDER LAND TRANSFER ACT 1952**



Historical Search Copy

R. W. Muir
Registrar-General
of Land

Identifier NL8A/126
Land Registration District Nelson
Date Issued 22 September 1986

Jones & Associates

Prior References
NL8A/23

Estate Fee Simple - 1/4 share
Area 2061 square metres more or less
Legal Description Part Deposited Plan 2463

Original Proprietors
Joy Alva Hope

Estate	Leasehold	Instrument	L 262805.4
		Term	999 years commencing on 18.9.1986

Legal Description Flat 3 Deposited Plan 12878

Original Proprietors
Joy Alva Hope

Interests

232872.6 Transfer creating the following easements (affects fee simple)

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 3 Deposited Plan 11217 - CT NL6D/682	B DP 11217	Part Deposited Plan 2463 - herein	
Right of way	Part Deposited Plan 2463 - herein	A DP 11217	Lot 3 Deposited Plan 11217	

The easement created by Transfer 232872.6 is subject to Section 309 (1)(a) Local Government Act 1974

262805.2 Lease of Flat 1 DP 12878 Term 999 years commencing on 18.9.1986 Composite CT NL8A/124 issued - 22.9.1986 (affects fee simple)

262805.3 Lease of Flat 2 DP 12878 Term 999 years commencing on 18.9.1986 Composite CT NL8A/125 issued - 22.9.1986 (affects fee simple)

262805.4 Lease of Flat 3 DP 12878 Term 999 years commencing on 18.9.1986 Composite CT NL8A/126 issued - 22.9.1986 (affects fee simple)

262805.5 Lease of Flat 4 DP 12878 Term 999 years commencing on 18.9.1986 Composite CT NL8A/127 issued - 22.9.1986 (affects fee simple)

363185.5 Mortgage to Trust Bank New Zealand Limited - 14.11.1996 at 9.33 am

380438.1 Gazette Notice declaring SH No. 6 to be a limited access road - 15.9.1998 at 3.45 pm



REGISTER

Land and Seeds
Composite

References
Prior C/T 8A/23
Lease No. 262805.4
Transfer No.
N/C. Order No. 262805.6

COMPOSITE LEASEHOLD & ^{ONE} ~~QUARTER~~ SHARE CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

No. 8A / 126

THIS CERTIFICATE dated the 22nd day of September one thousand nine hundred and eighty-six under the seal of the District Land Registrar of the Land Registration District of NELSON

WITNESSETH that MCKEE DEVELOPMENTS LIMITED at Nelson

Is seized of an estate in fee-simple as to an undivided ^{one quarter} share (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2061 square metres more or less situated in the City of Nelson being parts of the land on Deposited Plan 2463 and being also part of Section 5 Block H and parts of Section 6 Block H District of Wakatu

AND THIS CERTIFICATE FURTHER WITNESSETH THAT MCKEE DEVELOPMENTS LIMITED at Nelson

is seized of an estate of leasehold created by Lease 262805.4 for a term of 999 years ^{commencing} on 18.9.1986 in the Flat delineated on the diagram hereon and shown on Deposited Plan 12878 as Flat 3.

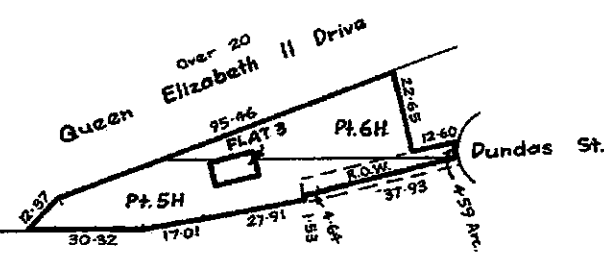

Assistant Land Registrar


Interests Affecting the Fee Simple at Date of Issue

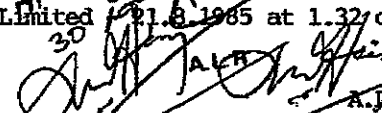
1. Lease	Flat (DP 12878)	Term	Composite CT
262805.2	1	999 years commencing on 18.9.1986	8A/124
262805.3	2	" "	8A/125
262805.4	3	" "	Herein
262805.5	4	" "	8A/127

2. Appurtenant hereto is a right of way over the part Lot 3 DP 11217 (CT 6D/682) marked "B" on DP 11217 created by Transfer 232872.6 (Subject to Section 309(1)(a) Local Government Act 1974).

3. Subject to a right of way over the part herein marked "A" on DP 11217 appurtenant to Lot 3 DP 11217 created by Transfer 232872.6 (Subject to Section 309(1)(a) Local Government Act 1974).

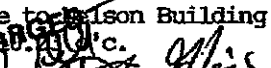


Total Area - 2061 m²
Measurements are Metric

4. 252540.1 Mortgage to ^{DISCHARGED} ~~Moore~~ & Moore Securities Limited 21.8.1985 at 1.32 o/c.

A.L.R.

264029.1 Transfer to Keith Richard Jeffries of Nelson, Retail Manager and Deborah Mae Jeffries his wife - 28.10.1986 at 10.23 o/c.


A.L.R.

264029.2 Mortgage to Nelson Building Society - 28.10.1986 at 10.23 o/c.

A.L.R.

No. 8A / 126

8A/126

DISCHARGED
264029.3 Mortgage to Trust Bank Canterbury
- 28.10.1986 at 10.23 o'clock

[Signature]
A.L.R.

DISCHARGED
264029.4 Mortgage to the Housing Corporation
- 28.10.1986 at 10.23 o'clock

[Signature]
A.L.R.

DISCHARGED
291458.1 Mortgage to Finance Limited
- 11.9.1988 at 10.55 o'clock

51
[Signature]
A.L.R.

DISCHARGED
313021.3 Mortgage to Trust Bank Canterbury
Limited - 5.12.1991 at 10.00 o'clock

[Signature]
A.L.R.

Jones & Associates

363185.4 Transfer to Joy Alva Hope of Nelson,
Retired - 14.11.1996 at 9.33 o'clock

[Signature]
A.L.R.

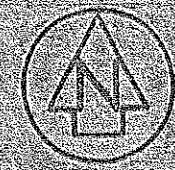
363185.5 Mortgage to Trust Bank New Zealand
Limited - 14.11.1996 at 9.33 o'clock

[Signature]
A.L.R.

380438.1 Gazette Notice declaring SH No.6 to
be a limited access road - 15.9.1998 at 3.45

[Signature]
for DLR





Approved by the Common Seal of McKee Developments Limited was affixed hereon in the presence of



Walter Dicks
Director

Peter Douglas Pagan of Nelson registered surveyor and holder of an annual practising certificate hereby certify that the buildings shown hereon are erected in the positions shown and are fitted within the boundaries of CT BA 23 and the plan is correct. Dated this 29th day of August 1996

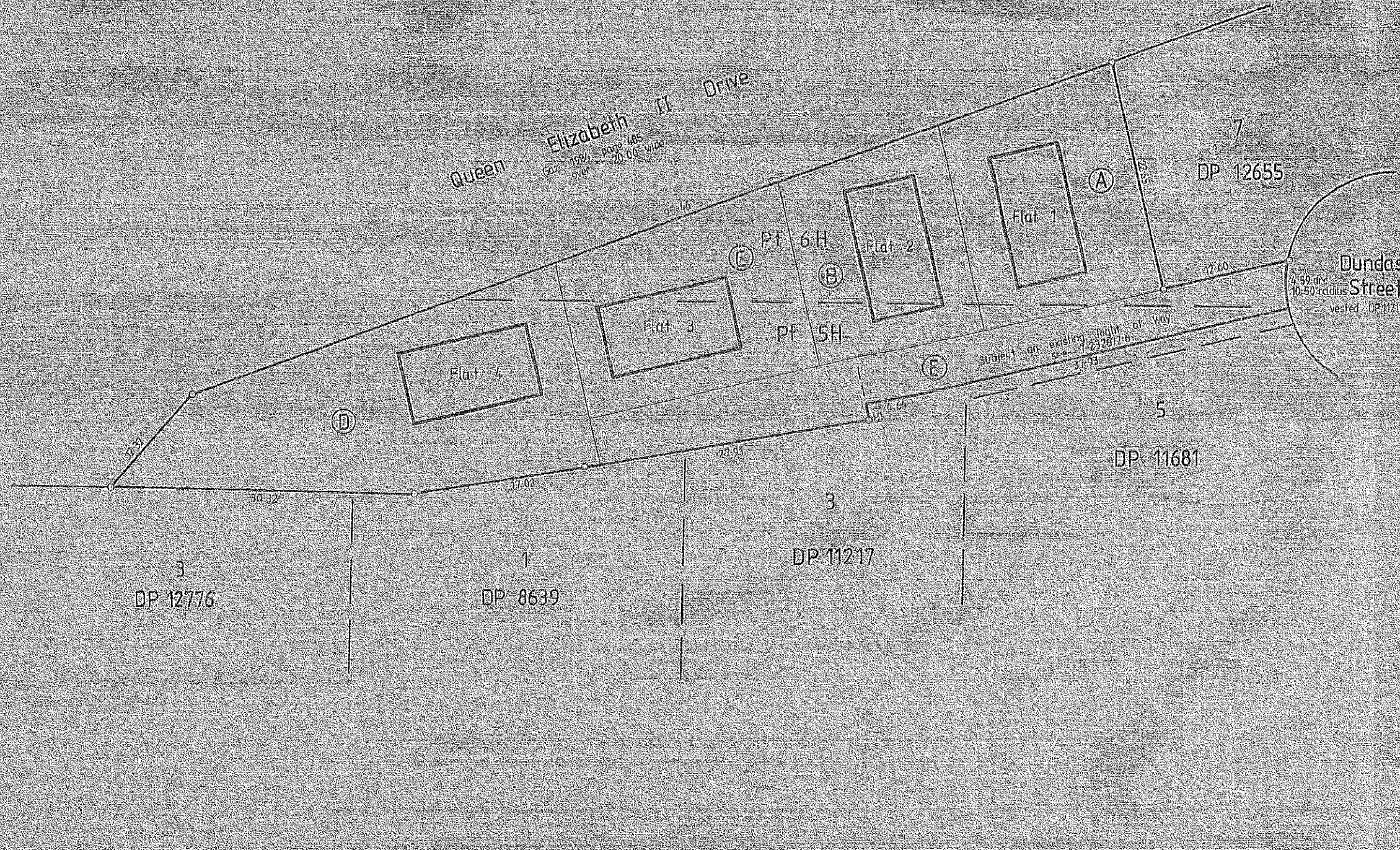
Peter Douglas Pagan
Registered Surveyor

Areas marked A, B, C, D, E to be subject to restrictive covenant.

Boundaries of areas to be leased are the centre of internal walls, floors and ceilings and the external faces of the exterior wall structures and roofs unless shown otherwise.

Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that the construction of the flats hereon commenced on or after 1 April 1999 and a permit for the construction of the buildings has been issued by the Nelson City Council pursuant to its bylaws. Dated this 2nd day of September 1996

Abel Klean
Authorised Officer
Nelson City Council



Total Area
Comprised in CT BA 23

Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to the proviso in section 33(2) of the Surveyors Act (1980) hereby certify that this plan has been made from surveys executed by me or under my directions; that both plan and survey are correct; and have been made in accordance with the Survey Regulations 1977.

Dated at this day
of 1996
Signature

Field Book Traverse Book
Reference Plans: DP 2463, 154, 8639, 11217, 11681, 12655, 12776
50, 13384

Examined *Approved* Correct
Approved for the purpose of leasing flats only
12/12/1996
Richard
Chief Surveyor

Deposited this 17th day of September 1996
for the purpose of leasing flats only
Dennis Lund Registrar

Received 19/08/1996
12878

LAND DISTRICT Nelson
SURVEY BLK & DIST XVI Moutere
NZMS 261 SHT 027 RECORD MAP No 08/22/00/23

Flats on Pt Secs 5 & 6 Block H Wakatu District
(Pt DP 2463)

TERRITORIAL AUTHORITY Nelson City Council
Surveyed by Stuart Smith 2/27
Scale 1:300 Date August 1996

Nelson City Council
Written Approval Form
(Person(s) likely to be adversely affected)

Part A – to be completed by applicant

Applicant's Name JOY HOPE

I have applied to the Nelson City Council for a resource consent to: (Describe Activity)

Roof over + close in existing deck.
Section cover will exceed 40%

The property to which this application relates is: (street address; legal description)

120 Dundas St.

Legal: — DP 12878 Flat 3 Pt sec 5+6 Wakatu District (Pt DP 2463)

Part B – to be completed by person or organisation giving approval

Name of person or organisation giving approval

Full Name

Simon Geoffrey Flood

Position if applicable

Contact address

5 Dundas St Nelson

daytime telephone

548 6789

I am the

Owner & Occupier

Owner

Occupier

Of address

4/12 Dundas St

Legal description

Nelson

I hereby acknowledge:

1. I have been shown a copy of the above application, and assessment of effects on the environment; and
2. I have been shown and have signed a copy of the site plan, or other relevant plan or drawing; and
3. I do not oppose the proposed development and give my written approval in terms of the provisions of the Resource Management Act 1991; and
4. I authorise the applicant to give this written approval to the Nelson City Council; and
5. I understand that in considering the application the Council will not take into account any actual or potential effect on my interest with respect to this proposal.

IT IS NOT APPROPRIATE TO IMPOSE CONDITIONS ON THIS FORM

IF YOU ARE UNCERTAIN – DO NOT SIGN
CONTACT THE PLANNING AND CONSENTS DIVISION (03) 546 0357

Signed [Signature]

Date 24/1/05

Signed _____

Date _____

Signed _____

Date _____

NOTE: All owners of the property must sign

Nelson City Council
Written Approval Form
(Person(s) likely to be adversely affected)

Part A – to be completed by applicant

Applicant's Name JOY HOPE

I have applied to the Nelson City Council for a resource consent to: (Describe Activity)

Roof over + close in existing deck
Section cover will exceed 40%

The property to which this application relates is: (street address; legal description)

12 C DUNDAS ST.

Legal: — Flat 3. Pt Sec 5+6 Wakatu District (Pt DP 2463)
DP12878

Part B – to be completed by person or organisation giving approval

Name of person or organisation giving approval

Full Name

John Francis O'Donnell

Position if applicable

rents deck

Contact address

2/12 Dundas Street - Nelson

daytime telephone

5480389

I am the

Owner & Occupier

Owner

Occupier

Of address

Legal description

I hereby acknowledge:

1. I have been shown a copy of the above application, and assessment of effects on the environment; and
2. I have been shown and have signed a copy of the site plan, or other relevant plan or drawing; and
3. I do not oppose the proposed development and give my written approval in terms of the provisions of the Resource Management Act 1991; and
4. I authorise the applicant to give this written approval to the Nelson City Council; and
5. I understand that in considering the application the Council will not take into account any actual or potential effect on my interest with respect to this proposal.

IT IS NOT APPROPRIATE TO IMPOSE CONDITIONS ON THIS FORM

IF YOU ARE UNCERTAIN – DO NOT SIGN
CONTACT THE PLANNING AND CONSENTS DIVISION (03) 546 0357

Signed _____

Date _____

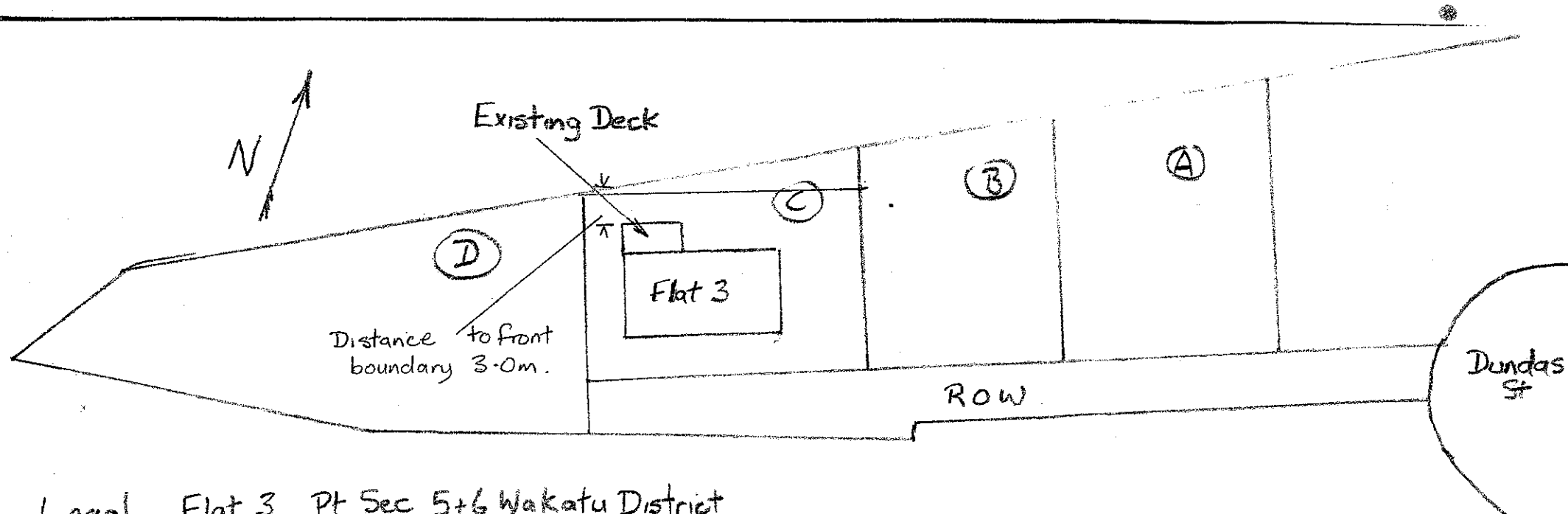
Signed _____

Date _____

Signed _____

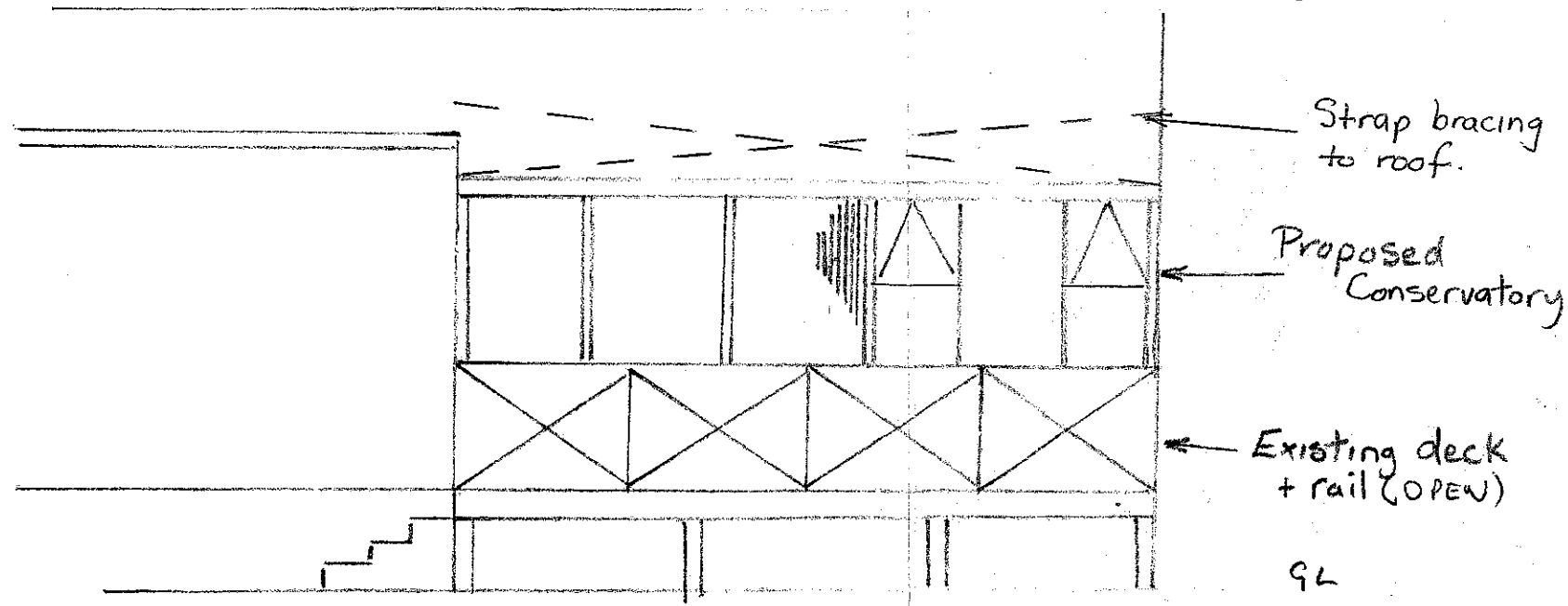
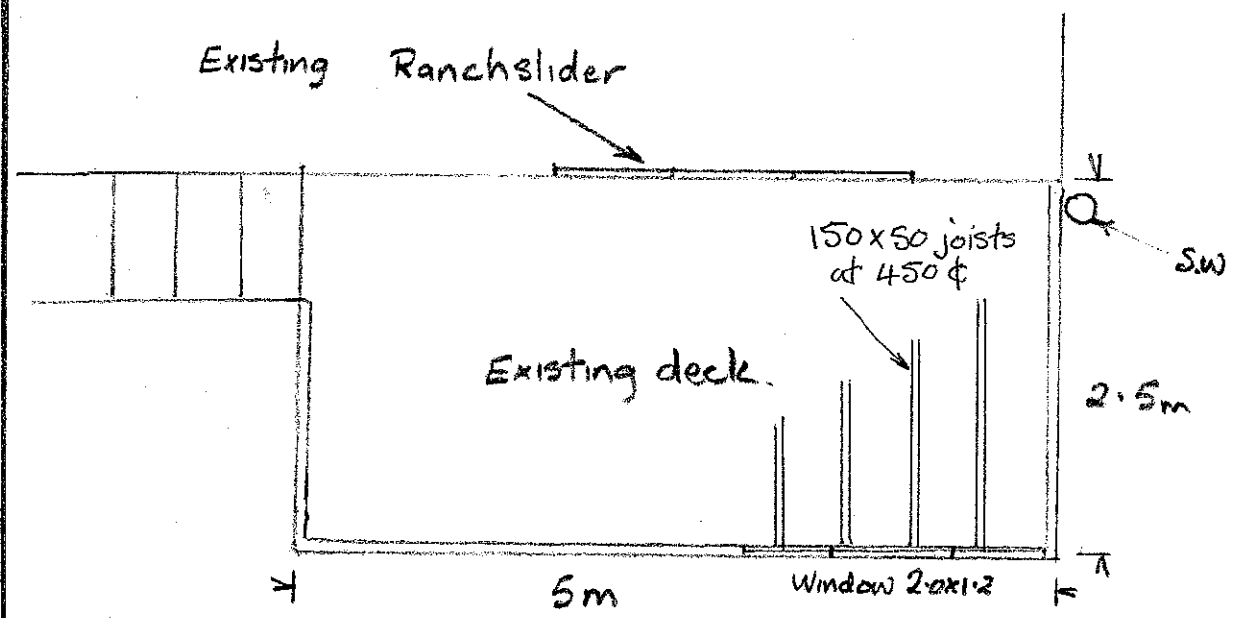
Date _____

NOTE: All owners of the property must sign



Legal. Flat 3, Pt Sec 5+6 Wakatu District
(PA DP 2463)

- H3. 100x50 framing
- H3. 125x50 rafters at 900¢
- Corrugated Iron roof to match existing on 75x50 purlins
- Novalite cladding
- Storm water to existing.
- Window lintel 150x100
- Site coverage increased to 45.4%



North Elevation.

Scale 1:50

Proposed conservatory for J. Hope,
12C Dundas St.

BUILDING CONSENT
041341
NCC

Nelson City Council Application for Resource Consent

To: The Consents Administrator
Nelson City Council
P O Box 645
NELSON 7015

25 JAN 2005
NCC

For Council Use:
Application No: R2055036
Deposit Paid: 8100
Receipt No: 5611

Full name of applicant(s): JOY ALVA HOPE
Address for service: R/C DUNDAS ST
NELSON
Telephone Number: 5468801 Fax Number: _____

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

Signature of applicant/person authorised to sign on behalf of applicant: J. A. Hope Date: 25-1-05

• Brief description of the activity to be undertaken, and any waiver/exemption sought: (Please turn over for information required in application)

Roof over + close in existing deck
Additional coverage of section will exceed 40%

• This application relates to the following property: (all details to be completed):

Number: 12C Street/Road: Dundas St.
Owner: J. Hope
Valuation Roll Number: 19790-65110C
Legal Description: Flat 3 Pt sec 5+6 Wakatu District (Pt DP2463)

(Copy of current Certificate of Title to be supplied) DP12878
Describe the location in a manner which will allow it to be readily identified, eg the street address, the legal description, the name of any relevant stream, river or other water body to which the application may relate to.

• The type of resource consent(s) sought is/are:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Land Use Consent | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Discharge Permit (air/water) | <input type="checkbox"/> Water Permit |
| | <input type="checkbox"/> Development (under Local Government Act) |

The reason for doing this is
it will give me comfortable
out-door living & a place
to relax in the sun &
out of the weather.



**COMPOSITE COMPUTER REGISTER
UNDER LAND TRANSFER ACT 1952**



Historical Search Copy

R. W. Muir
Registrar-General
of Land

Identifier NL8A/126
Land Registration District Nelson
Date Issued 22 September 1986

Jones & Associates

Prior References

NL8A/23

Estate Fee Simple - 1/4 share
Area 2061 square metres more or less
Legal Description Part Deposited Plan 2463

Original Proprietors

Joy Alva Hope

Estate	Leasehold	Instrument	L 262805.4
		Term	999 years commencing on 18.9.1986

Legal Description Flat 3 Deposited Plan 12878

Original Proprietors

Joy Alva Hope

Interests

232872.6 Transfer creating the following easements (affects fee simple)

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 3 Deposited Plan 11217 - CT NL6D/682	B DP 11217	Part Deposited Plan 2463 - herein	
Right of way	Part Deposited Plan 2463 - herein	A DP 11217	Lot 3 Deposited Plan 11217	

The easement created by Transfer 232872.6 is subject to Section 309 (1)(a) Local Government Act 1974

262805.2 Lease of Flat 1 DP 12878 Term 999 years commencing on 18.9.1986 Composite CT NL8A/124 issued - 22.9.1986 (affects fee simple)

262805.3 Lease of Flat 2 DP 12878 Term 999 years commencing on 18.9.1986 Composite CT NL8A/125 issued - 22.9.1986 (affects fee simple)

262805.4 Lease of Flat 3 DP 12878 Term 999 years commencing on 18.9.1986 Composite CT NL8A/126 issued - 22.9.1986 (affects fee simple)

262805.5 Lease of Flat 4 DP 12878 Term 999 years commencing on 18.9.1986 Composite CT NL8A/127 issued - 22.9.1986 (affects fee simple)

363185.5 Mortgage to Trust Bank New Zealand Limited - 14.11.1996 at 9.33 am

380438.1 Gazette Notice declaring SH No. 6 to be a limited access road - 15.9.1998 at 3.45 pm



REGISTER

Land and Seeds
Composite

References
Prior C/T 8A/23
Lease No. 262805.4
Transfer No.
N/C. Order No. 262805.6

COMPOSITE LEASEHOLD & ^{ONE} ~~QUARTER~~ SHARE CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

No. 8A / 126

THIS CERTIFICATE dated the 22nd day of September one thousand nine hundred and eighty-six under the seal of the District Land Registrar of the Land Registration District of NELSON

WITNESSETH that McKEE DEVELOPMENTS LIMITED at Nelson

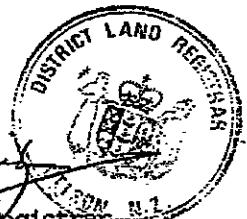
Jones & Associates

is seized of an estate in fee-simple as to an undivided ~~one quarter~~ share (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2061 square metres more or less situated in the City of Nelson being parts of the land on Deposited Plan 2463 and being also part of Section 5 Block H and parts of Section 6 Block H District of Wakatu

AND THIS CERTIFICATE FURTHER WITNESSETH THAT McKEE DEVELOPMENTS LIMITED at Nelson

is seized of an estate of leasehold created by Lease 262805.4 for a term of 999 years ^{commencing} on 18.9.1986 in the Flat delineated on the diagram hereon and shown on Deposited Plan 12878 as Flat 3.

[Signature]
Assistant Land Registrar



Interests Affecting the Fee Simple at Date of Issue

1. Lease	Flat (DP 12878)	Term	Composite CT
262805.2	1	999 years commencing on 18.9.1986	8A/124
262805.3	2	" "	8A/125
262805.4	3	" "	Herein
262805.5	4	" "	8A/127

2. Appurtenant hereto is a right of way over the part Lot 3 DP 11217 (CT 6D/682) marked "B" on DP 11217 created by Transfer 232872.6 (Subject to Section 309(1)(a) Local Government Act 1974).

3. Subject to a right of way over the part herein marked "A" on DP 11217 appurtenant to Lot 3 DP 11217 created by Transfer 232872.6 (Subject to Section 309(1)(a) Local Government Act 1974).

4. 252540.1 Mortgage to ~~Bank of New Zealand~~ ^{DISCHARGED} ~~Bank of New Zealand~~ & Moore Securities Limited 21.8.1985 at 1.32 o'clock.

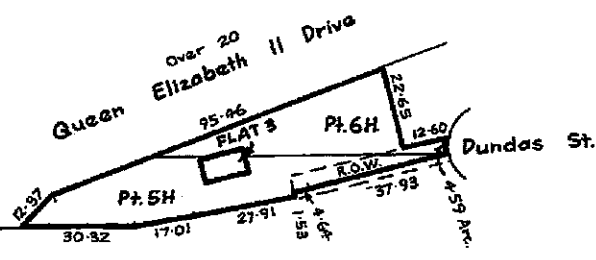
[Signature]
A.L.R.

264029.1 Transfer to Keith Richard Jeffries of Nelson, Retail Manager and Deborah Mae Jeffries his wife - 28.10.1986 at 10.23 o'clock.

[Signature]
A.L.R.

264029.2 Mortgage to Nelson Building Society - 28.10.1986 at 10.23 o'clock.

[Signature]
A.L.R.



Total Area - 2061 m²
Measurements are Metric

No. 8A / 126

DISCHARGED
264029.3 Mortgage to Trust Bank Canterbury
- 28.10.1986 at 10.23 o'clock

[Signature]
A.L.R.

DISCHARGED
264029.4 Mortgage to Housing Corporation
- 28.10.1986 at 10.23 o'clock

[Signature]
A.L.R.

DISCHARGED
291458.1 Mortgage to Finance Limited
- 11.9.1988 at 10.55 o'clock

[Signature]
A.L.R.

DISCHARGED
313021.3 Mortgage to Trust Bank Canterbury
Limited - 5.12.1991 at 10 o'clock

[Signature]
A.L.R.

363185.4 Transfer to Joy Alva Hope of Nelson,
Retired - 14.11.1996 at 9.33 o'clock

[Signature]
A.L.R.

363185.5 Mortgage to Trust Bank New Zealand
Limited - 14.11.1996 at 9.33 o'clock

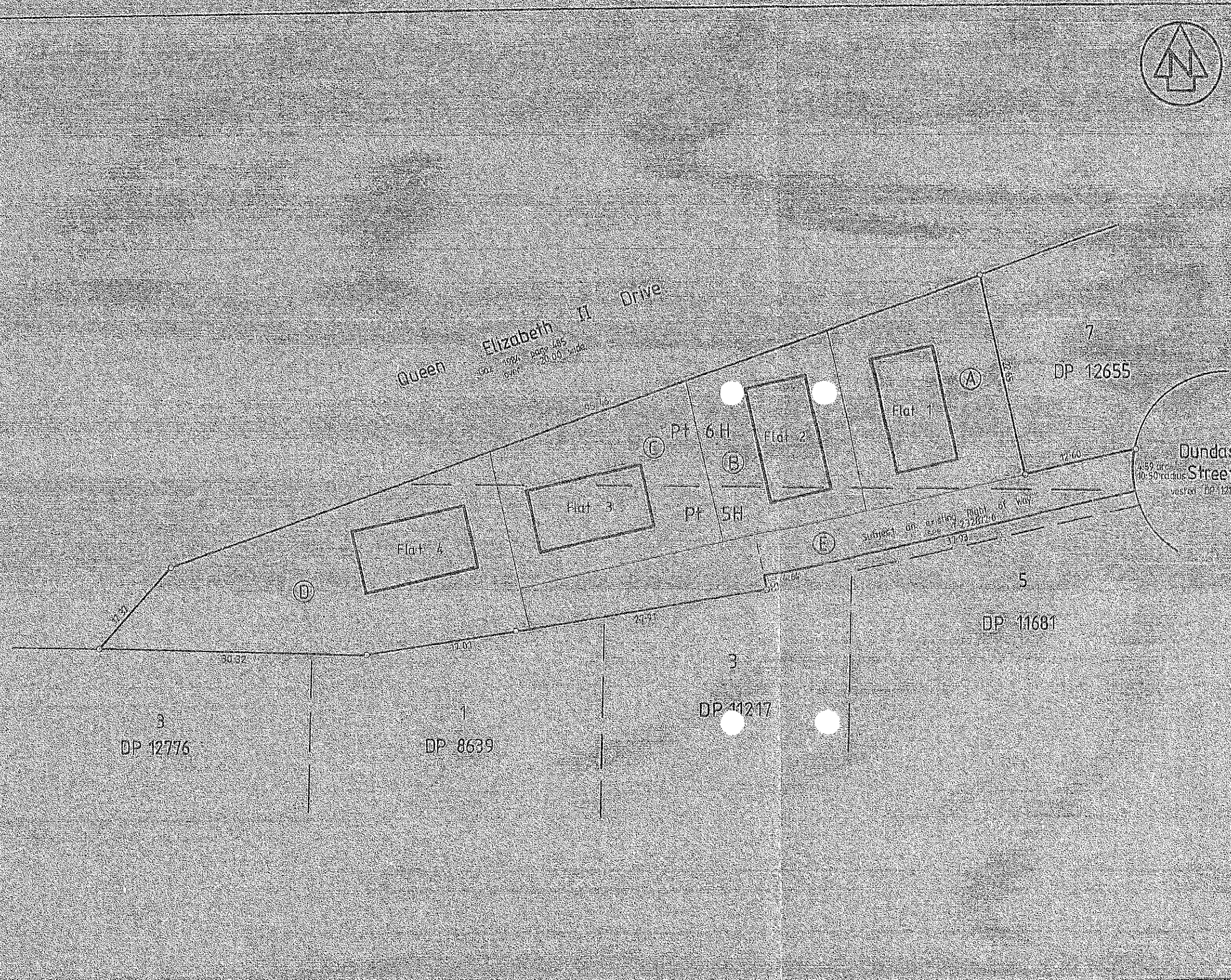
[Signature]
A.L.R.

380438.1 Gazette Notice declaring SH No.6 to
be a limited access road - 15.9.1998 at 3.45

[Signature]
for DLR

Jones & Associates





Approvals: The Common Seal of McKee Developments Limited was affixed hereon in the presence of

Walter
Director

I, Peter Douglas Fagan of Nelson, registered surveyor and holder of an annual practising certificate, hereby certify that the buildings shown hereon are erected in the positions shown and are sited within the boundaries of Pt 5A-2B and the plan is correct.
 Dated this 29th day of August 1986

Peter Douglas Fagan
 Registered Surveyor

Areas marked A,B,C,D,E to be subject to restrictive covenant.

Boundaries of areas to be leased are the centre of internal walls (floors and ceilings) and the external faces of the exterior wall structures and roofs unless shown otherwise.

Pursuant to Section 314 of the Local Government Act 1974, I hereby certify that the construction of the flats hereon commenced on or after 31 April 1979 and a permit for the construction of the buildings has been issued by the Nelson City Council pursuant to its bylaws.
 Dated this 2nd day of September 1986

A. B. C. D. E.
 Authorised Officer
 Nelson City Council

Total Area

Comprised in Pt 5A-2B

I, Peter Douglas Fagan, Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Surveyors Act 1980) hereby certify that this plan has been made from surveys executed by me or under my directions, that said plan and survey are correct and have been made in accordance with the Survey Regulations 1977.

Dated at this day
 of 19..... Signature

Field Book Traverso Book

Reference Plans DP 2463, 8639, 11217, 11681, 12655, 12776
 50, 13302

Examined: Approved Correct

Approved for the purpose of leasing flats only
 15.1.7.1986 *R. C. D. E.*
 Chief Surveyor

Deposited this 17th day of September 1986
 for the purpose of leasing flats only *Peter Douglas Fagan*
 District Land Registrar

File No. 12878

LAND DISTRICT Nelson
 SURVEY BLK & DIST XVI, Moutere
 NZMS 261 SHT 027 RECORD MAP No 09 27 08 23

Flats on Pt Secs 5 & 6 Block H Wakatu District
 (Pt DP 2463)

TERRITORIAL AUTHORITY Nelson City Council
 Surveyed by S. G. & Smith 2127
 Scale 1:300 Date August 1986

Nelson City Council
Written Approval Form
(Person(s) likely to be adversely affected)

Part A – to be completed by applicant

Applicant's Name JOY HOPE

I have applied to the Nelson City Council for a resource consent to: (Describe Activity)

Roof over + close in existing deck.
Section cover will exceed 40%.

The property to which this application relates is: (street address; legal description)

120 Dundas St.

Legal: — DP 12878 7lat3 Pt sec S+K Wakatu District (Pt DP 2463)

Part B – to be completed by person or organisation giving approval

Name of person or organisation giving approval

Full Name Simon Geoffrey Flood

Position if applicable _____

Contact address 5 Dundas St Nelson

daytime telephone 5486789

I am the Owner & Occupier Owner Occupier

Of address 4/12 Dundas St

Legal description Nelson

I hereby acknowledge:

- I have been shown a copy of the above application, and assessment of effects on the environment; and
- I have been shown and have signed a copy of the site plan, or other relevant plan or drawing; and
- I do not oppose the proposed development and give my written approval in terms of the provisions of the Resource Management Act 1991; and
- I authorise the applicant to give this written approval to the Nelson City Council; and
- I understand that in considering the application the Council will not take into account any actual or potential effect on my interest with respect to this proposal.

IT IS NOT APPROPRIATE TO IMPOSE CONDITIONS ON THIS FORM

IF YOU ARE UNCERTAIN – DO NOT SIGN

CONTACT THE PLANNING AND CONSENTS DIVISION (03) 546 0357

Signed [Signature]

Date 24/1/05

Signed _____

Date _____

Signed _____

Date _____

NOTE: All owners of the property must sign

Nelson City Council
Written Approval Form
(Person(s) likely to be adversely affected)

Part A – to be completed by applicant

Applicant's Name JOY HOPE

I have applied to the Nelson City Council for a resource consent to: *(Describe Activity)*

Roof over + close in existing dock
Section over will exceed 40%

The property to which this application relates is: *(street address; legal description)*

12 C DUNDAS ST.
Legal: — Flat 3. Pt Sec 5+6 Wakatu District (Pt DP 2463)
DP12878

Part B – to be completed by person or organisation giving approval

Name of person or organisation giving approval

Full Name John Francis O'Donnell

Position if applicable next door

Contact address 2/12 Dundas Street - Nelson

daytime telephone 5480389

I am the Owner & Occupier Owner Occupier

Of address _____

Legal description _____

I hereby acknowledge:

1. I have been shown a copy of the above application, and assessment of effects on the environment; and
2. I have been shown and have signed a copy of the site plan, or other relevant plan or drawing; and
3. I do not oppose the proposed development and give my written approval in terms of the provisions of the Resource Management Act 1991; and
4. I authorise the applicant to give this written approval to the Nelson City Council; and
5. I understand that in considering the application the Council will not take into account any actual or potential effect on my interest with respect to this proposal.

IT IS NOT APPROPRIATE TO IMPOSE CONDITIONS ON THIS FORM

IF YOU ARE UNCERTAIN – DO NOT SIGN
CONTACT THE PLANNING AND CONSENTS DIVISION (03) 546 0357

Signed _____

Date _____

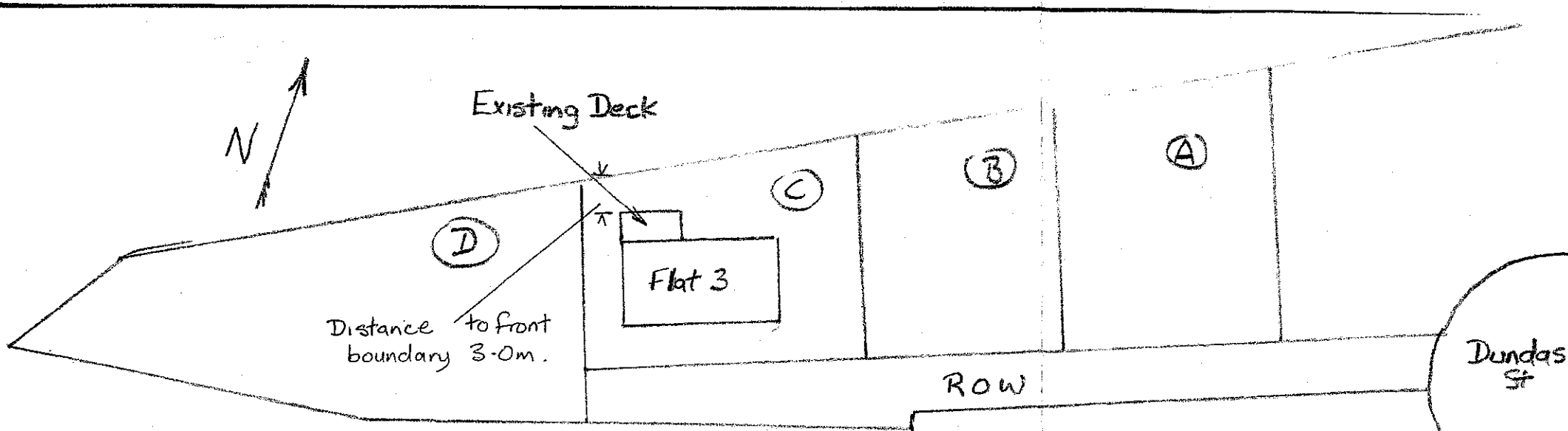
Signed _____

Date _____

Signed _____

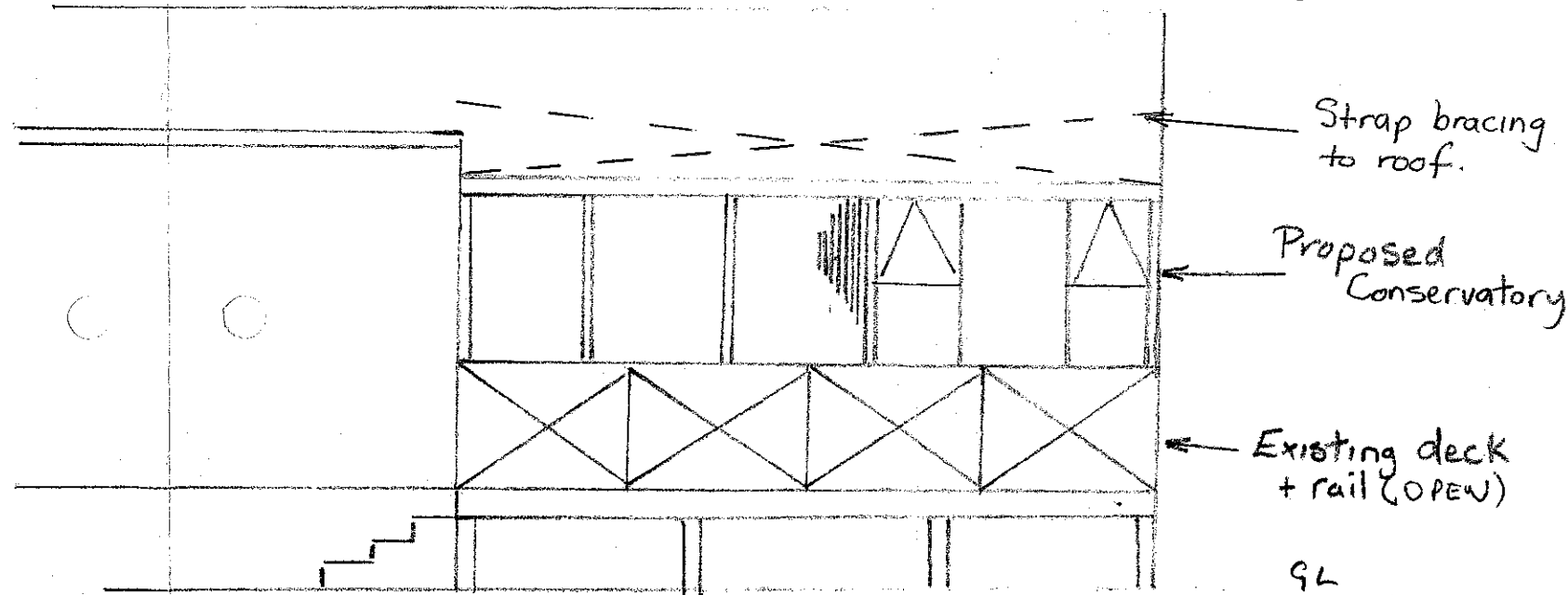
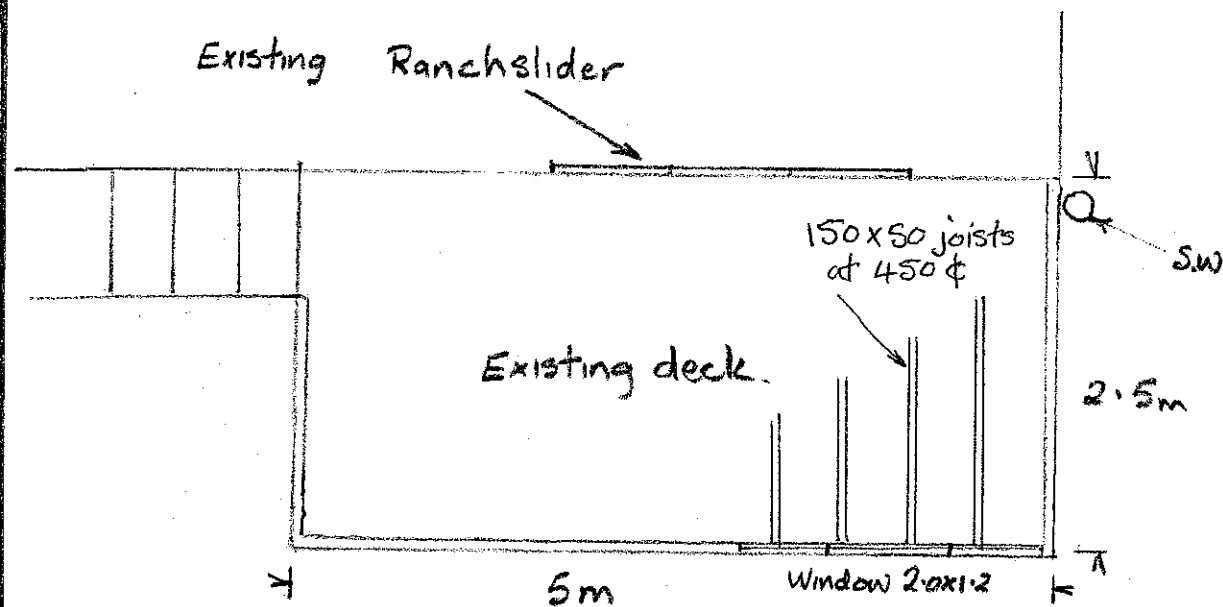
Date _____

NOTE: All owners of the property must sign



Legal. Flat 3, Pt Sec 5+6 Wakatu District
(Pt DP 2463)

- H3. 100x50 framing
- H3. 125x50 rafters at 900¢
- Corrugated Iron roof to match existing on 75x50 purlins
- Novalite cladding
- Storm water to existing.
- Window lintel 150x100
- Site coverage increased to 45.4%



North Elevation

Scale 1:50

Proposed conservatory for J. Hope,
12C Dundas St.

BUILDING CONSENT
041341
NCC

Nelson City Council
General Property Information

Property

Valuation No.	1979065110C: (GIS)
Location	3 - 12 Dundas St, Nelson
Legal Description	FLAT 3 DP 12878 HAVING 1/4 INTEREST IN 1 061 SQ METRES BEING PT DP 2463
Owner	Hope Joy Alva :
Owner Address	3 - 12 Dundas St : Nelson : :
Area (hectares)	0.0000

Rates

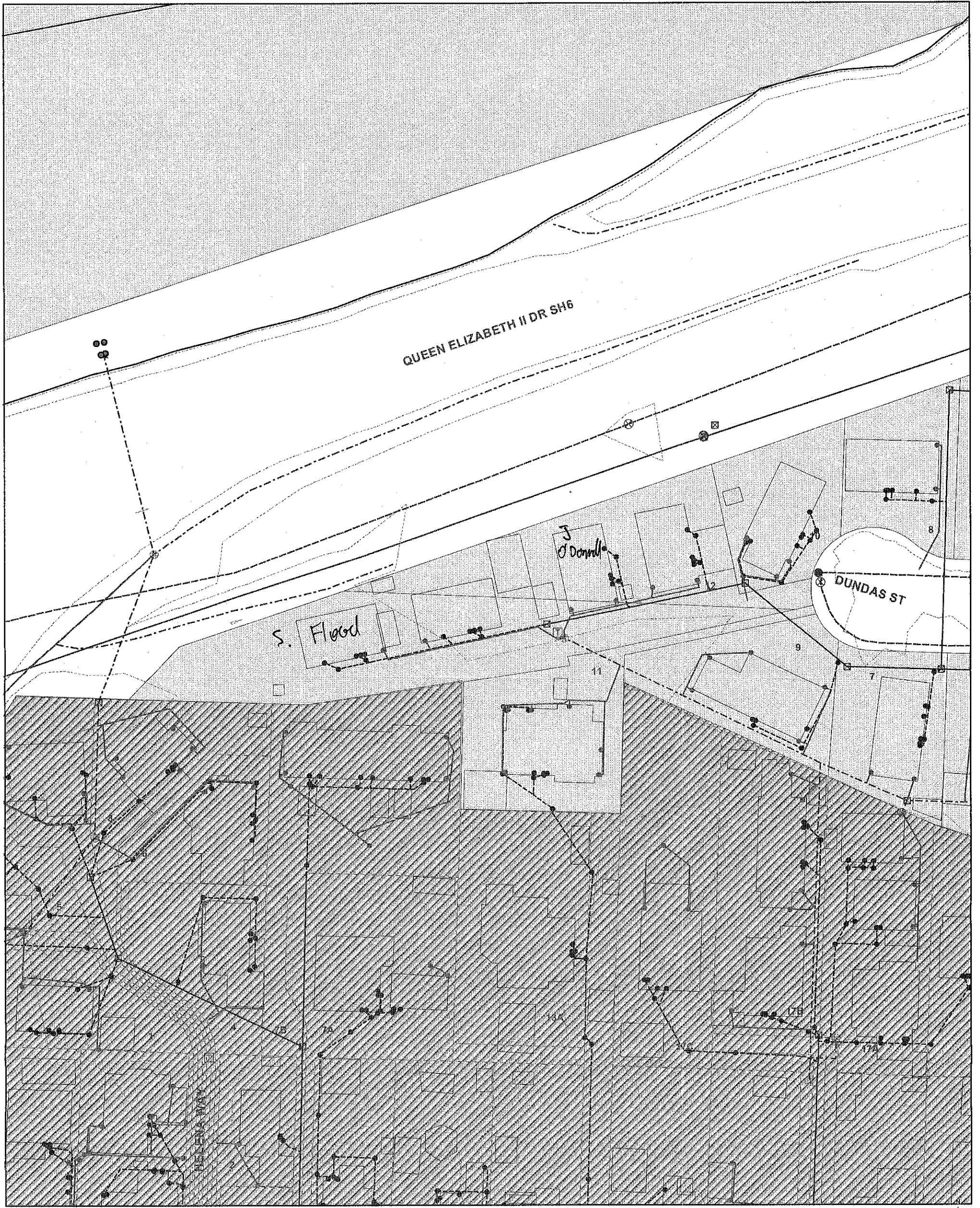
Government Valuation	
Land	\$ 94,000
Improvements	\$ 121,000
Capital Value	\$ 215,000
Current Rates Year 2004 to 2005	

Planning/Resource Management	
14/07/87	TOWN PLANNING PERMIT ERECT GARAGE : REFUSED - BUT APPROVED ALTERNATIVE DISPENSATION: PLANNING SEPARATION FROM ACCESSORY BUILDING TO HOUSE UNIT - BYLAW SEPARATION TO ANOTHER ACCESSORY BUILDING
30/05/86	TOWN PLANNING PERMIT DEV306 ERECT FOUR APARTMENT HOUSES : APPROVED S/C DEVELOPMENT APPLICATION NO.306 R.F.CONTRIBUTION & ENGINEERING CONDITIONS (Found on related property: 1979065110A)
	RESOURCE CONSENT 055036 : Close in verandah with non-complying site coverage (45.4%) : FORMALLY RECEIVED 25/01/05
Building	
6/08/87	BUILDING PERMIT E066440 ERECT GARAGE : APPROVED F/INSPECTION DATE: 21/3/88
30/06/86	BUILDING PERMIT D072035 ERECT FOUR APARTMENT HOUSES : APPROVED F/INSPECTION DATE: 12/11/86 (Found on related property: 1979065110A)
	BUILDING CONSENT 041341 : Enclose existing deck to create conservatory : CONSENT TO AMEND. DRAWER 21/12/04
Licences	
No information located	
Sewer & Drainage	
No information located	
Land and Building Classifications	

No information located
Transport
No information located
Special Land Features
No information located
Swimming Pools
No information located
Other
No information located
** End of enquiry **

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Designed by: NCSWebTeam





Scale: 1:600



- | | | | | | | | |
|-----------------|------------|-----------------|------------|----------------|-------------------------|-----------------------|-------------------|
| --- Water lines | ☒ Manhole | --- Storm lines | ▲ Outfall | — Sewer lines | ▲ Outfall | — Aband Waterlines | — Buildings |
| ◆ Dam | ☒ Pump Stn | ☒ Access Point | ☒ Pump Stn | ▲ Overflow | — Aband Stormlines | — Contours | — Parcel Outlines |
| ● Hydrant | ◻ Reducer | ▲ Intake | ◻ Reducer | ☒ Access Point | — Aband Sewerlines | — Drainage Stormlines | |
| ⊙ Meter | ○ Tank | ☒ Manhole | ⊙ Sump | ⊙ Meter | --- Drainage Sewerlines | --- Private Pipelines | |
| | ⊙ Toby | ⊙ Valve | ⊙ Unknown | ☒ Manhole | | | |
| | | | ⊙ Valve | | | | |

The map is approximate 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, its employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of any use of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the the information represented by the GIS data.
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Scale: 1:600



--- Water lines	☒ Manhole	--- Storm lines	▲ Outfall	— Sewer lines	▲ Outfall	--- Aband Waterlines	— Buildings
◆ Dam	☐ Pump Stn	☐ Access Point	▲ Pump Stn	▲ Overflow	--- Aband Stormlines	--- Contours	--- Parcel Outlines
● Hydrant	○ Tank	▲ Inlake	☐ Reducer	☐ Access Point	--- Aband Sewerlines	--- Drainage Stormlines	
⊕ Meter	⊓ Toby	☒ Manhole	⊕ Sump	⊕ Meter	--- Drainage Sewerlines	--- Private Pipelines	
	⊗ Valve		⊕ Unknown	☒ Manhole	○ Tank		
			⊗ Valve	⊗ Valve	⊗ Valve		

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DATE:

CONDITION No: 2

STREET ADDRESS:

LEGAL DESCRIPTION:

PROPERTY OWNER
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:
(Abbreviated)

CONDITION:

This site has had uncertified filling placed on it. The plans accompanying all applications for Building Consents shall be signed by a Chartered Professional Engineer, stating that in his opinion the proposed excavations, foundations and drainage measures are satisfactory.

Date Entered: -----

DATE:

CONDITION No: 8

STREET ADDRESS:

LEGAL DESCRIPTION:

PROPERTY OWNER
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:
(Abbreviated)

CONDITION:

These lots are suitable for the erection of Town Houses only, in accordance with Section 92.75 (v) of the District Scheme (3rd review). Check with Planning & Regulation Staff for details.

Date Entered:

DATE: 10-Mar-97 CONDITION No: 813

STREET ADDRESS: Various

LEGAL DESCRIPTION:

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY: S Overend Engineering Checking
Officer: P Dougherty Services Engineer

REASON FOR CONDITION:
(Abbreviated) Stormwater System Serving This Area
Is Inadequate.

CONDITION:

A stormwater contribution of \$38,848/ha (GST include) will be recoverable by the Council upon approval of a subdivision consent or building consent or upon any further development of the site. The stormwater contribution shall be increased each quarter by the same percentage increase as in the all groups Consumer Price Index or by an equivalent recognised method. The first increase shall be based on the Index as at March 1997. Landowners will be responsible for all additional costs incurred in making a connection to the system.

Until the upgraded stormwater system is in place continuing development could contribute to flooding problems in the catchment.

Temporary soakage systems may be required in addition to the standard pipe systems to reduce peak discharge flow rates.

Amended 25/03/98

Date Entered: 29-Apr-97