appendix 6 riparian and coastal margin overlays

AP6 overview

AP6.i This appendix lists all those riparian and coastal margins identified as having riparian values.

AP6.1 riparian and coastal margins with identified riparian values

AP6.1.i Table 6.1 contains a listing of identified riparian values of the rivers and streams throughout the Nelson City Council area. The purpose of the table is to provide information on relevant riparian values of particular margins, to be taken into account at the time any resource consent or plan change is considered.

AP6.1.ii Riparian values identified in tables 6.1 and 6.2 include conservation, access, hazard mitigation, and recreation. Conservation values are further defined under AP6.1.iii, and the remaining values are further defined as follows:

Access – includes both people and wildlife. Public access in the form of public ownership, walkways, cycle ways and where appropriate residential roading are all values associated with access. Access for wildlife is provided through biodiversity corridors provided by riparian and coastal margins.

Hazard Mitigation – includes flooding, ponding and the low impact management of stormwater.

Recreation – includes water sports as well as recreational walkway, cycleway connections and passive recreation opportunities (e.g. viewing and seating areas).

AP6.1.iii Conservation values are assigned into three categories dependent on the size and nature of the river concerned.

Priority 1 conservation values

These include the main stem of larger rivers. These reaches have a range of values including:

a) Trout fishing, swimming, walking, passive recreation, kayaking and other boating
b) Identified wildlife corridors/significant native riparian vegetation
c) Flood management zones
d) Water quality being managed for fishery and contact recreation purposes

Priority 2 conservation values

These include smaller rivers and significant tributaries of larger rivers. Management of these areas is primarily to protect habitats of fish and fowl and for water quality purposes. These reaches have a range of values including:

a) Identified trout spawning streams, whitebait spawning streams, wildlife habitat streams especially for waterfowl, waterbodies with rare species
b) Permanently flowing streams greater than 3 m bank width as native fish habitat (unless lacking fishery values confirmed by survey)
c) Spring fed creeks or any having high water clarity
d) Water quality being managed for aquatic ecosystems or water supply purposes

Priority 3 conservation values

These include small first order streams which may need some protection to maintain water quality. The degree of protection is largely dependent on slope. There is little benefit in protecting stream margins on high slope angles where suitable land use controls are more appropriate.

Where appropriate, conditions may be placed on resource consents to avoid, remedy or mitigate adverse effects on the values identified. Such conditions could include, but would not be restricted to matters such as:

a) Timing of earthworks.
b) Revegetation following earthworks.
c) Control of stormwater and other discharges.
d) Location of structures.
e) Protection of significant vegetation.
f) Protection of instream habitats.
g) Water Quality.

AP6.1.iv Esplanade reserves or strips not specified in Table 6.2 of Appendix 6 will only be required as a condition of a resource consent or plan change where they are the only practical means of avoiding, remedying or mitigating the adverse effects from an activity to which the consent relates. Examples of situations where this could occur include:

a) A resource consent or plan change for a hotel or tourism development next to a river reach of high value for access or conservation purposes.

b) The rezoning of an area from rural to residential or a resource consent, or plan change creating lots of a smaller size than provided for in the area as a controlled activity and adjoining a riparian margin of significant value for conservation, access or hazard mitigation purposes.

Table 6.1 riparian values

River	Reach	Values
Coastal margins	All coastal margins including Waimea Inlet, Nelson Haven, Delaware Inlet, and Whangamoa Inlet but excluding the active Port area comprising the existing Port Commercial Zone	Conservation Access Hazard mitigation For further details regarding coastal margins see Appendix 4 (marine ASCV overlay)
Roding River	City boundary to waterworks reserve caretakers house	Conservation (aquatic habitat) priority 2 Access
	Caretakers house upstream to headwaters including Champion and United Creeks	Conservation (aquatic habitat) priority 1 Access Recreation
Saxton Creek	Coast inland including first tributary to Champion Road and main stream above first tributary to next confluence	Conservation (aquatic habitat) priority 3 Access coast to Champion Road Hazard mitigation flood capacity Recreation
Orphanage Creek	Coast to Saxton Road	Hazard mitigation flood capacity Access through urban development Conservation (aquatic habitat) priority 3
	Saxton Road to Suffolk Road	Hazard mitigation flood capacity Access through urban development Conservation (aquatic habitat) priority 3
	Suffolk Road to headwaters	Hazard mitigation flood capacity Access where/when urban development occurs Conservation (aquatic habitat) priority 3
Orchard Creek	Coast to Nayland Road	Access when urban development occurs Hazard mitigation flood capacity
	Nayland Road to headwaters	Hazard mitigation flood capacity
Poorman Valley Stream	Coast to Marsden Valley Reserve	Conservation (aquatic habitat) priority 3 Access to coast and through urban area Hazard mitigation flood capacity
	Marsden Valley Reserve to headwaters	Conservation (aquatic habitat) priority 3 Access to reserve
Arapiki Stream	Junction with Jenkins Creek to Quarantine Road second crossing upstream	Conservation (enhancing aquatic habitat) Hazard mitigation flood capacity
	Quarantine Road second crossing upstream to the Ridgeway	Hazard mitigation flood capacity
Jenkins Creek	Coast to confluence with Poorman Valley Stream	Access to coast
	Confluence with Poorman Valley Stream to Quarantine Road	Conservation enhancing aquatic habitat Access to coast Hazard mitigation flood capacity
	Quarantine Road to Annesbrook Drive	Conservation enhancing aquatic habitat Access along river Recreation Hazard mitigation flood capacity
	Annesbrook Drive to Gracefield Street	Access along river Hazard mitigation flood capacity
	Gracefield Street to Newman Drive	Hazard mitigation flood capacity
	Newman Drive to Enner Glynn Road head	Access where urban development occurs Hazard mitigation flood capacity
	Tributary to forest remnant	Access along stream

River	Reach	Values
York Stream	St Vincent Street to Waimea Road	Hazard mitigation flood capacity
	York Dam to headwaters	Hazard mitigation flood capacity
Brook Stream	Maitai confluence to above Brook Motor Camp grid 027(346 871)	Conservation (aquatic habitat and water quality) priority 1 and 2 Access where urban development occurs Hazard mitigation flood capacity
	Tantragee Road to Tantragee Saddle	Public access along river Conservation (water quality) priority 3
	Side creeks	Conservation (aquatic habitat) priority 3 Access along river Recreation
Maitai River	The Haven to Pole Ford Bridge	Conservation (aquatic habitat and water quality) priority 1 Access along river Recreation Hazard mitigation flood capacity
	Pole Ford Bridge to headwaters	Conservation (aquatic habitat and water quality) priority 1 Access along river Recreation
	Side creeks including Kaka Hill tributary, Sharlands and Packers Creeks	Conservation (aquatic habitat and water quality) priority 2 and 3 Access along river Recreation Hazard mitigation flood capacity
Oldham Creek	Main channel from Corder Pond to Hodgson Place east boundary	Conservation (water quality) priority 3 Hazard mitigation flood capacity
	Main channel from Hodgson Place east boundary up true left branch to tributary confluence	Conservation (water quality) priority 3 Access through urban development Hazard mitigation flood capacity
	Tributary from Werneth Place to forest remnant	Access along river
	Main channel confluence east of Hodgson Place east boundary up true right tributary	Conservation (water quality) priority 3 Access through urban development Hazard mitigation flood capacity
	Strathaven Place branch from Naumai Street through Strathaven Place (both tributaries)	Conservation (water quality) priority 3 Hazard mitigation flood capacity
Todds Valley Stream	Mouth to SH6	Conservation (aquatic habitat priority 2)
	SH6 main valley including Little Todds Valley	Conservation (aquatic habitat and water quality) priority 2 and 3 Hazard mitigation flood capacity
Wakapuaka flats drains	Haven to Rural Zone boundary	Conservation (water quality) priority 3 Access to wildlife areas and public land
Waihi Creek	Coast to above Cable Bay Walkway	Conservation (water quality) priority 2
Delaware Inlet	Inlet margins	Conservation (see Appendix 4 – marine ASCV overlay) Access along coast Recreation
	Minor creeks draining to Delaware Inlet excluding Wakapuaka Main Stem	Conservation (aquatic habitat) priority 2 and 3
Wakapuaka Main Stem	Delaware Inlet to headwaters including Swift Stream and Slater Creek	Conservation (aquatic habitat and water quality) priority 1 Access along river Recreation Hazard mitigation flood capacity
	Major side streams between Delaware Inlet and Hira township	Conservation (aquatic habitat and water quality) priority 2 and 3

River	Reach	Values
Lud River	SH6 to Lud Valley Road end	Conservation (aquatic habitat and water quality) priority 2 Access where land use intensifies Hazard mitigation flood capacity
	Lud Valley Road end to grid O27 413 940, Sharlands Road	Conservation (aquatic habitat and water quality) priority 3 Access (to Maitai)
	Headwaters, streams	Conservation (aquatic habitat and water quality) priority 3
Teal Valley	SH6 to headwaters including main side streams	Conservation (aquatic habitat and water quality) priority 2 Access where land use intensifies Hazard mitigation flood capacity
	Upper headwaters	Conservation (aquatic habitat and water quality) priority 3
Whangamoa Inlet	Inlet margins	Conservation (see Appendix 4 – marine ASCV overlay) Access to coast and along coast Recreation
	Frenchman's Stream and Toi Toi Stream	Conservation (aquatic habitat and water quality) priority 2
Whangamoa River	Main stream inlet to Graham Stream confluence	Conservation (aquatic habitat) priority 1 Access along river and to coast Recreation
	True right tributaries: Elizabeth Stream, Dencker Creek, Collins River (including Blunder Creek), and Graham Stream	Conservation (aquatic habitat and water quality) priority 2 and 3 Access where land use intensifies
	Mainstream from Graham Stream confluence to grid 027 (472 967)	Conservation (aquatic habitat and water quality) priority 2
	Unnamed tributaries on the true right	Conservation (aquatic habitat and water quality) priority 3
Omokau Bay Stream		Conservation (aquatic habitat and water quality) priority 2
Oananga Bay Stream		Conservation (aquatic habitat and water quality) priority 2

AP 6.2 riparian or coastal areas with priority values

AP6.2.i Table 6.2 identifies riparian and coastal land with priority values. Esplanade reserves will be set aside, or esplanade strips created, in these areas upon subdivision and road stopping. Land uses in esplanade areas are also regulated by zone rules.

AP6.2.ii The esplanade requirements column indicates whether an esplanade reserve or esplanade strip is required and its width from the river bank or mean high water springs in metres (eg. 20 m). One or both banks may be indicated.

AP6.2.iii Where land that is referred to in the Table is in the Coastal Environment Overlay, the requirements for that Overlay prevail over any other requirements in the Table. Where land referred to in the Table is in the Small Holdings Area, the requirements for that Area prevail over any requirements stated for the Rural Zone.

AP6.2.iv Where the taking of an esplanade reserve or creation of an esplanade strip results in an unworkable severance of land (for example a residual narrow strip between the reserve or strip to be created and the property boundary), Council will consider rationalising the esplanade requirements contained within Table 6.2 to take into account an such severance.

Table 6.2 priority values

River	Reach	Values	Esplanade requirements
Coastal margins	NCC/TDC boundary to Songer St	Conservation Access Hazard Mitigation	All zones and overlays
Roding River	City boundary to Conservation Zone boundary	Conservation Access	Rural Zone Strip 20m - both river banks
Saxton Creek	From south eastern boundary of Saxton Creek Recreation Reserve to Champion Road.	Conservation Access Hazard mitigation Recreation	As shown on the Saxton Creek Survey Plans dated 11 March 2015 included in this appendix except: • in the case of the property formerly legally described as Lots 120 and 121 DP 429225, which has a subdivision approval (RM065150**V3**) then as set out in that resource consent and its supporting plans. • in the case of the approved subdivision of Lot 2 DP 447598 as shown on the scheme plan for RM125264 (Plan A).
Orphanage Creek	Coast to Main Road Stoke	Hazard mitigation Access	Coastal Environment Overlay Reserve 15m - both river banks Industrial Zone Reserve 15m - both river banks
	Saxton Road to Suffolk Road	Access Conservation Hazard mitigation	Residential Zone Reserve corridor of 25m including the river bed and both river banks
	Suffolk Road to headwaters	Hazard mitigation Access	Residential Zone Reserve corridor of 25m including the river bed and both river banks Small Holdings Overlay Strip 5m both river banks
Orchard Creek	Coast to Nayland Road	Access Hazard mitigation	Coastal Environment Overlay Reserve 25m corridor Residential Zone Reserve - 25m corridor

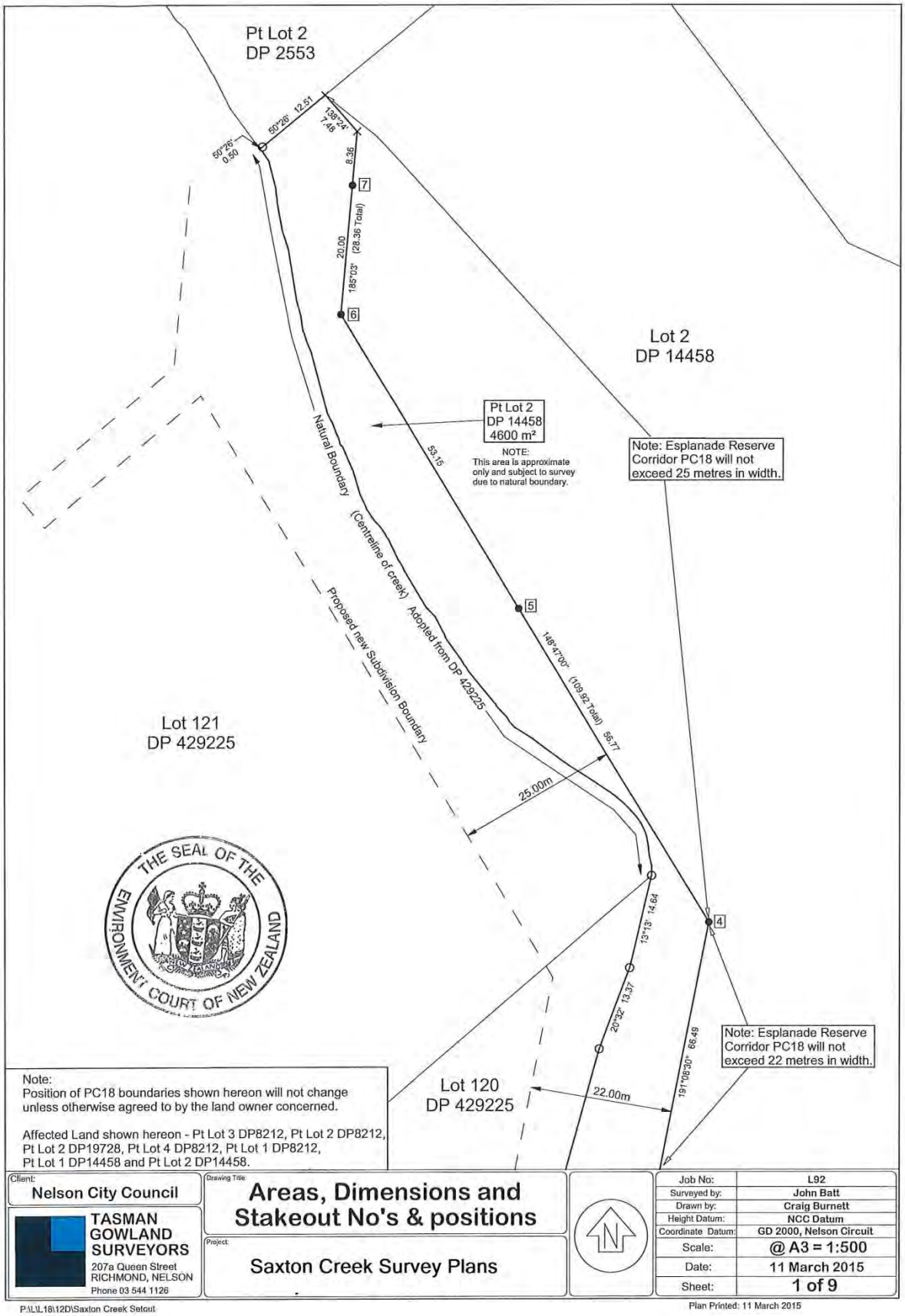
River	Reach	Values	Esplanade requirements
Poorman Valley Stream	Seaview Road to Christian Academy	Access Conservation Hazard mitigation	Residential Zone Strip 10m - both river banks Suburban Commercial Zone Strip 10m - both river banks
	Christian Academy to Marsden Valley Reserve	Access Conservation Hazard mitigation	Marsden Valley Small Holdings Area Reserve 20m – both river banks Marsden Valley Residential Area Reserve 20m – both river banks Other Small Holdings Area Reserve 5m - both river banks
	Marsden Valley reserve to road head	Access	Rural Zone Strip 5m - both river banks
Arapiki Stream	Jenkins Creek confluence to Quarantine Road second crossing	Conservation Hazard mitigation	Coastal Environment Overlay Reserve 10m both river banks Industrial Zone Reserve 10m both river banks Southpine site (Pt Lot 1 DP4905 and Lot 1 DP5375) requirements as per Appendix 6 Diagram 6.1
	Quarantine Road to Ridgeway	Hazard mitigation	Industrial Zone Strip 5m - both river banks Residential Zone Strip 5m - both river banks
Jenkins Creek	Confluence with Poorman Valley Stream to Quarantine Road	Access Conservation Hazard mitigation	Coastal Environment Overlay Reserve 10m - both river banks Residential Zone Reserve 10m - both river banks Industrial Zone Reserve 10m - both river banks
	Quarantine Road to Annesbrook Drive	Conservation Access	Industrial Zone Reserve 10m - both river banks
	Annesbrook Drive to Gracefield Street	Access Hazard mitigation	Residential Zone Strip 5m - both river banks
	Gracefield Street to Beatson Road	Hazard mitigation	Residential Zone Strip 10m - both river banks
	Beatson Road to Newman Drive	Hazard mitigation	Residential Zone Strip 5 m - both river banks
	Newman Drive to Enner Glynn Road head (grid 027 323885	Access Conservation Hazard mitigation	Residential Zone Reserve 20m - both river banks Small Holdings Area Strip 5m - both river banks Rural Zone Strip 5m - both river banks
York Stream	St Vincent Street/Totara Street corner to Waimea Road	Hazard mitigation	Residential Zone Strip 5m - both river banks
	York Dam to headwaters	Hazard mitigation	Rural Zone Strip 10m - both river banks
Brook Stream	328 Brook Street to above Brook Motor Camp (grid 027 346871)	Hazard mitigation Conservation Access	Residential Zone Reserve Corridor of 30m including the river bed and both river banks
	Tributary Brook confluence to Tantragee Saddle	Access	Rural Zone Strip 5m - both river banks

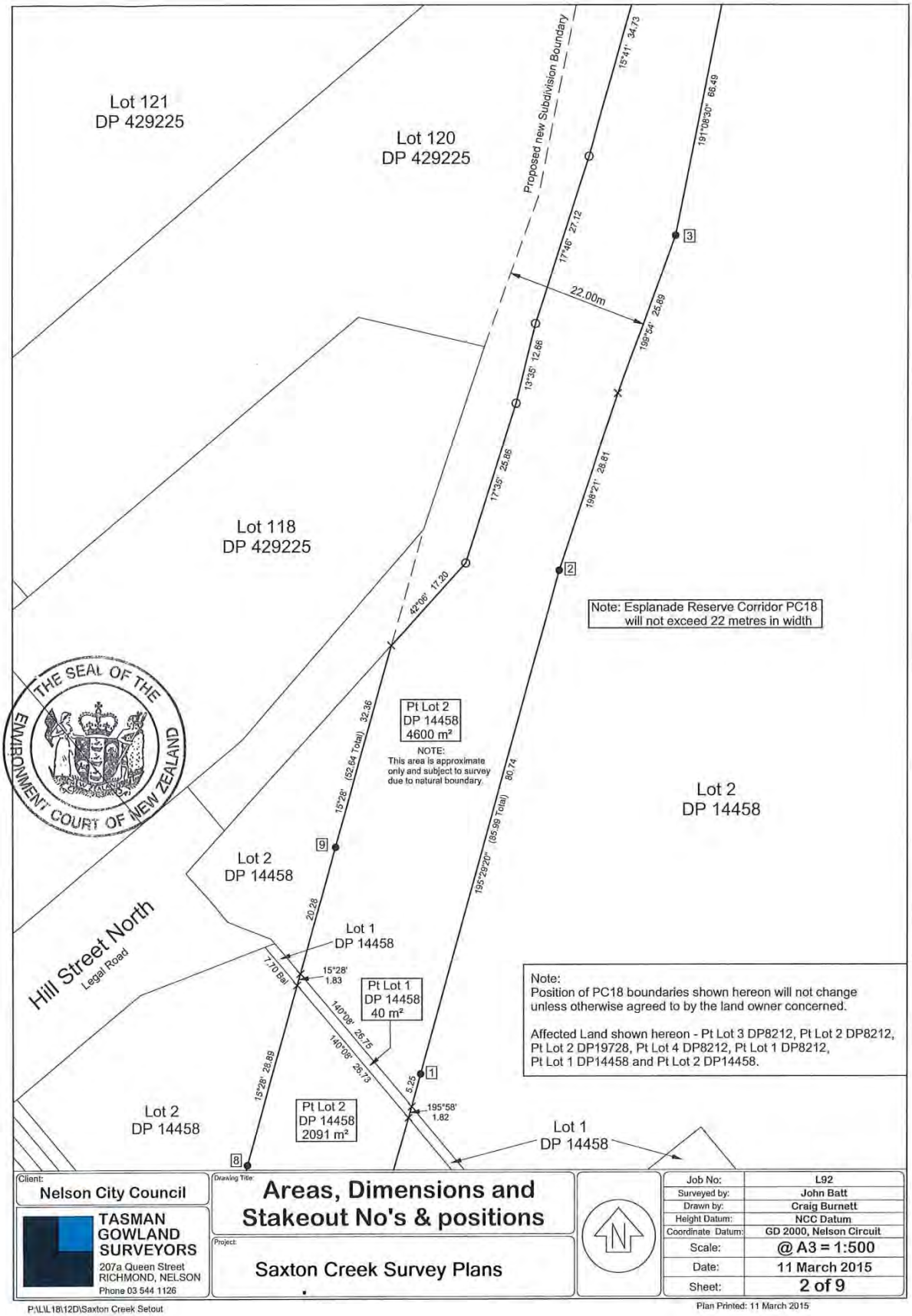
River	Reach	Values	Esplanade requirements
Maitai River	The Haven to Jickells Bridge (with the exception of the true left bank between Paru Paru Road and Trafalgar Street)	Conservation Access Hazard mitigation	All zones and overlays Reserve 10m true left bank Reserve 5m true right bank
	The true left bank between Paru Paru Road and Trafalgar Street	Conservation Access Hazard Mitigation	Inner City Fringe and Inner City Centre Reserve averaging 7.5m with a minimum width of 5m
	Jickells Bridge to Conservation Zone boundary	Conservation Access Hazard mitigation	Small Holdings Area Reserve 20m - both river banks Rural Zone Reserve 20m - both river banks
	Sharlands Creek Maitai confluence to headwaters and lower Kaka Hill tributary	Conservation Access Hazard mitigation	Rural Zone Strip 20m – both river banks
	Groom Creek/Maitai confluence to Tantragee Saddle	Access Conservation	Rural Zone Strip 5m - both river banks
Oldham Creek	Corder Pond to Hodgson Place east boundary	Hazard mitigation Conservation	Coastal Environment Overlay Reserve 5m - both river banks Residential Zone Reserve 5m - both river banks
	Strathhaven Place branch from Naumai Street through Strathhaven Place (both branches)	Hazard mitigation Conservation	Residential Zone Reserve 5m - both river banks
	Werneth Place to forest remnant (grid 027 375965)	Access	Suitable access to be negotiated with the landowners concerned
Todds Valley Stream	SH6 main valley (Todds Bush Road only) through the residential zone to the Small Holdings Area/Rural Zone boundary	Hazard mitigation Conservation	Residential Zone Reserve corridor 20m wide including the stream bed
	Mouth to SH6	Conservation Water quality	Coastal Environment Overlay Reserve 20m - both river banks Conservation Zone/Rural Zone Strip 20m - both river banks
	Lower and Central Reaches	Hazard mitigation access conservation	Adjacent to or in a Residential Zone a reserve 5m wide on the southern side in addition to the stream bed width designed to a Q50 level (50 year return flood event) for access purposes together with 1m wide reserve on the northern side for stream vegetation protection and enhancement purposes the measurement to be taken from a point allowing for a 400mm freeboard for waterway.

River	Reach	Values	Esplanade requirements
Todds Valley Stream	Todd Valley East Reach	Hazard mitigation access conservation	Adjacent to or in a Residential Zone a reserve 5m wide on the southern side in addition to the stream bed width designed to a Q15 level (15 year return flood event) for access purposes together with 1m wide reserve on the northern side for stream vegetation protection and enhancement purposes the measurement to be taken from a point allowing for a 400mm freeboard for waterway.
Wakapuaka Drains	Haven to edge of Rural Zone boundary	Conservation Access	Coastal Environment Overlay Strip 5m - both river banks
Delaware Inlet	Inlet margins	Conservation Access	Coastal Environment Overlay Reserve 20m
	Minor creeks draining to Delaware Inlet excluding Wakapuaka Main Stream	Conservation	Coastal Environment Overlay Strip 10m - both river banks
Wakapuaka Main Stream	Delaware Inlet to Hira township	Conservation Access Hazard mitigation	Coastal Environment Overlay Strip 10m true left, 5m true right Rural Zone Strip 10m true left, 5m true right Small Holdings Area Reserve 20m true left, 5m true right
	Hira township to Ross Road turnoff	Conservation Access	Small Holdings Area Reserve all land between the road reserves of Ross Road and SH6
	Ross Road turnoff to last Whangamoa layby	Conservation Access	Small Holdings Area Reserve 20m true right, 5m true left Rural Zone Strip 10m true right, 5m true left
Teal River	SH6 to Small Holdings Area boundary	Hazard mitigation Access Conservation	Small Holdings Area Strip 5m both river banks
Lud River	SH6 to Small Holdings Area boundary	Conservation Access Hazard mitigation	Small Holdings Area Strip 5m - both river banks
Whangamoa Inlet	Inlet margins	Conservation Access	Coastal Environment Overlay Reserve 20m Rural Zone Reserve 20m
	Frenchman's Stream and Toi Toi Stream	Conservation	Coastal Environment Overlay Strip 20m - both river banks Rural Zone Strip 20m - both river banks
Whangamoa River	Whangamoa Main Stream inlet to Graham Stream confluence	Conservation Access	Coastal Environment Overlay Strip 10m true right, 5m true left Rural Zone Strip 10m true right, 5m true left -
Omokau Bay Stream		Conservation	Coastal Environment Overlay Strip 20m - both river banks Rural Zone Strip 20m - both river banks

Esplanade Reserve and Strip Requirements Arapiki Stream
(Pt Lot 1 DP4905 and Lot 1 DP5375 - South Pine Site)
APPENDIX 6 DIAGRAM 1
KEY
Reserve
Strip
Scale 1:1000
2m From Top of Bank
Line of Watermain
0.5m From Top of Bank
Arapiki Stream
Quarantine Road
35
38
39
48
50
52
53
55
56
59
67

Diagram6.


Pt Lot 2
DP 2553
50°26' 12.51
136°24' 7.48
50°26' 0.50
8.36
7
20.00
185°03' (28.36 Total)
6
Lot 2
DP 14458
Pt Lot 2
DP 14458
4600 m²
NOTE:
This area is approximate only and subject to survey due to natural boundary.
53.15
Note: Esplanade Reserve Corridor PC18 will not exceed 25 metres in width.
Natural Boundary (Centreline of creek)
Adopted from DP 429225
Proposed new Subdivision Boundary
5
148°47'00" (109.92 Total) 56.77
Lot 121
DP 429225
25.00m
THE SEAL OF THE ENVIRONMENT COURT OF NEW ZEALAND
13°13' 14.84
20°32' 13.37
19°10'30" 66.49
4
Note: Esplanade Reserve Corridor PC18 will not exceed 22 metres in width.
Lot 120
DP 429225
22.00m
Note:
Position of PC18 boundaries shown hereon will not change unless otherwise agreed to by the land owner concerned.
Affected Land shown hereon - Pt Lot 3 DP8212, Pt Lot 2 DP8212, Pt Lot 2 DP19728, Pt Lot 4 DP8212, Pt Lot 1 DP8212, Pt Lot 1 DP14458 and Pt Lot 2 DP14458.
Client:
Nelson City Council
TASMAN GOWLAND SURVEYORS
207a Queen Street
RICHMOND, NELSON
Phone 03 544 1126
Drawing Title:
Areas, Dimensions and Stakeout No's & positions
Project:
Saxton Creek Survey Plans
N
Job No: L92
Surveyed by: John Batt
Drawn by: Craig Burnett
Height Datum: NCC Datum
Coordinate Datum: GD 2000, Nelson Circuit
Scale: @ A3 = 1:500
Date: 11 March 2015
Sheet: 1 of 9
P:\L\L18\12D\Saxton Creek Setout
Plan Printed: 11 March 2015


Lot 121
DP 429225
Lot 120
DP 429225
Lot 118
DP 429225
Lot 2
DP 14458
Lot 2
DP 14458
Lot 2
DP 14458
Lot 1
DP 14458
Lot 1
DP 14458
Hill Street North
Legal Road
Proposed new Subdivision Boundary
22.00m
15°41' 34.73
17°46' 27.12
191°08'30" 68.49
198°34' 25.89
13°35' 12.66
17°35' 25.66
198°21' 28.81
42°06' 17.20
15°28' (52.64 Total) 32.36
195°29'20" (85.99 Total) 86.74
20.28
7.70 Bal
15°28' 1.83
140°09' 26.75
140°09' 26.73
15°28' 28.89
5.25
195°58' 1.82
Pt Lot 2
DP 14458
4600 m²
NOTE:
This area is approximate only and subject to survey due to natural boundary.
Pt Lot 1
DP 14458
40 m²
Pt Lot 2
DP 14458
2091 m²
1
2
3
8
9
Note: Esplanade Reserve Corridor PC18 will not exceed 22 metres in width
Note:
Position of PC18 boundaries shown hereon will not change unless otherwise agreed to by the land owner concerned.
Affected Land shown hereon - Pt Lot 3 DP8212, Pt Lot 2 DP8212, Pt Lot 2 DP19728, Pt Lot 4 DP8212, Pt Lot 1 DP8212, Pt Lot 1 DP14458 and Pt Lot 2 DP14458.
THE SEAL OF THE ENVIRONMENT COURT OF NEW ZEALAND
Client:
Nelson City Council
TASMAN GOWLAND SURVEYORS
207a Queen Street
RICHMOND, NELSON
Phone 03 544 1126
Drawing Title:
Areas, Dimensions and Stakeout No's & positions
Project:
Saxton Creek Survey Plans
N
Job No: L92
Surveyed by: John Batt
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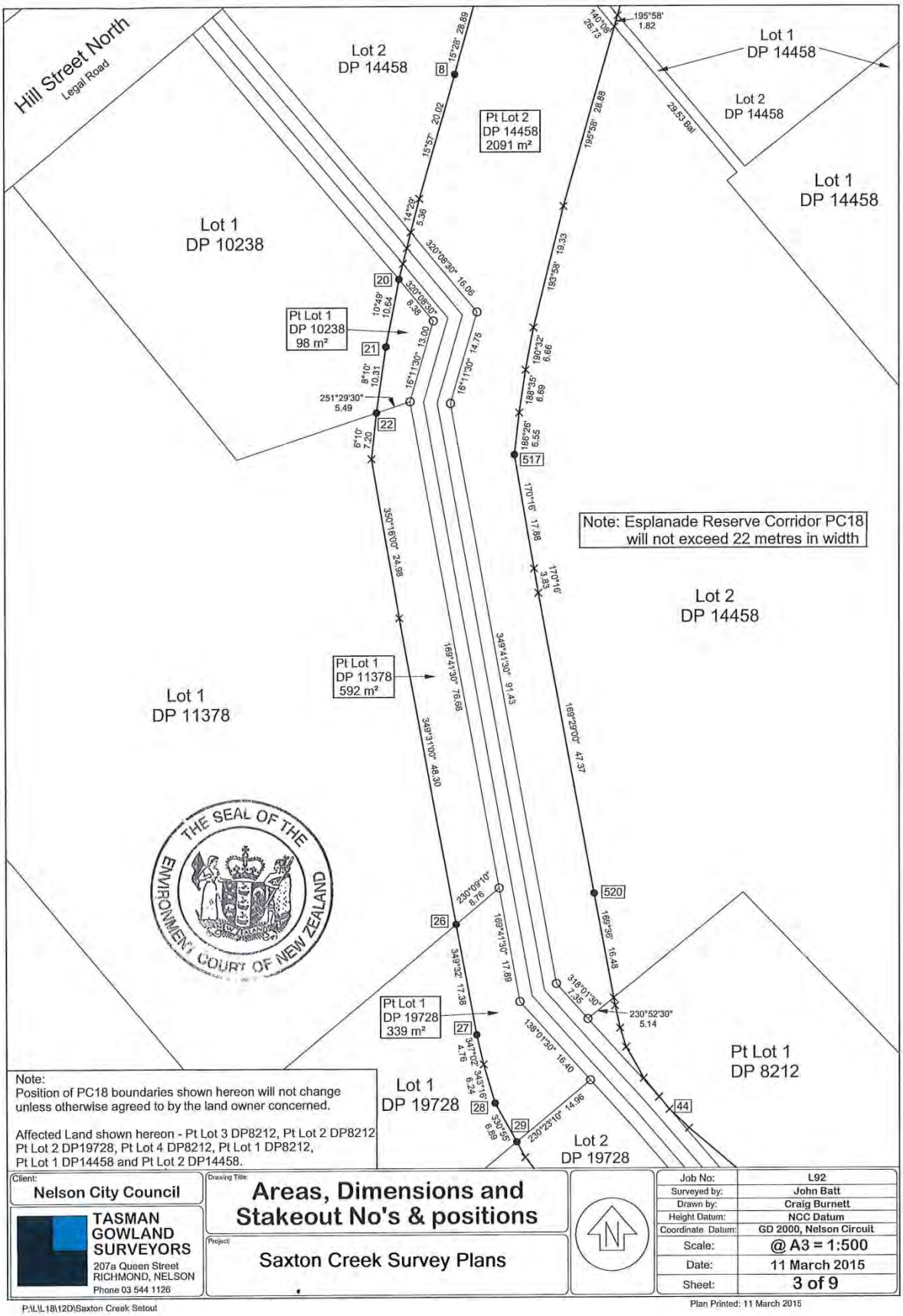
Height Datum: NCC Datum
Coordinate Datum: GD 2000, Nelson Circuit
Scale: @ A3 = 1:500
Date: 11 March 2015
Sheet: 2 of 9
P:\LL18\12D\Saxton Creek Setout
Plan Printed: 11 March 2015


Hill Street North
Legal Road
Lot 2
DP 14458
Lot 1
DP 14458
Lot 2
DP 14458
Lot 1
DP 14458
Lot 1
DP 10238
Pt Lot 2
DP 14458
2091 m²
Pt Lot 1
DP 10238
98 m²
Note: Esplanade Reserve Corridor PC18
will not exceed 22 metres in width
Lot 2
DP 14458
Pt Lot 1
DP 11378
592 m²
Lot 1
DP 11378
Pt Lot 1
DP 19728
339 m²
Lot 1
DP 19728
Lot 2
DP 19728
Pt Lot 1
DP 8212
THE SEAL OF THE ENVIRONMENT COURT OF NEW ZEALAND
Note:
Position of PC18 boundaries shown hereon will not change unless otherwise agreed to by the land owner concerned.
Affected Land shown hereon - Pt Lot 3 DP8212, Pt Lot 2 DP8212 Pt Lot 2 DP19728, Pt Lot 4 DP8212, Pt Lot 1 DP8212, Pt Lot 1 DP14458 and Pt Lot 2 DP14458.
Client:
Nelson City Council
TASMAN GOWLAND SURVEYORS
207a Queen Street
RICHMOND, NELSON
Phone 03 544 1126
Drawing Title:
Areas, Dimensions and Stakeout No's & positions
Project:
Saxton Creek Survey Plans
Job No: L92
Surveyed by: John Batt
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Height Datum: NCC Datum
Coordinate Datum: GD 2000, Nelson Circuit
Scale: @ A3 = 1:500
Date: 11 March 2015
Sheet: 3 of 9
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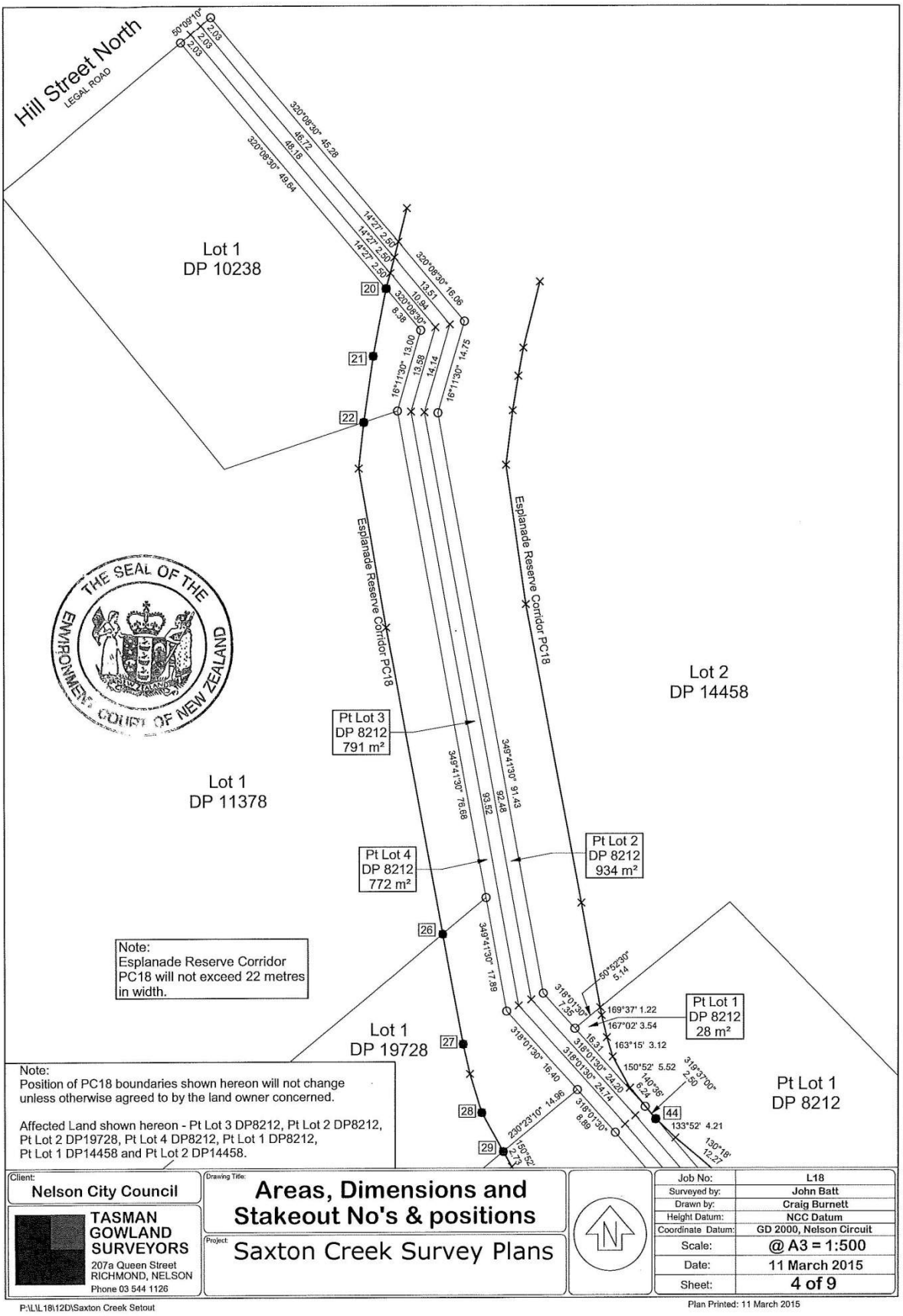
Plan Printed: 11 March 2015


Hill Street North
LEGAL ROAD
Lot 1
DP 10238
Lot 1
DP 11378
Lot 1
DP 19728
Lot 2
DP 14458
Pt Lot 1
DP 8212
Esplanade Reserve Corridor PC18
Esplanade Reserve Corridor PC18
Pt Lot 3
DP 8212
791 m²
Pt Lot 4
DP 8212
772 m²
Pt Lot 2
DP 8212
934 m²
Pt Lot 1
DP 8212
28 m²
20
21
22
26
27
28
29
44
Note:
Esplanade Reserve Corridor
PC18 will not exceed 22 metres
in width.
Note:
Position of PC18 boundaries shown hereon will not change
unless otherwise agreed to by the land owner concerned.
Affected Land shown hereon - Pt Lot 3 DP8212, Pt Lot 2 DP8212,
Pt Lot 2 DP19728, Pt Lot 4 DP8212, Pt Lot 1 DP8212,
Pt Lot 1 DP14458 and Pt Lot 2 DP14458.
THE SEAL OF THE ENVIRONMENT COURT OF NEW ZEALAND
Client:
Nelson City Council
TASMAN GOWLAND SURVEYORS
207a Queen Street
RICHMOND, NELSON
Phone 03 544 1126
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Areas, Dimensions and Stakeout No's & positions
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Sheet: 4 of 9
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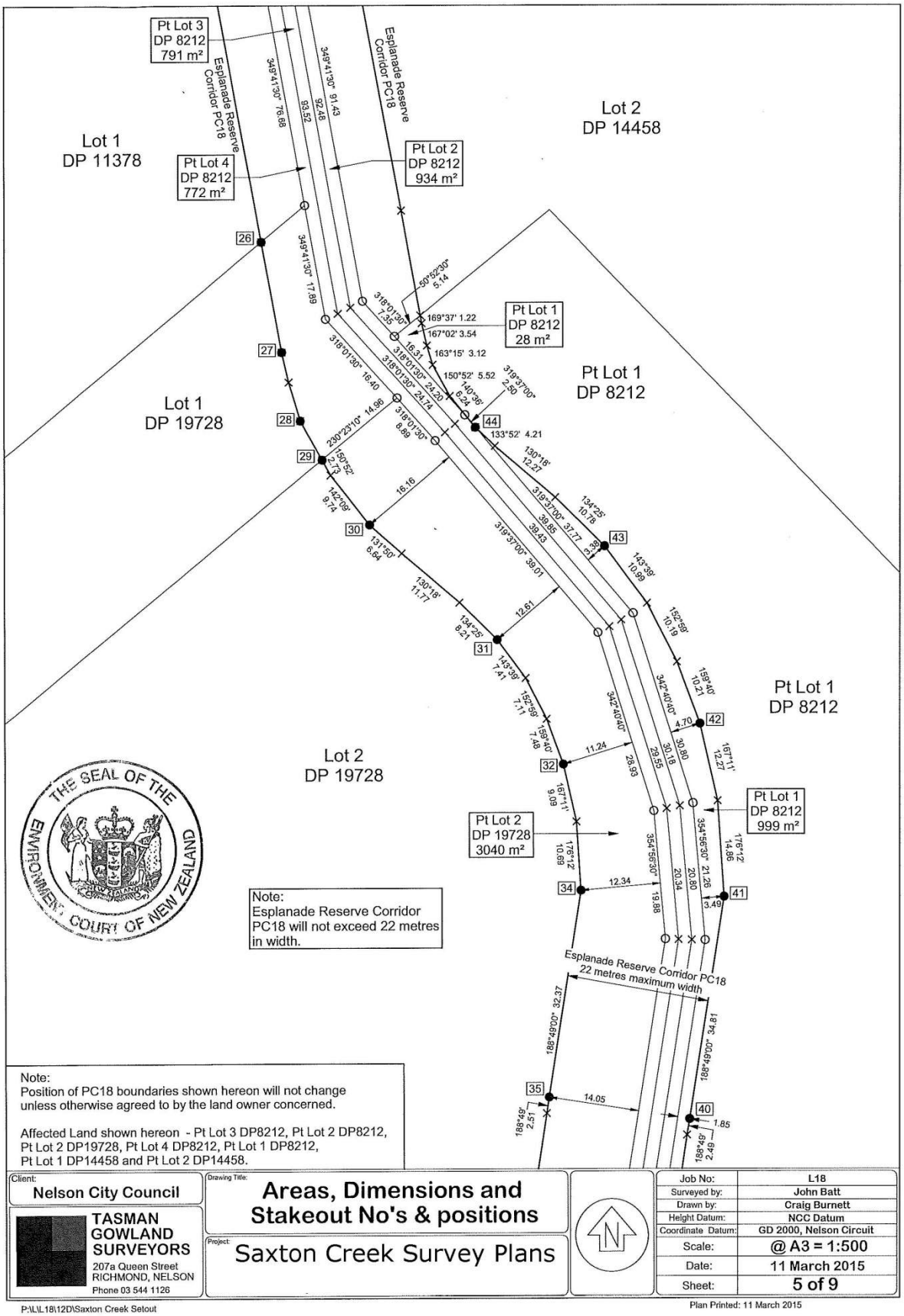
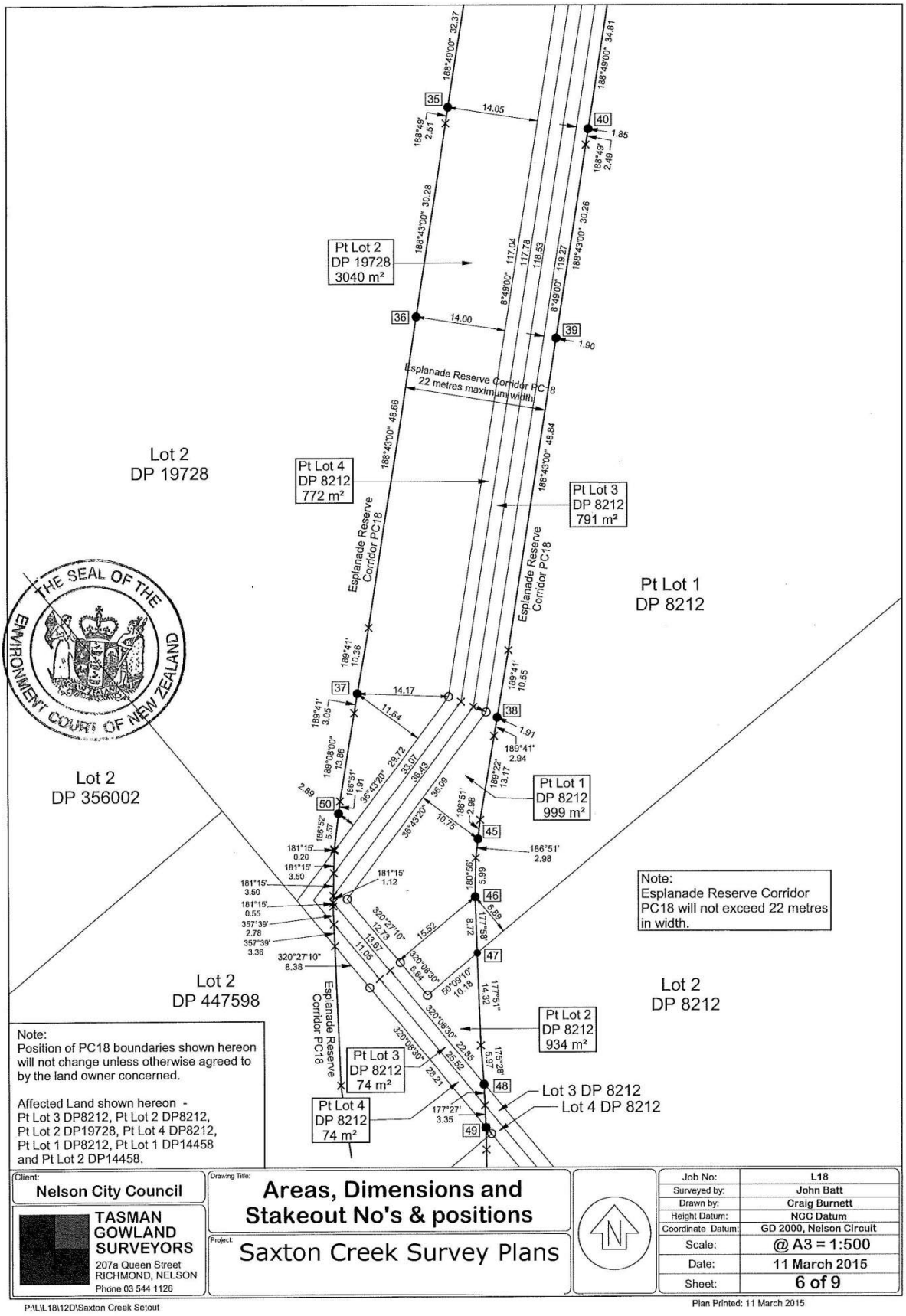
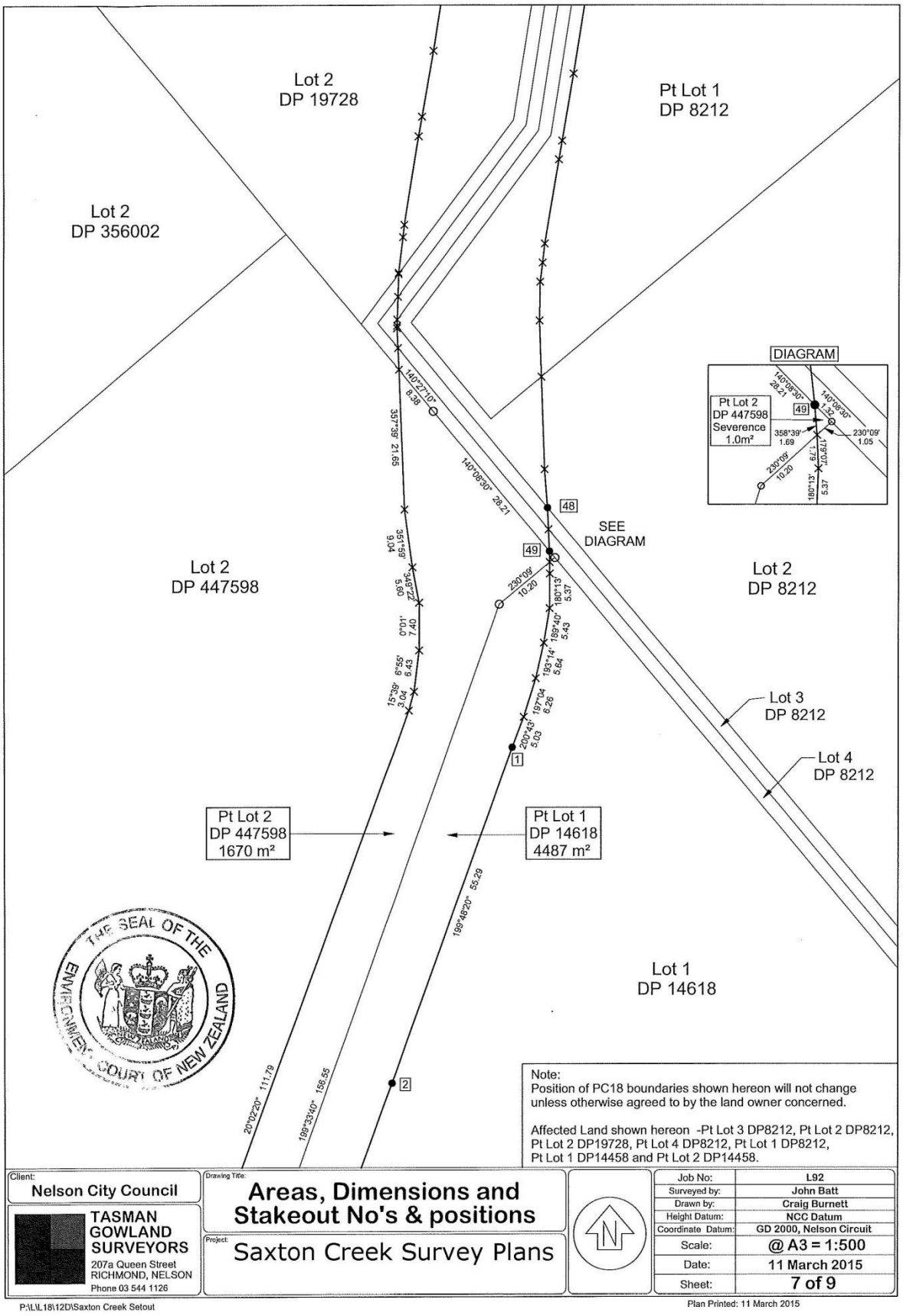
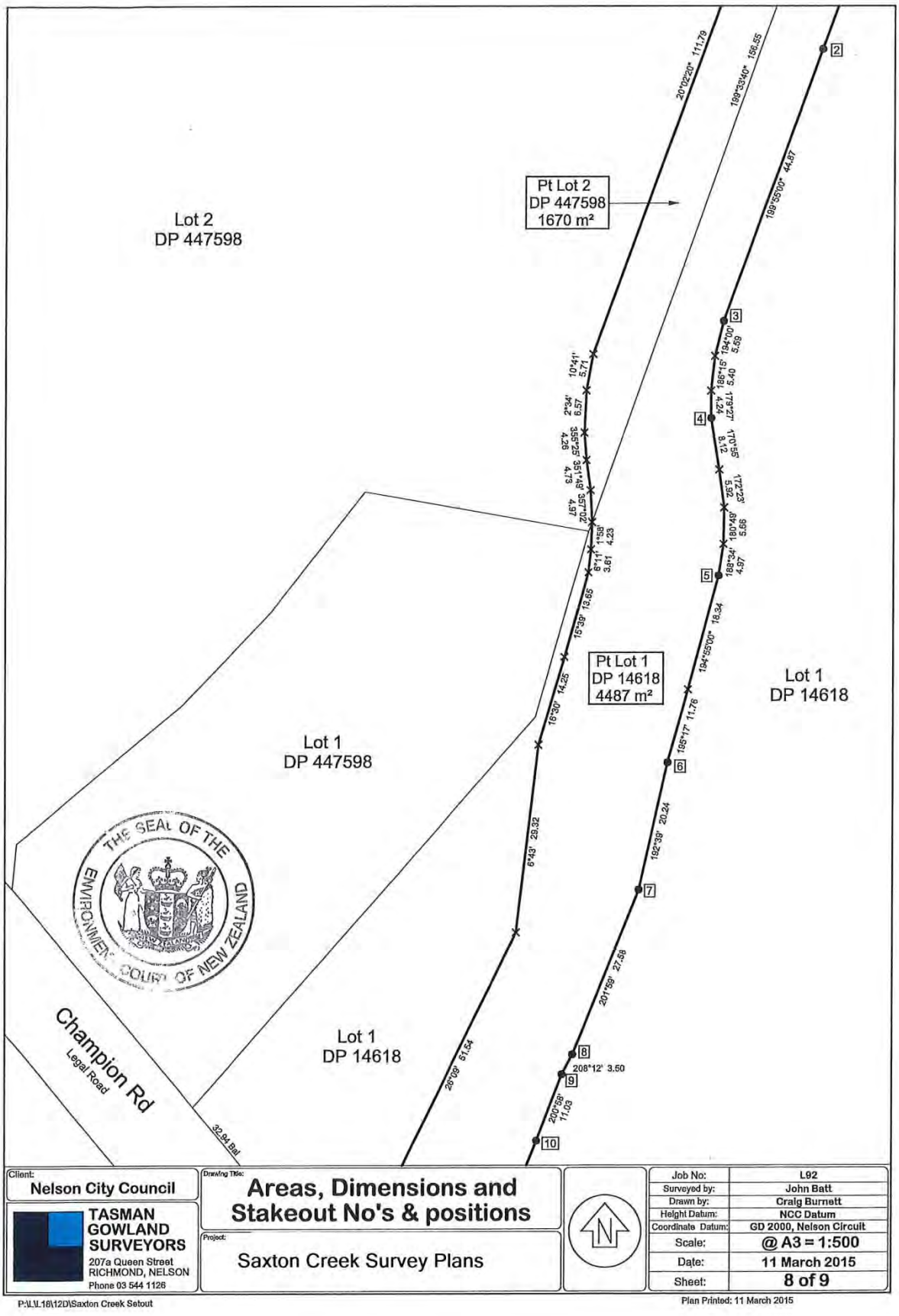
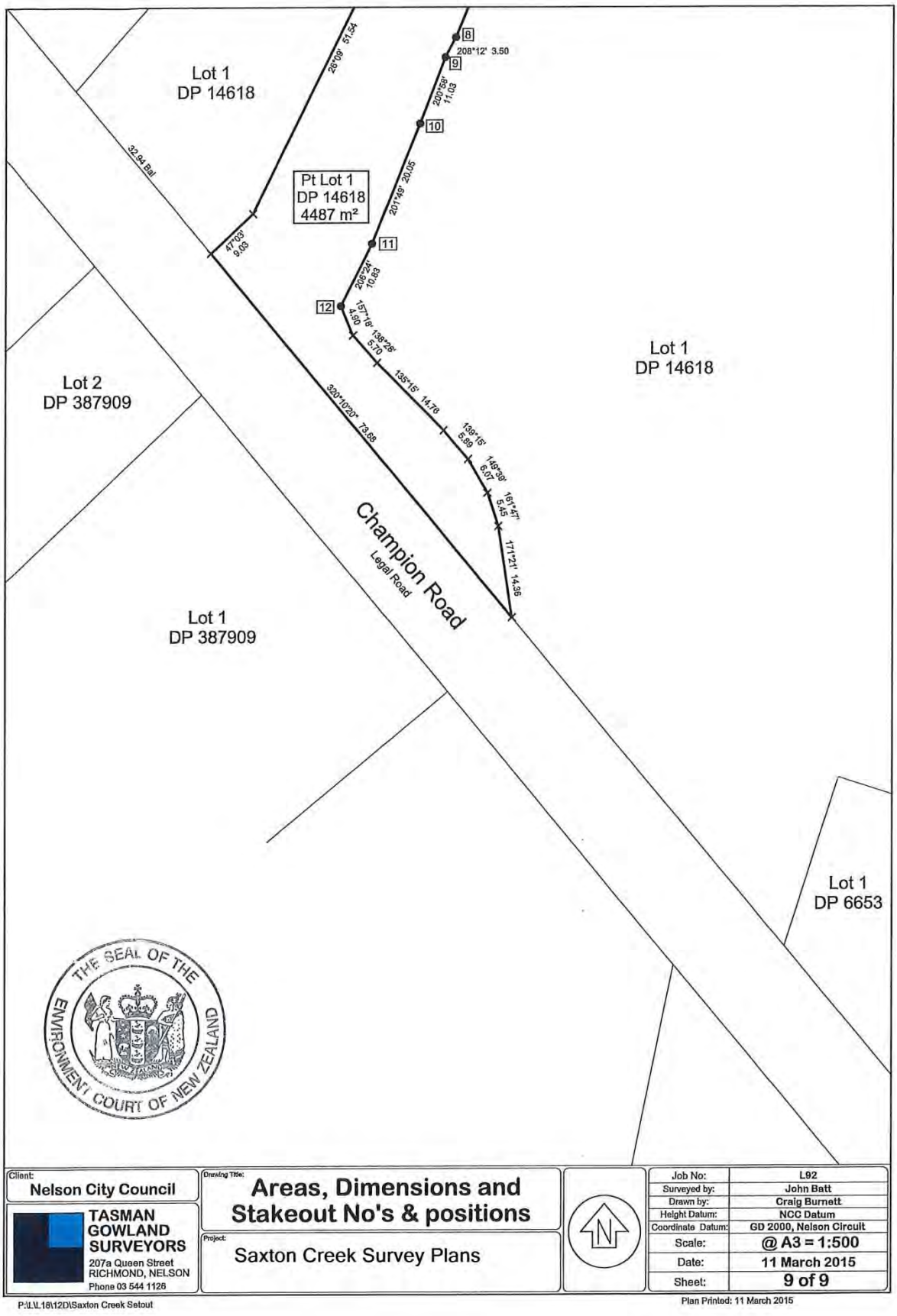
Plan Printed: 11 March 2015


Pt Lot 3
DP 8212
791 m²
Esplanade Reserve
Corridor PC18
Lot 1
DP 11378
Pt Lot 4
DP 8212
772 m²
Pt Lot 2
DP 8212
934 m²
Lot 2
DP 14458
Pt Lot 1
DP 8212
28 m²
Lot 1
DP 19728
Pt Lot 1
DP 8212
Lot 2
DP 19728
Pt Lot 1
DP 8212
999 m²
Pt Lot 2
DP 19728
3040 m²
Note:
Esplanade Reserve Corridor
PC18 will not exceed 22 metres
in width.
Esplanade Reserve Corridor PC18
22 metres maximum width
Note:
Position of PC18 boundaries shown hereon will not change
unless otherwise agreed to by the land owner concerned.
Affected Land shown hereon - Pt Lot 3 DP8212, Pt Lot 2 DP8212,
Pt Lot 2 DP19728, Pt Lot 4 DP8212, Pt Lot 1 DP8212,
Pt Lot 1 DP14458 and Pt Lot 2 DP14458.
Client:
Nelson City Council
TASMAN
GOWLAND
SURVEYORS
207a Queen Street
RICHMOND, NELSON
Phone 03 544 1126
Drawing Title:
Areas, Dimensions and
Stakeout No's & positions
Project:
Saxton Creek Survey Plans
Job No: L18
Surveyed by: John Batt
Drawn by: Craig Burnett
Height Datum: NCC Datum
Coordinate Datum: GD 2000, Nelson Circuit
Scale: @ A3 = 1:500
Date: 11 March 2015
Sheet: 5 of 9
P:\L\L18\12D\Saxton Creek Setout
Plan Printed: 11 March 2015


Pt Lot 2
DP 19728
3040 m²
Lot 2
DP 19728
Pt Lot 4
DP 8212
772 m²
Pt Lot 3
DP 8212
791 m²
Esplanade Reserve Corridor PC18
22 metres maximum width
Esplanade Reserve Corridor PC18
Esplanade Reserve Corridor PC18
Pt Lot 1
DP 8212
Lot 2
DP 356002
Pt Lot 1
DP 8212
999 m²
Note:
Esplanade Reserve Corridor PC18 will not exceed 22 metres in width.
Lot 2
DP 447598
Lot 2
DP 8212
Pt Lot 2
DP 8212
934 m²
Pt Lot 3
DP 8212
74 m²
Pt Lot 4
DP 8212
74 m²
Lot 3 DP 8212
Lot 4 DP 8212
Note:
Position of PC18 boundaries shown hereon will not change unless otherwise agreed to by the land owner concerned.
Affected Land shown hereon -
Pt Lot 3 DP8212, Pt Lot 2 DP8212,
Pt Lot 2 DP19728, Pt Lot 4 DP8212,
Pt Lot 1 DP8212, Pt Lot 1 DP14458
and Pt Lot 2 DP14458.
THE SEAL OF THE ENVIRONMENT COURT OF NEW ZEALAND
Client:
Nelson City Council
TASMAN GOWLAND SURVEYORS
207a Queen Street
RICHMOND, NELSON
Phone 03 544 1126
Drawing Title:
Areas, Dimensions and Stakeout No's & positions
Project:
Saxton Creek Survey Plans
Job No: L18
Surveyed by: John Batt
Drawn by: Craig Burnett
Height Datum: NCC Datum
Coordinate Datum: GD 2000, Nelson Circuit
Scale: @ A3 = 1:500
Date: 11 March 2015
Sheet: 6 of 9
P:\L\L18\12D\Saxton Creek Setout
Plan Printed: 11 March 2015


Lot 2
DP 19728
Pt Lot 1
DP 8212
Lot 2
DP 356002
DIAGRAM
Pt Lot 2
DP 447598
Severence
1.0m²
SEE
DIAGRAM
Lot 2
DP 447598
Lot 2
DP 8212
Lot 3
DP 8212
Lot 4
DP 8212
Pt Lot 2
DP 447598
1670 m²
Pt Lot 1
DP 14618
4487 m²
Lot 1
DP 14618
THE SEAL OF THE ENVIRONMENT COURT OF NEW ZEALAND
Note:
Position of PC18 boundaries shown hereon will not change unless otherwise agreed to by the land owner concerned.
Affected Land shown hereon -Pt Lot 3 DP8212, Pt Lot 2 DP8212, Pt Lot 2 DP19728, Pt Lot 4 DP8212, Pt Lot 1 DP8212, Pt Lot 1 DP14458 and Pt Lot 2 DP14458.
Client:
Nelson City Council
TASMAN GOWLAND SURVEYORS
207a Queen Street
RICHMOND, NELSON
Phone 03 544 1126
Drawing Title:
Areas, Dimensions and Stakeout No's & positions
Project:
Saxton Creek Survey Plans
Job No: L92
Surveyed by: John Batt
Drawn by: Craig Burnett
Height Datum: NCC Datum
Coordinate Datum: GD 2000, Nelson Circuit
Scale: @ A3 = 1:500
Date: 11 March 2015
Sheet: 7 of 9
P:\L\L18\12D\Saxton Creek Setout
Plan Printed: 11 March 2015


Lot 2
DP 447598
Pt Lot 2
DP 447598
1670 m²
Lot 1
DP 447598
Pt Lot 1
DP 14618
4487 m²
Lot 1
DP 14618
Lot 1
DP 14618
Champion Rd
Legal Road
32.94 Bal
THE SEAL OF THE ENVIRONMENT COURT OF NEW ZEALAND
Client:
Nelson City Council
TASMAN GOWLAND SURVEYORS
207a Queen Street
RICHMOND, NELSON
Phone 03 544 1126
Drawing Title:
Areas, Dimensions and Stakeout No's & positions
Project:
Saxton Creek Survey Plans
N
Job No: L92
Surveyed by: John Batt
Drawn by: Craig Burnett
Height Datum: NCC Datum
Coordinate Datum: GD 2000, Nelson Circuit
Scale: @ A3 = 1:500
Date: 11 March 2015
Sheet: 8 of 9
P:\L\L18\12D\Saxton Creek Setout
Plan Printed: 11 March 2015


Lot 1
DP 14618
Pt Lot 1
DP 14618
4487 m²
Lot 2
DP 387909
Lot 1
DP 387909
Lot 1
DP 14618
Lot 1
DP 6653
Champion Road
Legal Road
32.94 Bal
28°09' 51.54
208°12' 3.50
200°58' 11.03
207°49' 20.05
205°24' 10.83
157°18' 4.90
138°28' 5.70
135°15' 14.78
139°15' 5.59
149°09' 6.07
151°47' 5.45
171°21' 14.35
320°10'20" 73.68
47°09' 9.03
8
9
10
11
12
THE SEAL OF THE ENVIRONMENT COURT OF NEW ZEALAND
Client:
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TASMAN GOWLAND SURVEYORS
207a Queen Street
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Sheet: 9 of 9
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