

General Property Information

7 Somerset Terrace, Nelson

Created: 2 May 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

7 Somerset Terrace, Nelson

Legend



Nelson City Council

Created 02 May 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.

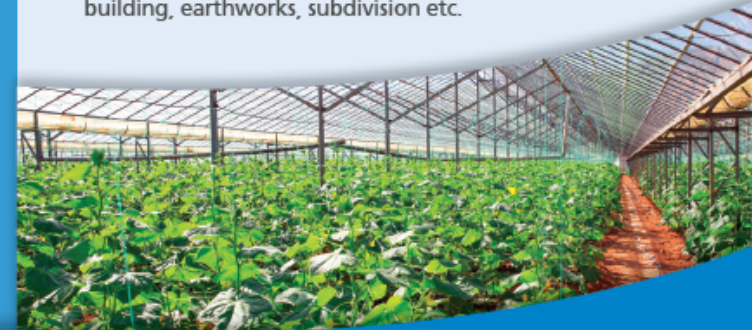
I am considering selling, buying a property or building on a HAIL site. What does that mean?

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: 1964095625

Property

Valuation No	1964095625
Location	7 Somerset Terrace, Nelson
Legal Description	LOT 3 DP 303930
Area (Hectares)	0.0740

Rates

Government Valuation

Land	480,000
Improvements	530,000
Capital Value	1,010,000

Current Rates Year 2023 to 2024

Planning/Resource Management

10/04/18	RESOURCE CONSENT 175162V1 : Change of conditions 2 & 3 of resource consent RM175162 to extend the length of a shared use path. : Decision Notified 16/03/18 (Found on related property: 1947036302)
20/06/17	RESOURCE CONSENT 175162 : To undertake earthworks within the Landscape Overlay for the purpose of creating and maintaining a shared use path in the Marsden Valley Reserve. : Variation Decision Notified 16/03/18 (Found on related property: 1947036302)
25/06/09	RESOURCE CONSENT 095123 : Earthworks associated with construction of a garage : Letter Sent 2/10/09 (Found on related property: 1964094500)
10/06/09	RESOURCE CONSENT 095111 : Erect a shed (with new dwelling) which breaches daylight admission : Decision Notified 19/05/09 (Found on related property: 1964094500)
27/06/08	RESOURCE CONSENT 035190/1 : Variation to conditions 1, 3 & 8 of RM 035190 and also to extend the lapsing of consent for Stages 6 & 7 Greenmeadows subdivision : Decision Notified 6/06/08 (Found on related property: 1964094500)
30/05/08	RESOURCE CONSENT 075500 : To site residential units closer than 20m to 66Kv transmission lines : Decision Notified 9/05/08 (Found on related property: 1964094500)
22/11/07	RESOURCE CONSENT 075318 : Waive 10m building set-back & seek exemption from defensible space & water storage : Decision Notified 1/11/07 (Found on related property: 1964094500)
19/04/07	RESOURCE CONSENT 075047 : Remove a Landscape Tree - Oak Tree : Decision Notified 27/03/07

(Found on related property: 1964094500)

-
- 26/08/02 RESOURCE CONSENT 025002 : To subdivide lot 32 (balance of land) in stages 3 to 7 : Section 224 Issued 22/11/04
(Found on related property: 1964094500)
-
- 23/08/02 RESOURCE CONSENT 035188 : Stage 5. Lots 51 to 65 & 107 to 118; and 2 roads to vest. 24 residential lots: New DP 360619 : Section 224 Issued 9/10/06
(Found on related property: 1964094500)
-
- 23/08/02 RESOURCE CONSENT 035189 : Stage 6. Lots 67-72 & 97 - 105 & 1 road to vest. 15 residential lots : Decision Notified 2/08/02
(Found on related property: 1964094500)
-
- 23/08/02 RESOURCE CONSENT 035190 : Stage 7. Final Stage. Lots 66 to 106, 45 res lots and 1 reserve. New DP 416583 : Section 224 Issued 30/04/10
(Found on related property: 1964094500)
-
- 9/05/00 RESOURCE CONSENT 005059 : Subdivide 5 residential lots & balance lot 6 from rural zone : Section 224 Issued 12/09/03
(Found on related property: 1964094500)
-
- 14/04/00 RESOURCE CONSENT 995380 : 2nd stage - 30 sections & new streets : Section 224 Issued 22/01/02
(Found on related property: 1964094500)
-
- 25/01/00 RESOURCE CONSENT 995440 : Associated earthworks for proposed dwelling & construct a timber retaining wall : Decision Notified 7/12/99
(Found on related property: 1964094500)
-
- 18/11/98 RESOURCE CONSENT 985275 : Stg 1- 9 new lots plus 1 new street, Stg 2- 35 new lots plus 2 new streets, plus balance all from 2 lots : Section 224 Issued 3/12/99
(Found on related property: 1947036500A)
-
- 24/07/98 RESOURCE CONSENT 985244 : 1 lot and amalgamation from 2 lots : Section 223 Issued 28/10/98
(Found on related property: 1947036500A)
-
- 15/10/97 RESOURCE CONSENT 975464 : boundary adjustment & amalgamation : Section 224 Issued 10/12/97
(Found on related property: 1947036501A)
-
- 7/07/97 RESOURCE CONSENT 975257 : 3 lots and balance plus amalgamation : Section 224 Issued 11/08/97
(Found on related property: 1947036501A)
-
- 26/03/97 RESOURCE CONSENT 975099 : Clear approx 1 ha of young pine trees & scrub prior to planting : Decision Notified 5/03/97
(Found on related property:)
-
- 23/07/96 RESOURCE CONSENT 950624 : SUBDIVIDE 340HA,2.5HA & BALANCE AMALGAMATED WITH PT CEMETERY : Section 224 Issued 7/04/97
(Found on related property: 1947036501A)
-
- 28/08/95 RESOURCE CONSENT 950419 : ROW OVER PT SEC 1 SO 12644 : Consent Effective 29/08/95
(Found on related property: 1947038300)
-

28/06/95 RESOURCE CONSENT 950263 : ACCESS TRACKING - LOGGING. HARVEST 3 HECTARES. : Consent Effective 29/06/95
(Found on related property: 1947036501A)

19/01/95 RESOURCE CONSENT 940607 : FORM ACCESS TRACK : Consent Effective 20/01/95
(Found on related property: 1947036501A)

22/04/94 RESOURCE CONSENT 940100 : OPERATE RIDING FOR THE DISABLED AT NGAWHATU : Consent Effective 26/04/94
(Found on related property:)

RESOURCE CONSENT 035187 : Stage 4. Lots 31 - 52. 22 residential lots and a road to vest. : Section 224 Issued 7/09/05
(Found on related property: 1964094500)

RESOURCE CONSENT 035190V1 : Variation to RM035190 : Section 223 Issued 11/05/09
(Found on related property: 1964094500)

Building

20/02/03 BUILDING CONSENT 030136 : Erect dwelling : Code Compliance Certificate issued by Certifier 8/03/04

25/01/96 BUILDING CONSENT 951329 : ERECT BRIDGE : Code Compliance Certificate issued 28/08/96
(Found on related property: 1947036501A)

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

**30/09/03 LIM APPLICATION L030178L030178 : LAND INFORMATION MEMORANDUM
(Found on related property: 1964094500)**

**COUNCIL PROPERTY 00287 Marsden Valley Reserve
(Found on related property: 1947036301)**

**INTERNAL NOTES THIS PROPERTY FILE HAS BEEN SCANNED - Building-related
documents reviewed - RB - 23SEP2019**

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Conditions Report



View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1020" 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
6531791	7 Somerset Terrace, Nelson	C1020	Restricted Area and Stability	Y	Open in SharePoint (<a c1020\""="" 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 C1020")
6531791	7 Somerset Terrace, 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")
6531791	7 Somerset Terrace, 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: 31-Jan-02 CONDITION No: 1020

STREET ADDRESS: Greenmeadows Stage 2

DIAGRAM: Yes

LEGAL DESCRIPTION Lots 1 to 12 & 15 to 30 LT 303930

PROPERTY OWNER
or SUBDIVIDER: Greenmeadows Holdings

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:

(Abbreviated) As a result of Subdivision (Amended 19 December 2002
New Cut/Fill Diagram 15th April 2009)

CONDITION:

1. Development of the lots shall be in general accordance with Tonkin & Taylor report entitled *Earthworks Report and Certification, Stage 2, Greenmeadows Subdivision, Stoke, Nelson*, dated December 2001 (Ref. 16583), and addendum report.
2. Buildings shall be within the area designated as *Generally Suitable for development in terms of NZS 3604* and/or Areas requiring *Specific Investigation and Design* as shown on Tonkin & Taylor Drawing, Figure 2 titled "Recommended Building Areas", Ref. 16583, dated November 2001.
3. No earthworks or buildings other than minor structures such as garden sheds or gazebos, shall be undertaken within the area designated *Restricted Building Area* shown on Tonkin & Taylor Drawing, Figure 2 titled "Recommended Building Areas" Ref. 16583, dated November 2001.
4. Foundations for all buildings shall extend through topsoil, and be founded on "good ground" as defined by the New Zealand Building Code (1995).
5. The *Area generally suitable for development in terms of NZS 3604* comprises engineered fill, cut and natural ground and allowance shall be made in foundation design for variable founding depths across the building platforms. The builder shall verify bearing capacity in the vicinity of cut/fill boundaries where these are straddled by house foundations. The extent of cut and fill is shown on Gourdie and Ward Ltd drawing entitled "Final Cut/Fill Depths", Ref. 6432 dated November 2000. While houses designed in accordance with NZS 3604:1999 – *Timber Framed Buildings* are generally appropriate provision shall be made for deeper strip footings and/or piling through localised soft/loose zones of soil with a minimum foundation embedment on natural and cut ground of 600mm and 4 bar reinforcing cages.

6. Foundations for all buildings in the *Area generally suitable for development in terms of NZS 3604* not meeting the above and requiring a foundation bearing capacity greater than 300 kPa shall be specifically investigated and designed by a registered engineer experienced in foundation design.
7. No foundations shall be located within 3m of existing subsoil drains on Lots 7 and 8, as shown on Gourdie and Ward Ltd Plan “As Built Subsoil Drains DWG 6432N dated August 2001” without Specific investigation and design by a registered engineer experienced in foundation design.
8. Within the *Specific Investigation and Design Area*, foundations shall be investigated by a registered engineer practising in geotechnical engineering and, designed and constructed under the supervision of a registered engineer experienced in foundation design.
9. Within the 3604 area all temporary or permanent cuts greater than 1m in height shall be specifically investigated by a registered engineer practising in geotechnical engineering or an experienced engineering geologist. All cuts over 1.0m in height shall be retained.
10. Within the Specific Investigation and Design Area all temporary or permanent cuts greater than 0.6m in height shall be specifically investigated by a registered engineer practising in geotechnical engineering or an experienced engineering geologist. No existing slopes inclined steeper than 3H (horizontal):1V(vertical) shall be steepened by unretained cutting. All cuts over 1.0m in height shall be retained.
11. Fill greater than 0.8m thick, and all structural fill, shall meet the requirements of NZS 4431:1989 – *Code of Practice for Earthfill for Residential Development*. All fills within the 3604 area greater than 1.0m in thickness shall be investigated and designed by a registered engineer practising in geotechnical engineering and shall include adequate stripping, benching and underdrainage of the underlying materials. No unretained fill shall be placed on ground sloping greater than 4H:1V.
12. Retaining walls shall be specifically investigated and designed by a registered engineer practising in geotechnical engineering. All walls shall be adequately drained.
13. On lots 3, 5, 8, 15-19, 21, 22, 25 and 26 allowance shall be made for potential differential settlement of structures, including paths, that straddle natural ground/fill interfaces and/or interfaces between fills.
14. All stormwater from roofs, hardstanding or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds, shall be collected and discharged in a controlled manner to the Nelson City Council stormwater system.
15. The lots shall be maintained in a vegetation cover that enhances slope stability with emphasis on deep-rooted trees and shrubs.
16. The building site certification issued by Tonkin & Taylor relates to the general suitability of the site; it does not remove the need for specific site investigation, design and inspection as required by the Building Code, NZS 3604:1999 and NZS 4431:1989.



GREENMEADOWS HOLDINGS LTD
GREENMEADOWS SUBDIVISION STAGE 2
STOKE, NELSON
RECOMMENDED BUILDING AREAS

DATE	16/01/20
ISSUED FOR	Build
ISSUED BY	Build
PROJECT NO.	16583, 16583-702
PROJECT NAME	Stoke for a 100
SCALE	1:1000
PROJECT NO.	16583
PROJECT NAME	Stoke for a 100

Tennin & Taylor
 Environmental Engineering Consultants
 100 Main Street, Stoke, Nelson
 Phone: 051 853 1000
 Fax: 051 853 1001
 Email: info@tennintaylor.co.nz

FIG. 2

C1020



SCALE 1:500
 DATE July 2001
 FOR BOOK 6432
 Level Book

GOURDE & WARD LTD
 Registered Surveyors
 270 Upper Macleod Street
 Perth, Western Australia
 Ph: 08 9442 7777 Fax: 08 9442 7778

Final Cut (-)/Fill (+) Depths.
 Greenmeadows Subdivision Stage II

REVISIONS	DATE	BY	REASON

Date Entered: 31-Jan-02

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