General Property Information

2/55 Leicester Street, Nelson

Created: 21 February 2023

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

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

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

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

Any property file whether electronic or paper will not contain:

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

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NRMP Hazard Overlay

2/55 Leicester Street, Nelson

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Created 21 February 2023

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

Hazard Study Information

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

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

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

Fault Hazard

http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/faults-line/

Nelson Flood Models

http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/flooding/

Interactive map http://nelson.govt.nz/river-flooding-map

Liquefaction

http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/liquefaction/

Historic land use and potential soil contamination

http://www.nelson.govt.nz/building-and-property/hail-sites

Coastal Inundation

https://shape.nelson.govt.nz/coastal-hazards

Slope Instability Overlay

http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/slope-instability/

More information

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

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

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

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

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

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

More information

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

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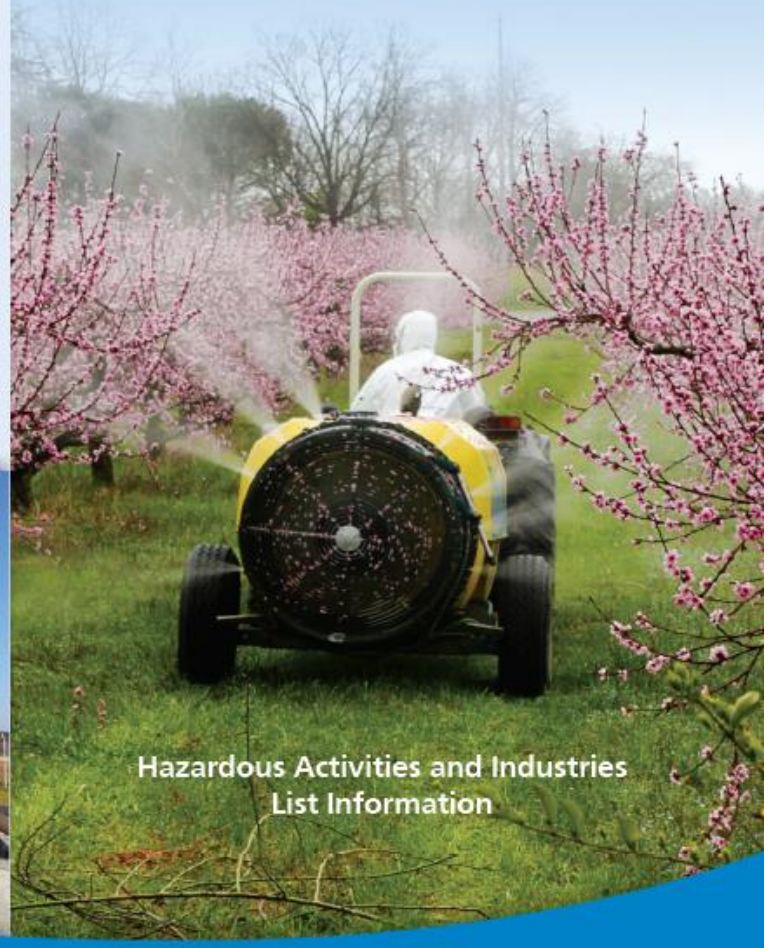
Civic House, 110 Trafalgar Street, Nelson
03 546 0200 • nelson.govt.nz

H.A.I.L SITES



Hazardous Activities and Industries List Information

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Information about property files

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

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

Any property file whether electronic or paper may exclude:

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

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

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

General Property Information: 1967005900B

Property

Valuation No	1967005900B
Location	2/55 Leicester Street, Nelson
Legal Description	FLAT 2 DP 9987 HAVING 1/2 INTEREST IN 57 6 SQ METRES BEING LOT 6 DP 9562
Area (Hectares)	0.0000

Rates

Government Valuation

Land	300,000
Improvements	230,000
Capital Value	530,000

Current Rates Year 2022 to 2023

Planning/Resource Management

No information located

Building

23/03/07	BUILDING CONSENT 070277 : Install Metro Wee Rad F/S Spaceheater : Code Compliance Certificate issued 8/05/07
	BUILDING CONSENT 060048 : Replace Woodburner with Metro Eco Wee Rad F/Standing Spaceheater with Wetback : CANCELLED 9/05/07
31/05/77	BUILDING PERMIT H63098 ERECT TWO OWNERSHIP UNITS : APPROVED F/INSPECTION DATE: 7/4/78 (Found on related property: 1967005900A)

Licences

No information located

Sewer and Drainage

No information located

Land and Building Classifications

No information located

Transport

No information located

Special Land Features

No information located

Swimming Pools

No information located

Other

15/02/20 SERVICE REQUEST 2005830 : Minor leaks

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Conditions Report

Search

View All Conditions (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402")

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
3653094	1 55 Leicester Street, Nelson	C1402	Air Plan	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402")
3653094	2 55 Leicester Street, Nelson	C1402	Air Plan	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402")

DATE: 21-Aug-12 CONDITION No: C1402

STREET ADDRESS: All properties contained in Airshed B2 (consult Fig A2.2B in Air Plan)

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER or SUBDIVIDER: Various

SCHEME PLAN No: NA

NCC PLAN No: Air Quality Plan

AUTHORITY: Principal Adviser, City Development (see David Jackson or Richard Frizzell)

REASON FOR CONDITION:

(Abbreviated) This property may contain a domestic spaceheater or open fire that falls under the rules set out in the Council's Air Quality Plan. Under rule AQr.24.1, within the Urban Area the use of open fires must cease on or before 1 January 2008 (except that any 'Jetmaster' type open fire (including Warmington brands) may continue until 1 January 2013). Discharge to air from open fires is prohibited after that date. In addition, within Airshed B2 (as defined in the air plan) the use of existing enclosed burners installed before 1991 was phased out by 1 Jan 2010 and burners installed between 1991-95 by 1 Jan 2012. This is necessary to meet the targets imposed by the National Environmental Standards for air quality.

CONDITION:

The Air Quality Plan states that within this airshed (Airshed B2 – consult Fig A2.2 in Air Plan) no discharge from domestic-type fires may occur after the cessation date below.

Type of heating appliance	**Cessation Date** **May no longer be used from:**
Open fires ('Jetmaster' type Open Fires)	1/01/2008 (1/01/2013)
Burners installed before 1991	1/01/2010
Burners installed between 1991 and 1995	1/01/2012

Council approved wood burners may only be installed in place of an existing 'lawfully installed' burner (rule AQr.25). (continues next page)

If you live in Airshed B2 (Stoke) and are either building a new home or do not have an existing enclosed wood burner, you can apply for a building consent to install an ultra-low emission wood burner (ULEB) (rule Aqr.26A)

NOTE: In buildings that currently do not have a solid fuel burner, a limit of 999 ULEBs applies in Airshed B2.

For further information on other approved burner options refer to the NCC website: http://www.nelson.govt.nz/environment/air-quality/approved-burners/

Note: rule AQr.25A contains special transitional provisions for houses in former Rural Areas which have become part of the Urban Area since the Air Quality Plan was notified in August 2003.

Amended: 1 October 2018

Date Entered: 21-Aug-12