

General Property Information

1 Norrie Place, Nelson

Created: 6 March 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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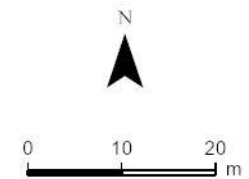
NRMP Hazard Overlay

1 Norrie Place, Nelson



Legend

 Floodpath Overlay



Created 06 March 2025

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.

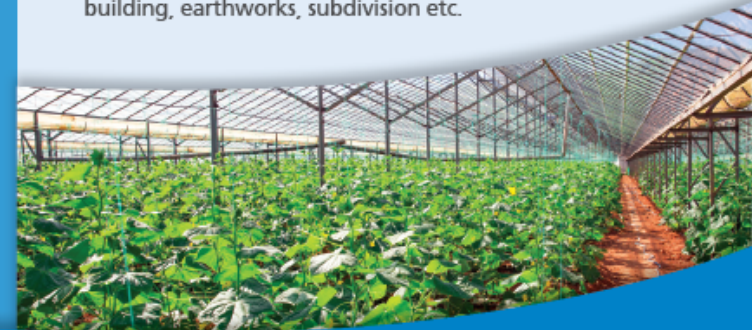
I am considering selling, buying a property or building on a HAIL site. What does that mean?

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: 1966059000

Property

Valuation No	1966059000
Location	1 Norrie Place, Nelson
Legal Description	Lot 24 DP 374647
Area (Hectares)	0.0423

Rates

Government Valuation

Land	380,000
Improvements	360,000
Capital Value	740,000

Current Rates Year 2024 to 2025

Planning/Resource Management

14/03/16	RESOURCE CONSENT 165043 : Removal in part of Designation DTR6 : Decision Notified 22/02/16 (Found on related property: 1967057500)
22/06/06	RESOURCE CONSENT 055649 : Earthworks in association with subdivision : Objection Decision Notified 31/05/06
1/06/06	RESOURCE CONSENT 065109 : Construct box culvert in Arapiki Stream to extend exiting piped system : Decision Notified 11/05/06 (Found on related property:)
25/05/06	RESOURCE CONSENT 065110 : Variation to RM055649 - Use of Retaining Wall & depth of fill : Decision Notified 4/05/06
27/03/06	RESOURCE CONSENT 055648 : 26 residential lots from 1 : Section 224 Issued 22/11/06
21/06/05	RESOURCE CONSENT 055184 : 4 Lots from 1 : Section 224 Issued 11/08/05
12/08/02	RESOURCE CONSENT 025140 : Staged subdivision creating 48 residential lots & roading : Section 224 Issued 11/08/05
21/05/96	RESOURCE CONSENT 950532 : NOTICE OF REQUIREMENT TO ALTER AN EXISTING DESIGNATION FOR STOKE BYPASS : Decision Notified 30/04/96 (Found on related property: 1969033702)

Building

15/02/07	BUILDING CONSENT 060578 : Erect Dwelling with I/A Garage (Lot 24) : Code Compliance Certificate issued 27/11/07
10/04/06	BUILDING CONSENT 060149 : Erect Timber Pole Retaining Wall on Boundary : Code Compliance Certificate issued 3/11/06

24/03/06 BUILDING CONSENT 060148 : Construct Concrete Culvert in Arapiki Stream : Code Compliance Certificate issued 9/11/06

19/11/1975 BUILDING PERMIT G125668 ERECT BARN : APPROVED F/INSPECTION DATE: 3/8/76

3/03/1967 BUILDING PERMIT B081988 ERECT PERGOLA : APPROVED F/INSPECTION DATE: 4/4/67

26/04/1951 BUILDING PERMIT 3232 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

8/10/07 LIM APPLICATION L070391L070391 : LAND INFORMATION MEMORANDUM

21/05/01 LIM APPLICATION L010128L010128 : LAND INFORMATION MEMORANDUM (Found on related property: 1966059000A)

INTERNAL NOTES THIS PROPERTY FILE HAS BEEN SCANNED - Building Related Documents Reviewed/Updated - RB - 10NOV2017 - this is a historic address - 156 Quarantine Road, which has since been subdivided

Conditions Report



View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1344" 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
6898583	1 Norrie Place, Nelson	C1344	Restricted Area and Fill	Y	Open in SharePoint (<a c1344\""="" 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 C1344")
6898583	1 Norrie 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")

DATE: 12-Dec-06 CONDITION No: 1344

STREET ADDRESS: 1 to 23 & 25 Norrie Place, 10 Fergusson Street

DIAGRAM: Yes

LEGAL DESCRIPTION Lots 24 to 49

PROPERTY OWNER
or SUBDIVIDER: Karapoti Dvelopments

SCHEME PLAN No: RM055648

NCC PLAN No:

AUTHORITY: M Johnston

REASON FOR CONDITION:
(Abbreviated) Subdivision

CONDITION:

1. With the exception of setbacks in accordance with planning requirements and a 3.5 m setback from the northwestern boundaries of Lots 39 to 45 inclusive, all of the lots are suitable for building on. Sub-surface materials, as depicted on Davis Ogilvie *Depth of Fill and Hardfill Area Plan* (ref.6872), comprise natural ground and/or fill, including areas of free draining rock hard fill, certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*.
2. Lots 39 to 45 inclusive are bounded by a retaining wall the ties of which Council has been advised extend eastwards under the lots for a distance of 2.5 m. As a consequence development within an area defined by a 3.5 m set back from the northwestern boundary of the lots is restricted to lightweight structures, such as garden sheds. Excavations shall not exceed 500 mm in depth and, except in planter boxes not exceeding 300 mm in height, no fill shall be placed within the set back area.
3. Foundations for all buildings shall extend through topsoil, and where present subsoil and any loose and/or weak materials and non-engineered fill, to bear in natural “good ground” as defined in the Building Code or a minimum of 300 mm into fill certified in accordance with NZS 4431: 1989.
4. Excavations for foundations complying with NZS 3604: 1999 - *Timber Framed Buildings* shall be checked by the builder for soft material and where necessary excavations shall be deepened accordingly. Concrete floor slabs shall be constructed on a minimum of 150 mm of compacted hard fill resting on “good ground” comprising natural ground or fill certified in accordance with NZS 4431: 1989.

5. Foundations for all buildings not meeting NZS 3604 shall be specifically designed by a chartered professional engineer practising in civil engineering.
6. Natural ground/fill interfaces are present on many lots as shown on *Depth of Fill and Hardfill Area Plan* and potential differential settlement shall be allowed for in structures that straddle the interfaces.
7. Cuts greater than 1.2m in height shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering. Unless specifically assessed by the chartered professional engineer as not necessary, all such cuts shall be retained if they have a gradient in excess of 1H: 1V or are a horizontal distance equal to or less than the height of the cut from lot boundaries.
8. Stormwater from roofs, hardstanding or impermeable areas, retaining wall drainage, and surface drains, and overflows from ponds and pools shall be collected and discharged in a controlled manner to the Nelson City Council Stormwater System.

Page & Associates *Karapoti Developments – RM 055634 – Fill Certificate* and *Karapoti Developments – RM 055634 – Building Site Certificate*, both dated 13 October 2006, and *Karapoti Developments – RM 055634 – Building Site Certification*, dated 13 October 2006, relate to the general suitability of the lots for building on. They do not remove the need for specific site investigation, design and inspection as required by the Building Code, NZS 3604: 1999 and NZS 4431: 1989.

Date Entered: 5 Jan 07

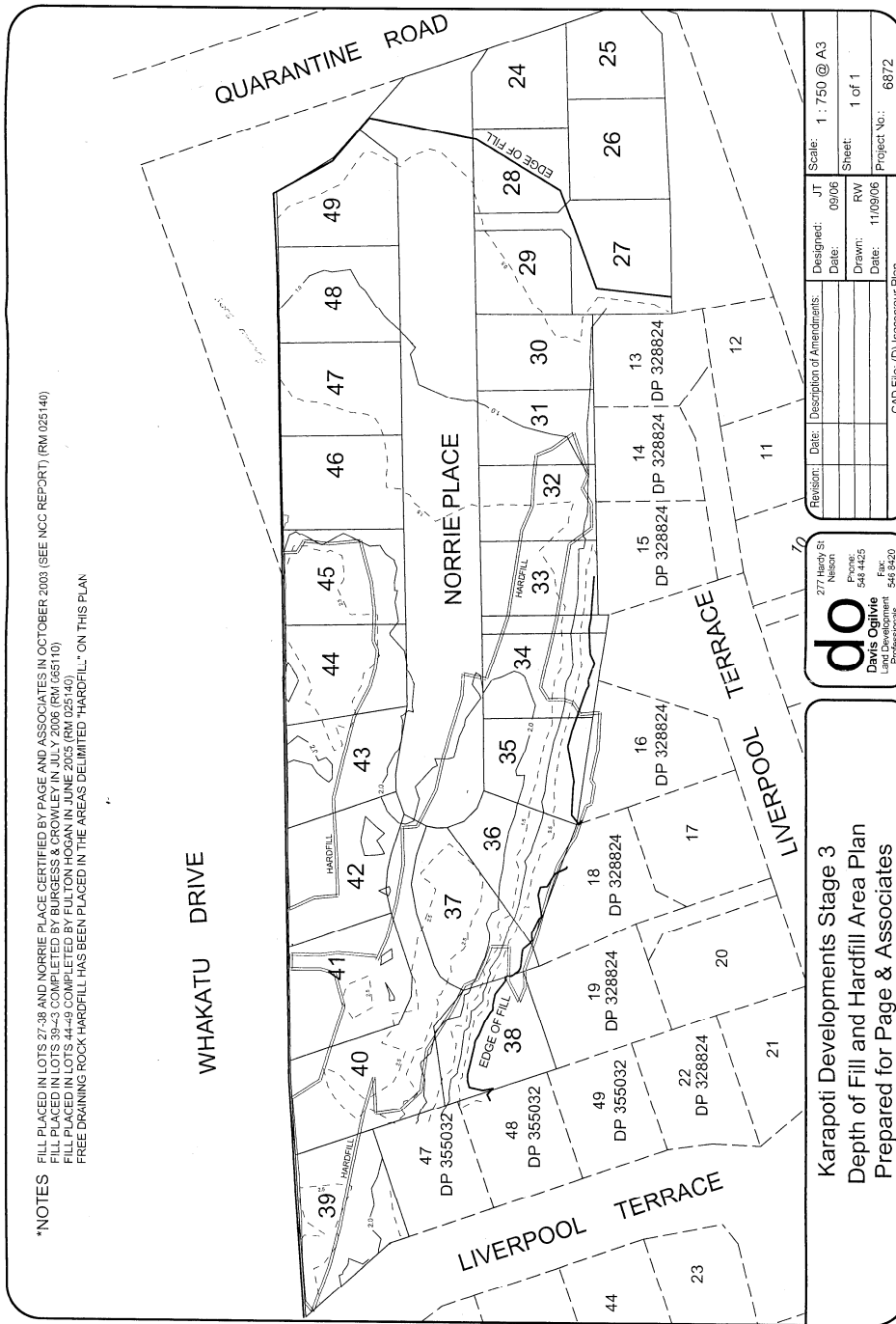


FIGURE 1 TO KARAPOTI FILL REPORT

C13444

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