

General Property Information

1 Woodstock Place, Nelson

Created: 9 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.

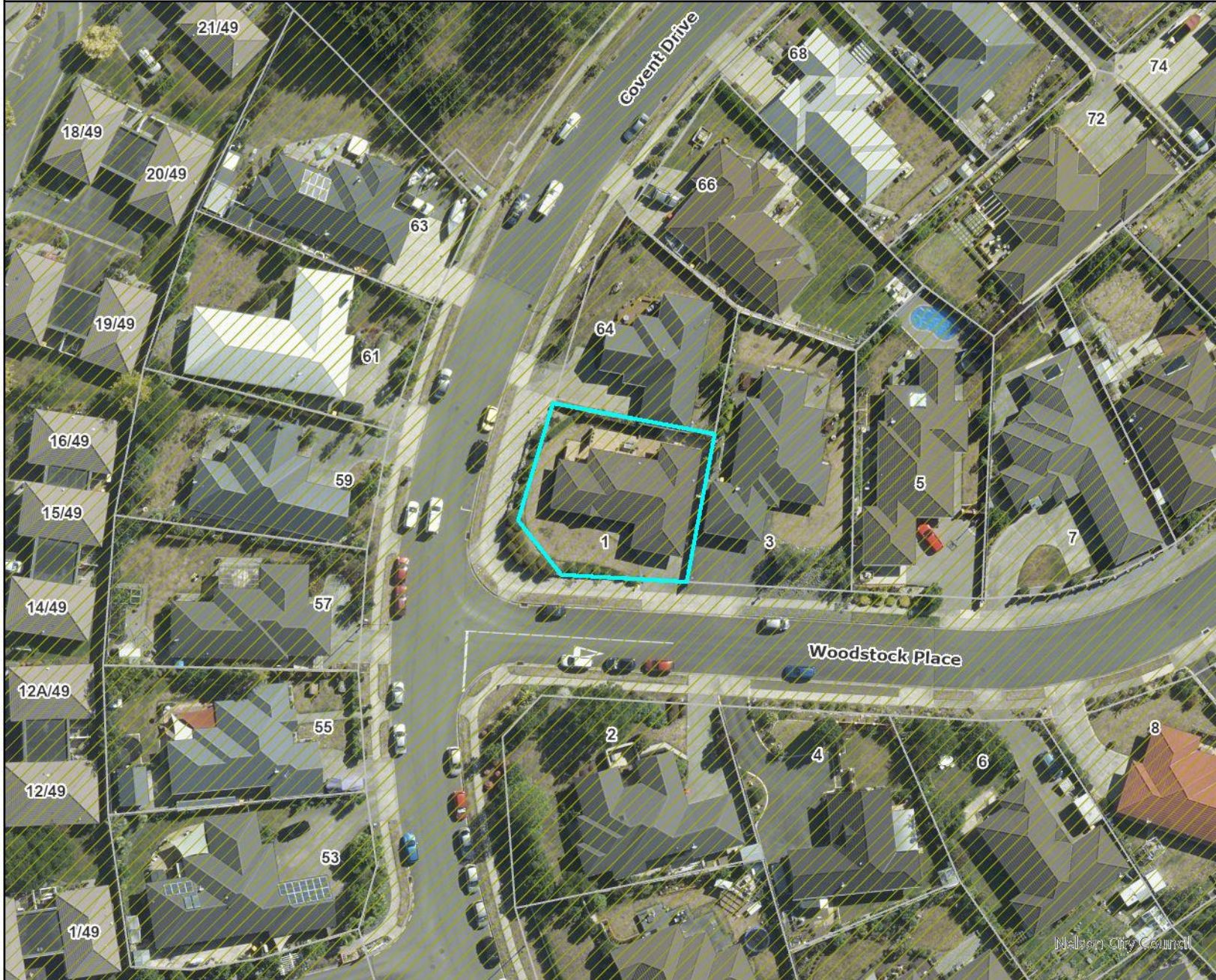
Any property file whether electronic or paper will not contain:

- 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



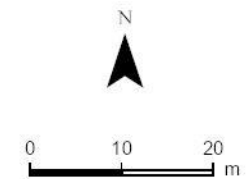
NRMP Hazard Overlay

1 Woodstock Place, Nelson



Legend

 Inundation Overlay



Created 09 February 2024

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

 **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.

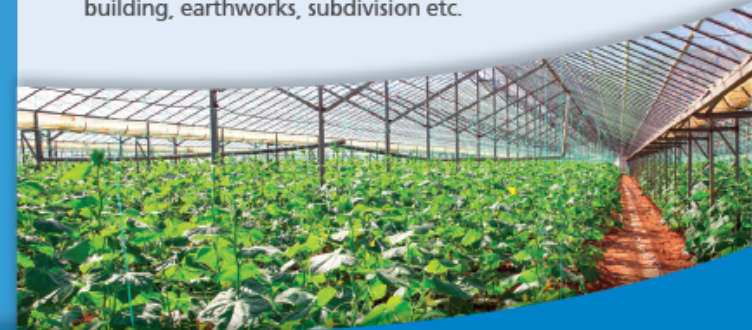
I am considering selling, buying a property or building on a HAIL site. What does that mean?

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: 1963070117**Property**

Valuation No	1963070117
Location	1 Woodstock Place, Nelson
Legal Description	LOT 13 DP 374719
Area (Hectares)	0.0564

Rates**Government Valuation**

Land	430,000
Improvements	450,000
Capital Value	880,000

Current Rates Year 2023 to 2024

Planning/Resource Management

29/08/06	RESOURCE CONSENT 065226 : Variation to Subdivision Consent RM025152 & RM055336 : Letter Sent 6/06/08 (Found on related property: X1962056000)
10/20/05	RESOURCE CONSENT 055283 : Stormwater Discharge to Orphanage Creek : Decision Notified 4/11/05 (Found on related property: 1962056000)
24/10/02	RESOURCE CONSENT 025152 : A 7 stage subdivision with 118 res lots, reserve & 3 streets : Section 224 Issued 3/12/07 (Found on related property: 1963070000)
29/08/94	RESOURCE CONSENT 940268 : 35 LOTS, ROAD TO VEST ,ESPLANADE RES & ACCESSWAYS. : Section 224 Issued 19/11/95 (Found on related property: 1962031802)
8/06/94	RESOURCE CONSENT 940112 : SUBDIVIDE 9.9459HA OF RURAL A LAND & RES B DEFERRED : Section 224 Issued 5/09/94 (Found on related property: 1963071000)
11/02/94	RESOURCE CONSENT 930281 : SUBDIVIDE RURAL A & RES B DEFERRED LAND : Consent Effective 14/02/94 (Found on related property: 1962056000)
27/07/91	RESOURCE CONSENT 921915 ROBINSONS BROS COTTON & LIGHT SUBDIVISION NCC NO.1915 PLAN GRANTED S/C (Found on related property: 1963074100)
16/09/69	RESOURCE CONSENT 691080 : WATER PERMIT - STORAGE : Consent Effective 16/09/69 (Found on related property: 1962056000)

16/09/69 RESOURCE CONSENT 691081 : WATER PERMIT - STORAGE : Consent Effective
16/09/69
(Found on related property: 1962056000)

RESOURCE CONSENT 055091 : Remove landscape tree (English Oak) : Withdrawn
23/11/05
(Found on related property: 1963070000)

Building

23/04/07 BUILDING CONSENT 061319 : Erect dwelling with internal access garage (Lot 13)
: CODE COMPLIANCE CERT ISSUED 25/05/12

4/08/06 BUILDING CONSENT 060693 : Erect 11m long reinforced concrete Retaining Wall :
CODE COMPLIANCE CERT ISSUED 21/04/09
(Found on related property: 1962056000)

18/12/85 BUILDING PERMIT D028678 ERECT FRUIT STORAGE SHED : APPROVED
(Found on related property: X1963070000)

Licences

1/12/04 ENVIRONMENTAL HEALTH NOTES Flammable Vegetation Legal Notice Issued
(Found on related property: X1963070000)

20/01/04 ENVIRONMENTAL HEALTH NOTES Flammable Vegetation Legal notice issued
(Found on related property: X1963070000)

8/12/03 ENVIRONMENTAL HEALTH NOTES Flammable Vegetation Legal Notice Issued
(Found on related property: X1962056000)

11/02/03 ENVIRONMENTAL HEALTH NOTES Flammable Vegetation Complaint - legal
notice issued
(Found on related property: X1962056000)

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

27/06/07 LIM APPLICATION L070246L070246 : LAND INFORMATION MEMORANDUM
(Found on related property: 1963070000)

INTERNAL NOTES THIS PROPERTY FILE HAS BEEN SCANNED - Building related
documents reviewed RMCK/14MAR2019

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Conditions Report



View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1339" OR Filename:"Property Condition C0003" 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
6895762	1 Woodstock Place, Nelson	C1339	Foundation Stability	Y	Open in SharePoint (<a c1339\""="" 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 C1339")
6895762	1 Woodstock Place, Nelson	C0003	Topsoil	N	Open in SharePoint (<a c0003\""="" condition="" href="https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\" property="">https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0003")
6895762	1 Woodstock Place, 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")

DATE: ----- CONDITION No:3-----

STREET ADDRESS:

LEGAL DESCRIPTION:

PROPERTY OWNER
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:
(Abbreviated)

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

Date Entered: -----amd:14.07.05

DATE: 30-Nov-06 CONDITION No: C1339

STREET ADDRESS: Various

DIAGRAM: Yes

LEGAL DESCRIPTION Lots 13, 14, 42-47, 49-56, 58-63, 110-113, 118 & 119

PROPERTY OWNER
or SUBDIVIDER: Florida Developments

SCHEME PLAN No: RM065226

NCC PLAN No:

AUTHORITY: Mike Johnston

REASON FOR CONDITION:
(Abbreviated)

CONDITION:

General sub-conditions applicable to all lots

1. All of the area within each lot is geotechnically suitable for building on and all foundations shall penetrate topsoil, subsoil and, where present, non-certified fill to found in competent natural ground or fill certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*.
2. All topsoil, which is of variable thickness, shall be removed from under concrete ‘slab-on-ground’ construction in accordance with NZS 3604: 1999 – *Timber Framed Buildings*.
3. Areas of compacted, but non-certified, fill underlie parts of lots 52, 54 and 55 as approximately depicted on Tasman Consulting Engineers *Test Pit & Fill Location* plan, dated October 2006. Areas of non-certified fill exist as back fill in the test pits shown on the *Test Pit & Fill Location* plan and other small areas may be present elsewhere.
4. All stormwater from roofs, hard standing or impermeable areas shall be collected and discharged in a controlled manner to the Nelson City Council Stormwater System.

Additional sub-conditions specific to Lots 42 to 47, 50 to 53, 60, 61, 63, 110 to 113 and 118

5. Lots 41 to 47, 50 to 53, 60 to 61, 63, 110 to 113 and 118 are suitable for foundations complying with NZS 3604: 1999 – *Timber Framed*

Buildings. Suitability of the founding material shall be confirmed by Scala penetrometer testing.

6. For all buildings not meeting NZS 3604 foundations shall be specifically investigated, designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in foundations.

Additional sub-condition specific to Lots 13, 14, 49, 56, 59, 62 and 119.

7. On lots 13, 14, 49, 56, 59, 62 and 119 Tasman Consulting Engineers has assessed that ground at depths of 0.4 m or greater does not comply with the definition of “good ground” as defined in NZS 3604 and all foundations shall be specifically investigated, designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in foundations.

Additional sub-conditions specific to Lots 54 and 55.

8. As approximately depicted on Tasman Consulting Engineers *Test Pit & Fill Location* plan, dated October 2006, and Cotton & Light Plan dated November 2006, the east of lots 54 and 55 was found to contain unsuitable soil to depths of up to 2 m below ground level. The ground comprises a deep layer of fill not certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development* and a layer of organic material up to 400 mm thick and this shall be taken into cognisance as part of foundation design within the area defined on the plans.
9. All foundations shall be specifically investigated, designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in foundations. Foundations may likely require piles up to 6 m in length and foundation design shall take cognisance of the possibility of settlement where located partly or fully within the area containing organic-rich material.

The Tasman Consulting Engineers Ltd *Engineering Certificate – Florida Developments – Covent Drive – Lots 13, 14, 42 to 47, 49 to 56, 59 to 63, 110 to 113, 118 and 119*, dated 4 October 2006 and *Engineering Certificate – Florida Developments – Covent Drive*, dated 21 November 2006, relates to the general suitability of the lots. They 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.



3/237 Queen St
 P.O. Box 3037
 Nelson
 Ph: (03) 544-6804
 Fax: (03) 544-6864

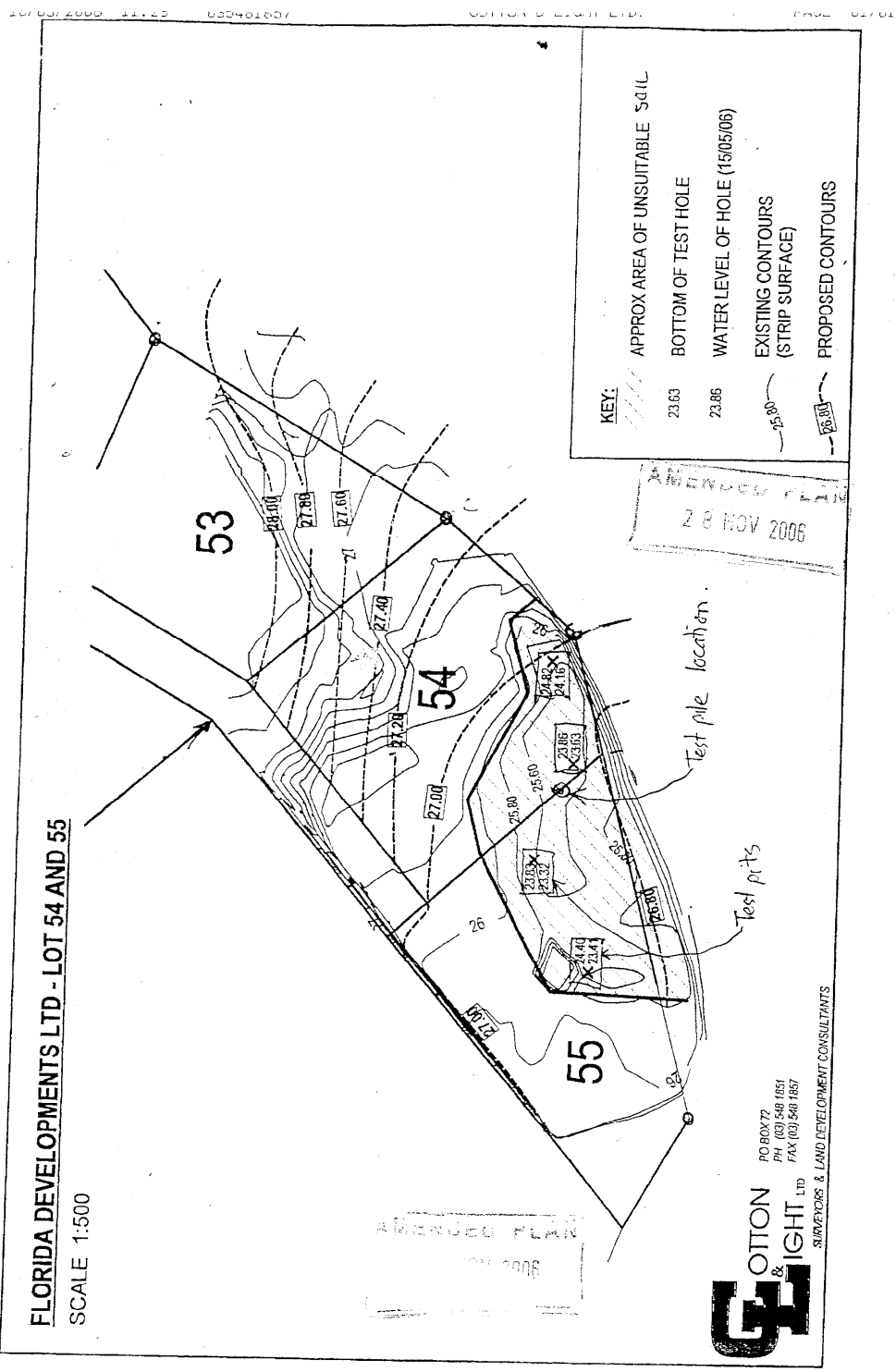
AMENDED PLAN
 2 8 NOV 2006

TEST PIT & FILL LOCATION
FLORIDA DEVELOPMENT
COVENT DR, NELSON

tasman consulting engineers

Date: OCT 2006
 File: 05171

Scale: 1 : 1000
 Sheet: 1



Date Entered: 30-Nov-06

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