

# General Property Information

18 Standish Place, Nelson

Created: 27 January 2025

**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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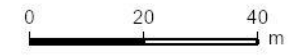
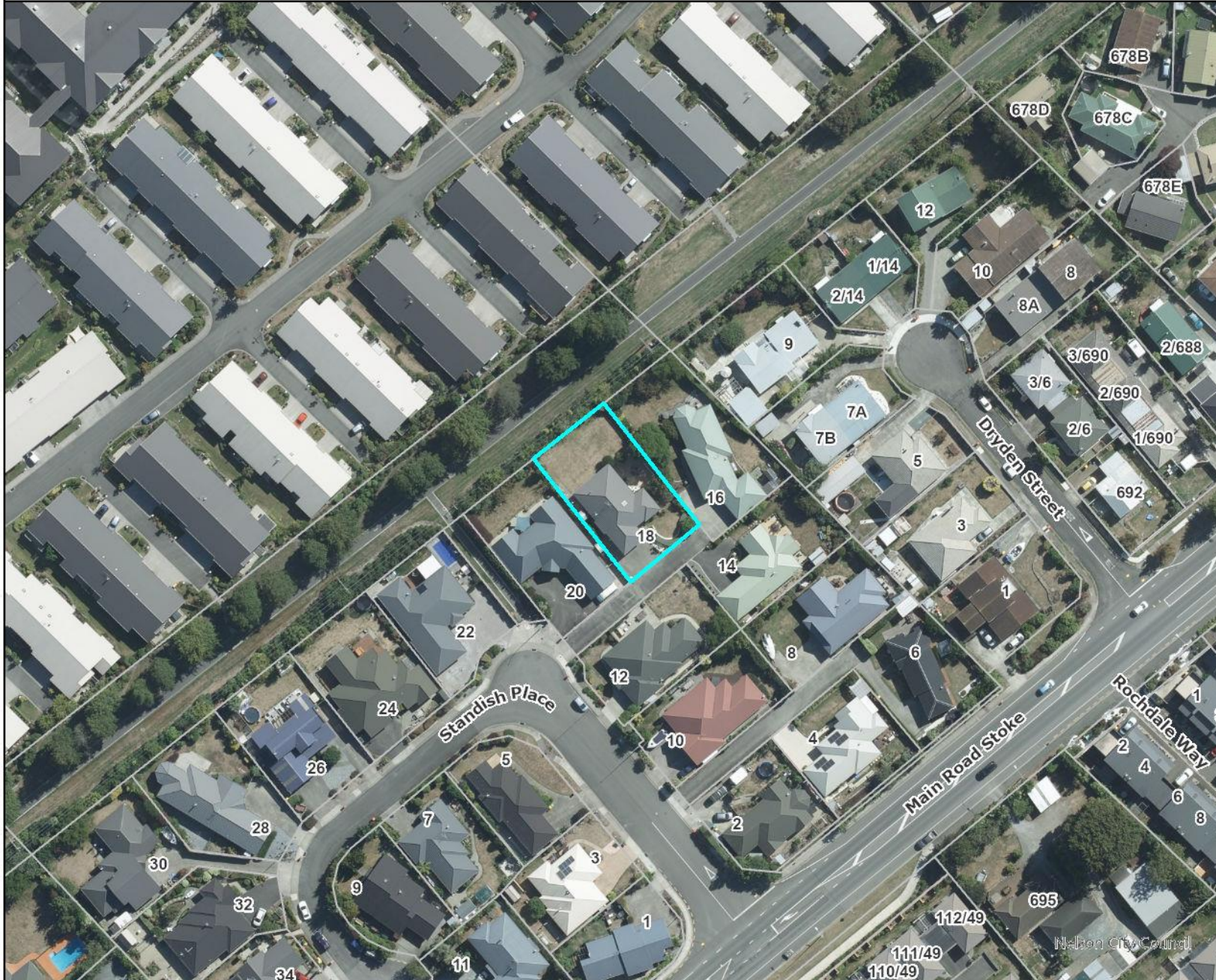




# NRMP Hazard Overlay

18 Standish Place, Nelson

## Legend



Created 27 January 2025

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.

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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.

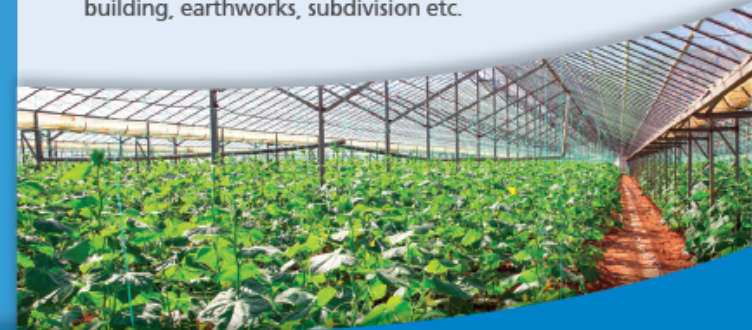
## I am considering selling, buying a property or building on a HAIL site. What does that mean?

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.

**General Property Information: 1963064509****Property**

Valuation No	1963064509
Location	18 Standish Place, Nelson
Legal Description	LOT 9 DP 307520 - INT IN ROW
Area (Hectares)	0.0767

**Rates****Government Valuation**

Land	540,000
Improvements	340,000
Capital Value	880,000

Current Rates Year 2024 to 2025

**Planning/Resource Management**

31/01/08	RESOURCE CONSENT 075405 : Reduce required financial contributions & reserve fund contributions : Letter Sent 19/11/08 (Found on related property: 1963063000)
17/10/07	RESOURCE CONSENT 075308 : Boundary Adjustment : Lapsed 27/09/12 (Found on related property: 1963063000)
9/10/07	RESOURCE CONSENT 075322 : Variation to RM065376 which relates to the construction & operation of a lifestyle village : Decision Notified 18/09/07 (Found on related property: 1963063000)
2/02/07	RESOURCE CONSENT 065376 : Construct & Operate a comprehensive residential lifestyle village (241 residential units with shared community facilities) : Decision Notified 20/12/06 (Found on related property: 1963063000)
10/09/01	RESOURCE CONSENT 015152 : To create 23 rural & residential use allotments : Section 224 Issued 22/07/02 (Found on related property: 1963064500)
10/04/01	RESOURCE CONSENT 015008 : 4 new allotments & balance land and amalgamations : Section 223 Issued 1/06/01 (Found on related property: 1963064500)
18/03/99	RESOURCE CONSENT 985549 : Use the existing bldg for the retail & wholesale distribution of food & beverages : Decision Notified 25/02/99 (Found on related property: 1963064500)
8/08/90	TOWN PLANNING PERMIT TP COMPLIANCE CERTIFICATE CERTIFICATE IN ACCORDANCE WITH SECTION 31(1)(e) OF THE SALE OF LIQUOR ACT 1989 (Found on related property: X1963064500)



21/09/88 TOWN PLANNING PERMIT T2/9/1/1003 INCREASE RANGE OF PRODUCTS FOR SALE AT PRODUCE STALL : DECLINED NOTIFIED PLANNING APPLICATION NO.1003 -  
(Found on related property: X1963064500)

RESOURCE CONSENT 920332 : Sell an extended range of goods in Rural A Zone : Withdrawn 5/11/96  
(Found on related property: 1963064500)

RESOURCE CONSENT 960123 : REZONE 34HA OF LAND FROM RURAL A TO INDUSTRIAL 4, AND APPROXIMATELY 4HA OF LAND FROM INDUSTRIAL G TO INDUSTRIAL 4 : Decision Notified 1/07/98  
(Found on related property: 1962000105)

RESOURCE CONSENT 960399 : REZONE APPROXIMATELY 14.5HA OF RURAL A ZONE TO A COMBINATION OF C7, C7 DEFERRED, RESIDENTIAL B & RECREATION 1 : Decision Notified 1/07/98  
(Found on related property: 1963064000)

### Building

BUILDING CONSENT 071024 : Install Stormwater, Sewer & Waterworks. : Cancelled 6/05/13  
(Found on related property: 1963063000)

9/09/02 BUILDING CONSENT 020971 : Erect dwelling with attached garage : CODE COMPLIANCE CERT ISSUED 9/03/23

6/05/86 BUILDING PERMIT 062537 ERECT PRODUCE STORE & STORGE SHED : APPROVED  
(Found on related property: X1963064500)

3/12/85 BUILDING PERMIT D028643 REPLACE PRODUCE STORE : APPROVED  
(Found on related property: X1963064500)

### Licences

29/11/00 ENVIRONMENTAL HEALTH NOTES Flammable vegetation Letter to rectify sent  
(Found on related property: X1963064500)

1/07/00 Health FP123X : En Route Limited : En Route : CEASED OPERATING 31/03/01  
(Found on related property: 1979036300A)

9/12/99 ENVIRONMENTAL HEALTH NOTES 14 DAY NOTICE TO RECTIFY FIRE HAZARD LETTER SENT - FIRE HAZARD ADJACENT TO DRYDEN STREET  
(Found on related property: X1963064500)

### Sewer and Drainage

No information located

### Land and Building Classifications

No information located

### Transport

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4/10/02 TRANSPORT NOTES Install new vehicle crossing

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Special Land Features

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No information located

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Swimming Pools

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No information located

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Other

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INTERNAL NOTES THIS PROPERTY FILE HAS BEEN SCANNED - 20MAY2020

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## Conditions Report



View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1053" OR Filename:"Property Condition C1047" 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
6553185	18 Standish Place, Nelson	C1053	Topsoil and Foundations	Y	Open in SharePoint ( <a c1053\""="" 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 C1053"</a> )
6553185	18 Standish Place, Nelson	C1047	Services	N	Open in SharePoint ( <a c1047\""="" 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 C1047"</a> )
6553185	18 Standish Place, 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"</a> )
6553185	18 Standish Place, 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"</a> )



DATE: 23-Jul-02                      CONDITION No: 1047

STREET ADDRESS: Standish Place

DIAGRAM: Yes

LEGAL DESCRIPTION All Lots

PROPERTY OWNER  
or SUBDIVIDER: R Griffin

SCHEME PLAN No: RM 015152

NCC PLAN No: 36/1185

AUTHORITY: J Hopkins Infrastructural Assets

REASON FOR CONDITION:  
(Abbreviated) Prevention of sewer overflow on private property

CONDITION:

In order to prevent sewage overflow within private property, the gully trap level of any dwelling must be not less than 100mm above the upstream manhole lid level of the piped sewer that the dwelling drains to. The finished floor level must be not less than 50mm above the gully trap.

Refer to NCC Engineering Plan 36/1185 for sewer level details.

Amended 22<sup>nd</sup> October 2002

Date Entered: 27-Aug-02

DATE: 7-Aug-02                      CONDITION No: 1053

STREET ADDRESS: 712 Main Road, Stoke

DIAGRAM: Yes

LEGAL DESCRIPTION    Lots 1 to 26 LT 307520

PROPERTY OWNER  
or SUBDIVIDER:            Silvan Hills Ltd

SCHEME PLAN No:

NCC PLAN No:                RM 015152

AUTHORITY:                 Mike Johnson

REASON FOR CONDITION:  
(Abbreviated)                Subdivision

CONDITION:

- 1) Foundations for buildings shall extend through topsoil, and if present subsoil and unconsolidated fill, to bear in competent natural ground in accordance with NZS 3604:1999 – *Timber Framed Buildings* or fill meeting the requirements of NZS 4431:1989 – *Code of Practice for Earthfill for Residential Development*. Foundations for all buildings not meeting NZS 3604 shall be specifically designed by a chartered professional engineer experienced in foundations.
- 2) Filled ground, certified by Cameron Gibson & Wells as being placed in accordance with NZS 4431:1989 – *Code of Practice for Earthfill for Residential Development*, is present on much of Lot 17 and on parts of Lots 1, 2, 6, 7, 8, 14, 15, 16 and 18 and foundation excavations for buildings shall extend into ground of good bearing capacity by a minimum of 200 mm. For parts of Lots 16, 17 and 18 good ground may not exist until a depth of 700 mm below present ground level.
- 3) Thick topsoil exists on Lots 11, 12 and 13 and good ground in accordance with NZS 3604 may not exist until a depth of 900 mm below present ground level.
- 4) All structures not founded in competent ground or straddling interfaces between natural and filled ground may be subject to differential settlement. Allowance shall be made for potential settlement of all structures including paved and concreted areas.
- 5) Stormwater from roofs and paved areas, discharges from drainage and overflows from standing water such as swimming pools and

ponds shall be conveyed in a controlled manner to the Nelson City Council Stormwater System.

- 6) Development of the lot shall be in accordance with Cameron Gibson & Wells *Statement of Professional Opinion as to Suitability of Land for Building Development and of Suitability of Earth Fill, Report on Subdivision Earthworks and Site Suitability*, dated 14 June 2002, and *As Built Plans 9253 - Sheets 17 & 18* accompanying the above.

Date Entered 27/8/02







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