

# General Property Information

24 Werneth Street, Nelson

Created: 27 June 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

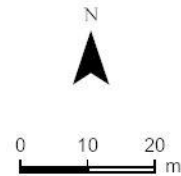
1. Nelson Resource Management Plan (NRMP)  
Hazard Overlay Map
2. Hazard Study Information
3. Hazardous Activities and Industries List (HAIL) site  
information brochure
4. Information about Property Files
5. General Property Information (GPI) Summary
6. Property Conditions



# NRMP Hazard Overlay

24 Werneth Street, Nelson

## Legend



Created 27 June 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





## 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: 1983035519

### Property

Valuation No	1983035519
Location	24 Werneth Street, Nelson
Legal Description	Lot 19 DP 346943
Area (Hectares)	0.0644

### Rates

#### Government Valuation

Land	545,000
Improvements	645,000
Capital Value	1,190,000

Current Rates Year 2023 to 2024

### Planning/Resource Management

24/11/08	RESOURCE CONSENT 085144 : 10 Lot Subdivision : Section 224 Issued 24/08/12 (Found on related property: 1983035500)
30/04/07	RESOURCE CONSENT 065282 : 1 Lot into 8 Lots : Surrendered 11/08/08 (Found on related property: 1983035500)
6/12/04	RESOURCE CONSENT 045368 : 23 Lots : Section 224 Issued 12/04/05 (Found on related property: 1983035500)
1/12/04	RESOURCE CONSENT 045022 : 5 residential lots & ROW. : Section 224 Issued 10/06/05 (Found on related property: 1983035500)
17/11/04	RESOURCE CONSENT 045454 : Burning of cleared vegetation : Decision Notified 26/10/04 (Found on related property: 1983035500)
16/07/98	RESOURCE CONSENT 985201 : Excavation & associated earthworks for proposed subdivision : Decision Notified 25/06/98 (Found on related property: 1983035500)
4/03/97	RESOURCE CONSENT 960662 : 19 LOTS & ROAD TO VEST : FURTHER INFO REQUESTED 1/07/04 (Found on related property: X1983032100)
20/11/96	RESOURCE CONSENT 960545 : 3 LOTS : Lapsed 4/06/04 (Found on related property: 1947003800)

### Building

18/08/09	BUILDING CONSENT 090711 : Proposed two storey dwelling with internal access garage : Code Compliance Certificate issued 20/09/10
----------	--



13/04/87 BUILDING NOTES - ENGINEERS REPORT & CERTIFICATE PROPOSED 15 LOT  
SUNDIVISION  
(Found on related property: X1983035500)

Licences

No information located

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

No information located

DATE:

CONDITION No: 11

STREET ADDRESS:

LEGAL DESCRIPTION:

PROPERTY OWNER  
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:  
(Abbreviated)

CONDITION:

This land may be of suspect stability. Prior to the consideration by Council of any application for resource consent for subdivision and/or 224 certification or a building consent application, a report on the site by a chartered professional engineer practicing in geotechnical engineering or an experienced engineering geologist, and recognised as such by the council, may be required. The report shall define on each lot that there is a suitable site for the erection of a residential building and shall list development conditions pertaining to the site and the lot generally.

Date Entered: amd:14.07.05

DATE: 11-Apr-84 CONDITION No: 388

STREET ADDRESS: Werneth Street, Glenbrae Street,  
Gipps Street

LEGAL DESCRIPTION: PT Sec 11 & 12 Suburban North  
District & Lot 12 DP 6320

PROPERTY OWNER  
or SUBDIVIDER: I Gourdie

SCHEME PLAN No: NCC1177

NCC PLAN No:

AUTHORITY: E Stewart (T P)

REASON FOR CONDITION:

(Abbreviated) It Is Unusual In A City To Have A  
Balance Area Of Land separated In Two Distinct Parts.  
The Informatin On Reserve Fund Contribution Obligations  
Is A Warning To Staff & Public.

CONDITION:

The balance area of NCC Plan 1177 is severed by Lots 1-15  
to be defined as two Lots, the separated parts of the  
balance area require an approved subdivision plan being  
subject to reserve fund contribution, similarly any  
allotments created within either of the separated parts  
of the balance area.

Date Entered: 11-Apr-84



DATE: 1-Apr-05 CONDITION No: 1249

STREET ADDRESS: Werneth Ridge Stage 1

DIAGRAM: Yes

LEGAL DESCRIPTION Lots 1-3, 5-22 DP 346943

PROPERTY OWNER  
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No: RM045368

AUTHORITY: M Johnston

REASON FOR CONDITION:  
(Abbreviated) Subdivision (Diagrams Upgraded September 2006)

CONDITION:

**WERNETH RIDGE STAGE 1 - LOTS 1-3 & 5-22**

Note: Lot 4 is subject to Nelson City Council geotechnical condition 1234

Lot 23 is a balance area and no building site has been certified within it

RM 045368

**General Conditions relating to Lots 1-3 & 5-22**

1. Buildings shall be within the areas designated as *NZS 3604 Zone* and/or *Specific Investigation and Design Zone* as shown on Tonkin & Taylor Drawing Figure 3 *Recommended Building Areas* (ref.870323), dated February 2005.
2. Any proposal to build within ground bounded by either a 36° line projected upslope of the toe of any unsupported slope or a line projected downwards at 36° from the crest of any unsupported slope shall be reviewed by a chartered professional engineer practising in geotechnical engineering and recognised as such by the Nelson City Council.
3. Limited development within the *Restricted Building Area* and *Not Assessed* areas may be possible subject to confirmation from a chartered professional engineer practising in geotechnical engineering or an experienced engineering geologist and recognised as such by the Nelson City Council. Development may require implementation of measures to mitigate slope instability before any application for resource or building consent could be considered by Council.

4. The development of the subdivision has resulted in extensive earthworks including placement of fill. Areas of fill certified by Tonkin & Taylor as being placed in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development* are shown as A, B, C and D on Tonkin & Taylor Drawing Figure 4 *Fill Areas* dated February 2005. On Lot 8 uncertified fill has been placed on a bench that traverses a slope beyond the designated building site. As a result of the earthworks and site investigations, areas of fill not meeting the requirements of NZS 4431 may be present on some lots.
5. Foundations for all buildings shall extend through topsoil, sub soil and non-engineered fill to found in competent natural ground meeting the definition of “good ground” in the *New Zealand Building Code 1999* or fill certified as being placed in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*.
6. The *NZS 3604 Zone* comprises cut, filled and natural ground and is suitable for shallow foundations constructed in accordance with NZS 3604: 1999 – *Timber Framed Buildings*. Foundations for all buildings not meeting NZS 3604 and requiring a bearing capacity greater than 300kPa shall be specifically investigated and designed by a chartered professional engineer practising in civil engineering. Bearing capacity of foundations straddling or in close proximity to cut/fill/natural ground interfaces shall be verified by a chartered professional engineer practising in civil engineering. The approximate extent of cut and fill is shown on Davis Ogilvie drawing *Iso-contour plan* (ref.6026), dated November 2004.
7. Within the *Specific Investigation and Design Zone*, and where structures straddle the boundary between the zone and the *NZS 3604 Zone*, foundations shall be investigated by a chartered professional engineer practising in geotechnical engineering. Foundations shall be designed and constructed under the supervision of a chartered professional engineer practising in civil or geotechnical engineering. The presence of cut/fill/natural ground boundaries under or in close proximity to proposed buildings shall be verified by the engineer. On ground sloping greater than 2.5H: 1V foundations shall be designed to resist lateral loads imposed by superficial soils.
8. Foundations shall be designed so as not to compromise the performance of subsoil drains. Existing drains at the time of completion of subdivision earthworks are depicted on Davis Ogilvie drawing *As-Built- Subsoil Drains* (ref.6026) dated November 2004.
9. Within the *NZS 3604 Zone* and the *Specific Investigation and Design Zone* all temporary and permanent cuts greater than 0.8 m in height shall be specifically investigated by a chartered professional engineer practising in geotechnical engineering or an experienced engineering geologist recognised as such by the Nelson City Council.
10. No earthworks, other than minor garden landscaping, shall be undertaken within the areas designated as *Restricted Building Area* and *Not Assessed* on Tonkin & Taylor Drawing Figure 3 without specific investigation by a

chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist, recognised as such by the Nelson City Council, and the approval of the Council.

11. Fill greater than 0.8 m thick and all structural fill shall be placed in accordance with NZS 4431:1989 – *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. No unretained fill shall be placed on or within 3.0 m up slope of ground sloping greater than 3H: 1V.
12. Retaining walls greater than 0.8 m in height in the *Specific Investigation and Design Zone* and greater than 1.2 m in height in the *NZS 3604 Zone* shall be specifically investigated and designed by a chartered professional engineer practising in geotechnical engineering. All walls shall be adequately drained.
13. Stormwater from roofs, hardstanding or impermeable areas, discharges from retaining wall drainage, surface drains and subsoil drains, and overflows from ponds or pools and any seepages encountered during development of the lot shall be collected and discharged in a controlled manner to the Nelson City Council Stormwater System.
14. The lots shall be maintained in a vegetation cover that enhances slope stability with an emphasis on deep rooted species, particularly within the *Restricted Building Zone*.

Conditions relating to specific lots:

#### **Lot 5**

15. Access to the building site on Lot 5 traverses steep ground upslope of an area containing recent instability. The driveway platform shall be specifically designed by a chartered professional engineer practising in geotechnical engineering and cut and filled ground, unless assessed as unnecessary by the engineer or an experienced engineering geologist, shall be retained where the natural ground is inclined  $\geq 2H: 1V$ . All surface and subsurface water intercepted by the driveway shall be piped to the Nelson City Council Stormwater System.

#### **Lot 8**

16. Uncertified fill has been placed on a bench that traverses the slope beyond the designated building site on Lot 8. Any modification or development of the bench shall be specifically investigated by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist recognised as such by the Nelson City Council.

#### **Lot 11**



17. Any building development on Lot 11 shall be accompanied by the installation of a drainage system upslope of all buildings to intercept seepage on the down slope side of the right of way. The drainage shall be designed and installed under the supervision of a chartered professional engineer practising in geotechnical or civil engineering and shall be reviewed by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist recognised as such by the Nelson City Council.

### **Lots 18 and 19**

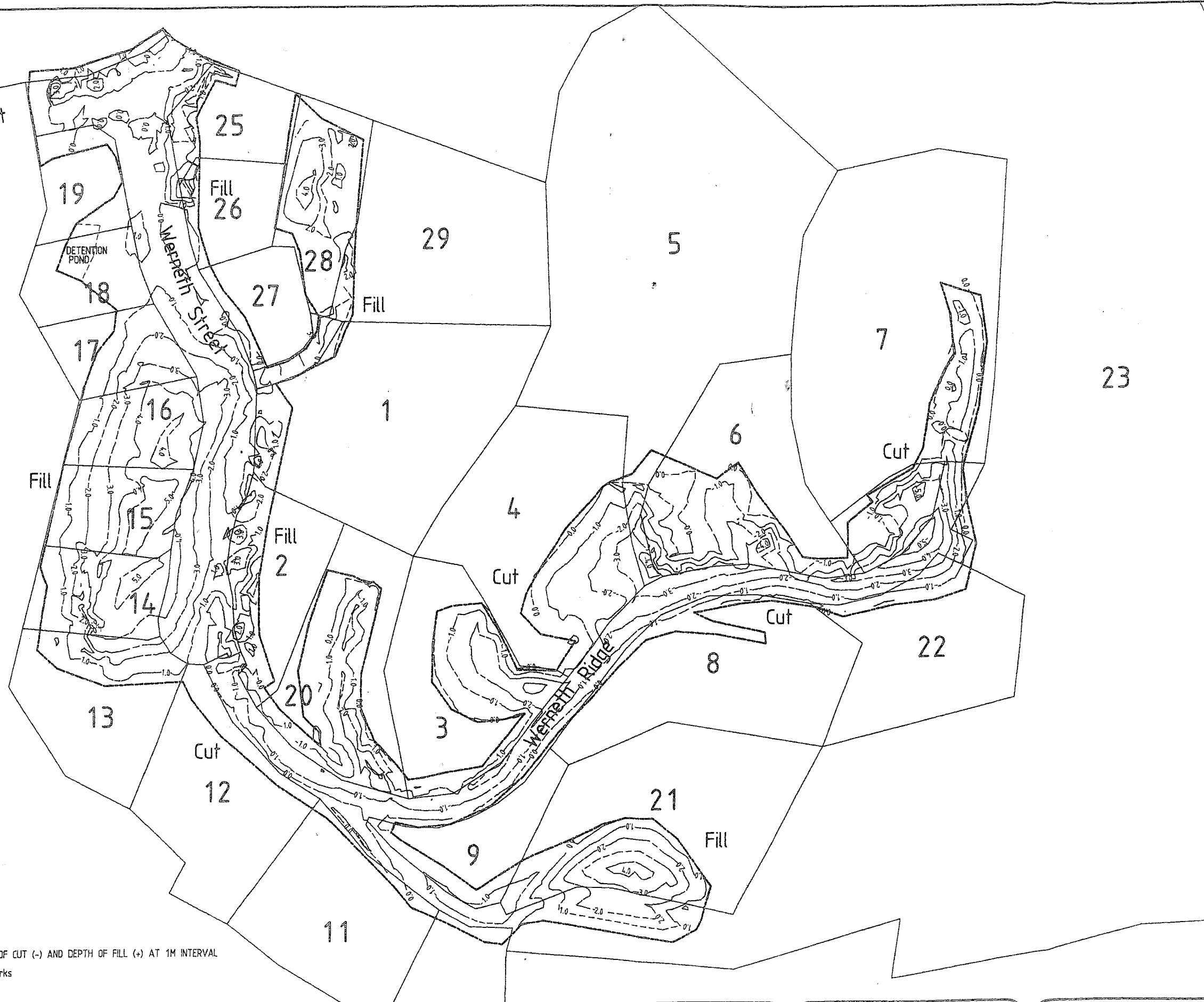
18. On lots 18 and 19 shallow foundations that straddle a detention pond, approximately shown on Davis Ogilvie drawing *Iso-contour plan* (ref.6026) dated November 2004, shall be designed by a chartered professional engineer practising in geotechnical engineering and shall accommodate differential settlement.

*Explanatory Note:* depending on the location and scale of earthworks and/or retaining walls requiring geotechnical input within the Stage 1 subdivision, Council may allow design and construction to be under the supervision of a chartered professional engineer practising in civil engineering. In such circumstances the design shall be reviewed, and ground conditions confirmed, by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist recognised as such by the Nelson City Council.

Date Entered: 12/4/05



Werneth Street



NOTE:  
ISO-CONTOURS SHOW DEPTH OF CUT (-) AND DEPTH OF FILL (+) AT 1M INTERVAL  
— Extent of Earthworks

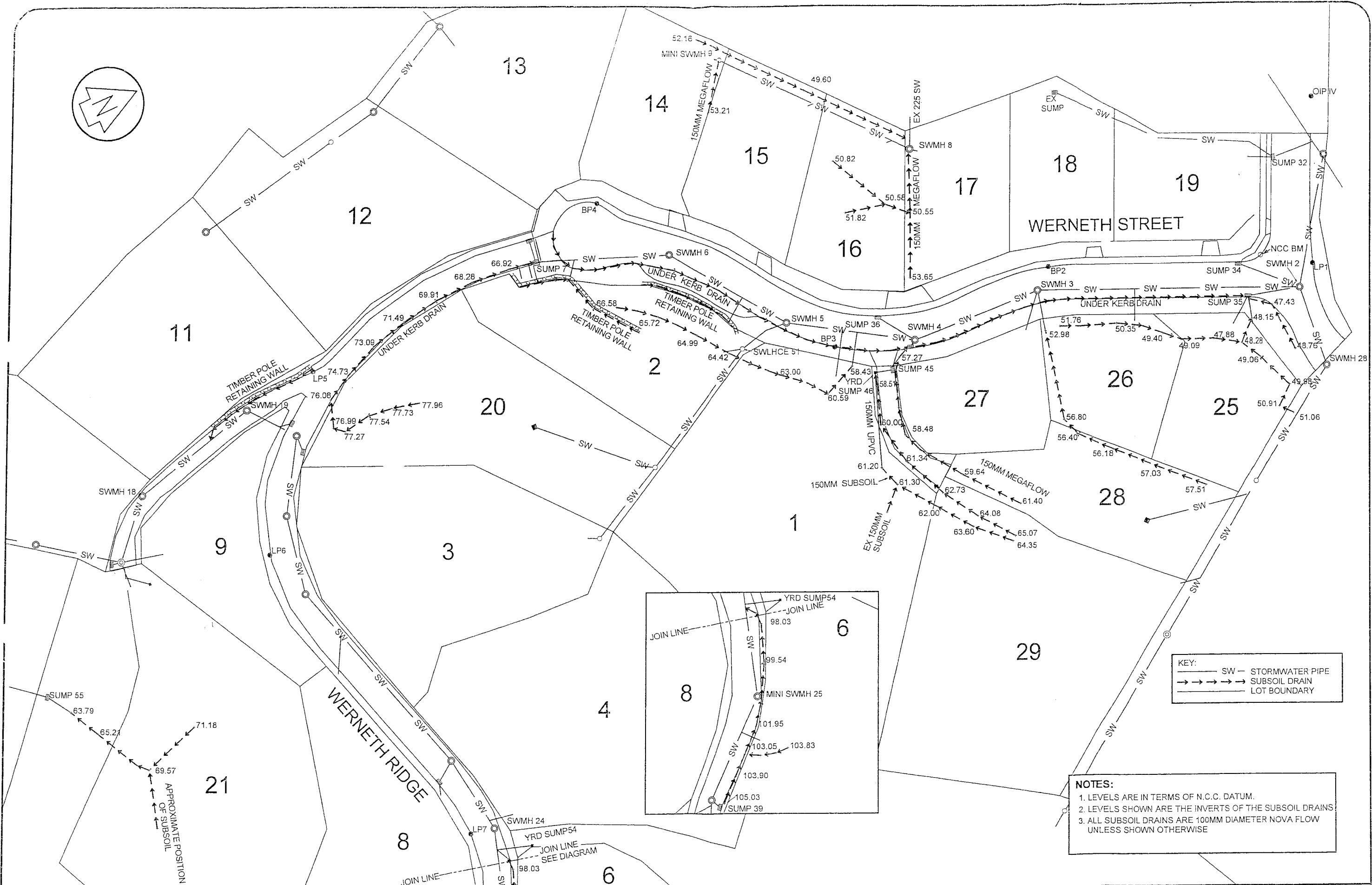
Werneth Street Subdivision  
Iso-contour Plan

**do Davis Ogilvie**  
Land Development Professionals  
277 Hardy Street, Nelson  
Ph. 548 4425 Fax 546 8420

Scale 1 : 750@A2  
Date Nov 2004  
**REDUCED**

**6026**  
CCAD\DATA4\DWG\WERNIS





KEY:

- SW — STORMWATER PIPE
- → → SUBSOIL DRAIN
- LOT BOUNDARY

NOTES:

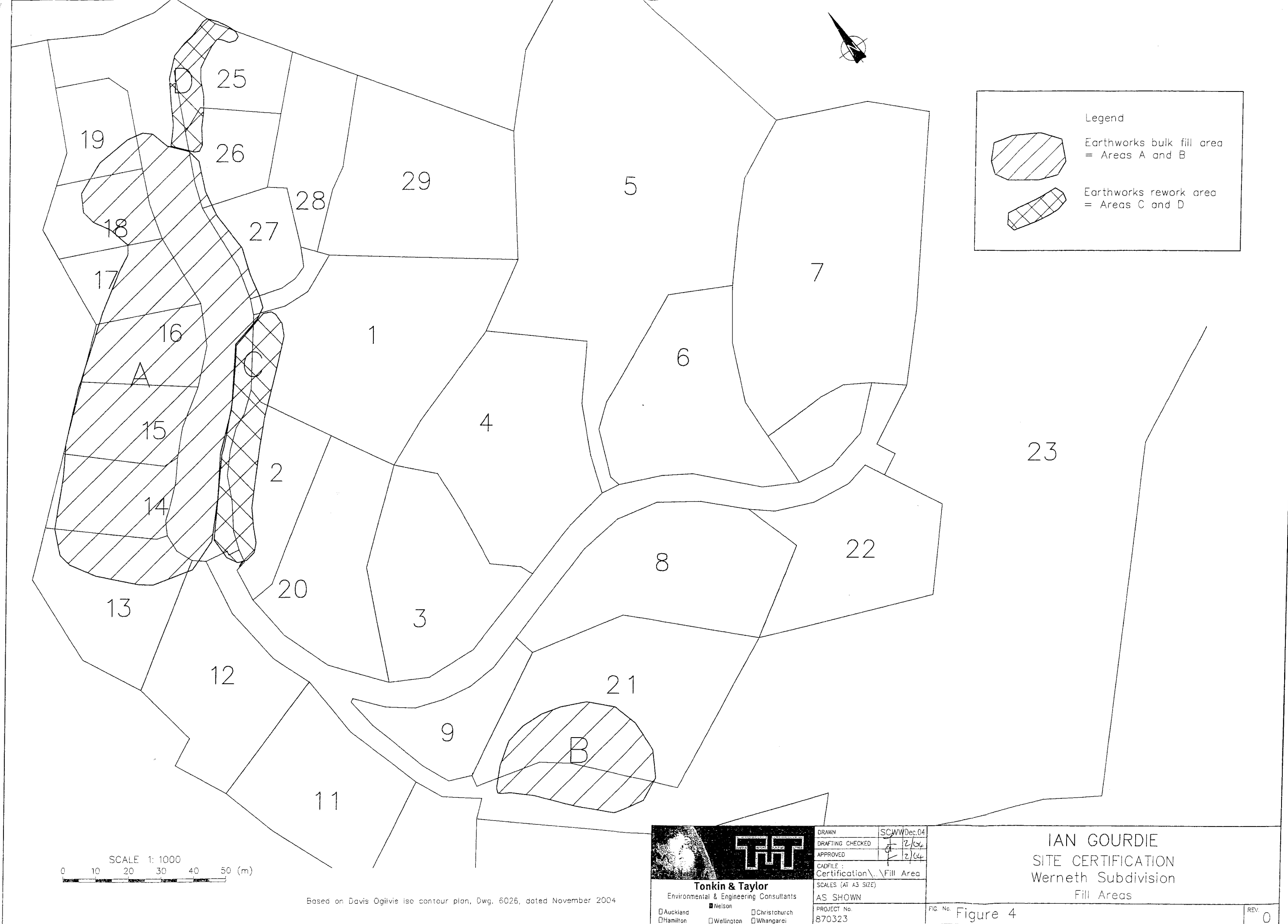
1. LEVELS ARE IN TERMS OF N.C.C. DATUM.
2. LEVELS SHOWN ARE THE INVERTS OF THE SUBSOIL DRAINS.
3. ALL SUBSOIL DRAINS ARE 100MM DIAMETER NOVA FLOW UNLESS SHOWN OTHERWISE

Werneth Street - Subdivision  
As Built - Subsoil Drains

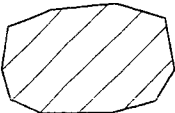
do Davis Ogilvie  
Land Development Professionals  
277 Hardy Street, Nelson  
Ph. 548 4425 Fax 546 8420

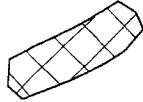
Scale 1 : 500@ A2  
Date Nov 2004  
**REDUCED**

6026  
CCAD6




Legend

 Earthworks bulk fill area  
= Areas A and B

 Earthworks rework area  
= Areas C and D

SCALE 1:1000  
0 10 20 30 40 50 (m)

Based on Davis Ogilvie iso contour plan, Dwg. 6026, dated November 2004

 <b>Tonkin &amp; Taylor</b> Environmental & Engineering Consultants Auckland Hamilton Nelson Christchurch Wellington Whangarei	DRAWN	SCWDec.04
	DRAFTING CHECKED	12/04
	APPROVED	12/04
	CADFILE :	Certification\.. \Fill Area
	SCALES (AT A3 SIZE)	AS SHOWN
PROJECT No.		870323

IAN GOURDIE  
SITE CERTIFICATION  
Werneth Subdivision  
Fill Areas

FIG. No. Figure 4

REV. 0

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