

# General Property Information

4 Sophies Way, Nelson

Created: 31 October 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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1. Nelson Resource Management Plan (NRMP)  
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## **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).

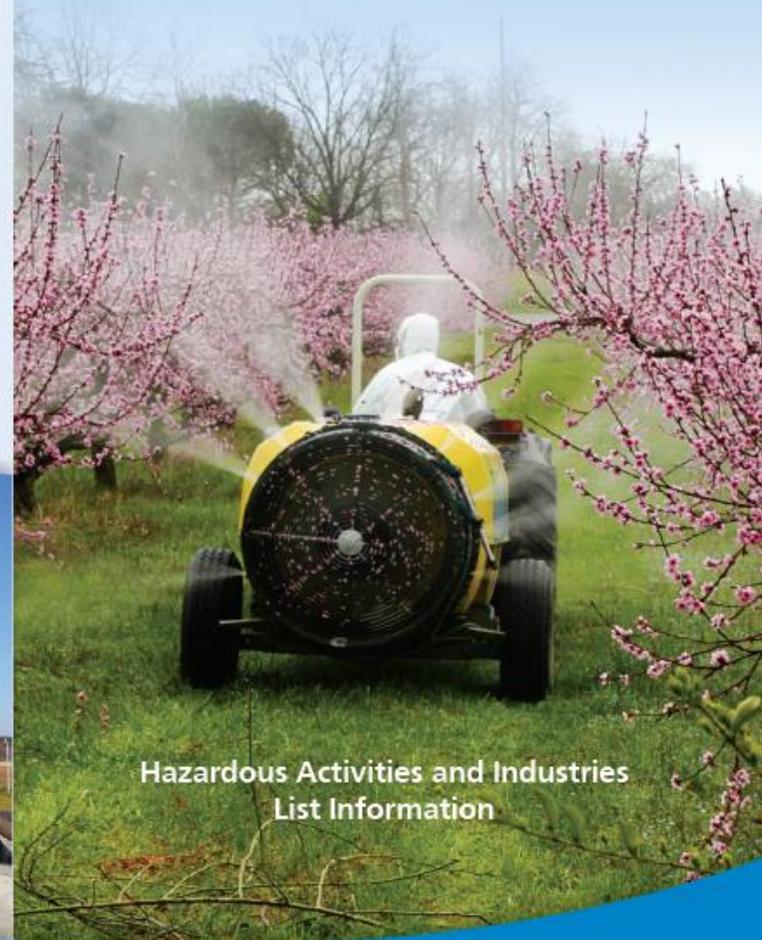
This means that soil sampling done by anyone other than a SQEP can't be accepted as evidence of the contamination status of the site.

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.

A12970 66



# 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.

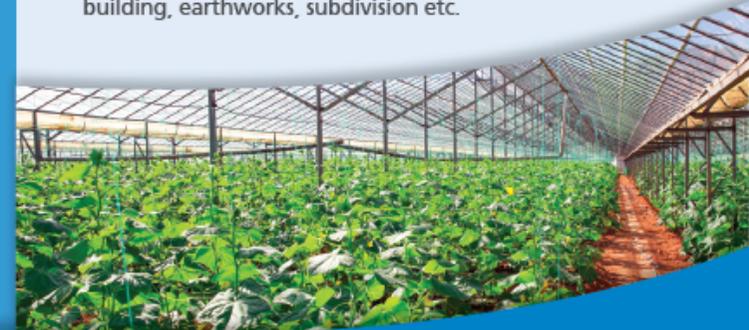
## I am considering selling, buying a property or building on a HAIL site. What does that mean?

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: 1965057062

### Property

Valuation No	1965057062
Location	4 Sophies Way, Nelson
Legal Description	LOT 5 DP 16317
Area (Hectares)	0.0476

### Rates

#### Government Valuation

Land	510,000
Improvements	530,000
Capital Value	1,040,000

Current Rates Year 2023 to 2024

### Planning/Resource Management

31/07/02	RESOURCE CONSENT 025259 : Erect overheight retaining wall within 2m to boundary : Decision Notified 10/07/02
8/10/01	RESOURCE CONSENT 015255 : Subd'n of ROW from 1 title & amalgamate with adjoining title : Decision Notified 17/09/01
31/05/96	RESOURCE CONSENT 960188 : ERECT A DWELLING WITH NON-COMPLYING DAYLIGHT ANGLES & DECK CLOSER THAN 2MTR TO THE BOUNDARY : Decision Notified 10/05/96
30/07/93	TOWN PLANNING PERMIT SUBDIVISION NCC PLAN NO.1988/1 : GRANTED S/C (Found on related property: 1965057064)
30/04/93	RESOURCE CONSENT 930079 : CLEAR GORSE AND REPLANT : Consent Effective 30/04/93 (Found on related property: X1965044100)

### Building

	BUILDING CONSENT 020655 : Erect retaining wall : CANCELLED 20/02/04
8/05/96	BUILDING CONSENT 960415 : NEW HOUSE : Code Compliance Certificate issued 26/11/04

### Licences

No information located

### Sewer and Drainage

No information located

### 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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No information located

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Other

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22/05/13 LIM APPLICATION L130232L130232 : LAND INFORMATION MEMORANDUM

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INTERNAL NOTES THIS PROPERTY FILE HAS BEEN SCANNED - Building-related documents reviewed - RB - 04DEC2019

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## Conditions Report



View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0731" OR Filename:"Property Condition C0800" OR Filename:"Property Condition C1402"](https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\))

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
3627187	4 Sophies Way, Nelson	C0731	Restricted Area and Stability	Y	Open in SharePoint ( <a c0731\""="" 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 C0731"</a> )
3627187	4 Sophies Way, Nelson	C0800	Restricted Development	N	Open in SharePoint ( <a c0800\""="" 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 C0800"</a> )
3627187	4 Sophies Way, 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> )

DATE: 27-Oct-94 CONDITION No: 731  
STREET ADDRESS: 15A - 15 E Calamaras Street (Sophies Way)  
DIAGRAM:   
LEGAL DESCRIPTION: Lots 1-8 DP 16317  
PROPERTY OWNER  
or SUBDIVIDER: Geep/ Malcolm  
SCHEME PLAN No: 911988  
NCC PLAN No:  
AUTHORITY: Planning & Regulation D Ley

REASON FOR CONDITION:  
(Abbreviated) Undeveloped Land To Be Developed

CONDITION:

1. Buildings shall be confined to the shades areas shown (refer diagram)
2. All foundations must be founded beneath existing fill, subsoil profiles and/or regolith, into compact moderately weathered materials or better.
3. All service trenches are to be backfilled with a compacted clayey material so that their excavation does not become a point of entry for run-off water moving down the site and into lower slopes.
4. Suitable upslope and site drainage is to be provided on both sites to direct and divert run-off and collected water into an appropriate stormwater drainage system. The design; and installation of all drainage systems shall be approved by the engineer.
5. All cuts 1.2m high or greater must be retained by properly designed and constructed walls with the certification of an Engineer.
6. No uncompacted or new fill shall remain on either site without appropriate retaining support, which has specific geotechnical design and approval.

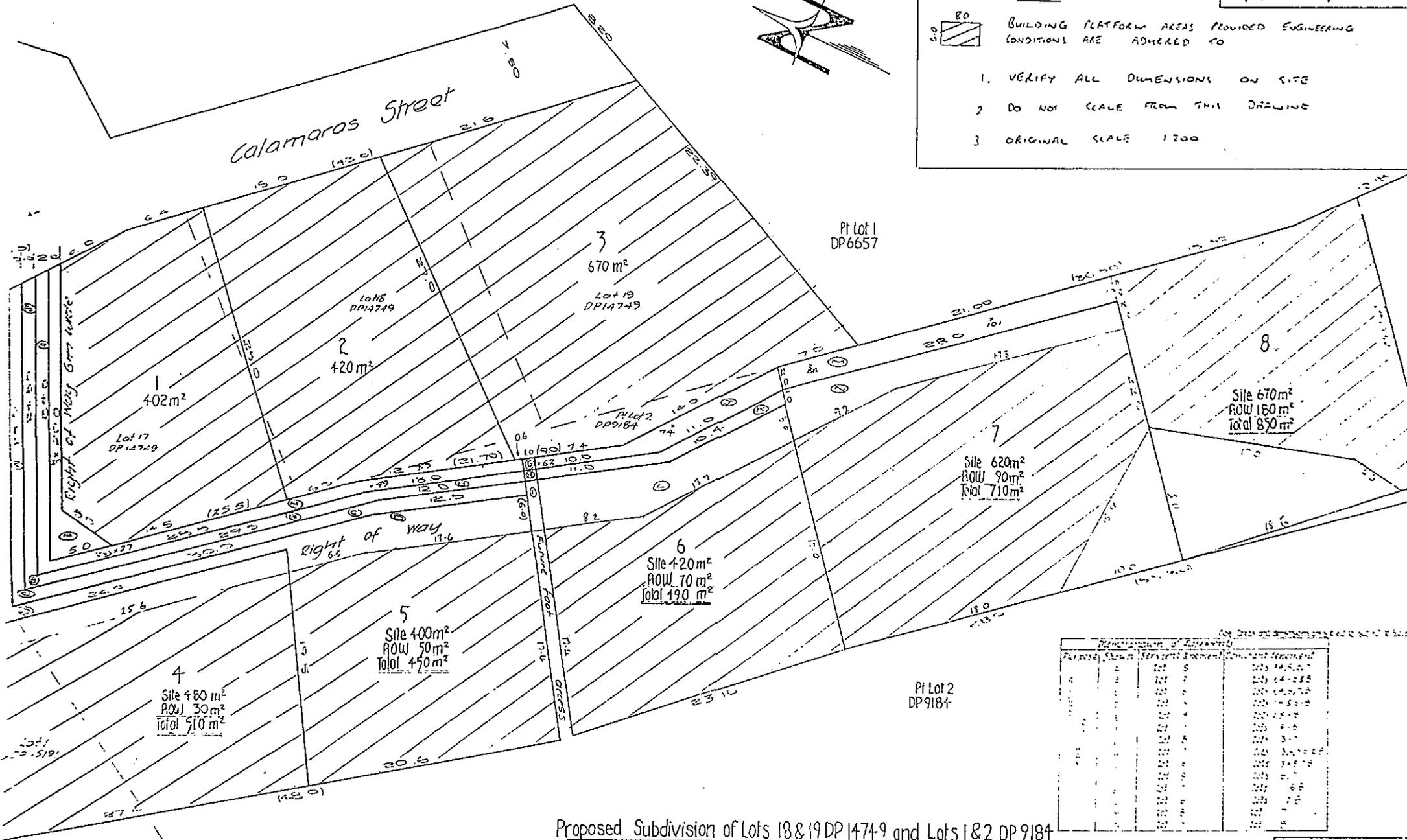
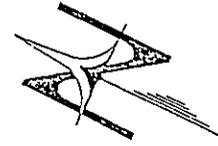
Date Entered: 27-Oct-94

NOTES



BUILDING PLATFORM AREAS PROVIDED ENGINEERING CONDITIONS ARE ADHERED TO

1. VERIFY ALL DIMENSIONS ON SITE
2. DO NOT SCALE FROM THIS DRAWING
3. ORIGINAL SCALE 1:200



Lot No.	Area (m²)	Site Area (m²)	ROW Area (m²)	Total Area (m²)
1	402	460	30	490
2	420	400	50	450
3	670	420	70	490
4	460	460	30	490
5	400	400	50	450
6	420	420	70	490
7	620	620	90	710
8	670	670	180	850

Proposed Subdivision of Lots 18 & 19 DP 14749 and Lots 1 & 2 DP 9184  
 Prepared by Colton and Light Nelson  
 Registered Surveyors  
 November 1999

Scale 1:200

The Registrar of Land  
 Department of Land and  
 Survey  
 Wellington  
 Registered under the  
 Land Registration Act 1924  
 and the Land Registration  
 Act 1988  
 NCC

DATE: 6-May-95                      CONDITION No: 800

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION Various)

PROPERTY OWNER  
or SUBDIVIDER: Varioust

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY: Works Committee

REASON FOR CONDITION:  
(Abbreviated) Catchments Served By Inadequate Stormwater Systems

CONDITION:

Restricted Development Area:

Catchment is served by inadequate stormwater system. Subdivision or any increase in the number of household units to more than one per lot is unlikely to be permitted until the issue of stormwater disposal has been resolved. Subdivision may be permitted in some cases where a detention dam can be constructed with sufficient storage to restrict flood flows back to discharge rates that have occurred prior to development. Soakage may be acceptable for individual lots within the Wood and Stoke.

Amended 23-Sept-96

Date Entered: 16-Jun-95

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</b> <b>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