

# General Property Information

51 Exeter Street, Nelson

Created: 20 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



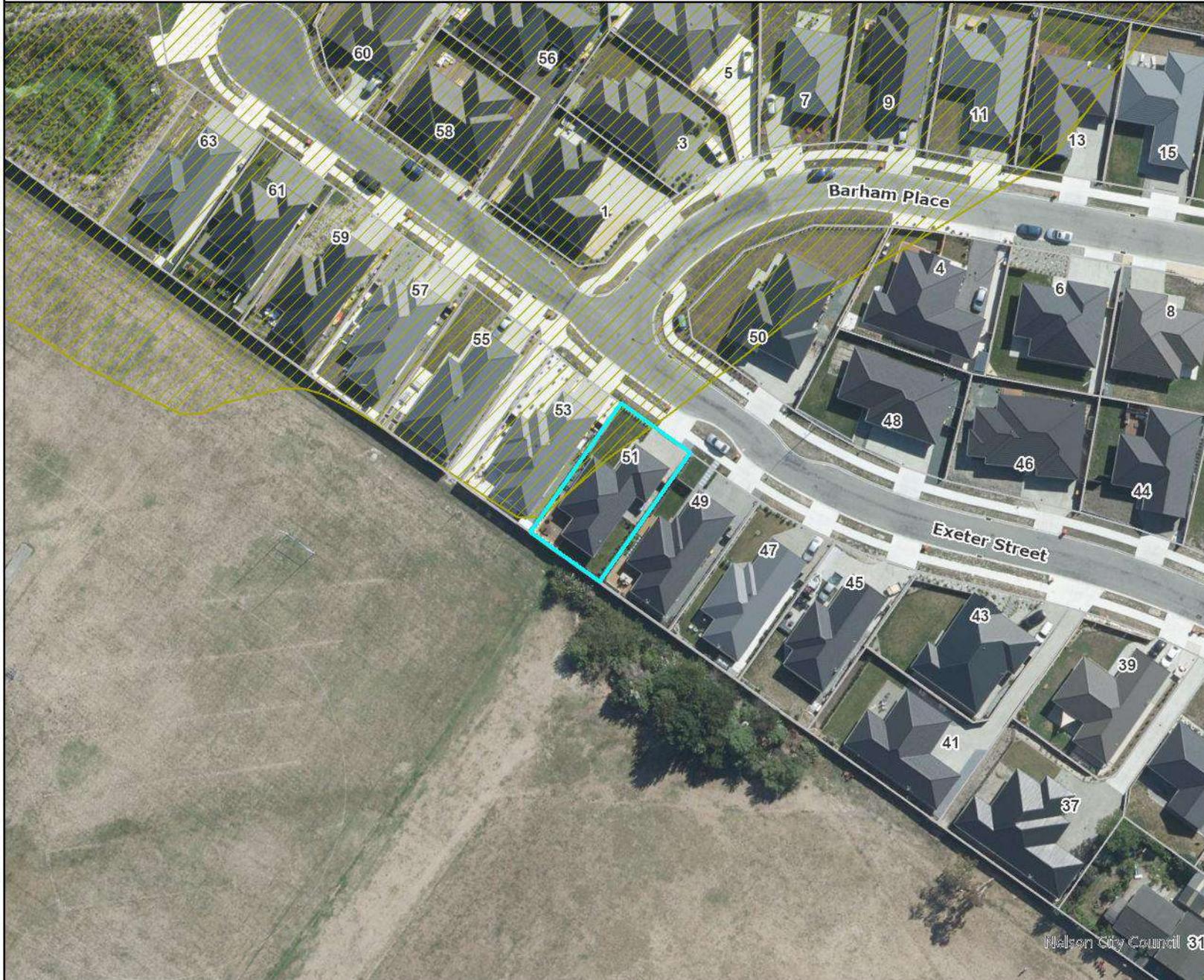
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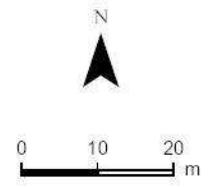
# NRMP Hazard Overlay

51 Exeter Street, Nelson



## Legend

 Inundation Overlay



Nelson City Council 31

Created 20 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.

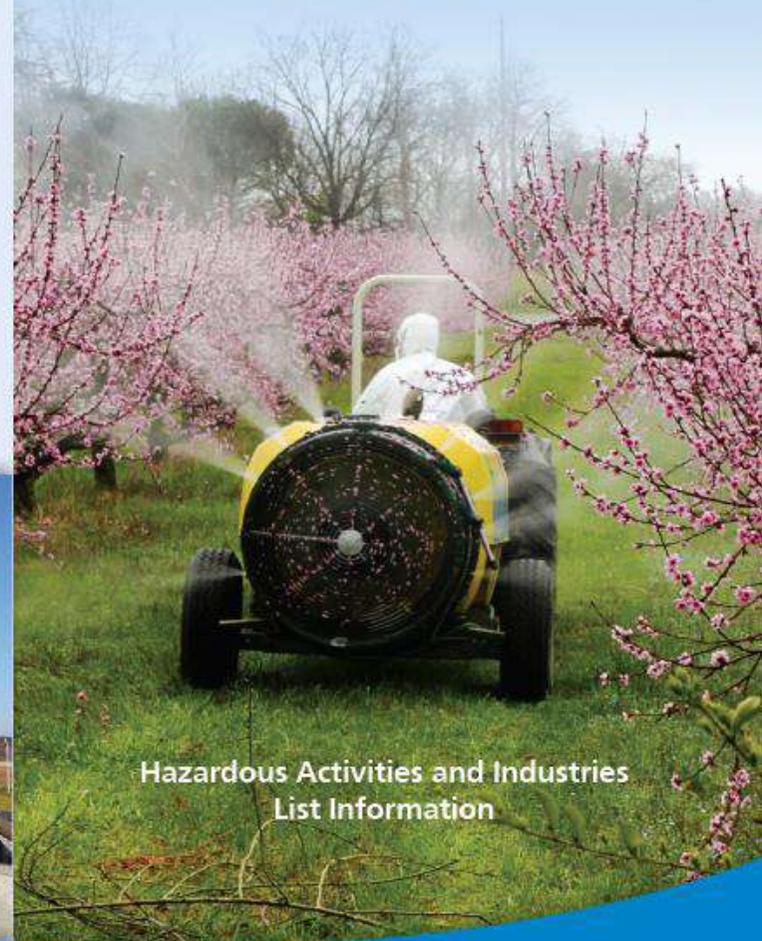
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## More information

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.

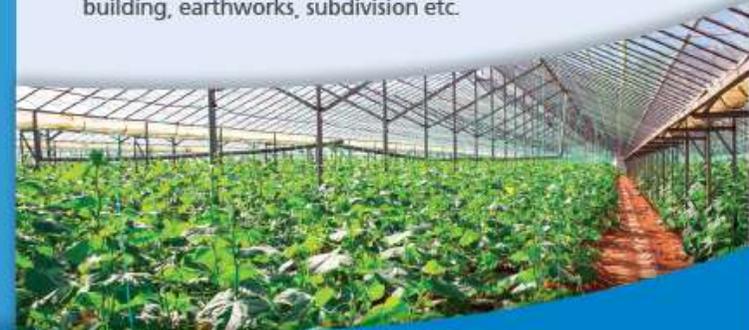
## I am considering selling, buying a property or building on a HAIL site. What does that mean?

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: 1967057509

### Property

Valuation No	1967057509
Location	51 Exeter Street, Nelson
Legal Description	Lot 9 DP 523249
Area (Hectares)	0.0415

### Rates

#### Government Valuation

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

Current Rates Year 2023 to 2024

### Planning/Resource Management

6/12/18	RESOURCE CONSENT 165246V1 : Change to condition 1 and partial cancellation of condition 20 to cancel conditions 20 c),d) and e) of RM165246 thereby removing the requirement of a deed of covenant and an encumbrance to be registered on the certificate of title at 166 Nayland Rd NOTE: This consent to be read in conjunction with RM175055 (water permit) and RM175041 (earthworks and site coverage) : Decision Notified 15/11/18 (Found on related property: 1967057300)
18/07/17	RESOURCE CONSENT 175055 : Water Permit for temporary diversion of water and realignment and piping of unnamed rivers in relation to a 57 lot subdivision (RM165246). : Decision Notified 27/06/17 (Found on related property: 1967057300)
18/07/17	RESOURCE CONSENT 175210 : Land use consent for disturbance of rivers including works within the bed of unnamed streams in relation to the piping of three streams, moving a drainage swale, and the upgrade and replacement of a culvert within the Nelson Aerodrome Reserve. : Decision Notified 27/06/17 (Found on related property: 1967057300)
17/07/17	RESOURCE CONSENT 175041 : Land Use consent for breach of site coverage on specific lots in relation to a 55 lot subdivision; and earthworks in the Inundation Overlay : Decision Notified 26/06/17 (Found on related property: 1967057300)
15/05/17	RESOURCE CONSENT 165247 : Land Use consent for Earthworks in the Inundation Overlay in relation to a 57 lot subdivision : Decision Notified 21/04/17 (Found on related property: 1967057300)
15/07/98	RESOURCE CONSENT 985046 : create 28 lots, 2 walkways, extension onto Exeter Street and a balance title in 2 stages. : Decision Notified 24/06/98 (Found on related property: 1967057500)

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RESOURCE CONSENT 025172 : Discharge stormwater from Gym to neighbouring ditch : Withdrawn 7/09/05  
(Found on related property: 1967057300)

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RESOURCE CONSENT 105153 : Filling of low lying land for residential building development : Cancelled 8/07/11  
(Found on related property: 1967057300)

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RESOURCE CONSENT 115159 : Filling of low lying land for residential building development : Further Info - No Response 15/08/11  
(Found on related property: 1967057300)

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RESOURCE CONSENT 960222 : 4 LOTS INCL ROAD TO VEST & BALANCE LAND : Withdrawn 23/10/96  
(Found on related property: 1967057300)

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## Building

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4/09/18 BUILDING CONSENT 180539 : Dwelling with double garage : CODE COMPLIANCE CERT ISSUED 8/02/19

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19/12/16 BUILDING CONSENT 160703 : Earth bund : NO CCC WILL BE ISSUED : 20/12/18  
(Found on related property: 1967057300)

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PIM APPLICATION 160703T : Earth bund : Territorial Planning Check Completed 14/12/16  
(Found on related property: 1967057300)

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PIM APPLICATION 180539T : Dwelling with double garage : Territorial Planning Check Completed 6/09/18  
(Found on related property: 1967057300)

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## Licences

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No information located

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## 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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No information located

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## Other

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6/10/22 LIM APPLICATION L220548L220548 : LAND INFORMATION MEMORANDUM

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## Conditions Report



View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0004" OR Filename:"Property Condition C0795" OR Filename:"Property Condition C1402" OR Filename:"Property Condition C1785"](https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\))

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
7886527	51 Exeter Street, Nelson	C0004	Low Lying Land	N	Open in SharePoint ( <a c0004\""="" 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 C0004"</a> )
7886527	51 Exeter Street, Nelson	C0795	Provision Secondary Flood	N	Open in SharePoint ( <a c0795\""="" 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 C0795"</a> )
7886527	51 Exeter Street, 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> )
7886527	51 Exeter Street, Nelson	C1785	Geotechnical Report	Y	Open in SharePoint ( <a c1785\""="" 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 C1785"</a> )

DATE: -----

CONDITION No: 4

STREET ADDRESS:

LEGAL DESCRIPTION:

PROPERTY OWNER  
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:  
(Abbreviated)

CONDITION:

This site is low lying and / or is possibly subject to flooding. Floor levels shall be to Nelson City Council requirements.

Date Entered: -----

DATE: 13-Aug-96 CONDITION No: 795

STREET ADDRESS:

DIAGRAM:

LEGAL DESCRIPTION

PROPERTY OWNER  
or SUBDIVIDER: Various

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY: Services Engineer:Shane Overend Engineering  
Checking Officer

REASON FOR CONDITION:

(Abbreviated) The Stoke Bypass Formation will create a barrier potentially affecting the flow of floodwaters to the sea. Provision must be made to ensure adequate

CONDITION:

Any development on this property must take into consideration the provision of secondary flood paths needed for the Stoke Bypass formation secondary flood paths must be via roadways, ROW's or berm areas, and not via lots. This may include filling of the site to direct overland flow towards the culverts and to allow culverts to head up. The surface drainage system interlinking the Stoke Bypass culverts must be retained.

Date Entered: 4-Sep-96

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

<b>Condition No</b>	<b>C1785</b>
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Condition to be  Created  Amended  Removed

Address	35 to 58 Exeter St; 1 to 7 Barham Place
Legal Description	Lots 1 to 22 and 51 to 57 DP523249
Property Owner or Subdivider	Exeter St
Diagram included	Yes
Engineering Plan No	NA
Resource Consent No	RM165246
Reason for Condition	As a result of conditions of subdivision, and geotech reports

Date condition created	1 October 2018
Condition recommended by (Name & Role) <i>Any staff member</i>	Kathy Mardon, Administrator Resource Consents
Condition authorised by (Name & Role) <i>Team Leader or Manager</i>	Jennifer Lancashire, Team Leader Resource Consents

Date created in GIS	12 December 2018
Created by Name & Role	Ian Tyler – GIS Analyst

<b>Condition</b>
<b>The following conditions shall apply to Lots 1 to 22 and 51 to 57:</b>
<ol style="list-style-type: none"> <li>Stormwater from all roof areas, sealed hardstanding areas and pools is to be collected and discharged into the Nelson City Council stormwater system.</li> <li>The finished ground level shall be 16.0 metres above the Nelson City Council Datum. The finished ground level shall not be lowered without the prior written approval of the Nelson City Council.</li> </ol>
<b>The following conditions shall apply to Lots 12 to 22:</b>

3. Buildings shall be located within the designated building area, (“Specific Investigation and Design Zone”) as shown on Swanney Geotechnical & Civil Ltd/ Land Dimensions Ltd drawing Ref: 1743 Sheet 1 of 1 dated 27/06/2018 and titled ‘Exeter Street Subdivision, Stage 1 & 2 Building Site Certification Plan’.
4. Specific foundation design and minimum floor level heights are required so as to mitigate against possible effects arising from seismic ground shaking that can be expected from an earthquake in a 1 in 100 annual exceedance probability (AEP).
5. Lots 12 to 22 are assessed as being potentially susceptible to liquefaction induced settlement and require specific engineering design (SED) of foundations.
6. Building foundations within the SED designated building areas shall be specifically investigated, designed and construction inspected by or under the direct supervision of a chartered professional engineer experienced in foundation design. The final foundation design is to be reviewed by a geo-professional who shall provide confirmation to the designer that the foundations are suitable for prevailing ground conditions at the site.  
  
Note: Within the SED building area foundation types specified by MBIE for Technical Category 2 land in Christchurch are considered geotechnically suitable for these sites. Foundations designed in accordance with that guideline do not require further geotechnical review.
7. The Restricted Building Area present along the Whakatu Drive boundary of Lots 16, 17, 21 and 22 comprises uncertified fill (topsoil). Building is not recommended in this area. Development within this area is not precluded however ground improvement would need to be carried out and the works investigated, designed and certified by an experienced geo-professional.
8. Unretained fills greater than 0.6m height shall be specifically designed and monitored during construction by either a chartered professional engineer practicing in civil engineering or a geo-professional. Earthfill shall comply with the requirements of NZS4431:1989 - *Earthfill for residential development* and the *Nelson City Council Land Development Manual (LDM) 2010*.
9. No fill shall be placed such that stormwater flows detrimentally affect neighbouring property in the opinion of the Council’s monitoring officer.
10. The Minimum floor levels for Lots 12 to 22 inclusive shall not be less than that shown on Table 1 below:

**Table 1: minimum Floor levels.**

Lot	Minimum floor level (RL m)*
12	4.0
13	3.9
14	3.8
15	3.6
16	3.6
17	4.0
18	3.9
19	4.2
20	4.2
21	4.2
22	4.3
Heights in terms of New Zealand Vertical Datum 2016.	

Note: In addition to the floor levels in Table 1 (and for the remaining lots in Stages 1 and 2), floor levels shall also be in accordance with the requirements of the building code.

**The following conditions shall apply to Lots 14 to 22:**

11. All dwellings shall be single storey only.
12. Ventilation of habitable spaces requirements are as follows:
  - (a) If a space only has windows facing opposite the State Highway then that space would not need ventilation (no other acoustic mitigation measures required);
  - (b) Ventilation must be provided to meet clause G4 of the New Zealand Building Code ("Clause G4"). At the same time as meeting this minimum provision, the sound of the system shall not exceed 30dB LAeq(30s) when measured 1 metre away from any grille or diffuser;
  - (c) The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour (more than is specified in Clause G4). At the same time the sound of the system shall not exceed 35dB LAeq(30s) when measured 1 metre away from any grille or diffuser;
  - (d) The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25 degrees celsius. At the same time the sound of the system shall not exceed 35dB LAeq(30s) when measured 1 metre away from any grille or diffuser.

**The following conditions shall apply to Lots 10 and 11:**

13. Any fence located within 1.5 metres of the boundary with the walkway shall have any structural posts and railings not facing the reserve or walkway; and
  - (a) Not exceed 1.2 metres in height; or
  - (b) Not exceed 1.8 metres in height and is visibly permeable for its entire length and height.

**The following condition shall apply to Lot 15:**

14. The Landowner of Lot 15 shall be wholly responsible for the cost and construction of any fence adjoining the detention area.

**Geotechnical reports referenced**

*Building Site and Fill Certification Report – Swanney – 27 June 2018* <HTTP://Tardis/A1992589>



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