

General Property Information

68 Queens Road, Nelson

Created: 24 September 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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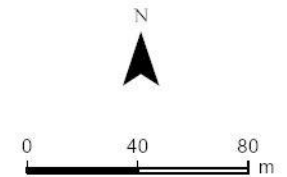
1. Nelson Resource Management Plan (NRMP)
Hazard Overlay Map
2. Hazard Study Information
3. Hazardous Activities and Industries List (HAIL) site
information brochure
4. Information about Property Files
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NRMP Hazard Overlay

68 Queens Road, Nelson

Legend



Created 24 September 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

More information
For more details about the HAIL, the Council database, soil testing, possible contaminants and the NESCS, please visit the Council website, nelson.govt.nz and search on **HAIL**.



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.

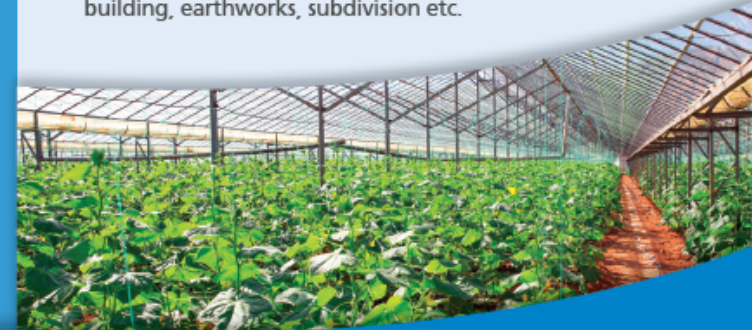
I am considering selling, buying a property or building on a HAIL site. What does that mean?

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: 1971074400**Property**

| | |
|-------------------|---|
| Valuation No | 1971074400 |
| Location | 68 Queens Road, Nelson |
| Legal Description | LOT 1 DP 15372 - SUBJ TO & INT IN R/W ON DP 18608 |
| Area (Hectares) | 0.1160 |

Rates**Government Valuation**

| | |
|---------------|-----------|
| Land | 620,000 |
| Improvements | 630,000 |
| Capital Value | 1,250,000 |

Current Rates Year 2024 to 2025

Planning/Resource Management

| | |
|----------|--|
| 30/04/97 | RESOURCE CONSENT 975155 : ROW over several lots : Section 224 Issued 30/06/97 (Found on related property: 1971084300) |
| 31/07/92 | RESOURCE CONSENT 920124 NON-COMPLYING ACTIVITY: BOUNDARY SEPARATION WM & DJ BOURKE ERECT DWELLING APPROVED |
| 20/12/76 | TOWN PLANNING PERMIT ERECT DWELLING : REFUSED DISPENSATION: YARDAGE - 68 QUEENS RD PLANNING NOTES ACOUSTIC CERTIFICATE issued 30/04/2009 RAD 830755 |

Building

| | |
|----------|--|
| 28/06/21 | BUILDING CONSENT 210362 : Install Pyroclassic Mini fire : CODE COMPLIANCE CERT ISSUED 10/08/21 |
| 14/11/13 | BUILDING CONSENT 130508 : Dwelling alterations : Code Compliance Certificate issued 5/05/16 |
| 29/08/05 | BUILDING CONSENT 050735 : Erect Palisade Retaining Wall & Remedial Work to Drains : Code Compliance Certificate issued 9/11/05 |
| 20/05/99 | BUILDING CONSENT 990550 : Strengthen deck : Code Compliance Certificate issued 26/10/10 |
| 11/07/95 | BUILDING CONSENT 941322 : ADD CONSERVATORY : Code Compliance Certificate issued 26/07/95 |
| 18/08/92 | BUILDING PERMIT 21918 ERECT DWELLING NO UNITS 1 : APPROVED AS SUBMITTED |
| 12/06/64 | BUILDING PERMIT 9 EXCAVATE : APPROVED (Found on related property: X1971085700) |

PIM APPLICATION 210362T : Install Pyroclassic Mini fire : Territorial Planning
Check Completed 30/06/21

Licences

Burner Allocation Certificate BA0409 : Jason and Michel Lee : : Burner Allocation
Certificate Issued 30/06/21

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

6/12/22 LIM APPLICATION L220679L220679 : LAND INFORMATION MEMORANDUM
25/10/16 LIM APPLICATION L160550L160550 : LAND INFORMATION MEMORANDUM
8/03/11 LIM APPLICATION L110062L110062 : LAND INFORMATION MEMORANDUM

INTERNAL NOTES This property file has been scanned. Building related
documents reviewed - RB - 12FEB2018

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 | 1/01/2008 |
| ('Jetmaster' type open fires) | (1/1/2013) |

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

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

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

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

Amended 1 October 2018

Date Entered: 12-Jan-06

DATE: 17-Nov-82 CONDITION No: 369

STREET ADDRESS: 64, 66, 68 Queens Road, 237 Haven Road

LEGAL DESCRIPTION:

PROPERTY OWNER
or SUBDIVIDER: S G Guard

SCHEME PLAN No: 1114

NCC PLAN No: 36/366

AUTHORITY: TPA Committee 19.11.82

REASON FOR CONDITION:

(Abbreviated) As A Result Of Engineers Certificate

CONDITION:

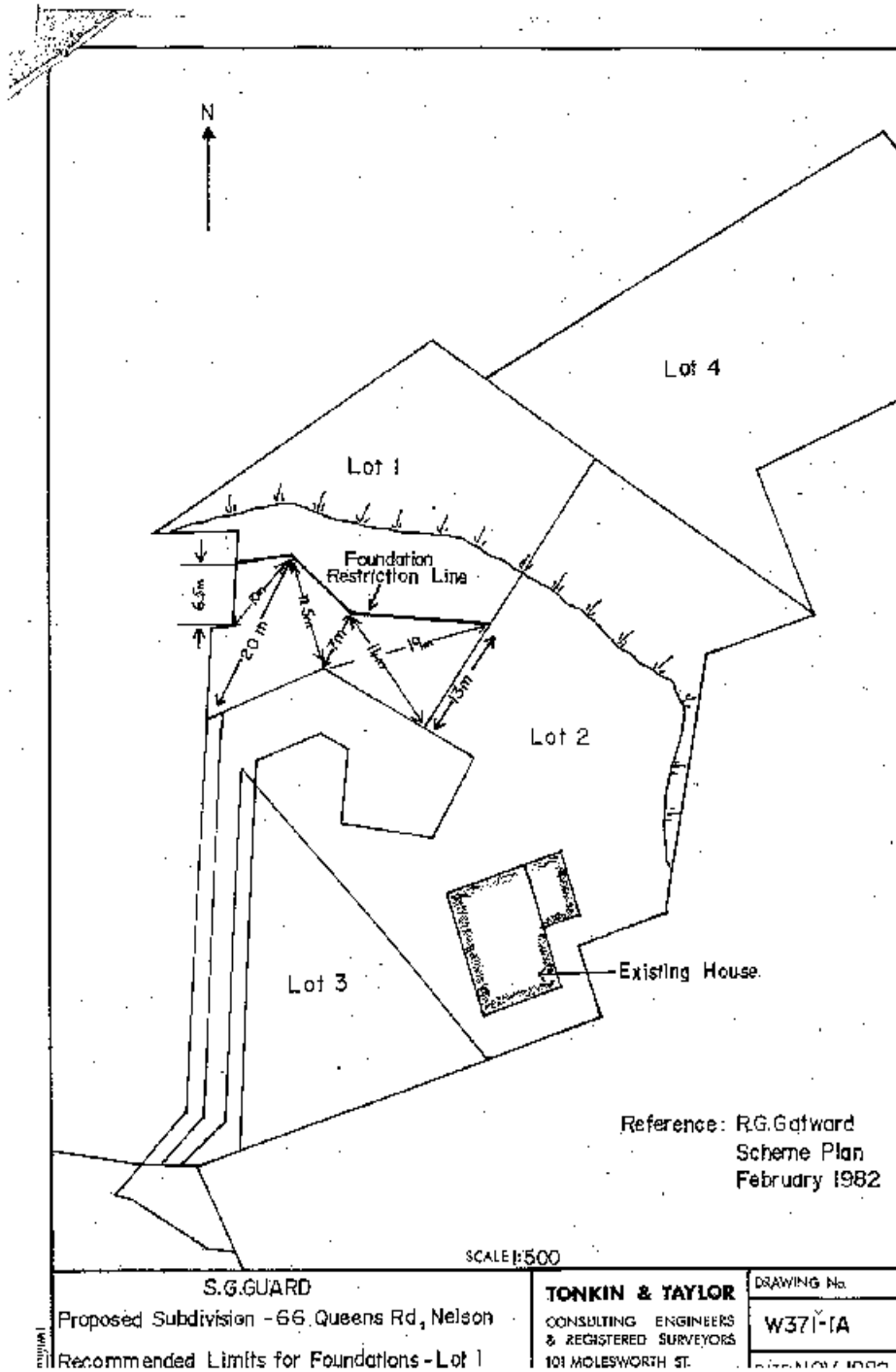
I) Foundations of any building on Lot 1 shall be located to the south west of the foundation restriction line shown on NCC Plan 36/366.

[HTTP://Tardis/1576246](http://Tardis/1576246)

ii) Building foundations for all lots shall be taken through any fill into the underlying ground.

iii) Conditions 1,6

iv) Delete Condition 329



NCC Plan 36/366

Date Entered: 30-Nov-82

DATE:

CONDITION No: C0418

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY: A Davies

REASON FOR CONDITION:
(Abbreviated) Conditions Book Survey & Investigations

CONDITION:

The old sea bluff along Atawhai Drive, Haven Road, Wakefield Quay and Tahunanui Drive is of suspect stability. Prior to the consideration by Council of a building consent application for any residential development of the lot a report from a Chartered Professional experienced in landslope and foundation stability shall be submitted to Council. This report shall cover the stability of the old sea bluff and shall take into consideration the effect that any possible slipping or slumping of the bluff may have on the dwelling or other structure.

Date Entered: 9-Jan-86

DATE: 6-May-95 CONDITION No: 801

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No: NA

NCC PLAN No: NA

AUTHORITY: Works Committee

REASON FOR CONDITION:
(Abbreviated) Catchments Served By Inadequate Stormwater Systems

CONDITION:

Special Development Areas:

The information on the stormwater system that serves this catchment is inadequate. Subdivision or an increase in the number of household units to more than one per lot is unlikely to be permitted unless it can be shown that the downstream stormwater system is in good condition and adequate for the developed catchment it could serve. A report on the condition and adequacy of the downstream stormwater system will be required as part of any application for building consent or subdivision consent.

Amended 23-Sept-96

Date Entered: 16-Jun-95