

# General Property Information

10 Lucy Murcott Place, Nelson

Created: 26 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
2. Hazard Study Information
3. Hazardous Activities and Industries List (HAIL) site  
information brochure
4. Information about Property Files
5. General Property Information (GPI) Summary
6. Property Conditions





# NRMP Hazard Overlay

10 Lucy Murcott Place, Nelson



## Legend



Inundation Overlay



Created 26 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](http://nelson.govt.nz) and search on **HAIL**.

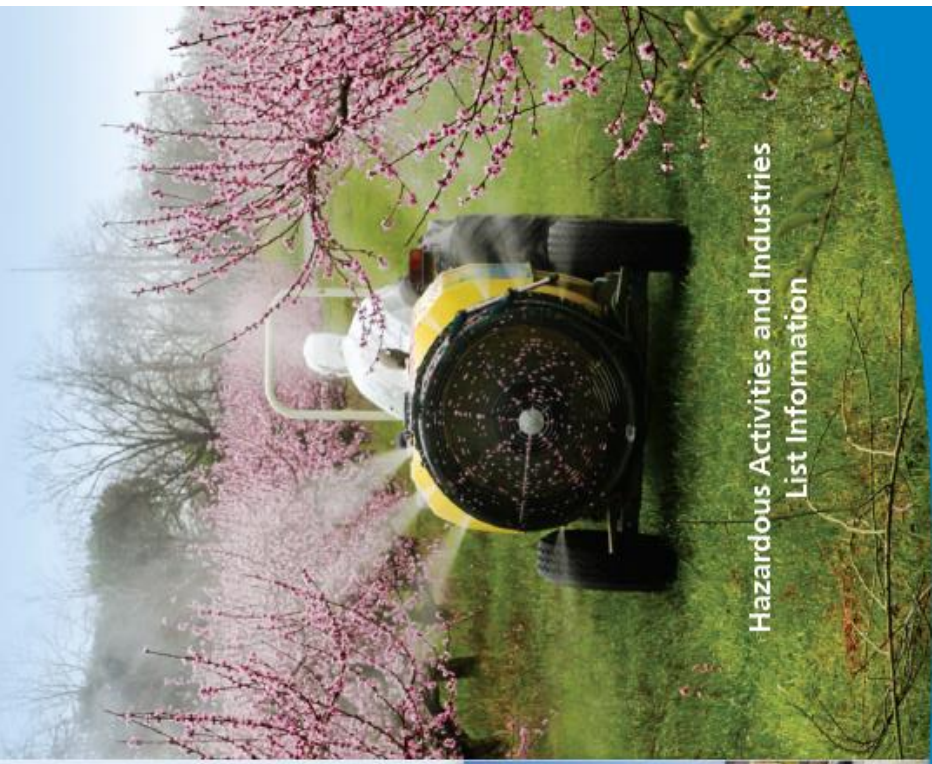
# H.A.I.L SITES

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



A1297066





## 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: 1962017007

### Property

Valuation No	1962017007
Location	10 Lucy Murcott Place, Nelson
Legal Description	Lot 14 DP 342376
Area (Hectares)	0.0980

### Rates

#### Government Valuation

Land	640,000
Improvements	660,000
Capital Value	1,300,000

Current Rates Year 2023 to 2024

### Planning/Resource Management

28/05/21	RESOURCE CONSENT 215123 : To construct a stand-alone garage in the front yard area : Decision Notified 7/05/21
9/09/11	RESOURCE CONSENT 115175 : Proposed alterations to dwelling resulting in over height infringement in relation to the boundary and exceeding site coverage : Decision Notified 19/08/11 (Found on related property: 1962018000)
4/08/06	RESOURCE CONSENT 065236 : Relocate sleepout : Decision Notified 14/07/06 (Found on related property: 1962017005)
29/08/05	RESOURCE CONSENT 055377 : Relocate Dwelling in the Residential Zone : Decision Notified 8/08/05 (Found on related property: 1962017005)
13/01/05	RESOURCE CONSENT 045628 : Garage entry being less than 2.2m in height : Decision Notified 2/12/04 (Found on related property: 1962019000)
4/08/03	RESOURCE CONSENT 025356 : A 3 stage subdivision to subdivide 3 existing lots into 15 new lots & 3 roads to vest : Section 224 Issued 2/08/05 (Found on related property: 1962017000)
2/02/01	RESOURCE CONSENT 005324 : To subdivide 1 lot into 2 and amalgamation : Section 224 Issued 20/03/01 (Found on related property: 1962018000)
29/05/97	RESOURCE CONSENT 975180 : Install coal heating unit for glasshouse : Decision Notified 8/05/97 (Found on related property: 1962019000)
30/07/82	TOWN PLANNING PERMIT T2/9/1/555 OPERATE STALL SELLING CUT FLOWERS : DECLINED NOTIFIED APPLICATION NO.555 - PROPOSAL WOULD AFFECT S.H.6



(Found on related property: 1962019000)

## Building

12/10/21	BUILDING CONSENT 210572 : Garage : CODE COMPLIANCE CERT ISSUED 18/05/22
26/11/2020	BUILDING NOTES Notification of Exempt Work: Addition of porch. Nelson City Council has not verified the accuracy of the report by physical inspection or assessment of the report contents except to ensure the correct completion of the form. The report will therefore be placed on Nelson City Council property files on a no liability `information only` basis and may be produced in any further LIM or property enquiry. (Found on related property: 1962019000)
21/09/16	BUILDING CONSENT 160517 : Alter dwelling : NO CCC WILL BE ISSUED : Decision made under S93 of Building Act 2004 20/09/18 (Found on related property: 1962019000)
16/09/11	BUILDING CONSENT 110501 : Extend & renovate existing house & add attached garage : NO CCC WILL BE ISSUED : 19/09/13 (Found on related property: 1962018000)
3/08/06	BUILDING CONSENT 060784 : Install Natures Flame EFIII Bayi F/Standing Pellet Fire : Code Compliance Certificate issued 26/08/10 (Found on related property: 1962017005)
27/07/06	BUILDING CONSENT 060641 : Relocate sleep-out : CANCELLED 26/10/06 (Found on related property: 1962017005)
19/12/05	BUILDING CONSENT 051087 : Erect Dwelling with Int.access Garage : CODE COMPLIANCE CERT ISSUED 7/05/10
24/08/05	BUILDING CONSENT 050704 : Erect Relocated Dwelling & Garage and Extend Garage : Code Compliance Certificate issued 26/08/10 (Found on related property: 1962017005)
10/11/04	BUILDING CONSENT 041164 : Relocate Existing Garage to Site : GRANTED 10/11/04 (Found on related property: 1962019000)
13/12/99	BUILDING CONSENT 991327 : Install inbuilt Fisher fire with wetback : Code Compliance Certificate issued 25/01/00 (Found on related property: 1962019000)
9/04/97	BUILDING CONSENT 970282 : REMOVE HEATER UNIT AND REPLACE : GRANTED 9/04/97 (Found on related property: 1962019000)
30/10/92	BUILDING PERMIT 22161 GREENHOUSE : APPROVED AS SUBMITTED (Found on related property: 1962019000)
24/10/86	BUILDING PERMIT 012214 ERECT PRODUCE STALL : APPROVED (Found on related property: 1962018000)
5/02/86	BUILDING PERMIT 028760 ERECT COMMERCIAL GREENHOUSE : APPROVED

(Found on related property: 1962019000)

15/06/84 BUILDING PERMIT B108931 ERECT GLASSHOUSE EXTENSION : APPROVED  
(Found on related property: 1962019000)

PIM APPLICATION 160517T : Alter dwelling : Territorial Planning Check  
Completed 6/09/16

(Found on related property: 1962019000)

PIM APPLICATION 210572T : Garage : Territorial Planning Check Completed  
1/10/21

## Licences

No information located

## Sewer and Drainage

22/03/04 SEWER/WATER NOTES AND/OR REPAIRED BY OWNER - QUERIES TO O & M -  
TECH SERV AES SMOKE INFILTRATION TESTING OF SEWER DRAINS COUNCIL  
HAS IDENTIFIED AN ISSUE THAT MUST BE INVESTIGATED  
(Found on related property: 1962018000)

## Land and Building Classifications

No information located

## Transport

No information located

## Special Land Features

No information located

## Swimming Pools

No information located

## Other

3/08/19 SERVICE REQUEST 1936117 : Dogs - Lost Dog  
(Found on related property: 1962017005)

9/09/13 LIM APPLICATION L130421L130421 : LAND INFORMATION MEMORANDUM

## Conditions Report



View All Conditions (<https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1153" OR Filename:"Property Condition C1254" OR Filename:"Property Condition C1402">)

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
6784880	10 Lucy Murcott Place, Nelson	C1153	Foundation Stability	N	Open in SharePoint ( <a href='https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1153"'>https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1153"</a> )
6784880	10 Lucy Murcott Place, Nelson	C1254	Services	N	Open in SharePoint ( <a href='https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1254"'>https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1254"</a> )
6784880	10 Lucy Murcott Place, Nelson	C1402	Air Plan	N	Open in SharePoint ( <a href='https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402"'>https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402"</a> )



DATE: 2-Oct-03                      CONDITION No: 1153

STREET ADDRESS: Lucy Murcott Place Stoke Nelson

DIAGRAM: No

LEGAL DESCRIPTION      Lots 1, 3, 4, 5, 6, 7, 10 and 13 - 17

PROPERTY OWNER  
or SUBDIVIDER:                      Saxton Estate

SCHEME PLAN No:

NCC PLAN No:                      RM025356

AUTHORITY:                      M Johnston

REASON FOR CONDITION:  
(Abbreviated)                      Subdivision - (Amended 16<sup>th</sup> August 2005 - Addition of  
Lots 10 & 13 - 17).

CONDITION:

- 1) Foundations for buildings shall extend through topsoil, subsoil and if present areas of unengineered fill to bear in competent natural ground. All topsoil shall be removed under concrete slab-on-ground construction in accordance with NZS 3604: 1999 – *Timber Framed Buildings*.
- 2) Foundations not meeting the requirements of NZS 3604:1999 – *Timber Framed Buildings* shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering. Compliance with NZS 3604 does not remove the necessity for the normal inspection and design of foundations. Sub-excavation of any soft layers within or adjacent to foundation trenches shall be back filled with hard-fill.
- 3) All new structural fills and all other fills over 1.0 m in thickness shall be placed under the supervision of a chartered professional engineer practising in civil engineering and shall be in accordance with NZS 4431:1989 – *Code of Practice for Earth Fill for Residential Development*. All other fills shall be placed in thin incremental layers and track rolled. All fill placements shall include adequate stripping and drainage of the underlying materials.
- 4) A stormwater path shall be maintained up slope of all buildings to divert water from buildings and their foundations.
- 5) Stormwater from roofs, hardstanding or impermeable areas and overflows from ponds or pools shall be collected and discharged in a controlled manner to the Nelson City Council Stormwater System.

Amended 16<sup>th</sup> August 2005

Date Entered: 1-Dec-03

DATE: 14-May-05      CONDITION No: 1254

STREET ADDRESS: 774 - 788 Main Road Stoke Nelson

DIAGRAM: No

LEGAL DESCRIPTION Lots 10 & 13 - 17 DP342376

PROPERTY OWNER  
or SUBDIVIDER: West/Laurie

SCHEME PLAN No:

NCC PLAN No: Consent Notice

AUTHORITY: D Ballagh

REASON FOR CONDITION:  
(Abbreviated) Requirement to install soak pit

CONDITION:

If Council's stormwater main is not installed within the Railway Reserve at the time a dwelling is constructed on any lot, a temporary soak pit shall be installed within that lot until such time as a connection can be made to Council's stormwater main.

Date Entered: 17-May-05

For Marketing Purposes Only

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

For Marketing Purposes Only