General Property Information

696A Atawhai Crescent, Nelson

Created: 25 October 2022

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.

Contents

1. Nelson Resource Management Plan (NRMP) Hazard Overlay Map

2. Hazard Study Information

3. Hazardous Activities and Industries List (HAIL) site information brochure

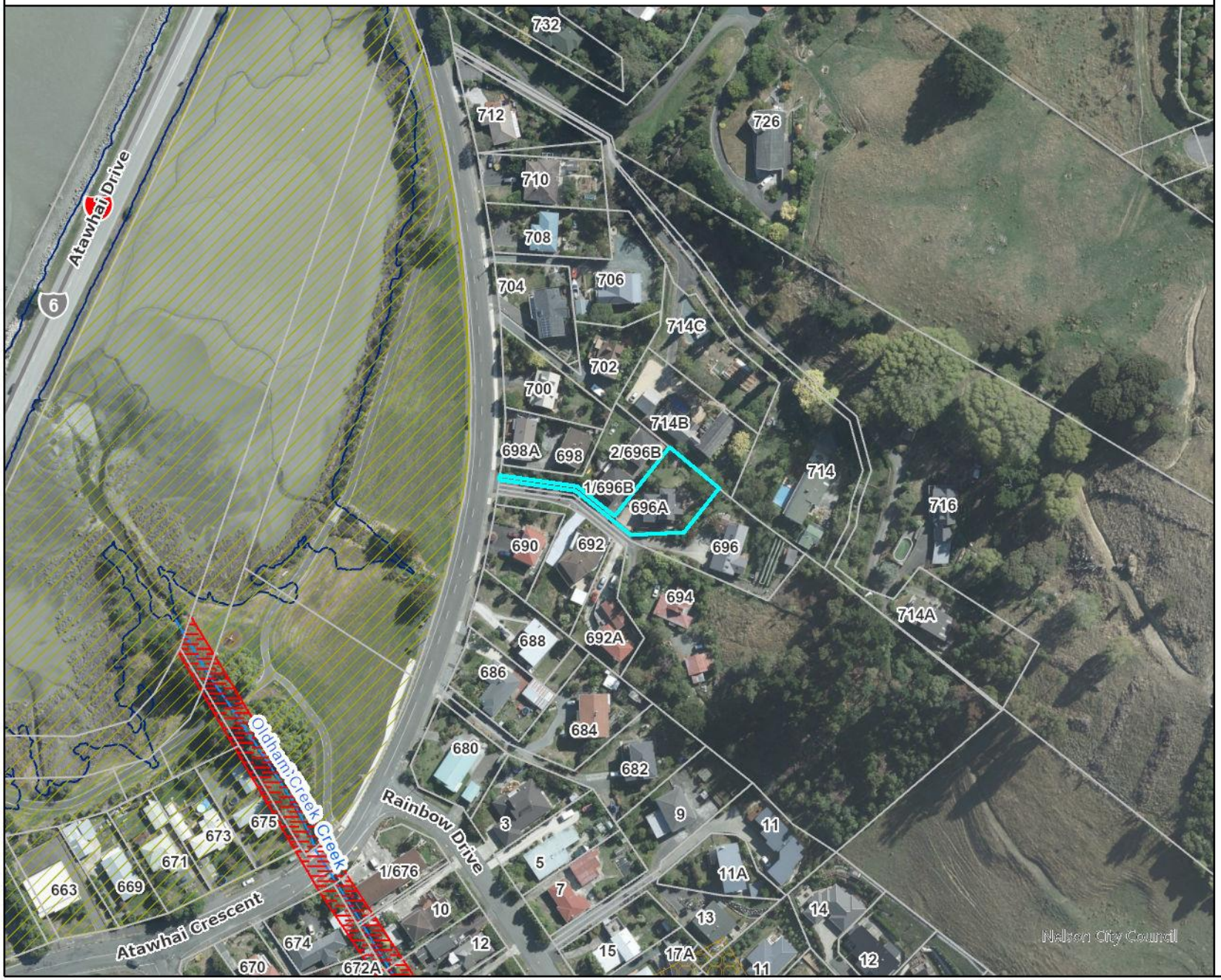
4. Information about Property Files

5. General Property Information (GPI) Summary

6. Property Conditions

NRMP Hazard Overlay

696A Atawhai Crescent, Nelson



Nelson City Council | Te Kaunihera o Whakatū

- Floodpath Overlay
- Inundation Overlay
- Fault Hazard Overlay

N

0 30 60 m

Created 25 October 2022

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.

PO Box 645 Nelson 7040 New Zealand PH 03 5460200 www.nelson.govt.nz

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

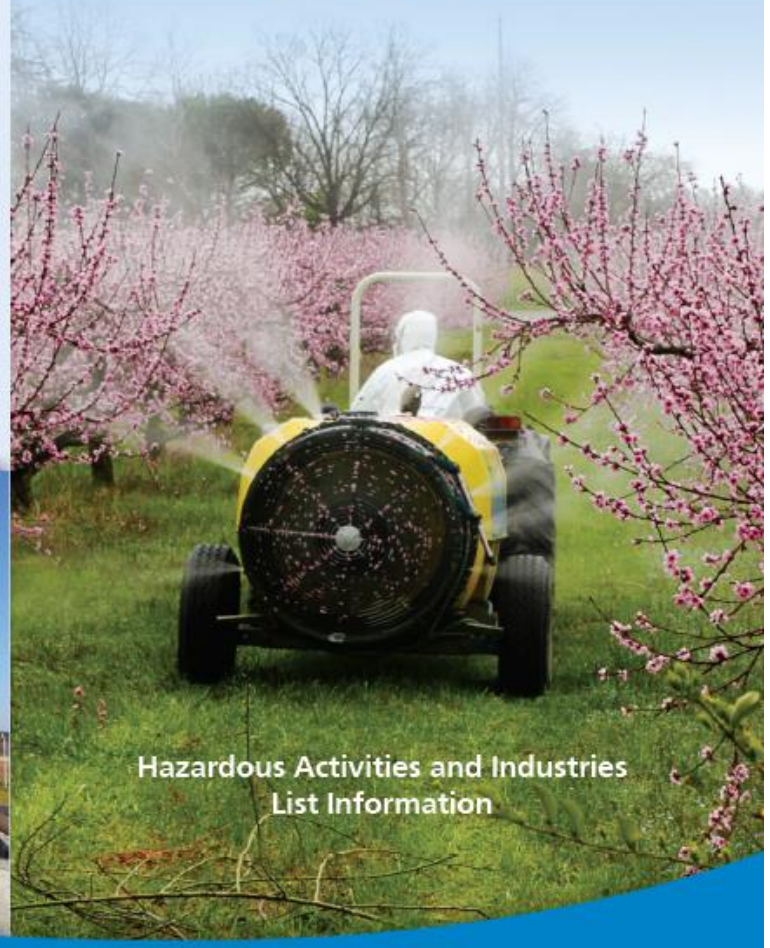
For more details about the HAIL, the Council database, soil testing, possible contaminants and the NESCS, please visit the Council website, **nelson.govt.nz** and search on **HAIL.**

A1297066

Nelson City Council
te kaunihera o whakatū

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

H.A.I.L SITES



Hazardous Activities and Industries List Information

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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)

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

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Conditions Report

Search

View All Conditions (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0548" OR Filename:"Property Condition C1403")

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
3610179	696A Atawhai Crescent, Nelson	C0548	Restricted Area and Stability	Y	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0548")
3610179	696A Atawhai Crescent, Nelson	C1403	Air Plan	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1403")

General Property Information: 1983048404

Property

Valuation No	1983048404
Location	696A Atawhai Crescent, Nelson
Legal Description	LOT 2 DP 14418
Area (Hectares)	0.0807

Rates

Government Valuation

Land	510,000
Improvements	500,000
Capital Value	1,010,000

Current Rates Year 2022 to 2023

Planning/Resource Management

10/11/89	TOWN PLANNING PERMIT DEV1576/1 SUBDIVISION : APPROVED S/C SUBDIVISION: NCC PLAN NO.1576/1 - ALL INFO 694 ATAWHAI DR TOWN PLANNING & ENGINEERING REQUIREMENTS (Found on related property: 1983048402)

Building

24/04/13	BUILDING CONSENT 130214 : Install Masport Hestia 2 Clean F/S : CODE COMPLIANCE CERT ISSUED 15/05/13
28/04/92	BUILDING PERMIT 21398 INSTALL HEATER : APPROVED AS SUBMITTED
8/02/91	BUILDING PERMIT J17782 ERECT DWELLING : APPROVED F/INSPECTION DATE: 7/8/91

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

13/06/22 SERVICE REQUEST 2222646 : Minor leaks

18/12/18 SERVICE REQUEST 1878918 : Information / Advice Requested

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DATE: 8-Jan-90 CONDITION No: C0548

STREET ADDRESS: 694 Atawhai Drive

DIAGRAM: Yes

LEGAL DESCRIPTION Lot 1 DP13568

PROPERTY OWNER
or SUBDIVIDER: Palmer & Bathgate

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY: NCC Planning Assistant - D Ross

REASON FOR CONDITION:
(Abbreviated) As the result of a Subdivision

CONDITION:

1. No buildings shall be constructed in the areas of Lots 3,5,6 (refer diagram) shown shaded.

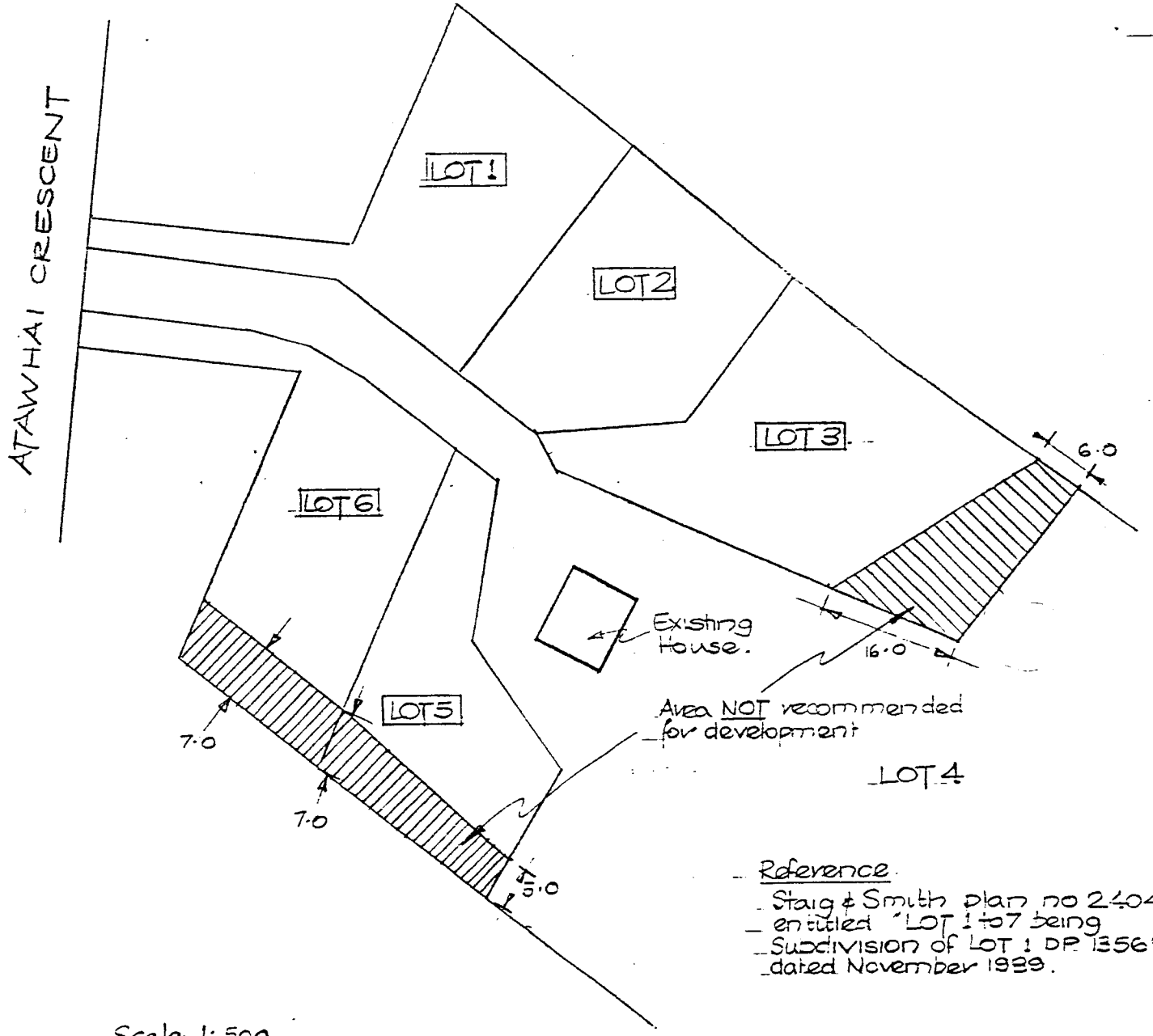
2. Lots 1,2,5,6 are suitable for housing development support on either conventional shall foundations or pole foundations.

3. Lot 3 is suitable specifically for housing development comprising a lightweight timber framed building and cladding with a suspended timber floor system; or pole foundations.

4. Cuts above 800mm on Lot 3 shall be subject to a specific review by a chartered professional. Cuts above 1200mm on Lots 1,2,5 6 shall also be subject to a specific review by a chartered professional.

5. All stormwater from any roof or paved area shall be collected and discharged into a sealed pipe stormwater drainage system connected into the Nelson City Council stormwater reticulation.

6. The shaded area shown on Lots 5,6 (refer diagram) are potential flood paths from runoff of stormwater from the higher ground. Consequently no filling shall be carried out in this area to the extent that the flood path is obstructed.



Reference

Staig & Smith plan no 2404 entitled "LOT 1 to 7 being Subdivision of LOT 1 DP 13568 dated November 1989.

Scale 1:500.

TONKIN & TAYLOR
CONSULTING ENGINEERS
SURVEYORS PLANNERS

47 George St, Newmarket, Auckland
101 Molesworth St, Wellington
7 Hunt St, Whangarei
111 Cameron Rd, Tauranga

PALMER & BATHGATE PROPERTY
PROPOSED SUBDIV.
634 ATAWHAI DRIVE
NELSON.

Recommended Building Sites.

DRAWING NO: W842-2

DATE Dec 1989

Revision

DATE: 12-Jan-06 CONDITION No: C1403

STREET ADDRESS: All properties contained in the Nelson Urban Area within Airshed C (consult Fig A2.2C in Air Plan), and in Nelson Urban Area (consult Figure A2.1) outside Airsheds shown in Figures A2.2A, A2.2B and A2.2C.

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER or SUBDIVIDER: Various

SCHEME PLAN No: NA

NCC PLAN No: Air Quality Plan

AUTHORITY: Manager, Environmental Policy (see David Jackson)

REASON FOR CONDITION:

(Abbreviated) This property may contain an domestic open fire that falls under the rules set out in the Council's Air Quality Plan. Under rule AQr.24.1, within the Urban Area, the use of open fires is allowed to continue up until 1 January 2008 (except that any 'Jetmaster' type open fire (including Warmington brands) may continue until 1 January 2013). Discharge to air from open fires is prohibited after that date. This is necessary to meet the targets imposed by the National Environmental Standards for air quality. Updated 4/12/08

CONDITION:

The Air Quality Plan states that within the Nelson Urban Area no discharge from domestic-type open fires may occur after the cessation date below

Type of heating appliance	**Disused by**
Open fires ('Jetmaster' type open fires)	1/01/2008 (1/1/2013)

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

If you live in Airshed C 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 599 ULEBs applies in Airshed C. (Continues next page)

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

Amended 1 October 2018

Date Entered: 12-Jan-06