

General Property Information

33 Panorama Drive, Nelson

Created: 19 September 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



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

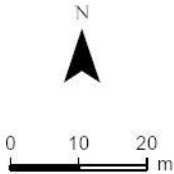


NRMP Hazard Overlay

33 Panorama Drive, Nelson

Legend

 Fault Hazard Overlay



Created 19 September 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 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



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 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 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: 1965083147

Property

Valuation No	1965083147
Location	33 Panorama Drive, Nelson
Legal Description	LOT 1 DP 505963
Area (Hectares)	0.0687

Rates

Government Valuation

Land	450,000
Improvements	610,000
Capital Value	1,060,000

Current Rates Year 2023 to 2024

Planning/Resource Management

10/08/17	RESOURCE CONSENT 175224 : To construct a new residential dwelling which breaches daylight admission : Decision Notified 20/07/17
13/01/16	RESOURCE CONSENT 155355 : 2 Lot subdivision of Lot 14 DP 18225 : Section 224 Issued 20/01/17 (Found on related property: 1965083014)
7/02/95	RESOURCE CONSENT 940270 : 178 lot subdivision. Variation to consent July 96 - additional 25 lots New DP's 18225, 19633, 19946 : Section 224 Issued 15/09/11 (Found on related property: 1965082901)
	RESOURCE CONSENT 155322 : 2 Lot subdivision of Lot 14 DP 18225 : Incomplete - Rejected Under section 88 6/10/15 (Found on related property: 1965083014)

Building

14/08/17	BUILDING CONSENT 170353 : Dwelling : Code Compliance Certificate issued 20/03/18
	PIM APPLICATION 170353T : Dwelling : Territorial Planning Check Completed 14/08/17

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

26/03/15	LIM APPLICATION L150188L150188 : LAND INFORMATION MEMORANDUM (Found on related property: 1965083014)
25/02/15	LIM APPLICATION L150126L150126 : LAND INFORMATION MEMORANDUM (Found on related property: 1965083014)
25/07/13	LIM APPLICATION L130342L130342 : LAND INFORMATION MEMORANDUM (Found on related property: 1965083014)

Conditions Report



View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1172" OR Filename:"Property Condition C0003" OR Filename:"Property Condition C1402" OR Filename:"Property Condition C1747"](https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\))

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
7740496	33 Panorama Drive, Nelson	C1172	Stability	N	Open in SharePoint (<a c1172\""="" 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 C1172")
7740496	33 Panorama Drive, Nelson	C0003	Topsoil	N	Open in SharePoint (<a c0003\""="" 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 C0003")
7740496	33 Panorama Drive, 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")
7740496	33 Panorama Drive, Nelson	C1747	Services	N	Open in SharePoint (<a c1747\""="" 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 C1747")

DATE: -----

CONDITION No:3-----

STREET ADDRESS:

LEGAL DESCRIPTION:

PROPERTY OWNER
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:
(Abbreviated)

CONDITION:

Varying depths of organic topsoil exist on the site and ALL foundations shall be taken completely through the topsoil and into firm competent ground. ALL topsoil must be completely removed and replaced with compacted hard-fill under any concrete ground slabs. A chartered professional engineer may be required to certify foundations and fill.

Date Entered: -----amd:14.07.05

DATE: 10-Mar-04 CONDITION No: 1172

STREET ADDRESS: Panorama Dr, 1,2,3,5,7 to 20,22 to 24,26,30 to 34, 36 to 38,40,41,44 to 49,52 to 55,57

DIAGRAM: NO

LEGAL DESCRIPTION DP18225 - and Lots 1 to 9 and 24 DP19946

PROPERTY OWNER
or SUBDIVIDER:

SCHEME PLAN No: RM940270

NCC PLAN No:

AUTHORITY: Mike Johnston

REASON FOR CONDITION:
(Abbreviated) Variable ground conditions.

CONDITION:

- 1) The Panorama Drive subdivision has involved substantial placement of fill and, on the margins of the fill, modification to slopes developed on natural ground. While the building site certificate submitted with subdivision documentation relates to general suitability of each residential lot it does not, because of the variable ground and slope conditions, remove the need for site specific investigation, design and inspection of foundations as required by the Building Act 1991 and New Zealand Building Code. The suitability of the excavated subgrade shall be confirmed by a building certifier/inspector or, for buildings not meeting the requirements of NZS 3604: 1999 – *Timber Framed Dwellings*, a chartered professional engineer practising in civil engineering.
- 2) No earthworks involving cuts and fills exceeding 1.0 m in height or depth on natural ground forming the slopes on the margin of the fill area shall be undertaken without the prior approval of an experienced engineering geologist or a chartered professional engineer practising in geotechnical engineering.
- 3) All excavations for trenches for drainage and stormwater services within filled ground shall be reviewed by a chartered professional engineer practising in civil engineering to ensure that water infiltration into the fill is minimised.
- 4) All new structural fills shall be in accordance with NZS 4431:1989 – *Code of Practice for Earthfills for Residential Development*. Non-structural fills shall be placed in a competent manner with track rolling in thin incremental layers. All fill

placements shall include adequate stripping, benching and underdrainage of the underlying materials. The extent and status of new structural fills and all other fills over 1.0 m in thickness shall be plotted on a scale map and forwarded by a chartered professional engineer practising in civil engineering to the Inspections Supervisor, Nelson City Council.

- 5) Allowance shall be made for potential differential settlement of foundations, walls, paths, driveways and services that straddle boundaries between fills and/or natural ground.
- 6) Excavated cut faces or fill faces over 0.5 m in height in natural sloping ground or unengineered fill shall be retained unless confirmed as unnecessary by an experienced engineering geologist or a chartered professional engineer practising in geotechnical engineering. In filled ground meeting the requirements of NZS 4431:1989 cuts less than 1.2 m high shall be no steeper than 1.5H: 1V. Cuts steeper than 1.5H: 1V or greater than 1.2 m in height shall be retained.
- 7) Retaining walls shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering. All retaining structures shall be fully drained.
- 8) A surface cut off drain and/or stormwater flow path shall be maintained up slope of all residential buildings unless considered unnecessary by a chartered professional engineer practising in civil engineering.
- 9) All stormwater from roofs, hardstanding or impermeable areas, and discharges from retaining walls, surface and subsoil drains and standing bodies of water such as ponds and pools along with any seepages encountered in development of each lot shall be collected and conveyed in a controlled manner to the Nelson City Council stormwater system.
- 10) The lots shall be maintained in a vegetation cover that prevents erosion and on sloping natural ground enhances slope stability.
- 11) If excavations, including for foundations, into sloping ground reveal ground conditions that are not as anticipated, such as the presence of soft and/or water saturated ground, or layers of plastic clay, the immediate services of an experienced engineering geologist or a chartered professional engineer practising in geotechnical engineering shall be obtained.

The site certification 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 Building Code, NZS 3604: 1999 – *Timber Framed Buildings* and NZS 4431: 1989 – *Code of Practice for earth Fill for Residential Development*.

Reference: [HTTP://Tardis/A422095](http://Tardis/A422095) - *Earthworks and Earth Fill Certification*, David Langdon, 1 Nov 1996

<HTTP://Tardis/A424346> *Geotechnical Certification for subdivision – Lots 1 to 9 & 24 DP19946 – Connell Wagner – 14 Dec 1999*

Date Entered: 31-Mar-04

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

Condition No	C1747
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Condition to be ☒ Created ☐ Amended ☐ Removed

Address	33 Panorama Drive
Legal Description	Lot 1 DP 505963
Property Owner or Subdivider	G & D Lautenslager
Diagram included	NA
Engineering Plan No	NA
Resource Consent No	RM155355
Reason for Condition	As a result of subdivision

Date condition created	27 March 2017
Condition recommended by (Name & Role) <i>Any staff member</i>	Kathy Mardon, Administrator Consents & Compliance
Condition authorised by (Name & Role) <i>Team Leader or Manager</i>	Carl Jenkins, Team Leader Consents & Compliance

Date created in GIS	27 March 2017
Created by Name & Role	Ian Tyler – GIS Analyst

Condition
Stormwater from all roof and hardstand areas and pools of Lot 1 DP 505963 shall be collected and discharged into the Nelson City Council stormwater system.