

Land Information Memorandum



LIM Summary

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

Applicant Details

Prepared for	Email
Dunstan Family Trustee (No.2) Ltd & Dunstan Independent Trustee Ltd -	maree@chaneys.co.nz

LIM Details

LIM number	Valuation Number	Certificate of Title	Requested on	Issued on
L260028	1961033505	816090	15/01/2026	21/01/2026

Contents

This Land Information Memorandum contains the following information:

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

Notes

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

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

1. Property Information

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

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

Property Information

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Property Location

Valuation	Legal Description	Address	Suburb	Area (ha)
1961033505	LOT 1 DP 519464	15 Highfield Grove	Richmond	0.0948

Rates Information

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

Annual Rates	Current Instalment	Balance Owing	Arrears
\$4777.21	\$1194.31	\$1194.31	\$0.00

Rates Breakdown

The Annual Rates above are broken down as follows:

Description	Rate	Units	Amount
General Rate	0.2141c/\$CV	820,000	\$1,755.62
Uniform Annual General Charge	\$413.00/Pty	1	\$413.00
Wastewater - 1st Pan	\$1007.50/pan	1	\$1,007.50
WaimeaComDam-Env&ComBen-Distri	\$81.80/Pty	1	\$81.80
WaimeaComDam-Enviro&ComBen-ZOB	0.0074c/\$CV	820,000	\$60.68
Refuse/Recycling Rate	\$133.69/Pty	1	\$133.69
Shared Facilities Rate	\$73.55/Pty	1	\$73.55
Mapua Rehabilitation Rate	\$4.35/Pty	1	\$4.35
Museums Facilities Rate	\$70.02/Pty	1	\$70.02
District Facilities Rate	\$138.68/Pty	1	\$138.68
Urban Wat.Supply- Serv Chge	\$542.60/meter	1	\$542.60
Regional River Works - Area Z	0.0152c/\$LV	510,000	\$77.52
Stormwater UDA	0.0510c/\$CV	820,000	\$418.20

Warm Tasman Rate

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

Rating Valuation

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

Capital Value	Land Value	Improvements	Valuation Date
\$820,000.00	\$510,000.00	\$310,000.00	01/09/2023

New Rating Valuation

Property Information

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

New Capital Value	New Land Value	New Improvements Value	New Valuation Date
\$820,000.00	\$510,000.00	\$310,000.00	01/09/2023

Water Meter Information

Reticulated water: Water usage is charged in addition to rates payable. Before any new owner takes possession of a property, a special meter reading can be requested to confirm the water charges payable.

Water ID	Meter Reader Note	Meter Id	Read Date	Year to date	Last year units
W46116		17MC232271	29/09/2025	101	209

Services

This property is serviced under the following water, sewerage, and stormwater schemes.

Scheme or Supply	Service Provided
Stormwater UDA	Stormwater
Tasman Waste Water	Wastewater
Urban Water Supply	Water Supply

Wheelie Bins

No wheelie bin has been issued to this property.

Services Notes

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

Notes

The property is connected to reticulated water, wastewater and stormwater. Stormwater connection can only accept the current land use zoning and impervious site coverage as per the zone rules in the TRMP. Stormwater detention may be required as per section 5.4.13 of the NTLDM 2020.

Protected Trees

No protected trees have been found for this property.

Heritage Buildings

There are no heritage buildings on this property.

Property Information

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Planning Zones

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

Zone	Zone Description
Residential	The Residential Zone primarily provides for residential dwellings. Small-scale home businesses, community activities and facilities may also be appropriate where they are compatible with the residential environment

Consents

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Building Consents

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

Application Date	BC Number	Proposal	Status	CCC Issue Date
23/11/2010	101369	Relocate dwelling, construct additional carport and remove existing cowshed	Code Compliance Certificate Issued	17/07/2012

Compliance Schedule

No Compliance Schedule records are available for this property.

Building Permits

No historical building permits have been found for this property.

Building Notes

No additional building notes have been found for this property.

Swimming Pools

No Swimming Pool records have been found for this property.

Resource Consents

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

Application Date	RC Number	Proposal	Status	Decision	Decision Date
13/04/2011	100822V1	Vary consent to slightly alter the location of the house	Consent Effective	Granted under Delegated Authority	09/05/2011
23/11/2010	100822	Relocate a dwelling in a rural residential area that does not comply with boundary setbacks	Consent Effective	Granted under Delegated Authority	18/01/2011

Planning Permits

No historical planning permits have been found for this property.

Planning Notes

Consents

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TASMAN RESOURCE

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

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

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

Notes

Tasman Resource Management Plan planning maps identify the property is within the Residential Zone, Land Disturbance Area 1 and Richmond East Development Area. Further information on these Zones and Areas can be found in the Section 2 Maps; Section 4 Glossary and/or on the Tasman Resource Management Plan pages on the Tasman District Council website at www.tasman.govt.nz/link/trmp.

Compliance Notes

No notes regarding compliance with permits or consent conditions have been recorded against this property.

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Environmental Health and Licences

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

Licensing Notes

No notes regarding licences have been recorded against this property.

Air Shed

This property sits within a controlled Air Shed.

Air Shed	Air Shed Regulations
Richmond Air Shed	After a house in Richmond changes ownership, an existing non-compliant wood burner cannot be used. It may be replaced with either a clean heat system or an approved clean air wood burner. New houses, or existing houses without an existing wood burner or open fire, can only install clean heat systems - no wood burners at all.

Hazardous Activities and Industries List (HAIL)

No verified HAIL site has been found for this property. However, if the site or any adjacent site has been used for industrial, horticultural or agricultural purposes, we suggest you make further enquiries.

Potential Lead Paint Contamination of Dwellings, Buildings & Land

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

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

Wetlands

Council holds no records of a wetland being on this property. However please note that the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 creates conditions relating to works carried out around natural inland wetlands regardless of whether they have been mapped by Council or not.

Pest Inspection History

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

X Location	Y Location	Pest	Date	Status at time of inspection
1617246.4297	5423028.2121	Taiwan Cherry	26/08/2021	New

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1617246.4297	5423028.2121	Taiwan Cherry	28/07/2022	Monitoring
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Biodiversity Reports

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

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

Hazard Notes

These notes include hazard information relevant to this LIM.

Hazards Type	Notes
Coastal Hazards	Council has no records of this property being affected by coastal hazards.
Rivers and Rainfall Flooding	Council has no records of this property being affected by flood hazards.
Slope Instability	Some detail of the site's geotechnical setting is contained in the attached report titled "Geotechnical Building Site Assessment, Proposed Subdivision of 6 Dunstan Grove, Richmond" and dated 13 May 2009, prepared by Terra Firma Engineering Ltd for Torlesse Trustees Ltd in support of subdivision resource consent RM090178.
Seismic Hazards	Council has no records of this property being affected by seismic hazards.

Building Act 2004

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

Tasman Resource Management Plan

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

2. Maps

Several maps are included in your LIM:

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

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



— State Highway Roads
— Road Boundaries

Valuation Boundaries
 Parcel



Aerial Photo Map

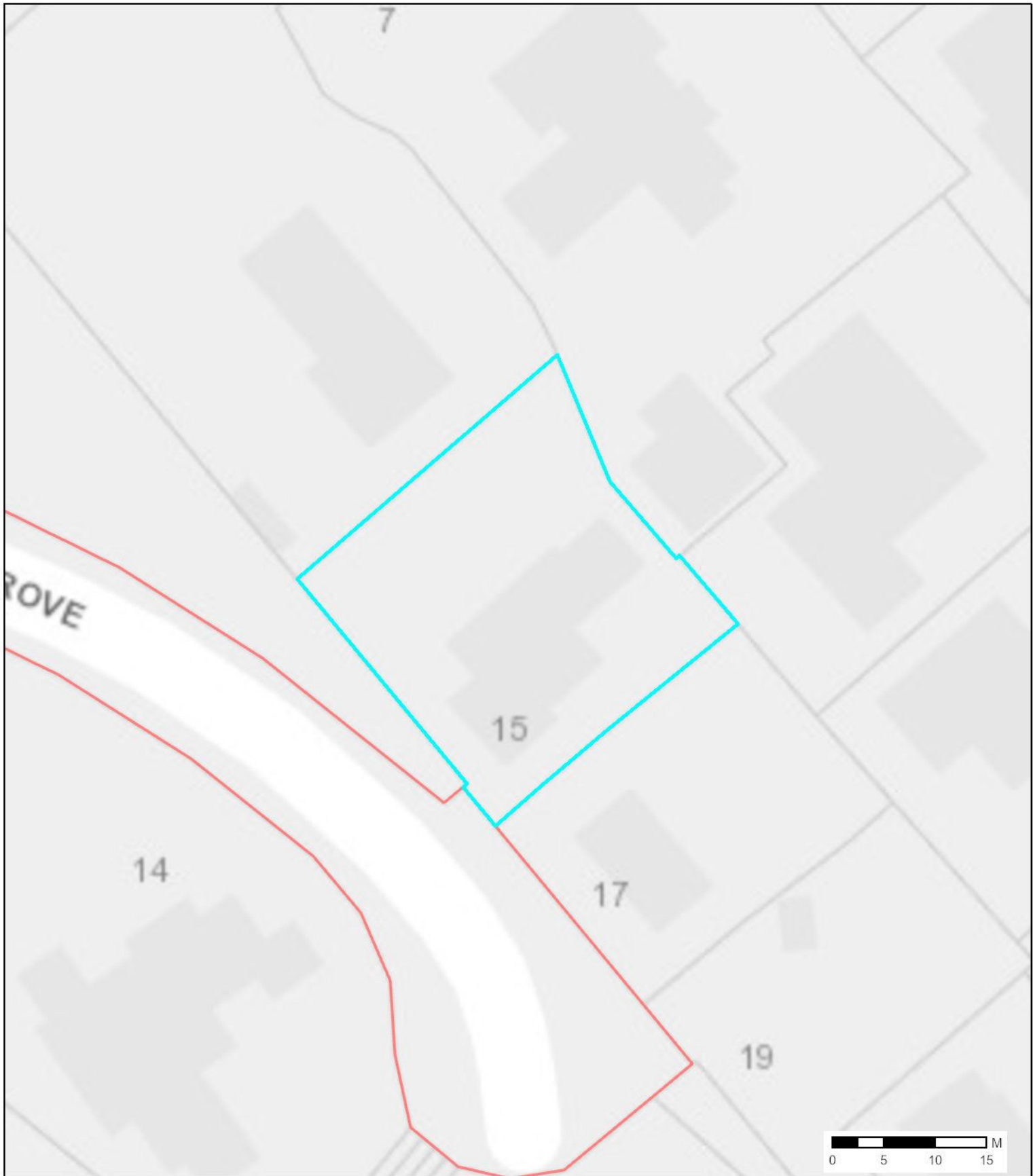
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Scale: 1:500
Wednesday, 21 January 2026

Original Sheet Size 210x297mm



- Bores
- Road Boundaries
- Parcel
- State Highway Roads
- Valuation Boundaries



Bores Map

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



Pipe Network Map

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Pipe Network Map



Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

January 16, 2026

- LIMSSummaryApplicantDetails
- Address
- ValuationBoundaries
- Water Points
- H WS-Hydrant
- N WS-Node
- M WS-Metered Water Connection
- V WS-Valve

- Water Pipes
- Waters
- Wastewater Points
- C WW-Cleaning eye
- I WW-Inspection point
- M WW-Manhole
- Wastewater Pipes - All (Search-Labels-Popup)
- Wastewater Pipes - Operational
- Gravity, WW-Wastewater Pipe



1:564 @A4

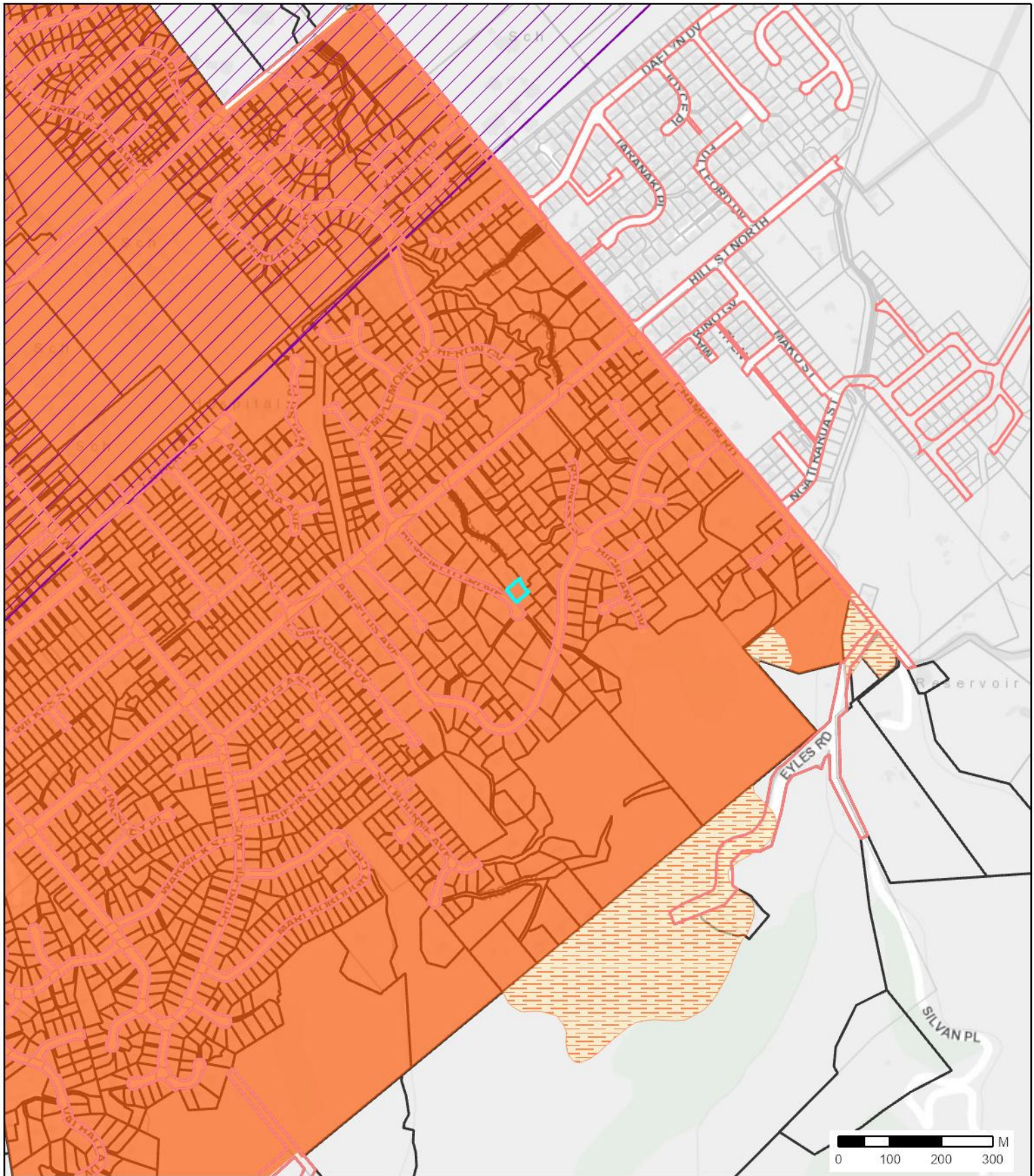
0 0.01 0.01 0.03 km

Cadastre sourced from Land Information New Zealand data. Crown copyright reserved. Contact Tasman District Council regarding Copyright on Aerial Photography.

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Te Kaunihera o
te tai o Aorere



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



Fire Ban Areas Map

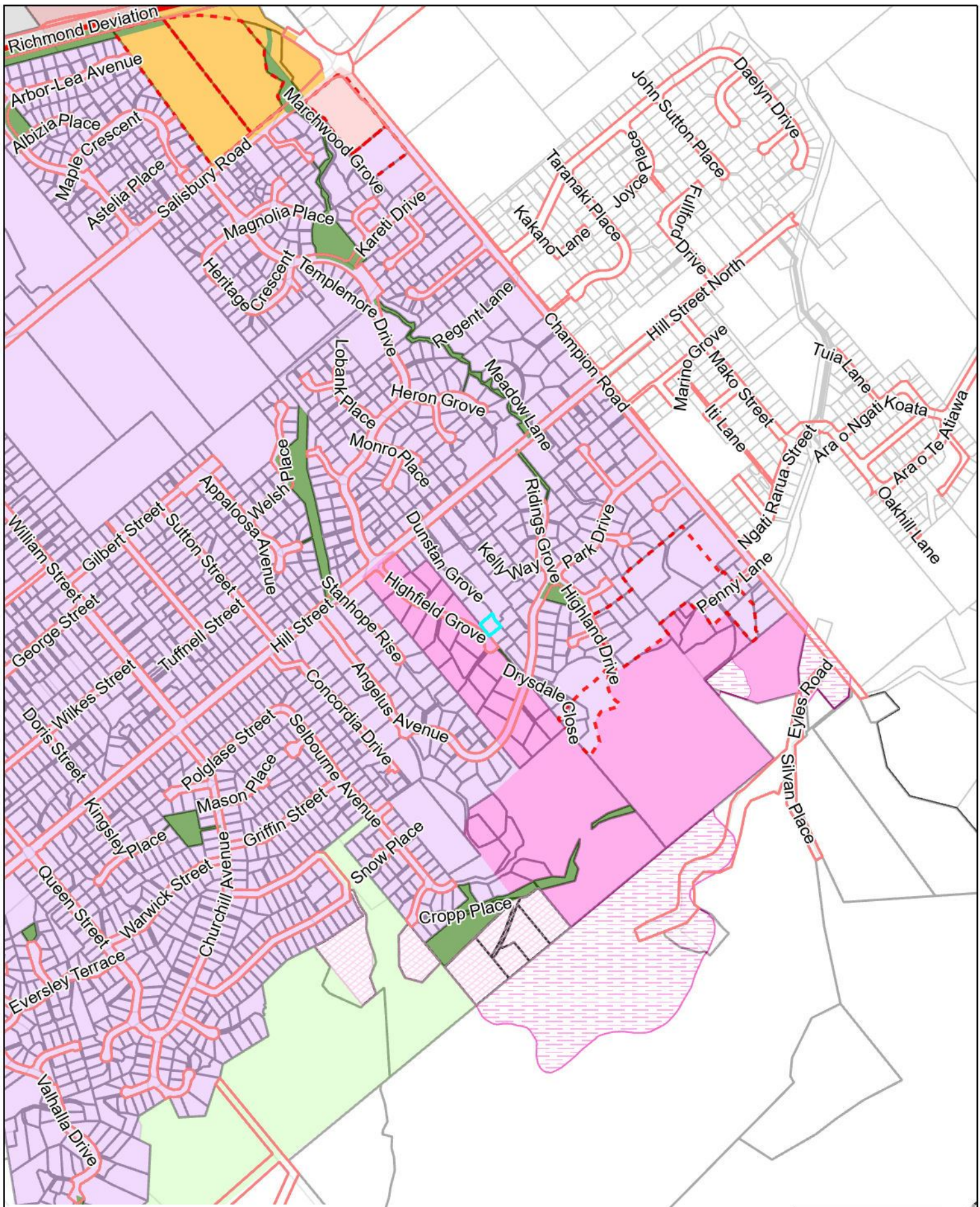
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The legend for this map is included on a separate page.



TRMP Zones Map

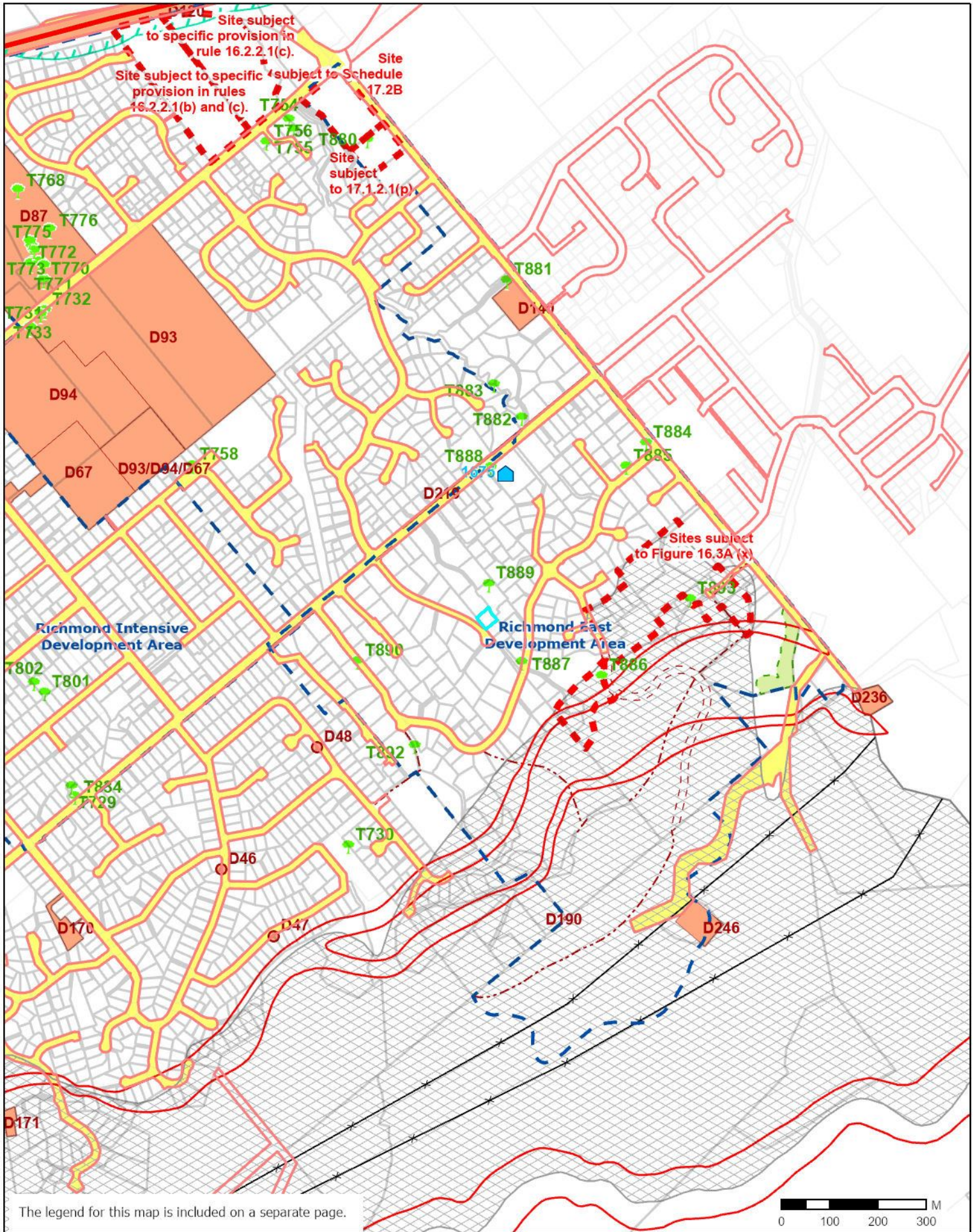
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The legend for this map is included on a separate page.



TRMP Areas Map

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ZONE MAPS

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

AREA MAPS

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

3. Additional Information

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

- **Civil Defence/Emergency Management**

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

www.nelsontasmancivildefence.co.nz.

4. Glossary

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

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

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

5. Plans & Consent Information

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

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

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

9 May 2011

Imperial Management Trust
C/- North West Design
PO Box 3710
Richmond 7050

Dear Sir/Madam

DECISION ON APPLICATION TO CHANGE CONDITIONS FOR RESOURCE CONSENT NO. RM100822 – RELOCATED DWELLING WITH NON-COMPLYING SETBACKS – 15 HIGHFIELD GROVE, RICHMOND

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

Section 357A of the Act provides you with the right to lodge an objection with the Council in respect of this decision and/or any associated conditions. Any such objection must be made in writing setting out the reasons for the objection and must be lodged with the Council, together with a fixed fee of \$175.00 (GST inclusive), within 15 working days of receiving this letter.

At this stage the Council has not calculated the final costs of processing your application. Should the final costs exceed the deposit already paid, then as previously advised, you will be invoiced separately for these costs. Should the final costs be less than the deposit already paid, then you will receive a refund. Where the costs are equal to the deposit already paid, no further action is required. You will receive a letter shortly regarding the final costs of processing your application.

The changes to your consent take effect immediately unless you lodge an objection to this decision.

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

Yours faithfully

Wayne Horner
Consent Planner, Subdivision

DECISION ON APPLICATION TO CHANGE CONSENT CONDITIONS

Resource Consent Being Changed: RM100822
New Resource Consent Number: RM100822V1
Consent Holder: Imperial Management Trust

Pursuant to Section 127 of the Resource Management Act 1991 (“the Act”), the Tasman District Council (“the Council”) hereby grants changes to the conditions imposed on Resource Consent RM100822. The changes are as follows:

Advice Note: Only those consent conditions which are changed are presented below and the changes are shown either as underlined for additions or ~~striketrough~~ for deletions. For the purposes of clarity, a complete amended set of conditions for the consent is attached at the end of this decision. The revised set of conditions is hereinafter referred to as Resource Consent RM100822V1.

REASONS FOR THE DECISION

Background to the Application, Conditions Requested to be Changed and Reasons

An application has been made pursuant to Section 127 of the Resource Management Act (“the Act”) to change Condition 1 of Resource Consent RM100822, which authorises a reduced setback from the Highfield Road boundary and the relocation of a dwelling.

The title for 11 Highfield Grove extends between the dwelling on 15 Highfield Grove and the Highfield Road reserve boundary. As this is a narrow strip of land no building could be constructed without specific resource consent approval. The applicable setbacks for the majority of the dwelling on 15 Highfield Grove are the 5.0 metre side boundary setbacks due to this narrow strip of 11 Highfield Grove. There is a veranda along the front of the dwelling which is more than 1.0 metre deep and the building is therefore considered to be 4.7 metres from the front boundary facing Highfield Grove.

There is a narrow 400 mm wide strip of the building that does not comply with the 10.0 metre road setback requirement.

While Council has notified a plan change which may result in reduced setbacks being permitted, this proposed plan change has no legal effect as Council has not made any decisions on the submissions relating to this proposed plan change. Therefore, the Rural Residential Zone setbacks apply.

General

- 1 The development of the site shall be undertaken in accordance with the application and with the attached plans prepared by Northwest Design titled *Proposed Relocated 3 Bedroom Home with Carport at 15 Highfield Grove, Richmond for Imperial Management Trust*, dated October 2010, Sheet Nos. 01.C, 04, 06 and 07 and attached to this consent as Plans A, B, C and D. Where there is any apparent conflict between the information provided with the application and any condition of this consent, the conditions shall prevail.

Principal Issues (Actual and Potential Effects on the Environment)

The principal issue associated with the application to change the conditions of consent involve the actual and potential effects on the environment associated with the change. I consider that the adverse visual effects on the environment as a result of the changes will less than minor for the following reasons:

- (a) the applicable setbacks for the majority of the dwelling on 15 Highfield Grove are the 5.0 metre side boundary setback due to this narrow strip of 9 Highfield Grove. There is a veranda along the front of the dwelling which is more than 1.0 metre deep and the building is therefore considered to be 4.7 metres from the front boundary, which is 300 mm less than the permitted activity standard of 5.0 metres;
- (b) there is a narrow 400 mm wide strip of the building that does not comply with the 10.0 metre road setback requirement.

Relevant Statutory Provisions

Section 127(3)(a) of the Act states that any application to change consent conditions is deemed to be a discretionary activity.

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

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

How the activity relates to the objectives and policies contained within the TRPS and TRMP were covered in the original decision. It is considered that the changes being sought by the Consent Holder do not change these considerations.

Part II Matters

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

Notification and Affected Parties

The Council's Resource Consents Manager has, under the authority delegated to him, decided pursuant to Section 95 of the Act that the application did not require public or limited notification.

The change granted by this consent will not adversely affect any other parties and no written approvals have been required for RM100822V1.

Duration of the Consent

No change can be made to the duration of consent under Section 127 of the Act.

This change to conditions of consent is granted on 9 May 2011 under delegated authority from the Tasman District Council by:

Wayne Horner
Consent Planner, Subdivision

FULL SET OF AMENDED CONSENT CONDITIONS FOR RM100822V1

Resource consent number: RM100822V1

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

Imperial Management Trust & Torlesse Trustees Limited

(hereafter referred to as "the Consent Holder")

Activity authorised by this consent: To relocate a dwelling with non-complying setbacks at 15 Highfield Grove, Richmond.

Location details:

Address of property:	15 Highfield Grove, Richmond
Legal description:	Lot 29 DP 303808 and Lot 2 DP 419316
Certificate of title:	541436
Valuation number:	1961033503

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

CONDITIONS

General

- 1 The development of the site shall be undertaken in accordance with the application and with the attached plans prepared by Northwest Design titled *Proposed Relocated 3 Bedroom Home with Carport at 15 Highfield Grove, Richmond for Imperial Management Trust*, dated October 2010, Sheet Nos. 01.C, 04, 06 and 07 and attached to this consent as Plans A, B, C and D. Where there is any apparent conflict between the information provided with the application and any condition of this consent, the conditions shall prevail.

Reinstatement

- 2 Within 6 months of the issue of building consent any damage to the exterior of the relocated dwelling that occurs during transit and relocation within the property shall be rectified. A written statement from a suitably qualified and experienced person shall be provided to the Council's Co-ordinator Compliance Monitoring that all works required by the abovementioned report and any in-transit damage have been completed.

Refundable Bond

- 3 The Consent Holder shall pay a cash bond of \$2,000 prior to issue of the building consent for the relocated dwelling. The bond shall be refundable when all remedial works required in Condition 2 of this consent have been completed.

Advice Notes:

- 1 An invoice for this amount is attached.
- 2 While the refundable bond has been discussed with a Council Building Inspector, it does not equate to the full cost of reinstatement of this dwelling but would enable

some reinstatement so that damage did not create an adverse visual impact on the amenities of the neighbourhood.

Setbacks

- 4 The new building shall not encroach on the setback from the road boundary more than that shown on the attached Plans A, C and D.

Crossing

- 5 A new crossing permit application shall be made to Council's Engineering Department prior to the construction of the new crossing on Highfield Grove with the construction works limited to the applicant's title and Council road reserve only. The crossing shall be constructed in accordance with the standards of the crossing permit.

Services

- 6 The relocated dwelling shall be connected to Council's wastewater and stormwater services in Highfield Grove.

ADVICE NOTES

Regulations

- 1 This is not a building consent and the Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts.

Other Tasman Resource Management Plan Provisions

- 2 This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent must either: 1) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.

Consent Holder

- 3 This consent is granted to the abovementioned Consent Holder but Section 134 of the Act states that such land use consents "attach to the land" and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to "Consent Holder" in the conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent, as there may be conditions that are required to be complied with on an ongoing basis.

Development Contributions

- 4 The Consent Holder is liable to pay a development contribution in accordance with the Development Contributions Policy found in the Long Term Council Community Plan (LTCCP). The amount to be paid will be in accordance with the requirements that are current at the time the relevant development contribution is paid.

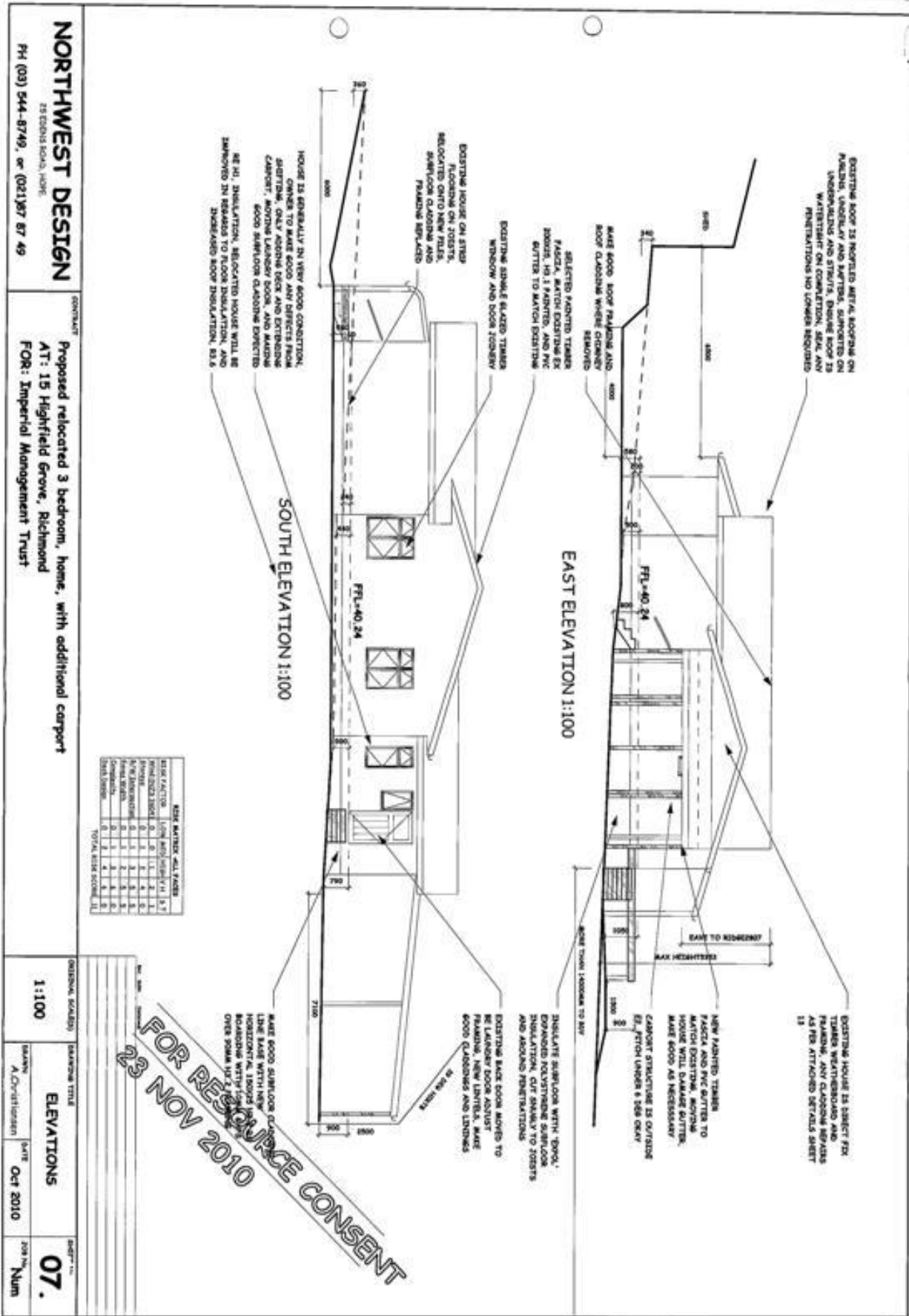
Council will not issue a Code Compliance Certificate until all development contributions have been paid in accordance with Council's Development Contributions Policy under the Local Government Act 2002.

Interests Registered on Property Title

- 5 The Consent Holder should note that this resource consent does not override any registered interest on the property title.

Monitoring

- 6 Monitoring of this resource consent will be undertaken by the Council as provided for by Section 35 of the Act and a one-off fee has already been charged for this monitoring. Should the monitoring costs exceed this fee, the Council reserves the right to recover these additional costs from the Consent Holder. Costs can be minimised by consistently complying with conditions, thereby reducing the necessity and/or frequency of Council staff visits.



Our Ref.: 09011
13 May, 2009

Torlesse Trustees Ltd.
C/- Pitt & Moore
PO Box 42
Nelson 7040

Attention: Neil Allen

Dear Neil

**Geotechnical Building Site Assessment,
Proposed Subdivision of 6 Dunstan Grove, Richmond.**

Introduction

This report presents the results of a geotechnical assessment undertaken on a residential lot at 6 Dunstan Grove, Richmond (described as Lot 1 DP 343672) for a proposed subdivision and new building site. Authority to proceed with the assessment was provided in writing by Neil Allen on behalf of Torlesse Trustees Ltd on 5 May 2009. Scope of work and conditions of engagement are provided in our proposal ref. 09011 dated 5 May 2009.

The proposal is to subdivide the property to form two new residential lots. Lot 1 is to contain the existing dwelling at No.6 Dunstan Grove, and the new building site on proposed Lot 2 will be created on what is currently the rear yard of that property. This area is occupied by two existing agricultural sheds that pre-date the subdivision of this area. This report relates solely to the suitability of a residential building site on proposed Lot 2.

The general arrangement of the site is shown on attached Figure 09011-01. Tasman District Council resource consent RM090178 refers. This report provides the certification required pursuant to Condition 7 of that consent.

Geotechnical Assessment

The current geotechnical assessment comprised:

- review of published data on the site and surrounding area;
- site inspection to assess the extent of the new lot;
- assessment of the state of existing infrastructure on the property;
- excavation and logging of two test pits on the lot;
- assessment of soil strength characteristics;
- assessment of the apparent extent of uncertified fill existing on the property;
- assessment of the impact of development on overall slope stability;
- Scala penetrometer testing within the proposed building area;
- production of this letter report.

Subsurface investigations were undertaken as part of the assessment process on 11 May 2009. We used a sub-contract 8 tonne excavator to excavate two test pits on the property. The pits

PO Box 48, Mapua 7048, Nelson, New Zealand
Tel: 03 540 3715 Fax: 03 540 3716 Mobile: 027 278 9505
nelson@tfel.co.nz www.tfel.co.nz



varied in depth between 1.5 m and 0.9 m. We accessed the site via the leg-in strip from Park Drive, and the holes were loosely backfilled prior to the departure of the excavator.

Site Assessment

Surface Characteristics

The proposed building site is situated on the top of a gently plunging ridge, and is elevated above the developed land to the north and east. An existing levelled platform has been excavated on the southern end of the property, and fill from these excavations has been placed loosely in the eastern corner of the site. The western side of the levelled platform is bounded by an unretained cut up to 1.1 m high. Cuts close to the boundary on neighbouring properties are retained by timber pole walls on Lots 46, 60 and 61 DP 343672 and are unretained on Lot 62 DP 343672.

The two buildings on the site comprise timber framed farm sheds that pre-date the subdivision of this part of Richmond. A concrete hardstanding and stockyard occupies the area between the two sheds. Neither building appears to be significantly affected by any settlement or deformation as a result of land instability. Some of the concrete paving work has deteriorated but this is interpreted as being symptomatic of its construction rather than an indicator of underlying instability.

We did not observe any evidence of deep-seated slope instability on the site. The general landform is a convex slope and stormwater drainage overland does not appear to have caused problems to date. There was little evidence of widespread surface water ponding on the property.

Sub-Surface Characteristics

The underlying geology of the area is mapped (DSIR 1979 '*Geology of Nelson Urban Area*') as clay bound gravel containing weathered, well rounded dominantly greywacke pebbles, cobbles and scattered boulders of the Moutere Gravel Formation. Site geology as exposed in the two test pits and on cuts on this and adjacent sites consisted of SILTY CLAY and CLAY with minor cobbles and highly weathered coarse gravel consistent with the published mapping and our experience of the Moutere Gravel Formation in this locality.

Two test pits (TP1 & TP2) were excavated on the property, in the positions shown on attached Figure 09011-01. The main purpose of the pits was to check for the presence of loose uncertified fill material along the north-eastern boundary, as the present landform is indicative of the presence of fill.

Beneath a thin layer of gravel placed as a hardstanding surface, TP1 exposed a 700 mm thick layer of wet-moist SILTY CLAY with a high void ratio interpreted as loosely placed fill sourced from the nearby cut. This overlay a weathered silty organic subsoil horizon inferred as the original partially stripped ground surface. This in turn graded into generally stiff gravelly clayey SILT typical of a residual soil derived from the underlying Moutere Gravel Formation.

TP2 exposed 500 mm of coarse angular GRAVEL mixed in a silty topsoil matrix inferred as filled ground. Beneath this was SILTY CLAY with some weathered gravel clasts inferred as a

residual soil derived from the underlying Moutere Gravel Formation. The test pit was terminated at a depth of 900 mm within this competent unit.

Both of the test pits were dry, and the sides were stable throughout the period of our investigations. The test pit logs (TP1-2) are attached.

We carried out five Scala penetrometer tests (SC1-5) on the site. The locations of the tests are shown on Figure 09011-01. The testing showed that the inferred filled ground was very loose to loose. *In situ* material – both residual soil and weathered Moutere Gravel Formation became rapidly medium dense and denser with depth. In undisturbed natural ground, medium dense ground was encountered at depths of between 200 and 350 mm below current ground level.

Table 1 summarises the depth to ‘Good Ground’ as defined by NZS3604:1999.

Table 1: Soil strength characteristics

Scala Penetrometer Test	Depth (mm) to ‘Good Ground’ as Defined in NZS3604:1999 *
SC1	1500 *
SC2	1150
SC3	950 *
SC4	200
SC5	350

* Test carried out in the base of the test pit. Medium dense ground may exist above this level.

The Scala penetrometer logs are attached.

Development Considerations

Recommendations and opinions in this report are based on data from published mapping, two test pits, five Scala penetrometer tests, examination of existing cut batters and the walkover survey undertaken as part of this engagement. The nature and continuity of sub-surface conditions away from the original test locations are inferred and it must be appreciated that actual conditions may vary from the assumed model.

We have not been asked to assess or provide comment on any area of the proposed subdivision other than the suitability of the proposed building area on Lot 2 for residential development.

We have undertaken a site investigation in accordance with established engineering practice and consider that a building site suitable for a single dwelling exists on proposed Lot 2 as defined in the attached Figure 09011-02. We consider that this building site is unlikely to be affected by land instability arising from high frequency rainfall or seismic events provided the recommendations below are incorporated into the development. These recommendations should form the basis of a consent notice to be lodged on title.

Recommendations for Development

1. All dwellings and other new buildings shall be founded entirely within the Recommended Building Area as shown on Figure 09011-02. Excepting the loosely filled ground in the eastern corner of the site, building beyond these areas is not geotechnically precluded, but is restricted by a consent notice proposed on title by the developer. Siting of buildings may be additionally controlled by rules in the Tasman Resource Management Plan. Definition and interpretation of these rules is beyond the scope of this report.

2. All foundations shall extend through topsoil, loose fill and residual soil material and found within competent *in situ* weathered Moutere Gravel Formation meeting the definition of 'Good Ground' under NZS 3604:1999. Ground conditions have been shown to be generally suitable for foundations designed in accordance with NZS 3604:1999. Where present, the uncertified loose fill is not suitable for supporting building foundations in its present condition.
3. Where development proposals involve demolition and construction of new buildings on land currently occupied by the two existing sheds, care shall be taken to ensure that all foundations are taken down through any filled or otherwise disturbed ground that may exist within the footprint of the existing structures.
4. We do not recommend any further unretained cutting on this site. Existing cuts may remain provided all buildings are set back from them both above and below by an amount no less than the vertical height of the cut. All new cuts greater than one metre high shall be specifically investigated by a Chartered Professional Engineer practising in geotechnical engineering.
5. The extent and depth of earthworks on the site should be minimised. All structural fill and any landscaping fill thicker than 600 mm shall be specifically investigated and designed by a Chartered Professional Engineer practising in geotechnical engineering. All structural fill shall be placed in full accordance with NZS 4431:1989 '*Code of Practice for Earthfill for Residential Development*'. Fill design and construction shall take account of the presence of loose fill forming subgrade soils, and the surcharging effect of filling on the existing retaining walls on neighbouring properties.
6. All retaining walls over one metre in height, including those incorporated into the building structure, shall be designed by a Chartered Professional Engineer practising in civil engineering. All retaining walls shall be fully drained.
7. Any earthworks on the site may yield a substantial amount of excess material. Any excess fill not required to form the building platform must be managed in a manner that will not lead to slope instability either on this site or over the boundaries. This may require disposal off site.
8. Stormwater from any roof, impermeable areas (e.g. driveways, paving etc.), retaining wall drains, subsoil drains or water storage areas (e.g. swimming pools) shall be collected and piped away to discharge to Council's stormwater reticulation. Uncontrolled discharge to ground shall not be permitted. Wastewater disposal shall be to Council's reticulation.
9. A stormwater interceptor drain channel shall be excavated around the upslope sides of any dwelling at the foot of the existing or any future cut batter. This channel shall be arranged to provide fall away from the dwelling and conduct water away from the toe of the batter to a sump and connection to Council's reticulation.
10. Vegetation provides a degree of lateral support to surface soils. We recommend that where possible, planting of sloping ground should be encouraged to enhance stability.
11. This building site assessment relates to the general suitability of the site; it does not remove the need for specific site investigation, design and inspection as required by the New Zealand Building Code, NZS 3604:1999 and NZS 4431:1989.

Test Pits

It should be noted that investigations involved excavation of two test pits on the site. The pits have only been loosely backfilled and will be subject to settlement with time. The pits were sited to minimise impact on subsequent development, but should it be found that they fall within proposed building footprints or under structural fills/driveways etc, the pits must be re-excavated and backfilled in accordance with NZS 4431:1989.

Ongoing Batter Stability

We consider it likely that during the lifetime of a dwelling on this site, the unretained batter may fret and deposit small amounts of material from time to time onto the ground below. This must be recognised as a maintenance issue and arrangements be made to clear any fallen material on an ongoing basis. This is especially relevant for the maintenance of satisfactory surface drainage on the site.

Applicability

This report has been prepared solely for the benefit of Torlesse Trustees Ltd. as our client with respect to the specific brief given to us. Data or opinions contained in it may not be used in other contexts or for any other purpose without our preview and agreement.

During excavation and construction of earthworks, the site should be examined by an engineer or engineering geologist competent to judge whether the subsoils are compatible with the inferred conditions on which this report is based. We would be pleased to provide this service to you and believe the project will benefit from such continuity. However, it is important that we be contacted if there is any variation in encountered subsoil conditions from those described in the report.

Please refer any further enquiries or correspondence to Andrew Palmer.

Yours sincerely

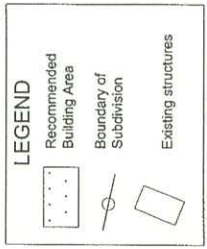
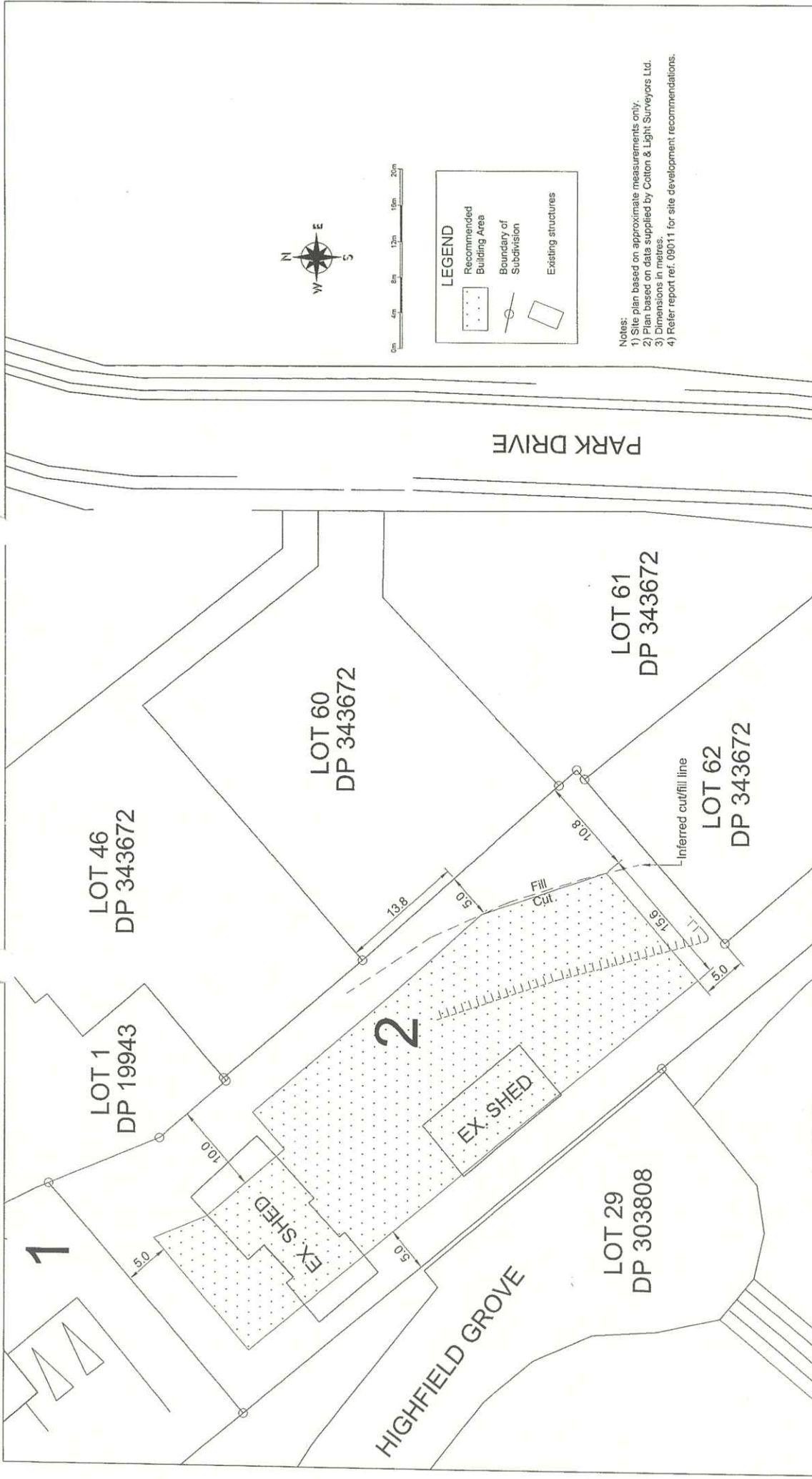


Andrew Palmer
Principal

Attachments: Test pit logs TP1 & 2
Scala penetrometer logs SC1-5
Figure 09011-01 – *Investigations Location Plan*
Figure 09011-02 – *Recommended Building Area*

Cc: Granville Dunstan (*By email PDF*)
Cotton & Light Surveyors Ltd (*By email PDF*)

13/05/2009
D:\Terra Firma\Data\Projects\09011 Dunstan Grove 6 Sub\Investigations\2009-05-13 Proposed Subdivision Site Assessment fin.doc



Notes:
 1) Site plan based on approximate measurements only.
 2) Plan based on data supplied by Cotton & Light Surveyors Ltd.
 3) Dimensions in metres.
 4) Refer report ref. 09011 for site development recommendations.

Project Ref: 09011
 Client: Torlesse Trustees Ltd.
**PROPOSED SUBDIVISION OF
 6 DUNSTAN GROVE, RICHMOND**
 Recommended Building Area
 Figure 09011-02
 Rev. 0
 Date: 13/5/09
 Scale: 1:400 at A3

TERRAFIRMA
 Engineering Ltd

P.O. Box 48, Mapua 7048, Nelson.
 Tel: 03 540 3715 Fax: 03 540 3716
 nelson@tfei.co.nz

Designed:	Date	Name
12/5/09	12/5/09	ACDP
Drawn:	12/5/09	ACDP
Checked:	13/5/09	<i>[Signature]</i>



REFERENCE: TP 1

TERRA FIRMA ENGINEERING LTD.

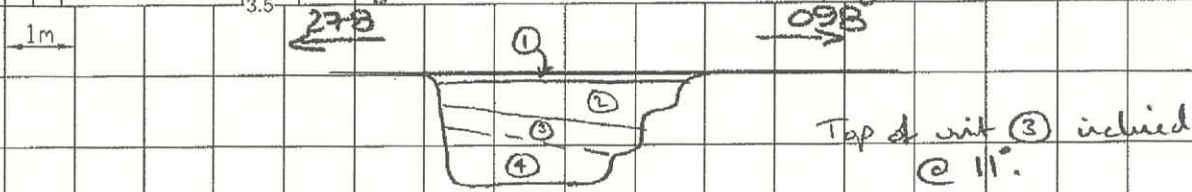
SHEET 1 OF 1

EXCAVATION LOG

PROJECT: Dunstan 6 Sub SITE: 6 Dunstan Grove, Richmond JOB No.: 09011

GPS CO-ORDINATES: mE mN RL: <i>Refer Plan.</i>	EXPOSURE TYPE: Test pit EQUIPMENT: 8 tonne OPERATOR: Rod Thomson DIMENSIONS: (LxWxD) 3x0.7x1.5	HOLE STARTED: 11/5/09 HOLE FINISHED: 11/5/09 LOGGED BY: AODP CHECKED BY: <i>[Signature]</i>
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EXCAVATION & TESTING		ENGINEERING DESCRIPTION			GEOLOGY			
PENETRATION RATE	SUPPORT WATER	SAMPLES/TESTS	DEPTH (m)	SOIL NAME, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, SECONDARY AND MINOR COMPONENTS	MOISTURE CONDITION	SHEAR STRENGTH OR RELATIVE DENSITY	ORIGIN TYPE, MINERAL COMPOSITION, DEFECTS, STRUCTURE	UNIT
EASY → 10/90		PP SV PP = Pocket Penetrometer qu kPa SV = Shear vane Corrected kPa	0.0	GRAVEL - med - cse - angular - blue/grey	M	L	Fill	①
			0.5	SILTY CLAY - low plasticity orangey brown - High void ratio. cse cse gravel. weathered - HW clasts rounded - weak - ex wk - fractured. inclined contact @ 11°	M I W	S	Fill	② 0.5
			1.0	SILTY CLAY - L.p. Lt brownish grey - cse dk brown pockets. grades into	M	F	Original staxial surface	③ 1.0
			1.5	Clayey SILT w gravel. HW weak gravel clasts - cse rounded - sub rounded in orangey. Lt brown mottled matrix - Typical residual soil of R.G.F.	M	F St	Residual Soil of Murese Gravel form	④ 1.5
			1.5	End of pit @ 1.5m - sufficient exposure.				





TERRA FIRMA
Engineering Ltd

REFERENCE: TP 2

TERRA FIRMA ENGINEERING LTD.

SHEET 1 OF 1

EXCAVATION LOG

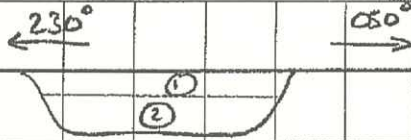
PROJECT: Dunstan 6 Sub SITE: 6 Dunstan Grove, Richmond JOB No.: 09011

GPS CO-ORDINATES: mE mN RL: Refer plan.	EXPOSURE TYPE: Test pit EQUIPMENT: 8 tonne OPERATOR: Rod Thomson DIMENSIONS: (LxWxD) 3x0.7x0.9	HOLE STARTED: 11/5/09 HOLE FINISHED: 11/5/09 LOGGED BY: ACDP CHECKED BY: [Signature]
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EXCAVATION & TESTING ENGINEERING DESCRIPTION GEOLOGY

PENETRATION RATE <small>EASY = HARD</small>	SUPPORT WATER	SAMPLES/TESTS PP = Pocket Penetrometer qu kPa SV = Shear vane Corrected kPa	DEPTH (m)	GRAPHIC LOG	SOIL NAME, PLASTICITY OR PARTICLE SIZE CHARACTERISTICS, COLOUR, SECONDARY AND MINOR COMPONENTS	MOISTURE CONDITION	SHEAR STRENGTH OR RELATIVE DENSITY	ORIGIN TYPE, MINERAL COMPOSITION, DEFECTS, STRUCTURE	UNIT
	0.12 - 0.16 kPa N/L		0.00 - 0.10	[Hand-drawn log for 0.00-0.10m]	SILTY GRAVEL - coarse angular gravel in dark brown silty matrix.	M	L	Fill / Topsoil	①
			0.10 - 0.50	[Hand-drawn log for 0.10-0.50m]	SILTY CLAY - low plasticity grey mottled orange. Some cst H ₂ O gravel fragments - weathering to silt.	M	F / st	Residual soil of Mature Gravel fan	②
			0.50 - 1.00	[Hand-drawn log for 0.50-1.00m]	End of pit @ 0.9m - sufficient exposure.				

1m





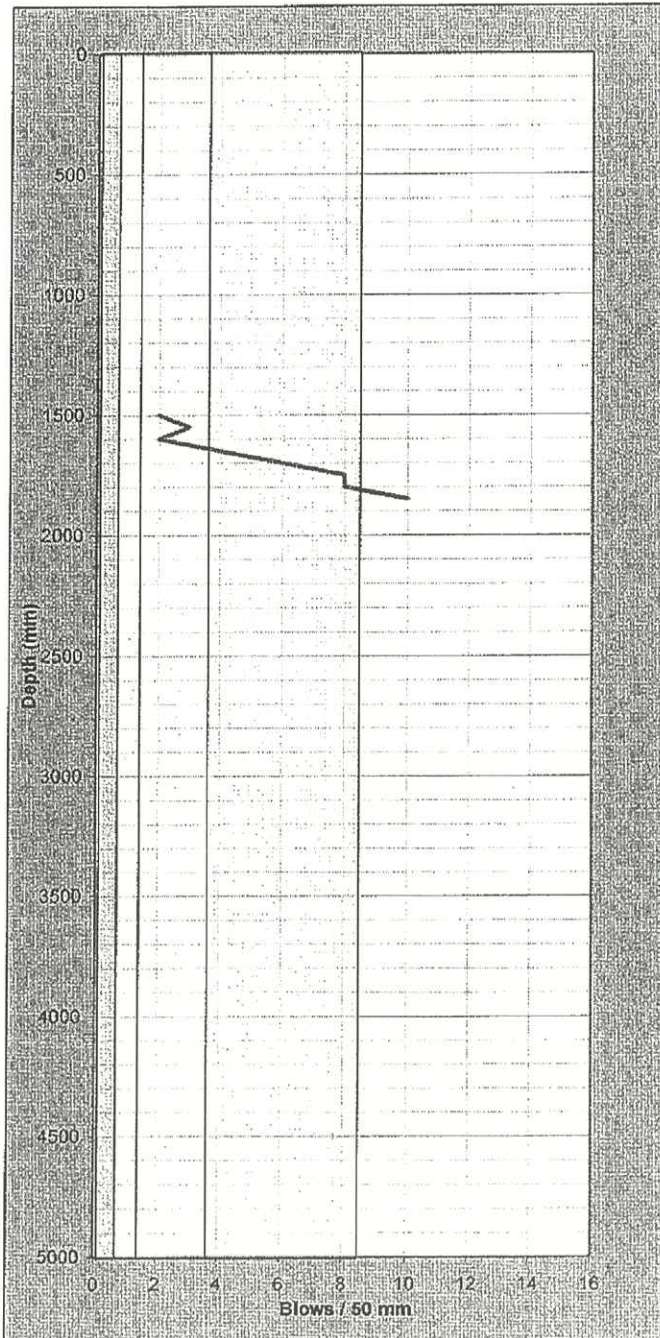
TERRA FIRMA ENGINEERING LTD

SCALA PENETROMETER LOG

PO Box 48, Mapua 7048, Nelson
 Tel: (03) 540 3715 Fax: (03) 540 3716

Job No: 09011	Date: 11/05/2009	Test No. SC1
Project: Dunstan Grove 6 Sub	Operated by: ACDP	
Location: Refer Plan	Logged by: [Signature]	
Position: Base of TP1	Checked by: [Signature]	

mm Driven	No. of Blows	mm Driven	No. of Blows
50		2550	
100		2600	
150		2650	
200		2700	
250		2750	
300		2800	
350		2850	
400		2900	
450		2950	
500		3000	
550		3050	
600		3100	
650		3150	
700		3200	
750		3250	
800		3300	
850		3350	
900		3400	
950		3450	
1000		3500	
1050		3550	
1100		3600	
1150		3650	
1200		3700	
1250		3750	
1300		3800	
1350		3850	
1400		3900	
1450		3950	
1500	2	4000	
1550	3	4050	
1600	2	4100	
1650	4	4150	
1700	6	4200	
1750	8	4250	
1800	8	4300	
1850	10	4350	
1900		4400	
1950		4450	
2000		4500	
2050		4550	
2100		4600	
2150		4650	
2200		4700	
2250		4750	
2300		4800	
2350		4850	
2400		4900	
2450		4950	
2500		5000	



Testing Complies with NZS 4402:1988 Test 6.5.2 Dynamic Cone Penetrometer
 Interpretation based on Guidelines Published by NZ Geomechanics Soc. (1988)

2009-05-11 Scalas1.xls



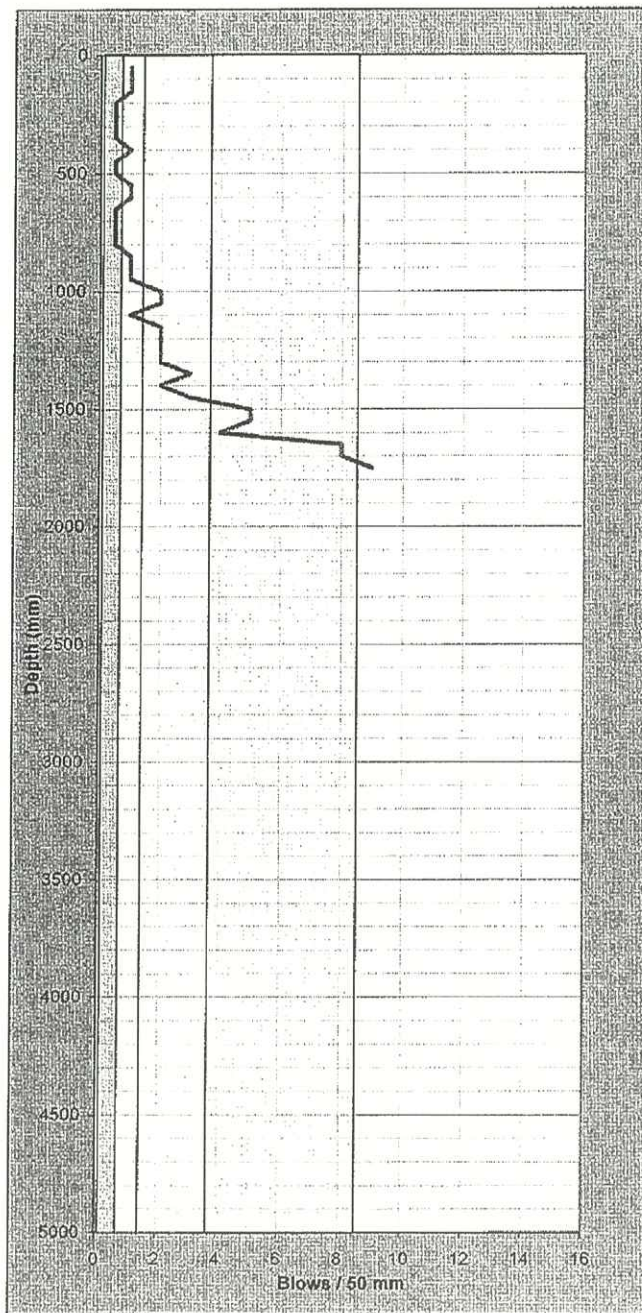
TERRA FIRMA ENGINEERING LTD

SCALA PENETROMETER LOG

PO Box 48, Mapua 7048, Nelson
Tel: (03) 540 3715 Fax: (03) 540 3716

Job No: 09011	Date: 11/05/2009	Test No. SC2
Project: Dunstan Grove 6 Sub	Operated by: ACDP	
Location: Refer Plan	Logged by: RT	
Position: Adjacent TP1	Checked by: <i>[Signature]</i>	

mm Driven	No. of Blows	mm Driven	No. of Blows
50	1	2550	
100	1	2600	
150	1	2650	
200	0.5	2700	
250	0.5	2750	
300	0.5	2800	
350	0.5	2850	
400	1	2900	
450	0.5	2950	
500	0.5	3000	
550	1	3050	
600	1	3100	
650	0.5	3150	
700	0.5	3200	
750	0.5	3250	
800	0.5	3300	
850	1	3350	
900	1	3400	
950	1	3450	
1000	2	3500	
1050	2	3550	
1100	1	3600	
1150	2	3650	
1200	2	3700	
1250	2	3750	
1300	2	3800	
1350	3	3850	
1400	2	3900	
1450	3	3950	
1500	5	4000	
1550	5	4050	
1600	4	4100	
1650	8	4150	
1700	8	4200	
1750	9	4250	
1800		4300	
1850		4350	
1900		4400	
1950		4450	
2000		4500	
2050		4550	
2100		4600	
2150		4650	
2200		4700	
2250		4750	
2300		4800	
2350		4850	
2400		4900	
2450		4950	
2500		5000	



Testing Complies with NZS 4402:1988 Test 6.5.2 Dynamic Cone Penetrometer
Interpretation based on Guidelines Published by NZ Geomechanics Soc. (1988)

2009-05-11 Scalas1.xls



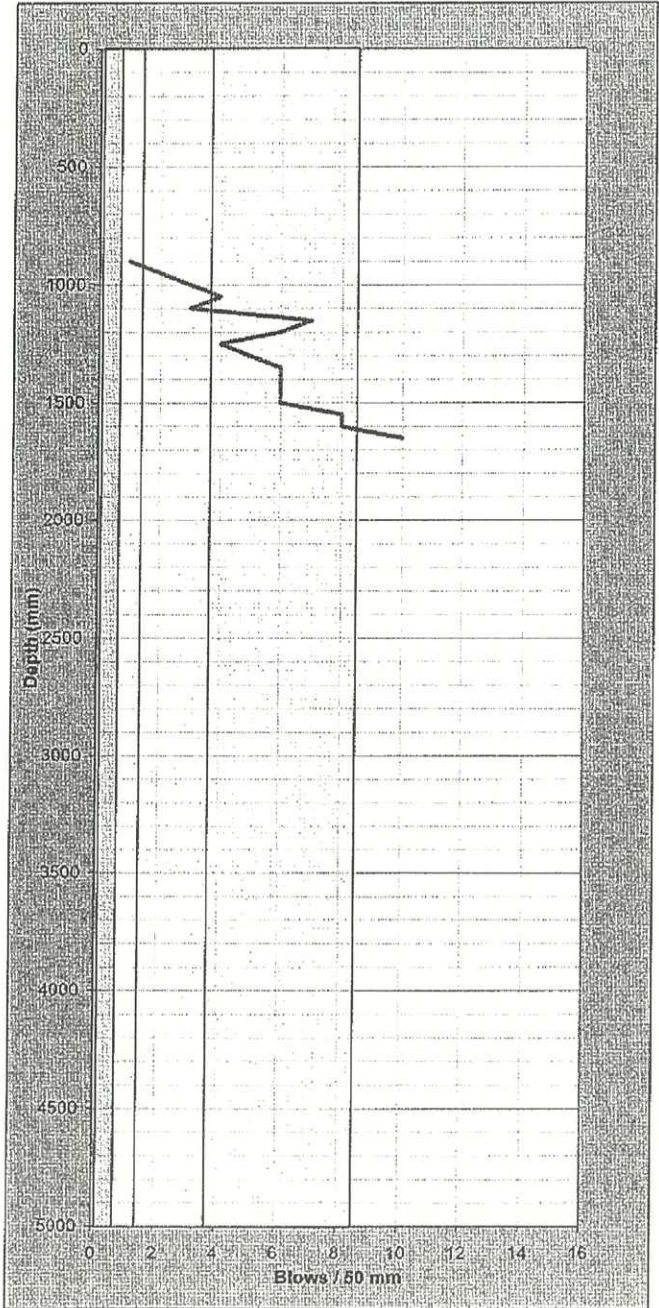
TERRA FIRMA ENGINEERING LTD

SCALA PENETROMETER LOG

PO Box 48, Mapua 7048, Nelson
Tel: (03) 540 3715 Fax: (03) 540 3716

Job No: 09011	Date: 11/05/2009	Test No. SC3
Project: Dunstan Grove 6 Sub	Operated by: ACDP	
Location: Refer Plan	Logged by: RT	
Position: Base of TP2	Checked by: <i>[Signature]</i>	

mm Driven	No. of Blows	mm Driven	No. of Blows
50		2550	
100		2600	
150		2650	
200		2700	
250		2750	
300		2800	
350		2850	
400		2900	
450		2950	
500		3000	
550		3050	
600		3100	
650		3150	
700		3200	
750		3250	
800		3300	
850		3350	
900	1	3400	
950	2	3450	
1000	3	3500	
1050	4	3550	
1100	3	3600	
1150	7	3650	
1200	6	3700	
1250	4	3750	
1300	5	3800	
1350	6	3850	
1400	6	3900	
1450	6	3950	
1500	6	4000	
1550	8	4050	
1600	8	4100	
1650	10	4150	
1700		4200	
1750		4250	
1800		4300	
1850		4350	
1900		4400	
1950		4450	
2000		4500	
2050		4550	
2100		4600	
2150		4650	
2200		4700	
2250		4750	
2300		4800	
2350		4850	
2400		4900	
2450		4950	
2500		5000	



Testing Complies with NZS 4402:1988 Test 6.5.2 Dynamic Cone Penetrometer
Interpretation based on Guidelines Published by NZ Geomechanics Soc. (1988)

2009-05-11 Scalas1.xls



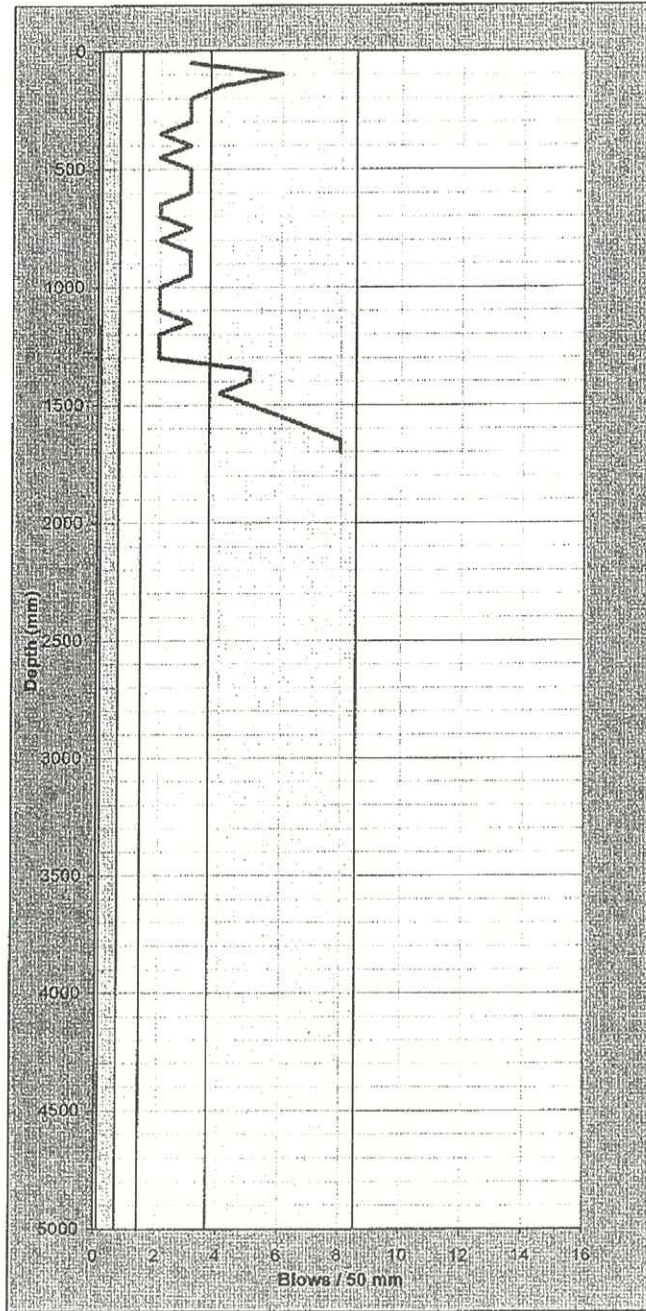
TERRA FIRMA ENGINEERING LTD

SCALA PENETROMETER LOG

PO Box 48, Mapua 7048, Nelson
Tel: (03) 540 3715 Fax: (03) 540 3716

Job No: 09011	Date: 11/05/2009	Test No. SC4
Project: Dunstan Grove 6 Sub	Operated by: ACDP	
Location: Refer Plan	Logged by: RT	
Position: Adjacent TP2	Checked by: <i>[Signature]</i>	

mm Driven	No. of Blows	mm Driven	No. of Blows
50	3	2550	
100	6	2600	
150	4	2650	
200	3	2700	
250	3	2750	
300	3	2800	
350	2	2850	
400	3	2900	
450	2	2950	
500	3	3000	
550	3	3050	
600	3	3100	
650	2	3150	
700	2	3200	
750	3	3250	
800	2	3300	
850	3	3350	
900	3	3400	
950	3	3450	
1000	2	3500	
1050	2	3550	
1100	2	3600	
1150	3	3650	
1200	2	3700	
1250	2	3750	
1300	2	3800	
1350	5	3850	
1400	5	3900	
1450	4	3950	
1500	5	4000	
1550	6	4050	
1600	7	4100	
1650	8	4150	
1700	8	4200	
1750		4250	
1800		4300	
1850		4350	
1900		4400	
1950		4450	
2000		4500	
2050		4550	
2100		4600	
2150		4650	
2200		4700	
2250		4750	
2300		4800	
2350		4850	
2400		4900	
2450		4950	
2500		5000	



Testing Complies with NZS 4402:1988 Test 6.5.2 Dynamic Cone Penetrometer
Interpretation based on Guidelines Published by NZ Geomechanics Soc. (1988)

2009-05-11 Scalas1.xls



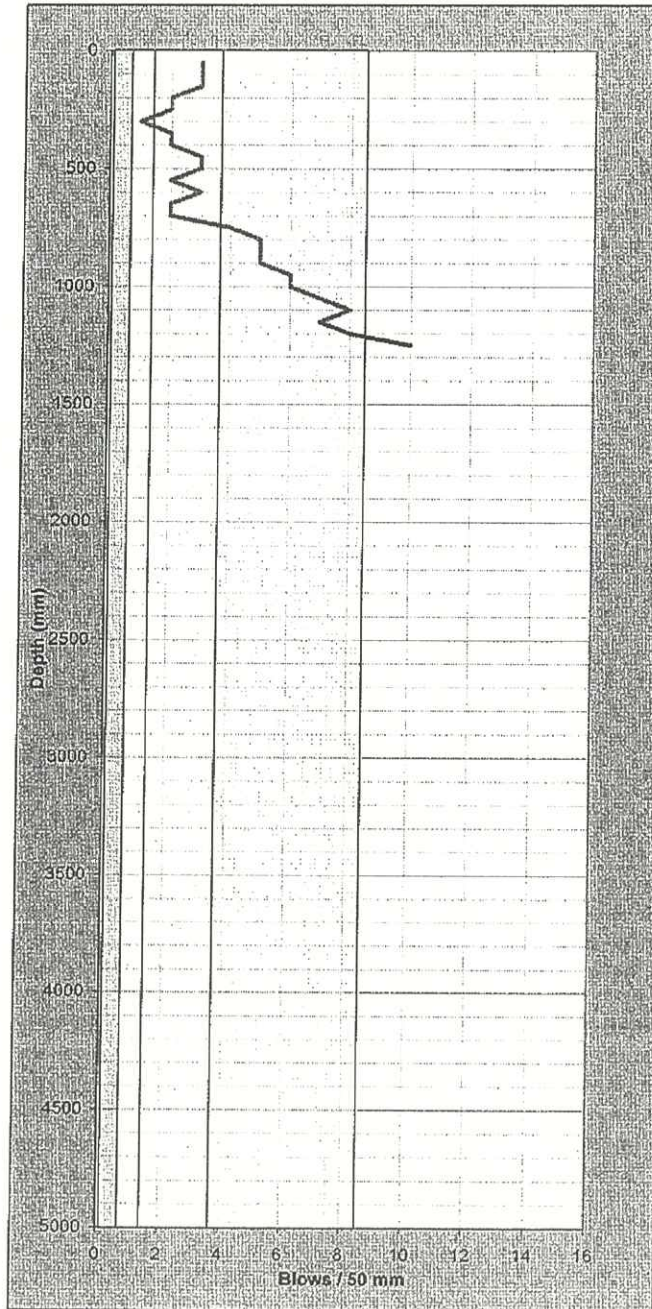
TERRA FIRMA ENGINEERING LTD

SCALA PENETROMETER LOG

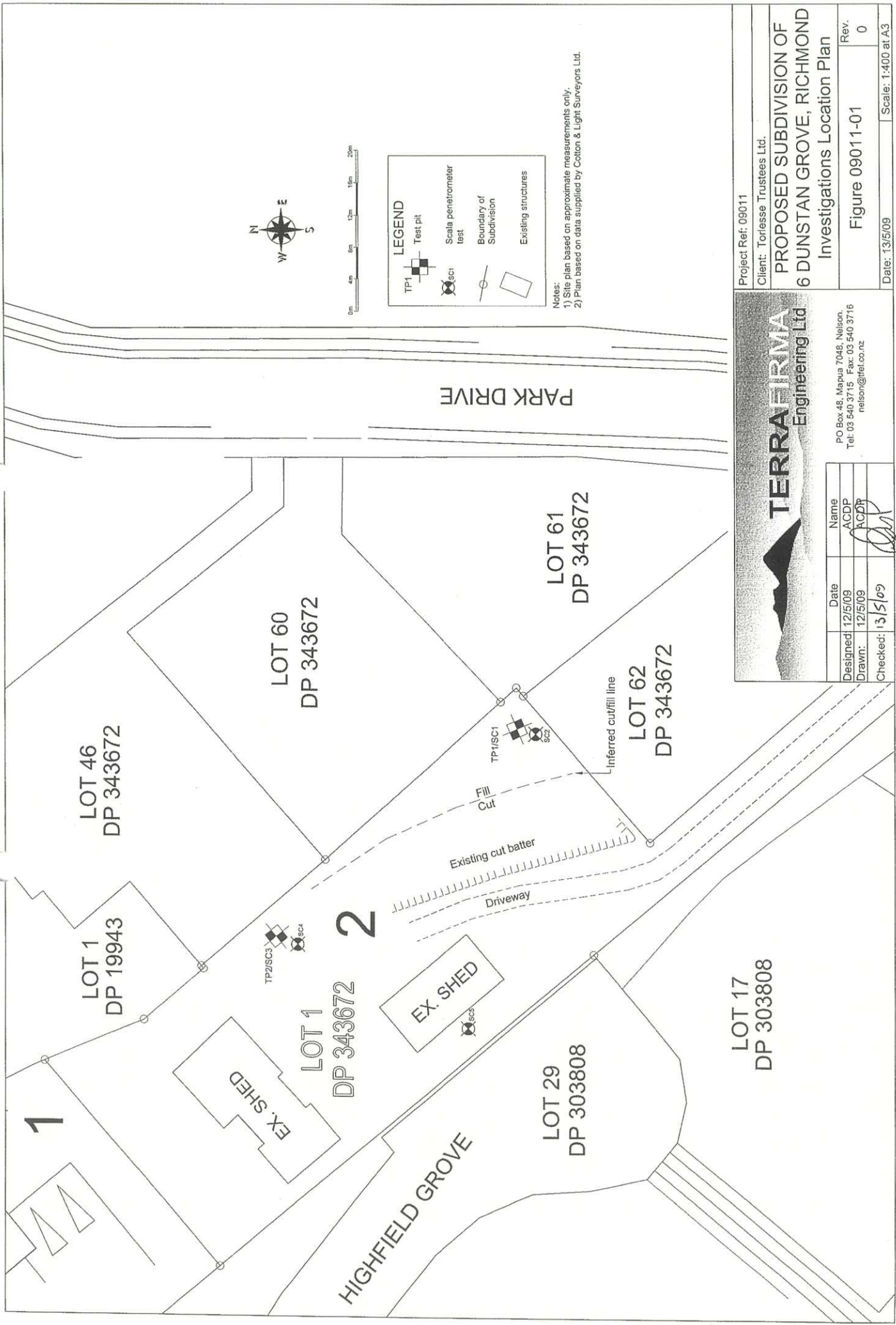
PO Box 48, Mapua 7048, Nelson
Tel: (03) 540 3715 Fax: (03) 540 3716

Job No: 09011	Date: 11/05/2009	Test No.
Project: Dunstan Grove 6 Sub	Operated by: ACDP	SC5
Location: Refer Plan	Logged by: PT	
Position: South of shed	Checked by: <i>[Signature]</i>	

mm Driven	No. of Blows	mm Driven	No. of Blows
50	3	2550	
100	3	2600	
150	3	2650	
200	2	2700	
250	2	2750	
300	1	2800	
350	2	2850	
400	2	2900	
450	3	2950	
500	3	3000	
550	2	3050	
600	3	3100	
650	2	3150	
700	2	3200	
750	4	3250	
800	5	3300	
850	5	3350	
900	5	3400	
950	6	3450	
1000	6	3500	
1050	7	3550	
1100	8	3600	
1150	7	3650	
1200	8	3700	
1250	10	3750	
1300		3800	
1350		3850	
1400		3900	
1450		3950	
1500		4000	
1550		4050	
1600		4100	
1650		4150	
1700		4200	
1750		4250	
1800		4300	
1850		4350	
1900		4400	
1950		4450	
2000		4500	
2050		4550	
2100		4600	
2150		4650	
2200		4700	
2250		4750	
2300		4800	
2350		4850	
2400		4900	
2450		4950	
2500		5000	



Testing Complies with NZS 4402:1988 Test 6.5.2 Dynamic Cone Penetrometer
Interpretation based on Guidelines Published by NZ Geomechanics Soc. (1988)



Project Ref: 09011
 Client: Torlesse Trustees Ltd.
**PROPOSED SUBDIVISION OF
 6 DUNSTAN GROVE, RICHMOND**
 Investigations Location Plan
 Figure 09011-01
 Rev. 0
 Date: 13/5/09
 Scale: 1:400 at A3

TERRAFIRMA
 Engineering Ltd

PO Box 48, Mapua 7048, Nelson
 Tel: 03 540 3715 Fax: 03 540 3716
 nelson@terrafirm.co.nz

Date	Name
Designed: 12/5/09	ACDP
Drawn: 12/5/09	ACDP
Checked: 13/5/09	<i>[Signature]</i>

Code compliance certificate

Form 7: Section 95, Building Act 2004

COPY

The building

Street address of building: 15 Highfield Grove, Richmond
 Legal description of land where building is located: Lot 2 DP 419316
 Valuation number: 1961033503
 Building name:
 Location of building within site/block number: Level/unit number:
 Current, lawfully established, use:
 Year first constructed: 1940's

FILE

The owner

Name of owner: Torlesse Trustees Limited
 Contact person: Granville Dunstan
 Mailing address: G Dunstan, Imperial Management Trust, 4 Brookside, Nelson 7010
 Street address/registered office:
 Phone number: Landline: Mobile:
 Daytime: 5480818 After hours:
 Facsimile number: Email address: Website:
 First point of contact for communications with the council/building consent authority:
 Full Name: Northwest Design
 Mailing Address: PO Box 3710, Richmond 7050
 Phones: 5448749: 021878749
 Email: northwestdesign@slingshot.co.nz

Building work

Building consent number: 101369 Issued by: Tasman District Council
 Relocate dwelling, construct additional carport and remove existing cowshed: Intended Use: Housing - detached

Code compliance

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

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



Signature
 On behalf of: Tasman District Council



Date: 17/07/12

Address 15 Highfield Grove

Consent No. BC101369

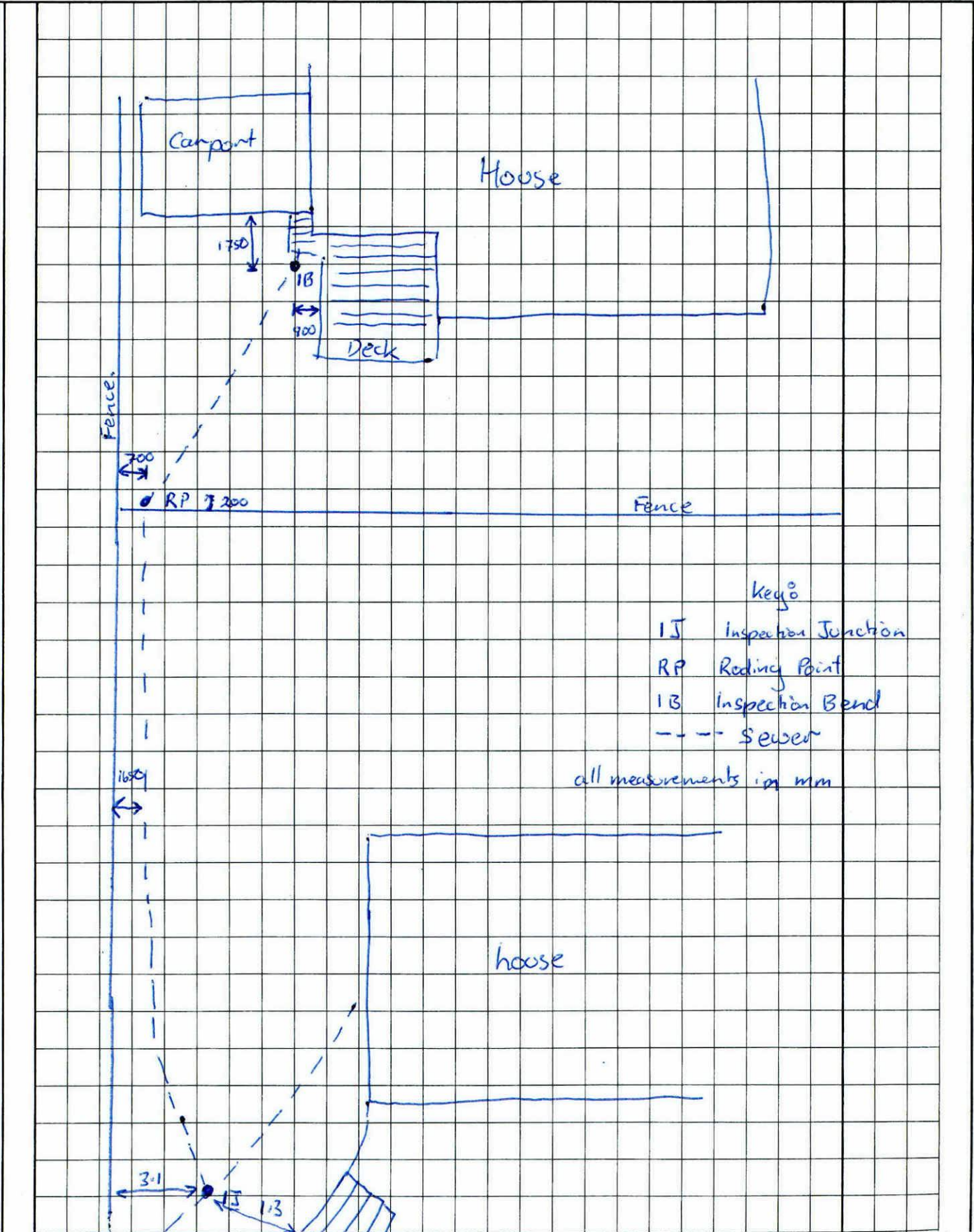
Owner

Inspector Grant Bashford

Drainlayer Adcock + Donaldson Contracting Ltd.

Date 03 / 06 / 2011

DRAINAGE PLAN



Jared Alexander
Plumber Drainlayer

PO BOX 1837 NELSON
PH: 027 233 5994
jaredalexander@xtra.co.nz

PRODUCER STATEMENT

ISSUED BY: *Jared Alexander*
TO:
TO BE SUPPLIED TO: *Tasman District Council*
IN RESPECT OF: *Water supply + suspended drainage*
AT: *Highfield Grove, Richmond*
..... LOT DP(S)

I have been engaged by the owner/developer referred to above to carry out the following work.....

- *Minor addition/replacement of H+C water supply in dux Secura.*
- *Suspended*

The work carried out has been prepared in accordance with.....

- *G12/AS1*
- *AS/NZS 3500*

Date: *09.03.12*

Qualification: *Certifying Plumber + Drainlayer*

Reg. Number: *24680*

Sign: *Jared Alexander*

SITE COPY

THIS COPY TO BE KEPT ON SITE AT ALL TIMES

INSPECTIONS MAY BE REFUSED
IF THIS COPY IS NOT ON SITE

49'29'00" 0.43

Shed

AMENDED SEWER PIPE LOCATION,
FOR BALANCE OF PIPES REFER
DRAINLAYERS AS-BUILT

PROVIDE CLEANING EYE

THIS CONNECTION GOES TO
RETICULATED SYSTEM VIA
EXISTING EASEMENT IN 6
DUNSTAN GROVE

Mains pressure
HWU relocated to
Laundry

SANITARY PLUMBING TO AS/NZS 3500

FFL=

DRAINAGE P

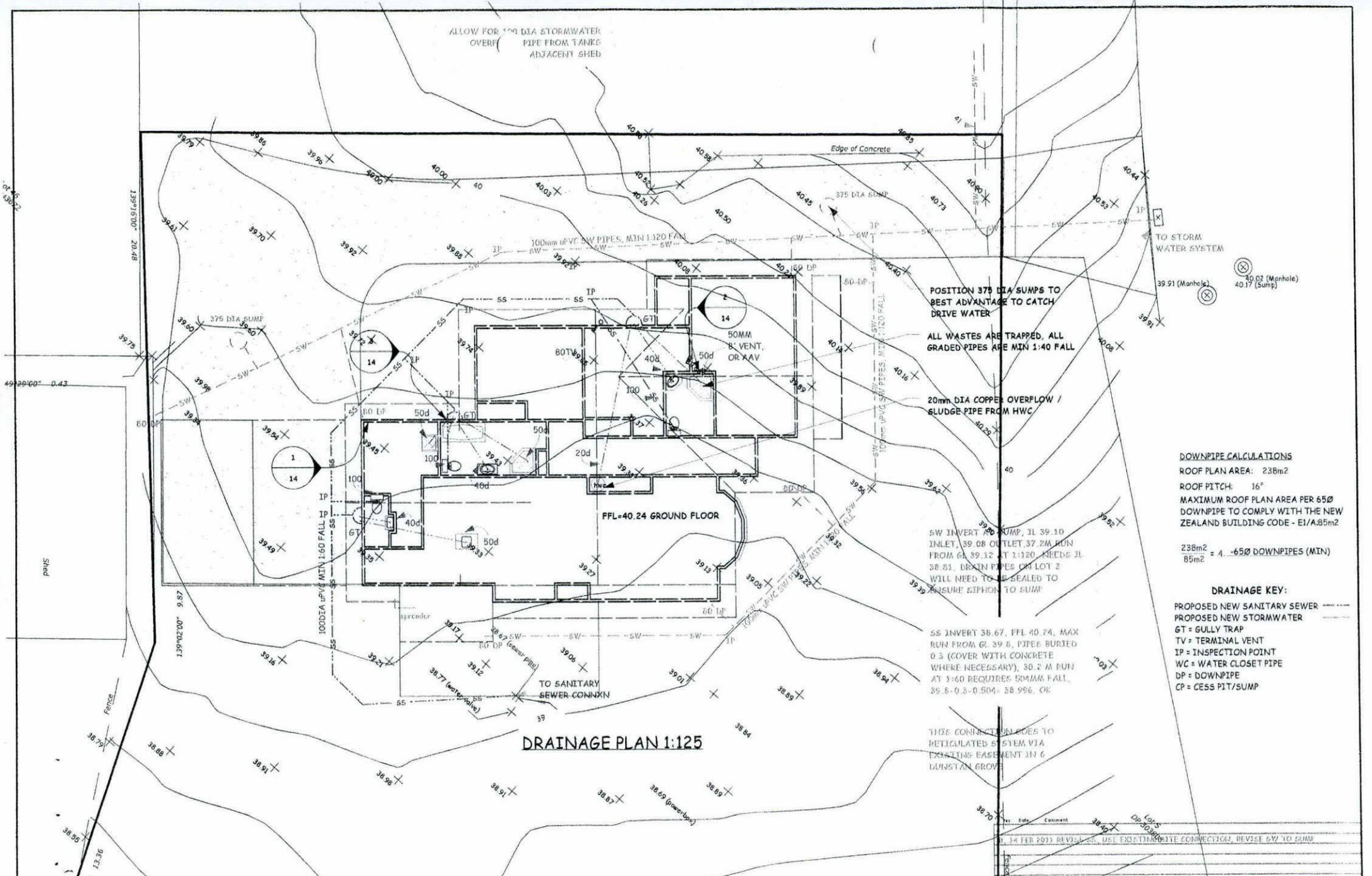
NORTHWEST DESIGN

25 EDENS ROAD, HOPE.

PH (03) 544-8749, or (021)87 87 49

CONTRACT

Proposed relocated 3 bedroom, home, with add
AT: 15 Highfield Grove, Richmond
FOR: Imperial Management Trust



ALLOW FOR 100 DIA STORMWATER OVERFLOW PIPE FROM TANKS ADJACENT SHED

POSITION 375 DIA SUMPS TO BEST ADVANTAGE TO CATCH DRIVE WATER

ALL WASTES ARE TRAPPED, ALL GRADED PIPES ARE MIN 1:40 FALL

20mm DIA COPPER OVERFLOW / SLUDGE PIPE FROM HWC

DOWNPIPE CALCULATIONS
 ROOF PLAN AREA: 238m²
 ROOF PITCH: 16°
 MAXIMUM ROOF PLAN AREA PER 65Ø DOWNPIPE TO COMPLY WITH THE NEW ZEALAND BUILDING CODE - E1/A.85m²

238m² = 4 - 65Ø DOWNPIPES (MIN)
 85m²

DRAINAGE KEY:
 PROPOSED NEW SANITARY SEWER ---
 PROPOSED NEW STORMWATER - - -
 GT = GULLY TRAP
 TV = TERMINAL VENT
 IP = INSPECTION POINT
 WC = WATER CLOSET PIPE
 DP = DOWNPIPE
 CP = CESS PIT/SUMP

6W INVERT AND RUMP, IL 39.10 INLET, 39.08 OUTLET 37.2M RUN FROM GA 39.12 AT 1:120 NEEDS IL 38.81. DRAIN PIPES ON LOT 2 WILL NEED TO BE SEALED TO PREVENT SYPHON TO SUMP

SS INVERT 38.67, PFL 40.24, MAX RUN FROM GL 39.8, PIPES BURIED 0.3 (COVER WITH CONCRETE WHERE NECESSARY), 30.2 M RUN AT 3:60 REQUIRES 504MM FALL, 39.8-0.3-0.504= 38.956, OK

THIS CONNECTION GOES TO RETICULATED SYSTEM VIA DOWNPIPS BASEMENT IN 6 DUNSTON GROVE

DRAINAGE PLAN 1:125

NORTHWEST DESIGN
 25 EDENS ROAD, HOPE.
 PH (03) 544-8749, or (021)87 87 49

CONTRACT Proposed relocated 3 bedroom, home, with additional carport, and remove cowshed
 AT: 15 Highfield Grove, Richmond
 FOR: Imperial Management Trust

ORIGINAL SCALE(S) 1	DRAWING TITLE DRAINAGE PLAN	SHEET NO. 02.B
1:125	DRAWN A.Christiansen	DATE Oct 2010
	JOB No Num	

Chaney's Real Estate Limited
2 Aratia Way
Richmond 7025

Tax Invoice/ Credit Note

GST Reg No: 51076806
Invoice Date: 21/01/2026
ACCOUNT NUMBER: 35522
Tax Invoice Number: 232079

Qty	Description	Rate	GST	Amount
	L260028 21/01/26 : Dunstan Family Trustee (No.2) : Ltd & Du 1961033505 : 15 Highfield Grove, Richmond Land Information Memorandum Residential		54.91	421.00

Subtotal	366.09
GST	54.91
Total Amount	\$421.00
Less Credit	421.00CR
Net Due	\$0.00

Invoices are due 20th of month following invoice date

PAID

Please help the environment.

Send your email address to debtors@tasman.govt.nz to receive your invoices by email.

Tasman District Council Email debtors@tasman.govt.nz Website www.tasman.govt.nz

Richmond	189 Queen Street, Private Bag 4, Richmond 7050, New Zealand	Phone 03 543 8400	Fax 03 543 9524
Murchison	92 Fairfax Street, Murchison 7007, New Zealand	Phone 03 523 1013	Fax 03 523 1012
Motueka	7 Hickmott Place, Motueka 7120, New Zealand	Phone 03 528 2022	Fax 03 528 9751
Takaka	78 Commercial Street, Takaka 7110, New Zealand	Phone 03 525 0020	Fax 03 525 9972

Account Name:	Chaney's Real Estate Limited	Account Number:	35522
Tax Invoice:	232079	Total Due (Inc GST):	\$0.00
Invoice Date:	21/01/2026	Amount Paid:	\$ _____

Telephone/Internet Banking payments can be made to bank account 12-3193-0002048-03.

Please quote 35522 as reference.