

General Property Information

182 Marsden Valley Road, Nelson

Created: 28 August 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

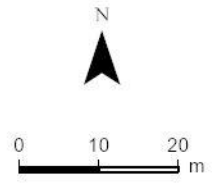
1. Nelson Resource Management Plan (NRMP)
Hazard Overlay Map
2. Hazard Study Information
3. Hazardous Activities and Industries List (HAIL) site
information brochure
4. Information about Property Files
5. General Property Information (GPI) Summary
6. Property Conditions



NRMP Hazard Overlay

182 Marsden Valley Road, Nelson

Legend



Created 28 August 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.

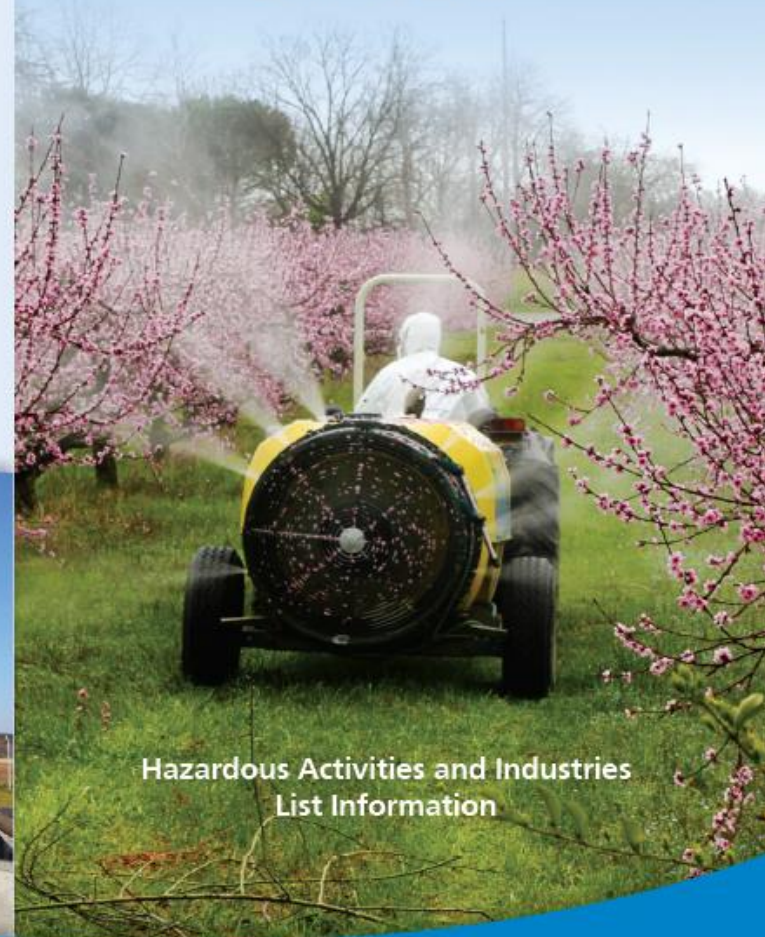
A SQEP has to be well qualified and have lots of experience assessing potentially contaminated land. Nelson City Council and Tasman District Council hold a joint list of SQEP's who can provide a contamination assessment. See a copy of the current list on the website.

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.



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.

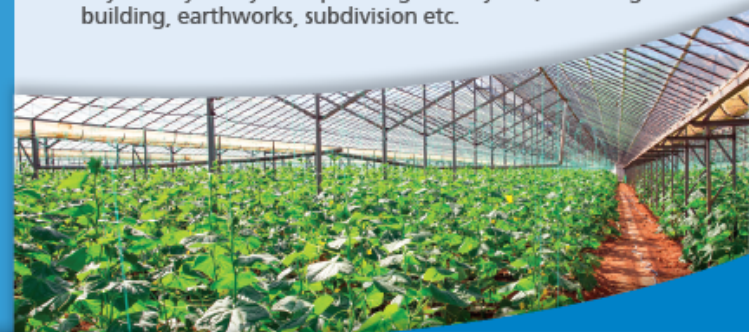
I am considering selling, buying a property or building on a HAIL site. What does that mean?

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: 1965000354

Property

| | |
|-------------------|---------------------------------|
| Valuation No | 1965000354 |
| Location | 182 Marsden Valley Road, Nelson |
| Legal Description | LOT 4 DP 570863 |
| Area (Hectares) | 0.0326 |

Rates

Government Valuation

| | |
|---------------|---------|
| Land | 290,000 |
| Improvements | 470,000 |
| Capital Value | 760,000 |

Current Rates Year 2023 to 2024

Planning/Resource Management

| | |
|----------|---|
| 2/07/21 | RESOURCE CONSENT 155347V4X1 : Extension of lapse date of Resource Consents RM155347V4X1 : Decision Notified 11/06/21 (Found on related property: 1965000136) |
| 2/07/21 | RESOURCE CONSENT 155353V4X1 : Extension of lapse date of Resource Consents RM155353V4X1. : Decision Notified 11/06/21 (Found on related property: 1965000136) |
| 3/05/21 | RESOURCE CONSENT 155347V4 : Change conditions 1, 5, 6, 7, 8, 11 & 24 and add conditions 3A & 24(f) to Resource Consent RM155347V2, being a previously approved variation of Resource Consent RM155347. : Section 224 Issued 22/03/22 (Found on related property: 1965000136) |
| 3/05/21 | RESOURCE CONSENT 155353V4 : Change conditions 1, 2, 3, 5, and 6 and add conditions 6A, 6B and 6C to Resource Consent RM155353V2, being a previously approved variation of Resource Consent RM155353. : Decision Notified 9/04/21 (Found on related property: 1965000136) |
| 10/04/19 | RESOURCE CONSENT 195047 : Cancellation of Consent Notice 8814182.1 attached to Lot 43 DP 433210 : Decision Notified 20/03/19 (Found on related property: 1965000136) |
| 1/02/19 | RESOURCE CONSENT 155347V2 : Change to conditions of resource consent RM155347 to include parking shortfall of Lot 3, additional daylight admission breach, addition of setback breach to Residential Zone. : Variation Decision Notified 9/04/21 (Found on related property: 1965000136) |
| 1/02/19 | RESOURCE CONSENT 155353V2 : Change to condition 1 of resource consent RM155353 to reflect design changes for a comprehensive housing development |

and on-road parking changes : Variation Decision Notified 9/04/21
(Found on related property: 1965000136)

| | |
|----------|---|
| 28/07/17 | RESOURCE CONSENT 155347 : Ten lot subdivision in relation to a residential housing development : Decision Notified 7/07/17 (Found on related property: 1965000136) |
| 28/07/17 | RESOURCE CONSENT 155353 : Land use consent for residential development in the Suburban Commercial Zone breaching rules for set back from Residential Zone, daylight admission, building over or alongside drains and water mains, parking and loading and outdoor living area. NOTE: to be read in conjunction with associated subdivision RM155347 : Variation Decision Notified 21/12/18 (Found on related property: 1965000136) |
| 25/08/10 | RESOURCE CONSENT 105067 : Establish an office and install associated signage : Decision Notified 4/08/10 (Found on related property: X1947036100) |
| 2/02/10 | RESOURCE CONSENT 095282 : TO locate a temporary office and install sign : Decision Notified 24/12/09 (Found on related property: 1947036100) |
| 15/01/10 | RESOURCE CONSENT 095290 : Operation of 8 Show Homes : Decision Notified 4/12/09 (Found on related property: 1947036100) |
| 21/05/09 | RESOURCE CONSENT 085367 : Boundary adjustment : Lapsed 28/02/17 (Found on related property: 1947036100) |
| 30/01/09 | RESOURCE CONSENT 085326 : Variation to RM065553 relating to Condition 4 (financial and reserve contributions) Refer now to RM105048 : Decision Notified 19/12/08 (Found on related property: 1947036101) |
| 10/12/08 | RESOURCE CONSENT 085008 : Variation to RM 065553 relating to conditions 13, 59, 60 and 63; refer to current consent RM105048 : Variation 23/03/10 (Found on related property: 1947036101) |
| 13/11/08 | RESOURCE CONSENT 085318 : Establish a skid site for removal of pine trees involving earthworks : Decision Notified 22/10/08 (Found on related property: 1947036100) |
| 30/09/08 | RESOURCE CONSENT 085173 : Change of Consent conditions - RM 065553; Refer now to RM105048 : Surrendered 23/03/10 (Found on related property: 1947036100) |
| 29/11/07 | RESOURCE CONSENT 065553 : 117 Lot residential subdivision and associated consents; refer now to RM105048 : Variation 23/03/10 (Found on related property: 1947036100) |
| 22/09/05 | RESOURCE CONSENT 055360 : Works associated with the construction of a second circuit to the existing Blenheim to Stoke transmission line : Decision Notified 1/09/05 (Found on related property: 1965000101D) |

| | |
|----------|---|
| 19/09/05 | RESOURCE CONSENT 055250 : Second Circuit to the existing Blenheim - Stoke 110kV transmission line : Decision Notified 29/08/05 (Found on related property: 1965000101D) |
| 19/05/04 | RESOURCE CONSENT 045101 : Locate an ex shipping container on property, increasing the site coverage to 33% (30% allowable) : Decision Notified 28/04/04 (Found on related property: 1977010000B) |
| 3/20/04 | RESOURCE CONSENT 045100 : Discharge water from the Roding River and from the Water Treatment Plant : Decision Notified 30/03/04 (Found on related property: 1947036100) |
| 31/07/02 | RESOURCE CONSENT 025144 : Construct, maintain & operate the Nelson City Water Treatment Plant & associated pipelines & pump stations : Decision Notified 10/07/02 (Found on related property: 1947050200) |
| 5/11/96 | RESOURCE CONSENT 960206 : 49 RURAL RESIDENTIAL LOTS & ROADS TO VEST : Lapsed 3/06/04 (Found on related property: 1947036100) |
| 2/05/96 | RESOURCE CONSENT 950551 : SUBDIVIDE 1 LOT INTO 2 : Lapsed 9/04/98 (Found on related property: 1947036100) |
| 1/03/94 | TOWN PLANNING PERMIT 920318 SUBDIVIDE 32HA OF RURAL C LAND INTO 37 ALLOTMENTS : APPLICATION WITHDRAWN (Found on related property: X1947036100) |
| 18/11/69 | RESOURCE CONSENT 691970 : WATER PERMIT - IRRIGATION Poormans Valley Stream 818m3/d : Surrendered 7/07/21 (Found on related property: 1947036100) |
| 12/05/69 | RESOURCE CONSENT 664170 : WATER PERMIT : PASTURE SPRINKLER SPRAY SYSTEM : Consent Effective 12/05/69 (Found on related property: 1947036100) |
| | RESOURCE CONSENT 155347V1 : Change to RM155347 to include parking shortfall of Lot 3, additional daylight admission breach, addition of setback breach to Residential Zone. : Incomplete - Rejected Under section 88 2/02/18 (Found on related property: 1965000136) |
| | RESOURCE CONSENT 155347V3 : Changes conditions of resource consent RM155347 (as previously varied by RM155347V1 & V2) to amend previously consented dwellings and relocation of right of way : Incomplete - Rejected Under section 88 15/03/19 (Found on related property: 1965000136) |
| | RESOURCE CONSENT 155353V1 : Change to condition 1 of resource consent RM155353 to reflect design changes for a comprehensive housing development and on-road parking changes : Incomplete - Rejected Under section 88 2/02/18 (Found on related property: 1965000136) |
| | RESOURCE CONSENT 155353V3 : Change to condition 1 of resource consent RM155353 (as varied by RM155353V1 & V2) to amend previously consented dwellings and relocation of right of way : Incomplete - Rejected Under section 88 |

15/03/19

(Found on related property: 1965000136)

RESOURCE CONSENT 155354 : Consent for financial contributions waiver :
Withdrawn 11/11/15

(Found on related property: 1965000136)

RESOURCE CONSENT 195082 : Subdivision of Lot 143 DP 433210 to create 9
residential allotments : Withdrawn 29/07/20

(Found on related property: 1965000136)

RESOURCE CONSENT 195099 : Land use consent for breach of boundary
setback, outdoor living courts, parking and access in relation to a 9 unit
development : Withdrawn 29/07/20

(Found on related property: 1965000136)

RESOURCE CONSENT 932169 : 37 LOT SUBDIVISION : Withdrawn 7/01/94

(Found on related property: 1947036100)

RESOURCE CONSENT 940001 : SPRAY GORSE : Withdrawn 12/01/94

(Found on related property: X1947036100)

RESOURCE CONSENT 995475 : To subdivide 1 lot into 3 lots : Withdrawn 6/04/09

(Found on related property: 1947036100)

Building

3/08/22 BUILDING CONSENT 220221 : Dwelling & Retaining Wall : CODE COMPLIANCE
CERT ISSUED 28/07/23

2/03/10 BUILDING CONSENT 100045 : New Bridge over Poormans Stream at Marsden
Park Subdivision : CODE COMPLIANCE CERT ISSUED 1/04/11
(Found on related property: 1947036100)

14/07/88 BUILDING PERMIT 057488 INSTALL WOODBURNER : APPROVED
(Found on related property: X1947036100)

2/06/88 BUILDING PERMIT 057375 INSTALL WOODBURNER : APPROVED INBUILT
SCHOONER
(Found on related property: X1947036100)

27/03/86 BUILDING PERMIT T2/9/1/826 SUBDIVIDE 60H OF RURAL C LAND INTO 27
ALLOTMENTS : DECLINED NOTIFIED PLANNING APPLICATION NO.826
(Found on related property: X1947036100)

PIM APPLICATION 220221T : Dwelling & Retaining Wall : Territorial Planning
Check Completed 20/05/22
(Found on related property: 1965000136)

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

No information located

Copyright © 2023 MAGIQ Software Limited. All rights reserved.

Conditions Report



View All Conditions (<https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402" OR Filename:"Property Condition C1878">)

| LINZ ID | Address | Condition Number | Condition Description | Diagram | Links |
|---------|---------------------------------|------------------|-----------------------|---------|---|
| 8285482 | 182 Marsden Valley Road, Nelson | C1402 | Air Plan | N | Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402") |
| 8285482 | 182 Marsden Valley Road, Nelson | C1878 | Consent Notice | Y | Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1878") |

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 | C1878 |
|---------------------|--------------|

Condition to be ☒ Created ☐ Amended ☐ Removed

| | |
|------------------------------|--------------------------------|
| Address | 176 to 190 Marsden Valley Road |
| Legal Description | Lots 1-9 DP 570863 |
| Property Owner or Subdivider | 143 On Marsden Limited |
| Diagram included | Yes |
| Engineering Plan No | NA |
| Resource Consent No | RM 155347V4 |
| Reason for Condition | As a result of subdivision |

| | |
|--|--|
| Date condition created | 15 February 2022 |
| Condition recommended by (Name & Role) <i>Any staff member</i> | Tammy Ward, Senior Consents Administrator |
| Condition authorised by (Name & Role) <i>Team Leader or Manager</i> | Adrian Ramage, Team Leader Resource Consents |

| | |
|------------------------|--------------------------------|
| Date created in GIS | 25 March 2022 |
| Created by Name & Role | Ian Tyler – Geospatial Analyst |

| Condition |
|---|
| <p>The following conditions shall apply to all Lots:</p> <ol style="list-style-type: none"> Any fence over 1.2m in height along the boundary with the esplanade reserve shall be entirely visually permeable and shall not exceed 1.8m in height. Landscaping shall be provided in general accordance with the Approved RM155347V4 Plan C (as annexed to this consent notice) and maintained within 3 metres of the road boundary of Lots 1- 5, 8 and 9. All landscaping shall meet the Nelson City Council's relevant engineering standards for visibility splays for accessways. |

3. Landscaping along road frontages shall be maintained and any dead or dying plants or trees shall be replaced at the landowner's cost.

The following condition shall apply to Lot 7:

4. The Southern corner of Lot 7 marked as 'stormwater Drainage Corridor' shown on attached RM155347V4 approved Plan A shall be maintained free of buildings, structures debris and other solid landscaping that, in the opinion of the Council Group Manager Infrastructure, may obstruct the passage of water. No filling shall occur within the "pink" area and the "blue" area (shown on Approved Plan A, as annexed to this consent notice) which shall be battered to the building platform.

Note: For the avoidance of doubt, the eaves overhang over the Stormwater Drainage Corridor, as shown on the approved plans for the dwelling on Lot 7, is acceptable.

