

# General Property Information

91 Tahunanui Drive, Nelson

Created: 18 October 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



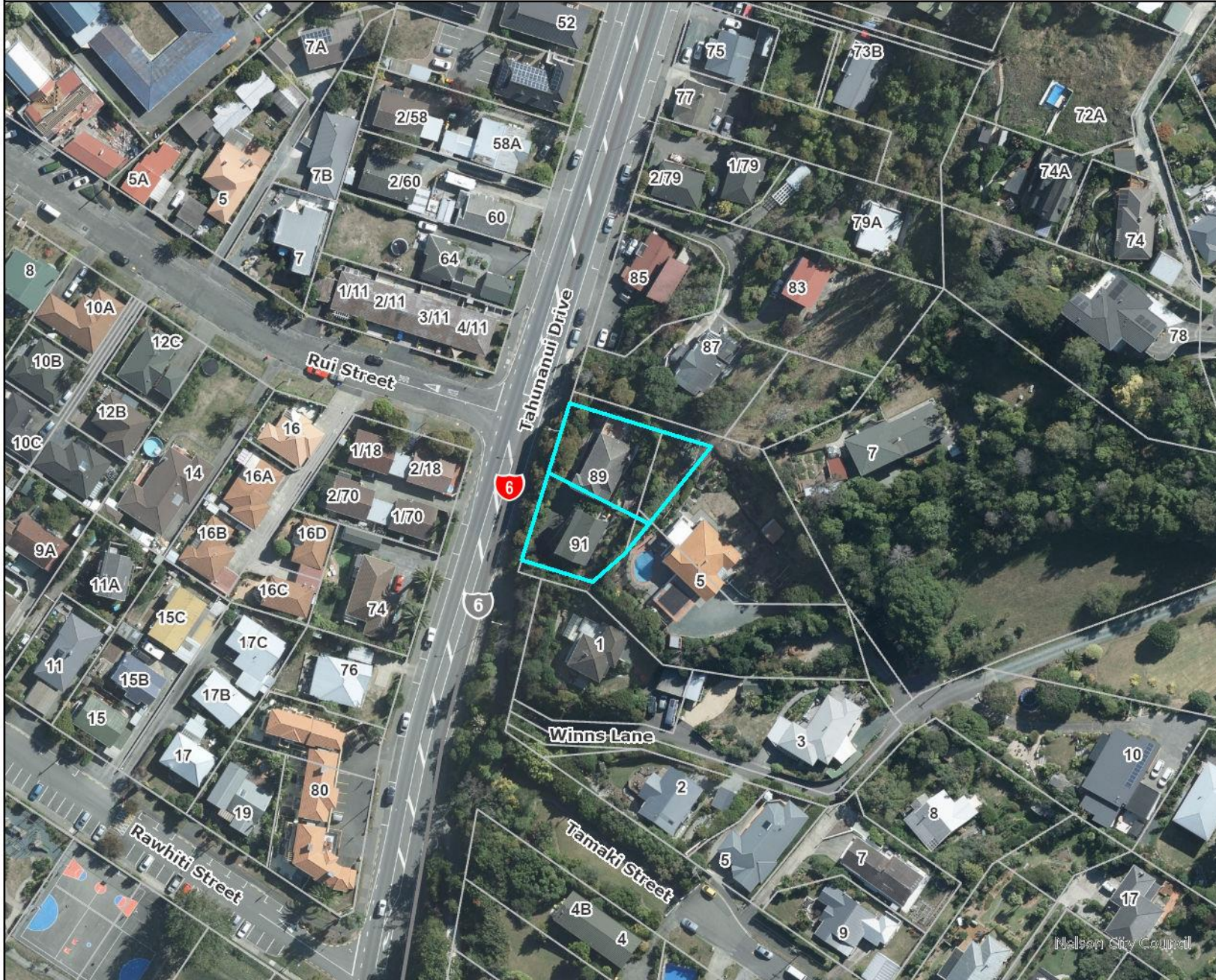
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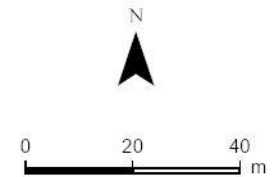


# NRMP Hazard Overlay

91 Tahunanui Drive, Nelson



## Legend



Created 18 October 2024

Nelson City Council

## **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.

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# 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](http://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](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.

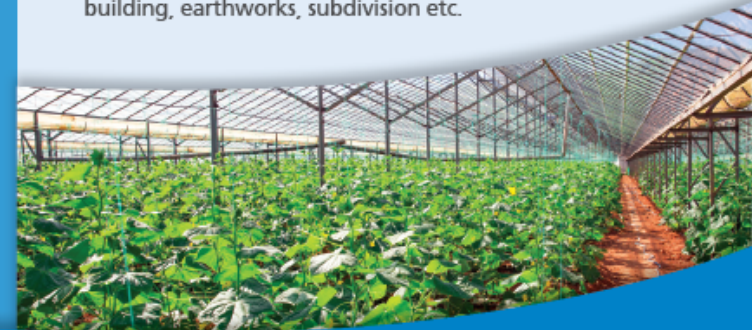
## I am considering selling, buying a property or building on a HAIL site. What does that mean?

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.

## Conditions Report



View All Conditions (<https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0001" OR Filename:"Property Condition C0014" OR Filename:"Property Condition C0801" OR Filename:"Property Condition C1401">)

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
24191	89 Tahunanui Drive, Nelson	C0001	Stability	N	Open in SharePoint ( <a href='https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0001"'>https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0001"</a> )
24191	89 Tahunanui Drive, Nelson	C0014	Services	N	Open in SharePoint ( <a href='https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0014"'>https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0014"</a> )
24191	89 Tahunanui Drive, Nelson	C0801	Special Development	N	Open in SharePoint ( <a href='https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0801"'>https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0801"</a> )
24191	89 Tahunanui Drive, Nelson	C1401	Air Plan	N	Open in SharePoint ( <a href='https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1401"'>https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1401"</a> )
24192	91 Tahunanui Drive, Nelson	C0014	Services	N	Open in SharePoint ( <a href='https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0014"'>https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0014"</a> )
24192	91 Tahunanui Drive, Nelson	C0801	Special Development	N	Open in SharePoint ( <a href='https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0801"'>https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0801"</a> )



<b>LINZ ID</b>	<b>Address</b>	<b>Condition Number</b>	<b>Condition Description</b>	<b>Diagram</b>	<b>Links</b>
24192	91 Tahunanui Drive, Nelson	C0001	Stability	N	Open in SharePoint ( <a c0001\""="" 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 C0001\"</a> )
24192	91 Tahunanui Drive, Nelson	C1401	Air Plan	N	Open in SharePoint ( <a c1401\""="" 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 C1401\"</a> )

## General Property Information: 1971004500

### Property

Valuation No	1971004500
Location	91 Tahunanui Drive, Nelson
Legal Description	LOT 2 D P 4239
Area (Hectares)	0.0961

### Rates

#### Government Valuation

Land	500,000
Improvements	500,000
Capital Value	1,000,000

Current Rates Year 2024 to 2025

### Planning/Resource Management

28/02/23	RESOURCE CONSENT 225201 : Boundary Adjustment Subdivision between lots 1 and 2 DP 5202 (NL128/214) and Lot 2 DP 4239 (NL112/153) to create two new lots and associated ROW and easements, lot 1 containing an existing dwelling constructed in the 1950s with an area of 670m2 and Lot 2 containing an existing dwelling constructed in the 1990s with an area of 491m2. : Section 224 Issued 3/09/24 (Found on related property: 1971004501)
28/02/23	RESOURCE CONSENT 225248 : Land Use consent to breach Rule REr.26 "other yards" with respect to the total length of all the buildings within 1.5 metres of the southern boundary of proposed Lot 1 shared with proposed Lot 2. : Decision Notified 7/02/23 (Found on related property: 1971004501)
11/10/13	RESOURCE CONSENT 135202 : Boundary Adjustment between Lot 1-2 DP 5202 & Lot 2 DP 4239 Land Use: Breach of rule REr.26 `Other Yards` in relation to the new boundary to be created between the two existing dwellings. : Decision Notified 20/09/13 (Found on related property: 1971004501)
11/11/98	RESOURCE CONSENT 985291 : Establish carparking within 4 metres of the front yard (waive on-site turning) : Decision Notified 20/10/98

### Building

9/07/09	BUILDING CONSENT 090791 : Installation of an Enviro EF3 Bayview freestanding spaceheater : Code Compliance Certificate issued 10/08/09
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29/07/98	BUILDING CONSENT 980791 : ERECT NEW DWELLING : Code Compliance Certificate issued 11/03/99
3/08/84	BUILDING PERMIT B0111997 INSTALL WOODBURNER : APPROVED KENT LOG
26/07/83	BUILDING PERMIT B080285 ERECT CONSERVATORY : APPROVED F/INSPECT - 03/08/84
1/04/59	BUILDING PERMIT 4690 ERECT RETAINING WALL : APPROVED
1/04/52	BUILDING PERMIT 30 ERECT DWELLING : APPROVED

#### 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

12/10/23 SERVICE REQUEST 2342348 : Information / Advice Requested

INTERNAL NOTES THIS PROPERTY FILE HAS BEEN SCANNED - building-related documents reviewed - RB - 12NOV2020

INTERNAL NOTES THIS PROPERTY FILE HAS BEEN SCANNED or is fully electronic - RB - 12NOV2020  
(Found on related property: 1971004501)

Date	12 January 2006	Condition No.	C1401
Street address	All properties contained in the Nelson Urban Area within Airshed A or B1 (consult Fig A2.1, A2.2A and A2.2B in Air Plan)		
Diagram	No		
Legal Description	Various		
Property Owner or Subdivider	Various		
Scheme Plan No.	N/A		
NCC Plan	Air Quality Plan		
Authority	Principal Adviser - City Development (see David Jackson)		
Reason for condition	<p>(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 was 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. In addition, within Airsheds A and B1 (as defined in the Air Plan) the use of existing enclosed burners has been phased out. The use of all enclosed burners that do not comply with the emissions standards set out by the Air Quality Plan has been progressively banned between 2010 and 2012, starting with the oldest burners. This was necessary to meet the targets imposed by the National Environmental Standards for air quality. Updated 7<sup>th</sup> June 2012.</p>		

### Condition

The Air Quality Plan states that in the Nelson Urban Area within these airsheds (Airshed A and B1 – consult Fig A2.1, A2.2A and A2.2B in Air Plan) no discharge from domestic-type fires may occur after the cessation date below.

Type of Heating Appliance	Disused By
Open fires (Jetmaster type open fires)	<b>1/01/2008</b> <b>(1/01/2013)</b>
Burners installed before 1996	<b>1/01/2010</b>
Burners installed between 1996 and 1999	<b>1/01/2012</b>

Date entered: 12<sup>th</sup> January 2006

DATE: \_\_\_\_\_ CONDITION No: 1

STREET ADDRESS:

LEGAL DESCRIPTION:

PROPERTY OWNER  
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:  
(Abbreviated)

CONDITION:

This lot is on land that may be of suspect stability  
Depending on the type of further development or  
redevelopment proposed, the Council will require  
certification of the excavations, filling, foundations and  
drainage measures by a Chartered Professional Engineer. In some cases  
a report from a chartered professional engineer practicing in geotechnical engineering or an  
experienced engineering geologist may be required, stating that the proposed  
development is suitable for the prevailing ground conditions of the site.

Date Entered: \_\_\_\_\_amd 14.07.05

DATE:

CONDITION No: C0014

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER  
or SUBDIVIDER: Various

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:  
(Abbreviated)

CONDITION:

This property is low lying and shall not be permitted to connect to the pressure stormwater system in the area. Connections of this property shall only be made to a gravity stormwater system. (Refer to Nelson City Council Services Section)

Date Entered:

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