

# General Property Information

19 Ara o Ngati Koata, Nelson

Created: 25 July 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



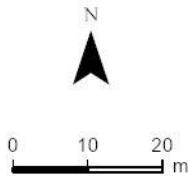
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# NRMP Hazard Overlay

19 Ara o Ngati Koata, Nelson



Created 25 July 2023



## **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](http://nelson.govt.nz) and search on HAIL.



# H.A.I.L SITES



Hazardous Activities and Industries  
List Information



Nelson City Council  
te kaunihera o whakatū

Civic House, 110 Trafalgar Street, Nelson  
03 546 0200 • [nelson.govt.nz](http://nelson.govt.nz)



Nelson City Council  
te kaunihera o whakatū





## What are HAIL sites?

HAIL sites are pieces of land where hazardous substances might have been used, stored or disposed of. These are identified by the Hazardous Activities and Industries List (HAIL), which is a group of activities and industries that are considered likely to cause land contamination. The list has been compiled by the Ministry for the Environment. The HAIL aims to identify most situations where hazardous substances could cause, and in many cases have caused, land contamination.

The fact that an activity or industry appears on the list does not mean that hazardous substances were used or stored on all sites occupied by that activity or industry. Nor does it mean that a site used by that industry will always have hazardous substances present in the land. The list just highlights that there is a greater probability of site contamination occurring than for other uses or activities.

You can download a copy of the HAIL on the Council website, [nelson.govt.nz](http://nelson.govt.nz) and search on HAIL.

## Why is Council identifying HAIL sites?

By identifying sites where hazardous substances might have been used, stored or disposed of, we can ensure that the sites do not present a risk to human health when they are used or developed.

It helps Council and the community to comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

It informs land owners that there is potential for the land to be contaminated and that further investigation would be needed before constructing new buildings or changing the land use. A resource consent may be needed in some cases.

## Is a HAIL site the same as a contaminated site?

No. It's important to note that this is a land use assessment and no soil testing has been carried out by Council. Inclusion on the database does not mean that soil contamination is present.

Nelson City Council has made a database of all the areas of Nelson where our information shows that HAIL activities are taking or have taken place. Research has been done using historical photos, trade directories and property information to establish which areas of land in Nelson could be at risk of contamination because they are likely to have been used for HAIL activities in the past. For example, if the land was once an orchard and chemical sprays were used, or perhaps it was a farm that had a sheep dip or a fuel tank, there is a risk of soil contamination.

## My property is listed as a HAIL site – what does that mean for me?

Inclusion on the HAIL site database does not necessarily mean that your soil is contaminated. Using a raised garden bed for growing vegetables can be helpful if you are concerned about soil contamination.

Also, if you want to build on your property, you will need to meet the requirements under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS). This could mean you may need a resource consent to carry out certain work.

If you are especially concerned or have reason to believe that your soil is definitely contaminated you can get it tested at your own expense. For more information about soil testing see our website, [nelson.govt.nz](http://nelson.govt.nz) and search on HAIL.

## Can a property be removed from the database?

The only way to remove a property from the database is to show that HAIL activity has never taken place on that site.

However, if you have any soil testing or other relevant information, please let Council know as this can be included in the property file and used to update the status of the property on the database.

## I am considering selling, buying a property or building on a HAIL site. What does that mean?

Information about whether a property is on the HAIL site database will be included on a Land Information Memorandum (LIM) for the property you are considering. A LIM is advisable when purchasing a property to ensure you are aware of the most accurate information we have relating to that property.

Information relating to HAIL status is also included on the Project Information Memorandum (PIM) for the property which you should request before doing any building project.

Be aware that if a property is included on the HAIL site database, and you wish to carry out any Building works, you will have to comply with the NESCS regulations (Sections 7 to 11). A resource consent may be required if the project cannot comply with the "permitted standards" in these regulations. The NESCS regulations are also triggered when a subdivision consent is applied for.

The requirements will vary from case to case, so it's important to talk to the Council early in the process for any activity that you're planning to carry out, including building, earthworks, subdivision etc.



## **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: 1962076819

### Property

Valuation No	1962076819
Location	19 Ara o Ngati Koata, Nelson
Legal Description	LOT 9 DP 557605
Area (Hectares)	0.0601

### Rates

#### Government Valuation

Land	495,000
Improvements	
Capital Value	495,000

Current Rates Year 2023 to 2024

### Planning/Resource Management

21/07/20	RESOURCE CONSENT SH195007V1 : Change to conditions 1, 2, 14, 20 and 22 of resource consent SH195007 to enable a change to the staging of the subdivision and roading layout plans and subsequent changes to the conditions on SH195008 and SH195010 as a result of these changes under Section 52 of HASHAA. Note: The proposal to change condition 15 of SH195007 is being processed under sH195007V2. : Section 224 Issued 21/07/21 (Found on related property: 1962076801)
21/07/20	RESOURCE CONSENT SH195008V1 : Change to conditions 1, 2, 14, 20 and 22 of resource consent SH195007 to enable a change to the staging of the subdivision and roading layout plans and subsequent changes to the conditions on SH195008 and SH195010 as a result of these changes under Section 52 of HASHAA Reasons for the decision can be found in a combined decision reasons report held on Council files. : Decision Notified 30/06/20 (Found on related property: 1962076801)
21/07/20	RESOURCE CONSENT SH195010V1 : Change to conditions 1, 2, 14, 20 and 22 of resource consent SH195007 to enable a change to the staging of the subdivision and roading layout plans and subsequent changes to the conditions on SH195008 and SH195010 as a result of these changes under Section 52 of HASHAA. Reasons for the decision can be found in a combined decision reasons report held on Council files. : Decision Notified 30/06/20 (Found on related property: 1962076801)
3/02/20	RESOURCE CONSENT 195299 : To subdivide part of 3B and 3C Hill Street (Lot 1 DP 526524 and Lot 2 DP 8212) acquired by NCC under the Public Works Act 1981 to create proposed Lot 1 (93.38m2) and 2 (96.3235m2) : Section 224 Issued 7/12/21 (Found on related property: 1962076801)



22/01/20	RESOURCE CONSENT SH195007 : Subdivision of Lot 1 DP 526524 & Lot 2 DP 8212 into 65 residential allotments as part of a qualifying development under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) NOTE: Decision to be read in conjunction w/SH195008 & SH195010 : Decision Notified 10/12/19 (Found on related property: 1962076801)
22/01/20	RESOURCE CONSENT SH195008 : Land use consent for earthworks as part of a qualifying development under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) : Decision Notified 10/12/19 (Found on related property: 1962076801)
22/01/20	RESOURCE CONSENT SH195010 : Discharge permit for discharging stormwater to land, discharging stormwater to land where it may enter water that may contain sediment and chemical flocculants and to discharge stormwater to Saxton Creek. NOTE: To be read in conjunction with SH195007 & SH195008 : Decision Notified 10/12/19 (Found on related property: 1962076801)
15/10/19	RESOURCE CONSENT 195168 : Provide a Right of Way under s348 to maintain access : Right of Way approval s.348 LGA 24/09/19 (Found on related property: 1962076801)
13/09/19	RESOURCE CONSENT 175439 : Land use consent in association with Stage 3A of the Saxton Creek stormwater upgrade : Sec 133A Minor Amendment 16/09/19 (Found on related property: 1962076100)
13/09/19	RESOURCE CONSENT 175440 : Water permit to temporarily divert water and abstract water and ground water during construction and maintenance works in association with Stage 3A of the Saxton Creek stormwater upgrade. : Decision Notified 23/08/19 (Found on related property: 1962076100)
13/09/19	RESOURCE CONSENT 175441 : Discharge Permit to temporarily discharge stormwater and discharge of ground water from temporary dewatering operations during construction and maintenance works in association with Stage 3A of the Saxton Creek stormwater upgrade : Decision Notified 23/08/19 (Found on related property: 1962076100)
13/09/19	RESOURCE CONSENT 185013 : Land use consent in association with Stage 3C of the Saxton Creek stormwater upgrade : Sec 133A Minor Amendment 16/09/19 (Found on related property: 1962076100)
13/09/19	RESOURCE CONSENT 185014 : Water permit to temporarily divert water and abstract water and ground water during construction and maintenance works in association with Stage 3C of the Saxton Creek stormwater upgrade : Decision Notified 23/08/19 (Found on related property: 1962076100)
13/09/19	RESOURCE CONSENT 185015 : Discharge permit to temporarily discharge stormwater and discharge of groundwater from temporary dewatering operations during construction and maintenance works in association with Stage 3C of the Saxton Creek stormwater upgrade : Decision Notified 23/08/19 (Found on related property: 1962076100)

16/11/17 RESOURCE CONSENT 175333 : Two residential dwellings on one title, being the amalgamated title of Proposed Lot 1 of associated subdivision consent RM175078 and Lot 2 DP 8212 : Decision Notified 26/10/17  
(Found on related property: 1962076700)

RESOURCE CONSENT SH195007V2 : Change to conditions 1, 2, 14, 20 and 22 of resource consent SH195007 to enable a change to the staging of the subdivision and roading layout plans and subsequent changes to the conditions on SH195008 and SH195010 as a result of these changes under Section 52 of HASHAA. Note: The proposal to change condition 15 of SH195007 is being processed under sH195007V2. : Withdrawn 25/02/21  
(Found on related property: 1962076801)

RESOURCE CONSENT SH195009 : Water permit to divert and pipe an unnamed ephemeral stream : Withdrawn 28/11/19  
(Found on related property: 1962076801)

## Building

1/03/22 BUILDING CONSENT 220016 : Dwelling : CODE COMPLIANCE CERT ISSUED 8/06/23

22/02/22 PIM APPLICATION 220016P : Dwelling : PIM ISSUED 22/02/22

25/01/11 BUILDING CONSENT 100969 : 2 storey alteration/addition to dwelling. : CODE COMPLIANCE CERT ISSUED 22/04/13  
(Found on related property: 1962076801)

25/02/09 BUILDING CONSENT 090025 : Erect a pool fence : CODE COMPLIANCE CERT ISSUED 29/10/10  
(Found on related property: 1962076801)

11/09/07 BUILDING CONSENT 070947 : Alter Kitchen, Install Wood Burner x 2 : CODE COMPLIANCE CERT ISSUED 13/03/13  
(Found on related property: 1962076801)

21/11/97 BUILDING CONSENT 971336 : BEDROOM EXTENSION : CODE COMPLIANCE CERT ISSUED 17/07/13  
(Found on related property: 1962076801)

28/04/1992 BUILDING PERMIT 21409 ALTER,EXTEND DOMEST.WORK : APPROVED AS SUBMITTED  
(Found on related property: X1962076801)

28/09/1983 BUILDING PERMIT B002594 ERECT SWIMMING POOL : APPROVED  
(Found on related property: X1962076801)

8/07/1982 BUILDING PERMIT A40604 ALTER DWELLING & ERECT GARAGE : APPROVED  
(Found on related property: X1962076801)

## Licences

No information located

## Sewer and Drainage

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No information located

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## Land and Building Classifications

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No information located

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## Transport

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No information located

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## Special Land Features

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No information located

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## Swimming Pools

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19/08/2016 SWIMMING POOL SW0485 An exemption to the Fencing of Swimming Pools Act 1987 has been granted in relation to this property. Upon sale of this property the exemption lapses. New owners are required to achieve compliance with the Act. Nigel McFadden  
(Found on related property: X1962076801)

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27/11/2008 SWIMMING POOL SWIMMING POOL FENCING REQUIREMENTS - LETTER FROM EIL  
(Found on related property: X1962076801)

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26/06/1999 SWIMMING POOL SWIMMING POOL INSPECTION COMPLIANCE CERTIFICATE ISSUED  
(Found on related property: X1962076801)

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## Other

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22/02/07 LIM APPLICATION L070069L070069 : LAND INFORMATION MEMORANDUM  
(Found on related property: 1962076800)

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## Conditions Report



View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402" OR Filename:"Property Condition C1861"](https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\))

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
8175619	19 Ara o Ngati Koata, Nelson	C1402	Air Plan	N	Open in SharePoint ( <a c1402\""="" condition="" href="https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\" property="">https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402"</a> )
8175619	19 Ara o Ngati Koata, Nelson	C1861	Consent Notice	N	Open in SharePoint ( <a c1861\""="" condition="" href="https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\" property="">https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1861"</a> )

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.

<b>Type of heating appliance</b>	<b>Cessation Date May no longer be used from:</b>
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



<b>Condition No</b>	<b>C1861</b>
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Condition to be ☒ Created ☐ Amended ☐ Removed

Address	15-25 Ara o Ngati Koata
Legal Description	Lots 7-11, 22 and 300 DP 557605
Property Owner or Subdivider	Wahanga 2017 Limited Partnership
Diagram included	No
Engineering Plan No	No
Resource Consent No	SH195007V1
Reason for Condition	NELSON CITY COUNCIL gives notice pursuant to Section 221 of the Resource Management Act 1991 that the subdivision consent in respect of Land Transfer Plan 557605 being a subdivision of the land in Record of Title 937999 was granted subject to the following conditions being complied with on a continuing basis pursuant to Section 108(1) of the Resource Management Act 1991:

Date condition created	25 February 2021
Condition recommended by (Name & Role) <i>Any staff member</i>	Tammy Ward, Administrator Resource Consents
Condition authorised by (Name & Role) <i>Team Leader or Manager</i>	Adrian Ramage, Team Leader Resource Consents

Date created in GIS	4 March 2021
Created by Name & Role	Ian Tyler – GIS Analyst

<b>Condition</b>
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**Lot 300 only**

1. The landowner of Lot 300 shall not place, construct any structure (other than a barred lockable gate or similar structure) or modify the land in a way that will result in the obstruction of secondary flood flows being conveyed from the adjoining road to Lot 2 DP 507574.

**Lots 7-11 and Lot 22**

2. Foundations shall penetrate topsoil, organic, weak or otherwise unsuitable ground if present to bear in competent natural ground or certified engineered fill.
3. All fill placement under proposed residential buildings outside the scope of NZS3604 shall be placed in accordance with NZS443 1:1989, with engineering construction monitoring, testing and certification and must use suitable imported fill materials.
4. All earthworks shall be shaped to prevent water ponding and to provide positive drainage away from foundations.
5. Storm water from roofs, paved, hardstanding and impermeable areas, surface drains, and any seepage encountered during development shall be conveyed in a controlled manner to the Nelson City Council stormwater system.
6. Foundations for residential construction may be designed and constructed in accordance with NZS3604:2011 - Timber-framed buildings.
7. If at the time of applying for building consent, the Lot has not already been rezoned to residential, then the residential rules provided in the operative district plan at the time of applying for building consent shall apply. If at the time of applying for building consent, there is a non-compliance with the residential permitted rules and standards, the non-compliance shall be subject to the requirements of the operative district plan in respect at the time in question.

**Lots 10 and 11 only**

1. Any foundations constructed immediately adjacent to the rock-faced batter on Lots 10 and 11 shall follow foundation design requirements as detailed on Figure 3.1 of NZS3604:2011.