General Property Information

424 Brook Street, Nelson

Created: 12 February 2024

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
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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

424 Brook Street, Nelson

Nelson City Council | Te Kaunihera o Whakatū

Legend

Fault Hazard Overlay

N

0 10 20 m

Created 12 February 2024

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.**

A1297066

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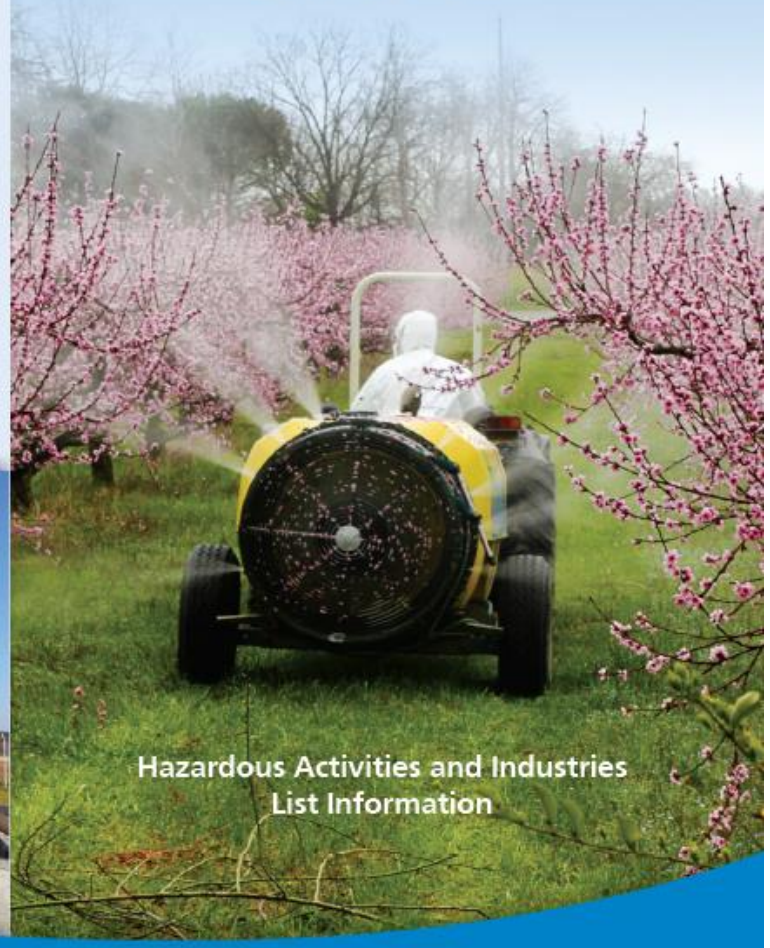
Civic House, 110 Trafalgar Street, Nelson
03 546 0200 • nelson.govt.nz

H.A.I.L SITES



Hazardous Activities and Industries List Information

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Information about property files

Nelson City Council has made this information available under Sections 10 to 18 (inclusive) of the Local Government Official Information and Meetings Act 1987 only. Nelson City Council does not warrant its accuracy and disclaims all liability whatsoever for any error, inaccuracy or incompleteness of the information without seeking appropriate independent and professional advice. The information provided does not constitute a Land Information Memorandum or any similar document. All Property Records are the property of Nelson City Council.

Property information held on a property file is for completed applications only. Applications being processed are added to the property file once the process is completed or code compliance certificate issued.

Any property file whether electronic or paper may exclude:

- confidential records
- building consents that have no Code Compliance Certificate
- resource consents that are still being monitored
- subdivision resource consents
- Land Information Memorandums (LIMs)
- 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: 1978058043

Property

Valuation No	1978058043
Location	424 Brook Street, Nelson
Legal Description	Lot 7 DP 414073
Area (Hectares)	0.0529

Rates

Government Valuation

Land	435,000
Improvements	375,000
Capital Value	810,000

Current Rates Year 2023 to 2024

Planning/Resource Management

13/06/08	RESOURCE CONSENT 065310 : Subdivision of 17 residential lots from 1 with associated stormwater discharge (Creating DP414073) : Section 224 Issued 30/06/09 (Found on related property: 1978058036)
11/10/06	RESOURCE CONSENT 065270 : 3 Lot subdivision (creating DP388110) : Letter Sent 28/11/07 (Found on related property: 1978058000)
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)
21/06/04	RESOURCE CONSENT 035286 : 18 residential allotments, 1 road to vest and 3 right of ways (Creating DP380269) Including a discharge permit for stormwater into the Brook Stream : Letter Sent 14/07/09 (Found on related property: 1978058000)
8/11/00	RESOURCE CONSENT 005291 : Stage 3 of subdivision - lot 4, and lots 7 to 14 - (Creating DP333170) : Letter Sent 8/11/07 (Found on related property: 1978058000)
18/10/00	RESOURCE CONSENT 005290 : Stage 2 of subdivision - lots 5 & 6 DP301895 : Letter Sent 30/01/08 (Found on related property: 1978058000)
16/08/00	RESOURCE CONSENT 005253 : Relocate an existing dwelling and garage : Decision Notified 26/07/00

	(Found on related property: 1978058000)
15/08/00	RESOURCE CONSENT 005178 : 4 residential lots, an esplanade reserve & balance lot : Section 224 Issued 3/03/01 (Found on related property: 1978058000)
25/07/00	RESOURCE CONSENT 005187 : Extend the time frame of RC940449 for the continued use of gravel storage (up to 5 years) : Decision Notified 4/07/00 (Found on related property: 1978058000)
27/01/00	RESOURCE CONSENT 995389 : Subdivide 1 lot into 4 allotments and to discharge stormwater from proposed lot 4 to Brook Stream : Withdrawn 24/05/00 (Found on related property: 1978058000)
15/07/88	TOWN PLANNING PERMIT DISPENSATION: HEIGHT OF DWELLING BEING 8.2M INSTEAD OF 7.5M : APPROVED (Found on related property: X1978058000)
29/04/88	TOWN PLANNING PERMIT CONTROLLED USE: RELOCATE DWELLING FROM 147 COLLINGWOOD ST : APPROVED SUBJECT TO: WEATHERBOARD SUBJECT TO BORER TO BE REPLACED. DAMAGE INCURRED DURING SHIFT TO BE REPAIRED. REPAINT EXTERIOR INCLUDING ROOF. (Found on related property: X1978058000)
15/04/87	TOWN PLANNING PERMIT 206/40/200 ESTABLISH & OPERATE HOSTEL ACCOMODATION IN EXISTING DWELLING : APPROVED SUBJECT TO SEVERAL CONDITIONS (Found on related property: X1978058000)

Building

26/07/19	BUILDING CONSENT 190462 : Dwelling alterations : Code Compliance Certificate issued 16/10/19
24/02/15	BUILDING CONSENT 150054 : Bathroom alterations : Code Compliance Certificate issued 27/05/15
25/06/10	BUILDING CONSENT 100461 : New 3 Bed dwelling with internal access garage : Code Compliance Certificate issued 5/11/10
	BUILDING CONSENT 060186 : Erect Timber Pole Retaining Wall : CANCELLED 12/04/10 (Found on related property: 1978058000)
15/06/01	BUILDING NOTES INSTALLATION OF SPACEHEATER WITHOUT T/A AUTHORITY Report received 12/06/01 (Found on related property: X1978058000)
3/01/92	BUILDING NOTES LICENCE TO KEEP BOARDING HOUSE 1988 - 1992 NO LONGER USED AS BOARDING HOUSE 17/09/92 PAVLOVA HOUSE FIRE SERVICE REPORTS/NCC INSPECTION REPORTS/APPLICATION FORM (Found on related property: X1978058000)
3/08/88	BUILDING PERMIT F039753 RELOCATE DWELLING : APPROVED F/INSPECT - 11/12/91 (Found on related property: X1978058000)

15/04/88	BUILDING PERMIT CONTROLLED USE: RELOCATE DWELLING (3 FLATS) : REFUSED (Found on related property: X1978058000)
29/01/85	BUILDING PERMIT C022330 ERECT EQUIPMENT SHED : APPROVED F/INSPECT - 19/02/87 (Found on related property: X1978058000)
28/02/84	BUILDING PERMIT B097975 INSTALL WOODBURNER : APPROVED (Found on related property: X1978058000)
9/11/82	BUILDING PERMIT A52177 RELOCATE DWELLING FROM 55 TASMAN STREET : APPROVED CONTROLLED USE: RELOCATE DWELLING - APPROVED F/INSPECT - 22/04/83 (Found on related property: X1978058000)
24/07/74	BUILDING PERMIT F03239 ERECT DOUBLE GARAGE : APPROVED (Found on related property: X1978058000)
18/06/73	BUILDING PERMIT F03512 ERECT SHED : APPROVED (Found on related property: X1978058000)
	PIM APPLICATION 150054T : Bathroom alterations : Territorial Planning Check Completed 24/02/15

Licences

7/01/04	ENVIRONMENTAL HEALTH NOTES Flammable Vegetation Legal Notice Issued (Found on related property: X1978058000)
19/03/03	ENVIRONMENTAL HEALTH NOTES Flammable Vegetation Legal Notice Issued (Found on related property: X1978058000)
25/02/99	ENVIRONMENTAL HEALTH NOTES PROPERTY CONSTITUTES FIRE HAZARD REQUIREMENT TO CLEAR WITHIN 14 DAYS C HOCKEY FIRE HAZARD ON PROPERTY (Found on related property: X1978058000)

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

21/09/2015	SWIMMING POOL SW0433 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 full compliance with the Act. T & S Garard-Goring FOSPA Sec 6 Exemption Granted
	Swimming Pool or Spa SW0433 : T & S Garard-Goring : : EXEMPT 1/01/17

Other

22/05/06	LIM APPLICATION L060189L060189 : LAND INFORMATION MEMORANDUM (Found on related property: 1978058000)

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Conditions Report

Search

View All Conditions (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1403" OR Filename:"Property Condition C1436")

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
7161453	424 Brook Street, Nelson	C1403	Air Plan	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1403")
7161453	424 Brook Street, Nelson	C1436	Restricted Area and Stability	Y	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1436")

DATE: 12-Jan-06 CONDITION No: C1403

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

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER or SUBDIVIDER: Various

SCHEME PLAN No: NA

NCC PLAN No: Air Quality Plan

AUTHORITY: Manager, Environmental Policy (see David Jackson)

REASON FOR CONDITION:

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

CONDITION:

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

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

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

If you live in Airshed C and are either building a new home or do not have an existing enclosed wood burner, you can apply for a building consent to install an ultra-low emission wood burner (ULEB) (rule Aqr.26A)

NOTE: In buildings that currently do not have a solid fuel burner, a limit of 599 ULEBs applies in Airshed C. (Continues next page)

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

Amended 1 October 2018

Date Entered: 12-Jan-06

DATE:	24-Dec-08	CONDITION No:	C1436
STREET ADDRESS:	430 Brook Street		
DIAGRAM:	Yes		
LEGAL DESCRIPTION	Proposed Lots on Lot 3 DP388110		
PROPERTY OWNER or SUBDIVIDER:	Gobrook		
SCHEME PLAN No:	RM 065310		
NCC PLAN No:	NA		
AUTHORITY:	Mike Johnston		
REASON FOR CONDITION: (Abbreviated)	Subdivision (Amended 25th June 2009)		

CONDITION:

1. With the exception of a *No Build Zone* on Lot 3 as defined on Golder Associates plan Figure 4 *Proposed Development Criteria,* dated 10 October 2008, all of the lots have been certified by Golder Associates as suitable for residential buildings construction. Foundations for all buildings shall extend through topsoil, subsoil and any near surface non-engineered fill that may be present to bear in natural competent ground or fill certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development.*

2. Except in the south of lots 12, 15, 16 and 17, the subdivision has had non-certified hard fill placed on it. As part of subdivision development mitigation measures have been implemented under geotechnical supervision. This includes partial to locally complete removal of the non-certified fill, deep *in situ* compaction of the remaining fill and the raising of the ground level by the placement of additional fill certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development.* Fill thicknesses are approximately shown on Davis Ogilvie drawings dated 14 August 2008 (ref.22547) *Ground Levels after Stripping and Undercutting* and *Fill Surface (Prior to Topsoiling).*

3. All cut and fill benches shall be shaped to prevent water ponding and to provide positive drainage so that water does not flow over building platforms. A cut off drain or similar flow path shall be maintained up slope of buildings to divert water from them and their foundations.

4. All excavations, including for foundations and service trenches for drains and cables, shall be excavated and backfilled in a manner that does not induce saturation of the immediate ground.

5. Cut and fill faces shall have a slope no steeper than 26º (1V: 2H) unless fully retained.

6. Earthworks involving cuts in excess of 1.2 m in height and fills greater than 1.0 m in thickness shall be prior reviewed and undertaken under the supervision of a chartered professional engineer practising in civil engineering or an experienced engineering geologist.

7. All fills supporting structures, including for driveways and parking areas, and all fills over 1.0 m in thickness shall be certified in accordance with NZS 4431: 1991 – *Code of Practice for Earth Fill for Residential Development*. All other fills shall be placed in a competent manner with track rolling in thin incremental layers and shall include adequate stripping, benching and drainage of the underlying materials.

8. Stormwater from roofs, paved, hardstanding and impermeable areas, drainage from retaining walls, surface drains and any new subsoil drains, any seepages encountered during development of the lots, and overflows from standing bodies of water, such as swimming pools and ponds, shall be collected and discharged in a controlled manner to the Nelson City Council Stormwater System.

Sub-condition specific to all of lots 4, 6 to 11, 13 and 14 and parts of lots 3, 12, 15, 16 and 17

9. The *NZS 3604 Compliance Zone*, defined on Golder Associates Plan Figure 4 *Proposed Development Criteria*, is suitable for foundations meeting NZS 3604: 1999 – *Timber Framed Buildings*. Foundations not complying with the standard shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in foundations.

Sub-condition specific to Lots 1, 2 and 5

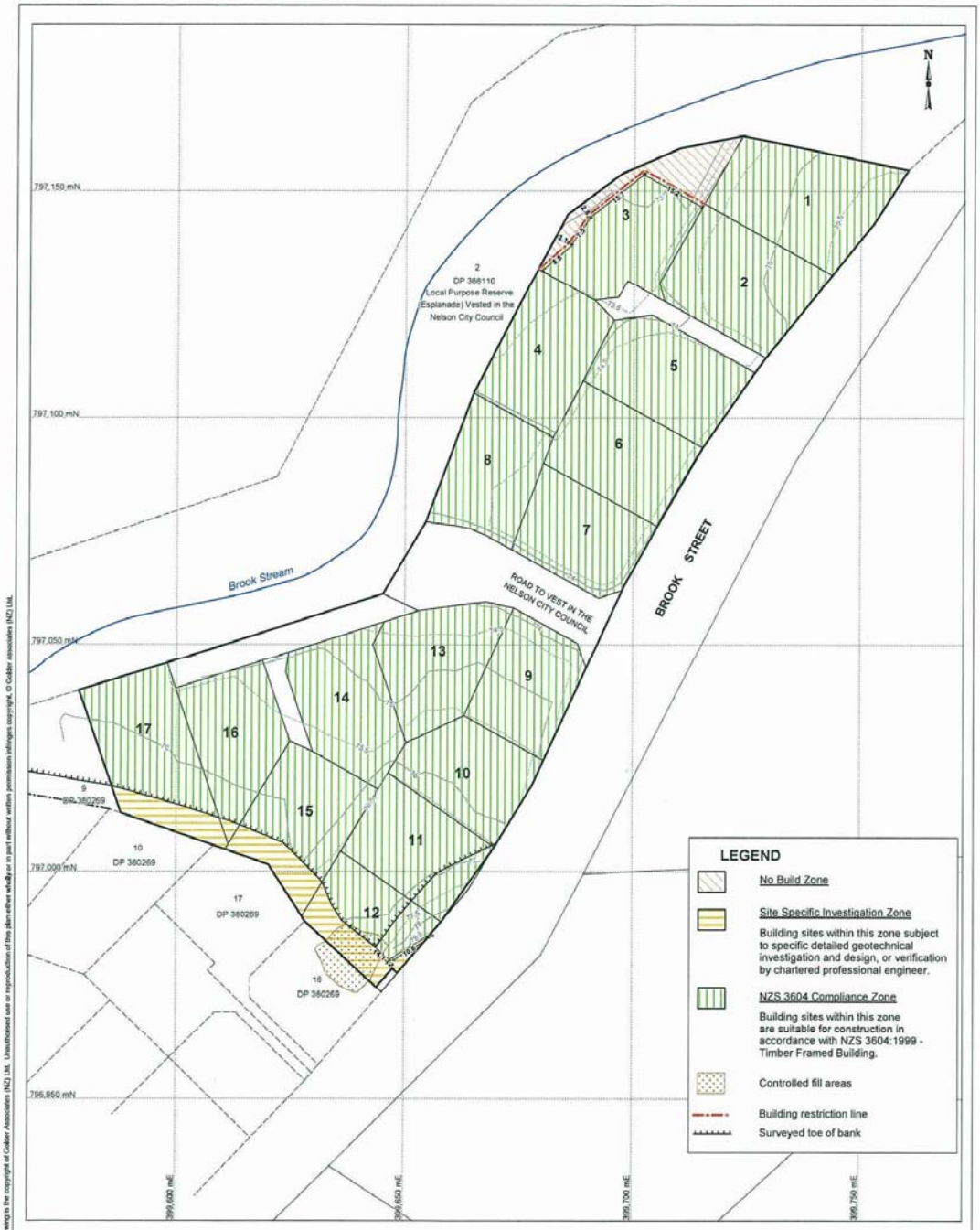
10. On lots 1, 2 and 5 there is a low risk of differential ground settlement due to the presence of non-certified fill that has been improved by compaction prior to the placement of the certified fill. This may need to be compensated for in foundation design and foundations shall be investigated, designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in structural engineering.

Sub-condition specific to parts of Lots 12, 15, 16 and 17 (*Site Specific Investigation Zone*)

11. Foundations for all structures within the *Site Specific Investigation Zone* shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in foundations and shall be reviewed by an experienced engineering geologist or a chartered professional engineer practising in geotechnical engineering.

12. Foundations straddling *NZS 3604 Compliance Zone* and *Site Specific Zone* defined on Golder Associates Plan Figure 4 shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in structural engineering.

Golder Associates (NZ) Ltd (ref.077832003/05 & 06) *Earthworks Completion Report Gobrook Subdivision Stage III, Brook Street, Nelson*, dated October 2008, and *Certificate of Professional Opinion as to suitability of Land for Building Development* (ref.077832003/05), dated 10 December 2008, relate to the general suitability of the building sites and do not remove the need for specific site investigation, design and inspection as required by the Building Code, NZS 3604: 1999 and NZS 4431: 1989.



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Note:
1. Base survey file supplied by Davis Ogilvie, July 2008 (L:\Boundaries July 08.dxf)
2. Fill surface contours supplied by Davis Ogilvie, August 2008, ((D) Fill Surface 14.08.08.dwg)
3. This figure is to be read in conjunction with Golder Report 077832003/05

5 0 5 10
metres
Datum: NZGD2000
Projection: Nelson Circuit

Golder Associates

CLIENT	Gobrook Partnership	PROJECT	Gobrook Subdivision - Stage III (Lots 1 to 17) Brook Street, Nelson Geotechnical Completion Report
DRAWN	MCD DATE 16-10-2008		
CHECKED	PNR DATE 18-10-2008	TITLE	PROPOSED DEVELOPMENT CRITERIA
SCALE	1:750	PROJECT No 077832003	FIGURE No 4 REV No 0 A3

File Location: I:\Projects-Numbered\Jobs_Nelson\077832003_Gobrook_Stage3\Mapinfo\Fig4_DevtCriteria.WOR

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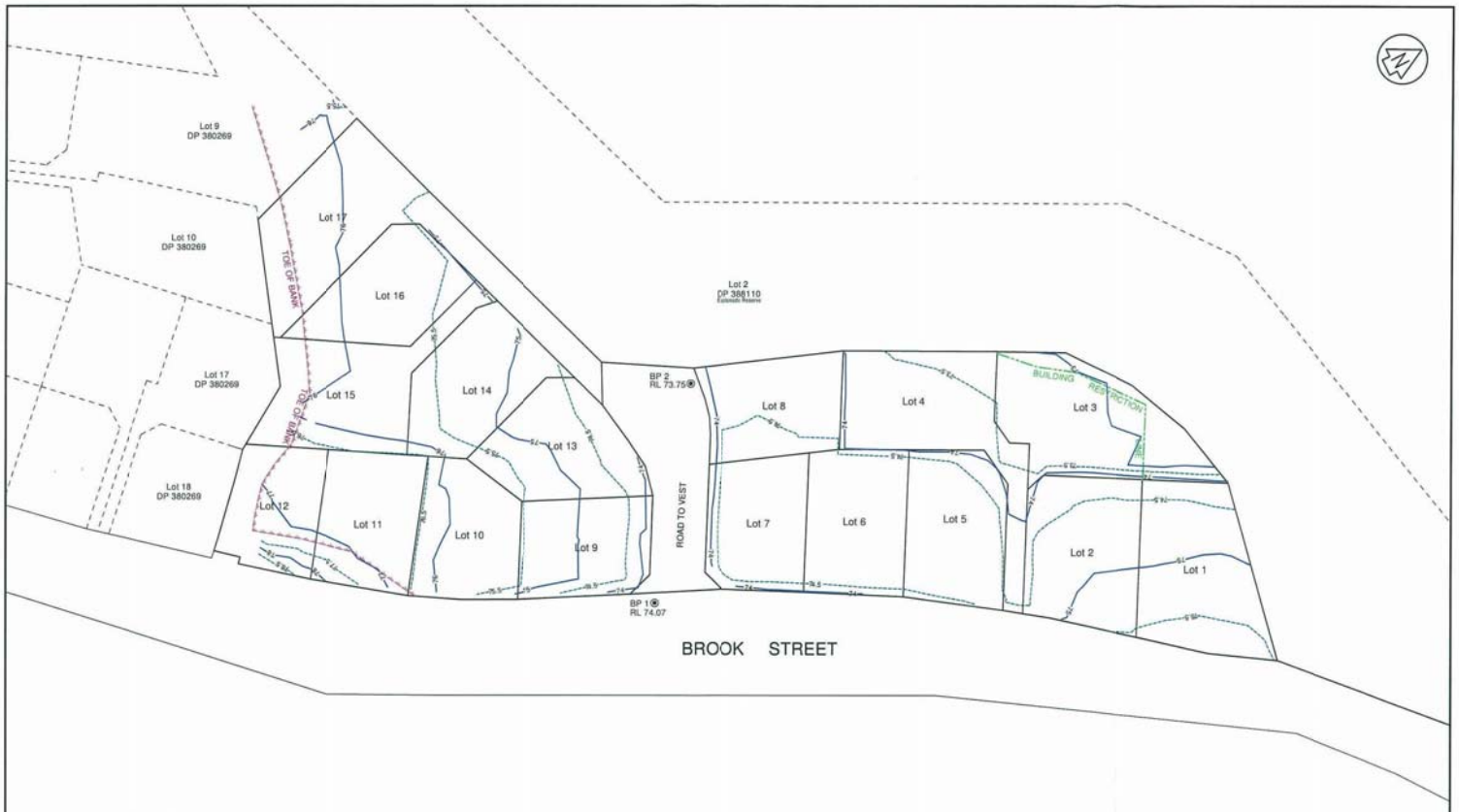
RL1



LEVELS ARE IN TERMS OF N.C.C. DATUM.
ORIGIN LEVELS OBP1 DP 380269 RL 83.05
(AT ENTRANCE TO OLIVINE TCE)
CONTOUR INTERVAL = 0.5m

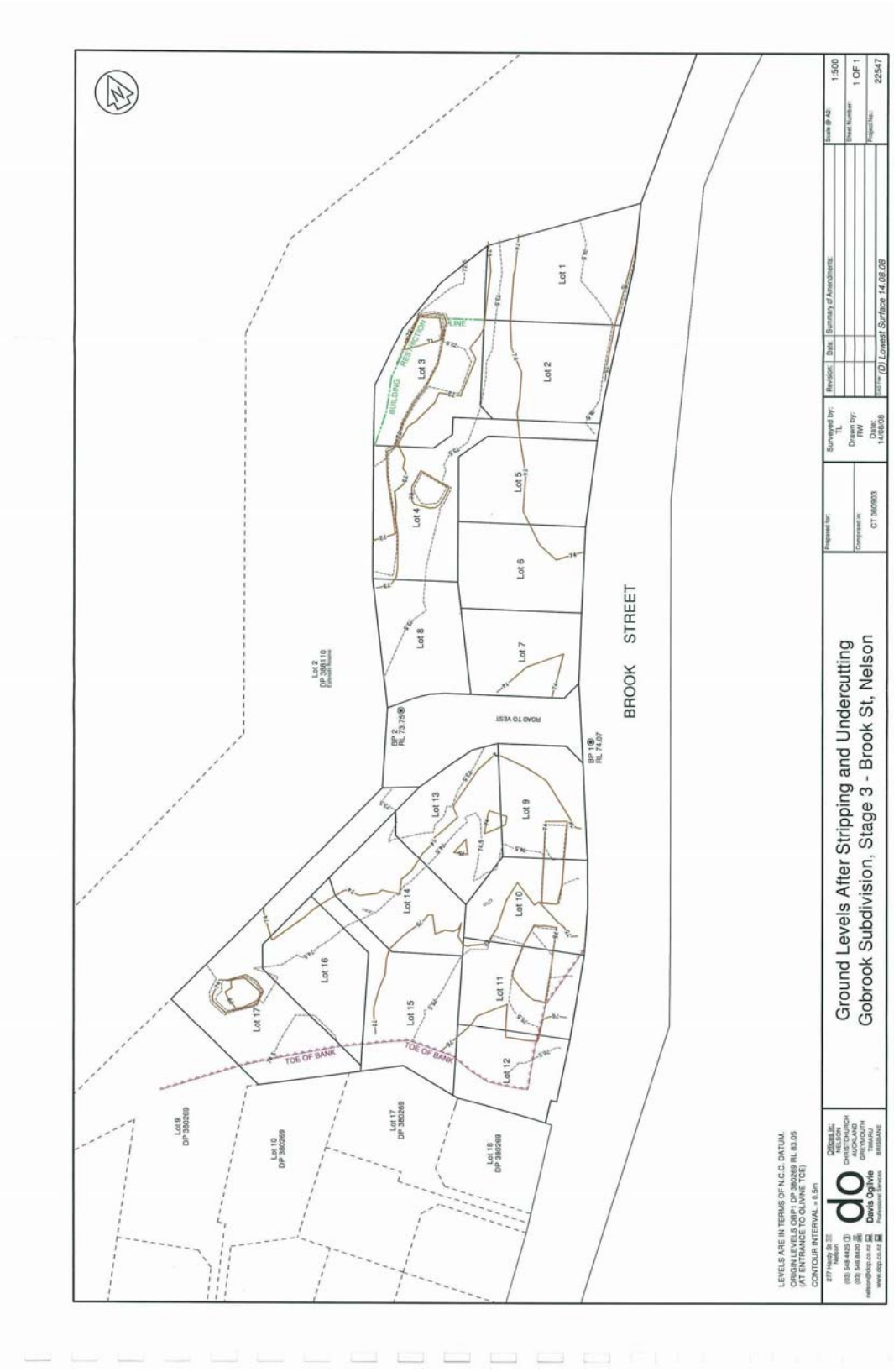
277 Hardy St
Nelson
(03) 548 4425
(03) 546 8420
nelson@dop.co.nz
www.dop.co.nz
Davis Ogilvie
Professional Services
Offices in:
NELSON
CHRISTCHURCH
AUCKLAND
GREYMOUTH
TIMARU
BRISBANE

Fill Surface (Prior To Topsoiling)
Gobrook Subdivision, Stage 3 - Brook St, Nelson

Prepared for:	
Comprised in:	CT 360903
Surveyed by:	TL
Drawn by:	RW
Date:	14/08/08
Cad File:	(D) Fill Surface 14.08.08

Revision:	Date:	Summary of Amendments:

Scale @ A2:	1:500
Sheet Number:	1 OF 1
Project No.:	22547



Date Entered: 5-Jan-09