

General Property Information

14 Farleigh Street, Nelson

Created: 15 April 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



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

14 Farleigh Street, Nelson

Legend



Created 15 April 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

<https://www.nelson.govt.nz/6environment/natural-hazards/fault-lines>

River Flooding

<https://www.nelson.govt.nz/6environment/natural-hazards/river-flooding>

Liquefaction

<https://www.nelson.govt.nz/6environment/natural-hazards/liquefaction>

HAIL Sites

<https://www.nelson.govt.nz/6environment/nelson-hail-sites>

Coastal Inundation

<https://www.nelson.govt.nz/6environment/natural-hazards/coastal-inundation>

Slope Instability

<https://www.nelson.govt.nz/6environment/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

<https://www.nelson.govt.nz/6environment/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.

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**.



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: 1983022702

Property

Valuation No	1983022702
Location	14 Farleigh Street, Nelson
Legal Description	Lot 67 DP 380044
Area (Hectares)	0.0686

Rates

Government Valuation

Land	330,000
Improvements	620,000
Capital Value	950,000

Current Rates Year 2024 to 2025

Planning/Resource Management

12/10/12	RESOURCE CONSENT 035353X2 : Extension of time for RM035353X1 - to 1 October 2018 : Decision Notified 21/09/12 (Found on related property: X1983022676)
16/10/09	RESOURCE CONSENT 035353X1 : Extension of lapsing date for RM035353 : Decision Notified 25/09/09 (Found on related property: X1983022611)
14/09/05	RESOURCE CONSENT 035353 : 1. Variation to RM985363 (creating DP 356736) 2. 63 Residential Lots (Type 1 approval only) 3. Earthworks & Stream diversion : Letter Sent 17/06/09 (Found on related property: 1983022657)
26/08/04	RESOURCE CONSENT 045247 : 4 residential lots - creating DP351796 : Section 224 Issued 13/07/05 (Found on related property: 1983029005)
4/08/99	RESOURCE CONSENT 985363 : 4 stage subdivision of 60 lots - creating DP 326459 : Section 224 Issued 19/08/05 (Found on related property: 1983022600A)
20/05/98	RESOURCE CONSENT 985103 : subdivide 1 lot & amalgamation; creating DP 19246 : Section 224 Issued 4/05/98 (Found on related property: 1983022600A)
23/02/95	RESOURCE CONSENT 950009 : 51 LOTS & ROADS TO VEST : Consent Effective 24/02/95 (Found on related property: 1983022600A)

16/08/93	RESOURCE CONSENT 932167 : 53 LOT SUBDIVISION : Consent Effective 17/08/93 (Found on related property: X1980022600A)
20/03/87	TOWN PLANNING PERMIT TH1414 DISPENSATION: PARKING/ ACCESS : APPROVED WITH CONDITIONS (Found on related property: 1983021601)
	RESOURCE CONSENT 035353V1 : Change to condition for the diversion and piping of the right and upper left bank of Oldham Creek : Cancelled 14/10/13 (Found on related property: X1983022676)

Building

7/06/07	BUILDING CONSENT 070212 : Erect dwelling with internal access garage (Lot 67) : Code Compliance Certificate issued 21/11/07 (Found on related property: 1983022611)
20/03/03	BUILDING CONSENT 030168 : Retaining walls : Code Compliance Certificate issued 9/11/06 (Found on related property: 1983022600A)

Licences

12/09/01	ENVIRONMENTAL HEALTH NOTES REMOVAL OF SHEEP CARCASSES - 130 DODSON VALLEY (Found on related property: X1980022600A)
----------	---

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

27/04/18	SERVICE REQUEST 1825087 : Road Safety - Bike Safety/Bike Stands/Cycleway Safety
17/03/05	LIM APPLICATION L050108L050108 : LAND INFORMATION MEMORANDUM (Found on related property: 1983022600)
20/02/04	LIM APPLICATION L040035L040035 : LAND INFORMATION MEMORANDUM (Found on related property: 1983022600)

Conditions Report



View All Conditions (<https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1350" OR Filename:"Property Condition C0200" OR Filename:"Property Condition C1403">)

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
6922740	14 Farleigh Street, Nelson	C1350	Restricted Area and Stability	Y	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1350")
6922740	14 Farleigh Street, Nelson	C0200	Planning	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0200")
6922740	14 Farleigh Street, Nelson	C1403	Air Plan	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1403")

DATE:

CONDITION No: 200

STREET ADDRESS: Oldham Creek (Dodsons Valley)

LEGAL DESCRIPTION:

PROPERTY OWNER
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:
(Abbreviated)

CONDITION:
Before any scheme plan of subdivision of this area is approved, the Nelson Catchment Board are to be consulted about their requirements.

Date Entered:

DATE:

CONDITION No: 200

STREET ADDRESS: Oldham Creek (Dodsons Valley)

LEGAL DESCRIPTION:

PROPERTY OWNER
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:
(Abbreviated)

CONDITION:
Before any scheme plan of subdivision of this area is approved, the Nelson Catchment Board are to be consulted about their requirements.

Date Entered:

DATE: 6-Mar-07 CONDITION No: C1350

STREET ADDRESS: Springlea Stage 3 (Farleigh Street)

DIAGRAM: Yes

LEGAL DESCRIPTION Lots 65 - 90 DP380044

PROPERTY OWNER
or SUBDIVIDER: Springlea Estates Ltd

SCHEME PLAN No: RM035353

NCC PLAN No:

AUTHORITY: Mike Johnston

REASON FOR CONDITION:
(Abbreviated) (Section D amended as to depth of some subsoil drains
20/6/07)

CONDITION:

GEOTECHNICAL CONDITION FOR STAGE 3

1. Foundations for all buildings shall extend through topsoil, subsoil and where present non-engineered fill to bear in competent natural ground or engineered fill certified as placed in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*.
2. Stormwater from roofs, paved, hardstanding and impermeable areas, drainage from retaining walls, surface drains and any new subsoil drains, any seepages encountered during development of the lots, and overflows from standing bodies of water, such as swimming pools and ponds, shall be collected and discharged in a controlled manner to the Nelson City Council Stormwater System.
3. All cut and fill benches shall be shaped to prevent water ponding and to provide positive drainage so that water does not flow over the building platforms. A cut off drain or similar flow path shall be maintained up slope of buildings to divert water from them and their foundations.
4. Runoff from landscaping, including garden paths, shall be discharged in a manner that does not induce slope instability or erosion and shall not detrimentally alter drainage of the lots and their environs.
5. All excavations, including for foundations and service trenches for drains and cables, shall be excavated and backfilled in a manner that does not induce saturation of the immediate ground, particularly fill.

6. No cuts over 0.5 m in height within a horizontal distance of a lot boundary that is equal to or less than the height of the cut shall be undertaken without prior review by a chartered professional engineer or an experienced engineering geologist.
7. All structural fills, including for driveways and parking areas, and other fills over 1.0 m in thickness shall be certified as complying with NZS 4431: 1991 – *Code of Practice for Earth Fill for Residential Development*. All other fills shall be placed in a competent manner with track rolling in thin incremental layers and shall include adequate stripping, benching and drainage of the underlying materials.
8. All cuts or batters exceeding 1.2 m in height and with a slope steeper than 26° (1V: 2H) in materials other than rock and 45° (1V: 1H) in weathered rock or rock shall be fully retained.
9. The lots shall be maintained in a vegetation cover that enhances slope stability, particularly on slopes steeper than 2.5H: 1V.

B - Additional Sub-conditions Specific to Lots 65 to 76 inclusive, 78 and 90 and parts of Lots 77 and 80 to 89 inclusive comprising NZS 3604: 1999 Compliance Zone

The zone is defined on Golder Associates Plan Figure 7 Development Criteria (ref.R0682004/04, Rev 1) dated February 2007.

10. Within the *NZS 3604: 1999 Compliance Zone* development in terms *NZS 3604: 1999 – Timber Framed Buildings* is suitable. For foundations complying with NZS 3604 the suitability of the bearing ground shall be verified by the builder except for:
 - a. On Lot 87, where soft ground exists to reported depths of 500 mm, the suitability of the ground materials for the foundations shall be verified by a chartered professional engineer practising in civil engineering and experienced in foundation design.
 - b. Foundations straddling or within 1.0 m of cut/fill/natural boundaries as approximately shown on Golder Associates Plan Figure 7 *Development Criteria* (ref.R0682004/04 Rev 1) dated February 2007, shall be reviewed by a chartered professional engineer practising in civil engineering and experienced in foundation design.
11. Foundations not complying with *NZS 3604* shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in foundations.
12. Foundations straddling *NZS 3604: 1999 Compliance Zone* and the *Site Specific Investigation Zone* defined on Golder Associates Plan

Figure 7 *Development Criteria*, shall be specifically designed by, and constructed under the supervision of, a chartered professional engineer practising in civil engineering following specific recommendations provided by an experienced engineering geologist or a chartered professional engineer practising in geotechnical engineering and recognised as such by the Nelson City Council.

13. All cuts and batters exceeding 0.5 m in height shall be subject to specific investigation and design by a chartered professional engineer practising in civil engineering or by an experienced engineering geologist.

C - Additional Conditions Specific to parts of Lots 77, 79 to 89 inclusive within the *Site Specific Investigation Zone*

The *Site Specific Investigation Zone* is defined on Golder Associates Plan Figure 7 Development Criteria (ref.R0682004/04 Rev 1), dated February 2007, and comprises variable ground and/or steep slopes. Lot 77 is steeply sloping and the remaining lots have variable ground conditions. To minimise the potential for ground failure arising from unsuitable works, development within or straddling the *Site Specific Investigation Zone* shall be appropriate for the slope and ground conditions and shall be specifically investigated by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist and recognised as such by the Nelson City Council.

14. Foundations for all structures within the *Site Specific Investigation and Design Zone* shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and shall be reviewed by an experienced engineering geologist or a chartered professional engineer practising in geotechnical engineering. The chartered professional engineer practising in geotechnical engineering or the engineering geologist shall also inspect all excavations for the foundations and confirm to the supervising chartered professional engineer that the design is suitable for the prevailing ground conditions.
15. All earthworks, involving cuts or fills, shall be specifically investigated and designed by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist.
16. Retaining walls shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering. The design of retaining walls over 1.2 m in height shall be reviewed by a chartered professional engineer practising in geotechnical engineering who shall also inspect all excavations for the wall.

D - Additional Sub-conditions Specific to Lots 69 to 76 inclusive and Lots 78 to 90 inclusive within the *Subsoil/Stormwater Drain Zone*

The *Subsoil/Stormwater Drain Zone* extends 1.0 m either side of the subsoil and stormwater drains approximately located on Golder Associates Plan Figure 7 Development Criteria (ref.R0682004/04 Rev 1), dated February 2007. Although subsoil drains exist on some of the other lots they are sufficiently deep so as not to be affected by building activities.

17. Earthworks and foundations within the *Subsoil/Stormwater Drain Zone* shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering to ensure that there is no adverse influence on the performance of any drain. The position and depth of the subsoil drains are more specifically shown on Davis Ogilvie Plan As – *Built Subsoil Drains Stage 3 Springlea Estates* (ref.6920), dated 8 November 2006.
18. On completion of foundations within the *Subsoil/Stormwater Drain Zone* the chartered professional engineer referred to in Sub-condition 17 shall confirm to the Nelson City Council that the integrity of the subsoil drain has not been compromised.

E – Additional Sub-conditions Specific to Lots 79 and 88 (*Restricted Zone*)

Lots 79 and 88 contain areas of steep ground, areas at risk from slip debris originating from steeper slopes above, areas that can be destabilised by earthworks and areas of “poor ground” associated with localised geological conditions.

19. Except for minor structures, such as lightweight garden sheds, no building shall take place within the *Restricted Zone* as defined on Golder Associates Plan Fig. 7 Development Criteria (ref. R06820004/04 Rev 1), dated February 2007.
20. No earthworks involving cut batters, with the exception of minor garden paths constructed by hand and causing minimal disturbance, shall take place within the *Restricted Zone* unless specifically investigated and designed by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist and recognised as such by the Nelson City Council.

With the implementation of mitigation measures, earthworks or building may be possible within parts of the zone but any application to Council for consent for such activities shall be accompanied by a geotechnical report and/or certification from a chartered professional engineer practising in geotechnical engineering or from an experienced engineering geologist recognised as such by the Nelson City Council.

F – Additional Sub-conditions Specific to Lot 79

21. As required by a consent notice on the title of the lot, the lot owner shall be responsible for the cleaning and maintenance of an existing swale drain and associated sumps constructed as part of a debris bund on the southwestern boundary of the lot.
22. As required by a consent notice on the title of the lot, the lot owner shall maintain all of the lot in a permanent vegetation cover with an emphasis on deep rooting trees and shrubs. Areas within the lot excepted from this sub-condition are the building site, access to the site, the swale drain along the southwestern boundary of the lot and fire buffer zones as required by the Nelson Resource Management Plan.
23. As required by a consent notice on the title of the lot, the lot owner shall ensure that access is maintained to subsoil drain lamp hole cleaning eyes (LHCEs) marked 79/1-8 inclusive on Golder Associates *Final Land Forms and Drainage* plan, dated February 2007, for the purpose of inspecting or flushing the drains by, or on behalf of, the owners of the lots through which the drains pass. The drains and LHCEs are more specifically shown on Davis Ogilvie Plan 6960 *As-Built Subsoil Drains*, dated November 2006,

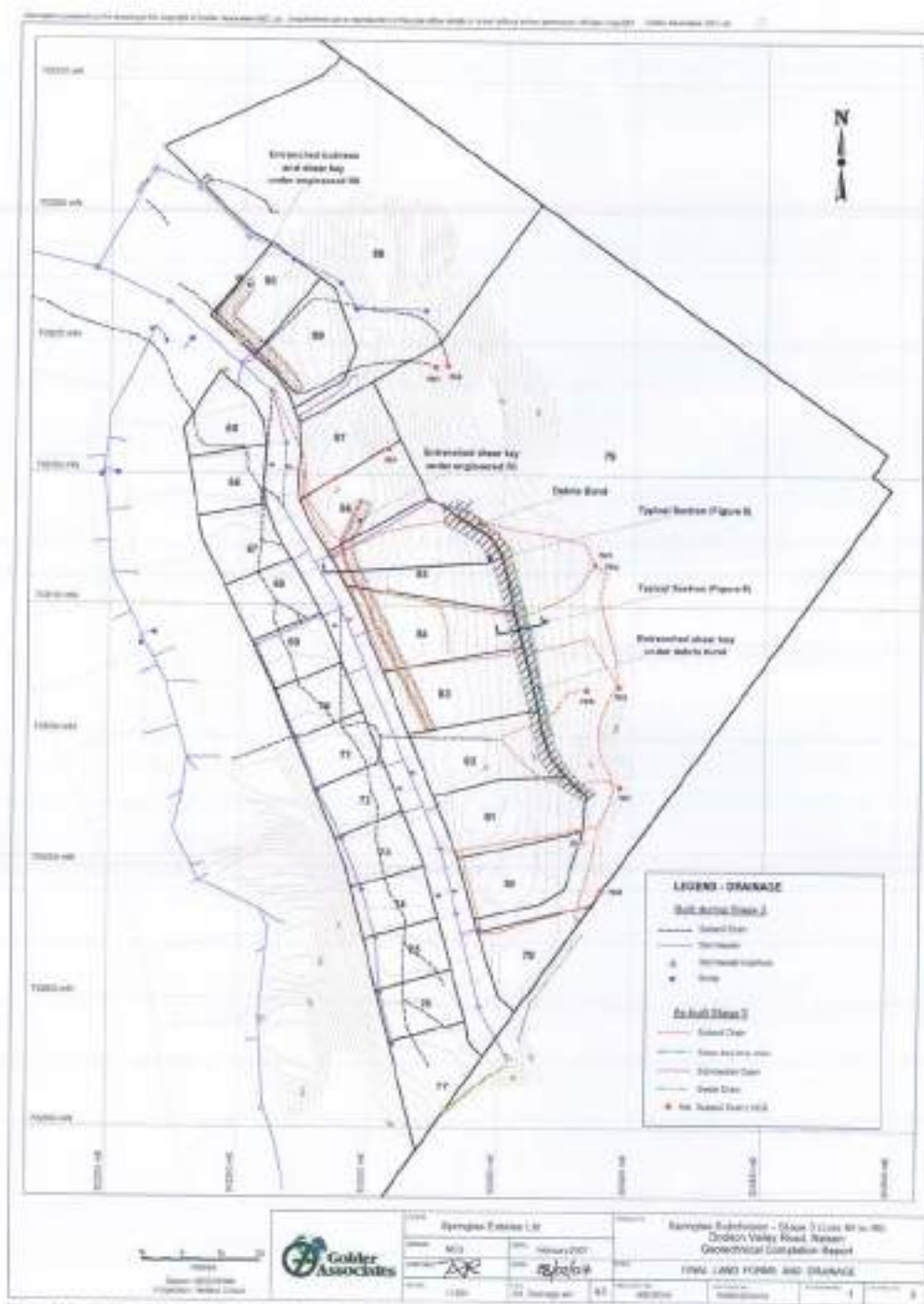
G - Additional Sub-condition Specific to Lots 81 and 86

24. As required by a consent notice on the titles of the lots, the respective lot owner shall ensure that access is maintained to subsoil drain lamp hole cleaning eyes (LHCEs) marked 81/1 and 86/1 respectively on Davis Ogilvie Plan 6960 *As-Built Subsoil Drains* Figure 7, dated November 2006, for the purpose of inspecting or flushing the drains by, or on behalf of, the owners of the lots through which the drains pass.

H - Additional Sub-condition Applying to Lots 79 and 81 to 85 Inclusive (Debris Bund)

25. As required by a consent notice on the title of the lots no development, other than minor paths for landscaping and for maintenance, shall take place within the *Restricted Zone* enclosing a debris bund straddling the boundary between Lot 79 and Lots 81-85 inclusive which defines a zone incorporating a debris bund.

Golder Associates (NZ) Ltd *Revised Report on Springlea Subdivision – Stage 3 (Lots 65 to 90) Dodson Valley Road, Nelson Geotechnical Completion Report* (ref.004_R06832004 Rev. 1), dated 24 February 2007, [HTTP://Tardis/A1212929](http://Tardis/A1212929); and *Amended Certificate of Professional Opinion as to Suitability of Land for Building Development* (ref.006_L06832004R1), dated 20 February 2007, [HTTP://Tardis/A1341761](http://Tardis/A1341761) relate to the general suitability of the building sites and 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: 6-Mar-07 CONDITION No: C1350

STREET ADDRESS: Springlea Stage 3 (Farleigh Street)

DIAGRAM: Yes

LEGAL DESCRIPTION Lots 65 - 90 DP380044

PROPERTY OWNER
or SUBDIVIDER: Springlea Estates Ltd

SCHEME PLAN No: RM035353

NCC PLAN No:

AUTHORITY: Mike Johnston

REASON FOR CONDITION:
(Abbreviated) (Section D amended as to depth of some subsoil drains
20/6/07)

CONDITION:

GEOTECHNICAL CONDITION FOR STAGE 3

1. Foundations for all buildings shall extend through topsoil, subsoil and where present non-engineered fill to bear in competent natural ground or engineered fill certified as placed in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*.
2. Stormwater from roofs, paved, hardstanding and impermeable areas, drainage from retaining walls, surface drains and any new subsoil drains, any seepages encountered during development of the lots, and overflows from standing bodies of water, such as swimming pools and ponds, shall be collected and discharged in a controlled manner to the Nelson City Council Stormwater System.
3. All cut and fill benches shall be shaped to prevent water ponding and to provide positive drainage so that water does not flow over the building platforms. A cut off drain or similar flow path shall be maintained up slope of buildings to divert water from them and their foundations.
4. Runoff from landscaping, including garden paths, shall be discharged in a manner that does not induce slope instability or erosion and shall not detrimentally alter drainage of the lots and their environs.
5. All excavations, including for foundations and service trenches for drains and cables, shall be excavated and backfilled in a manner that does not induce saturation of the immediate ground, particularly fill.

6. No cuts over 0.5 m in height within a horizontal distance of a lot boundary that is equal to or less than the height of the cut shall be undertaken without prior review by a chartered professional engineer or an experienced engineering geologist.
7. All structural fills, including for driveways and parking areas, and other fills over 1.0 m in thickness shall be certified as complying with NZS 4431: 1991 – *Code of Practice for Earth Fill for Residential Development*. All other fills shall be placed in a competent manner with track rolling in thin incremental layers and shall include adequate stripping, benching and drainage of the underlying materials.
8. All cuts or batters exceeding 1.2 m in height and with a slope steeper than 26° (1V: 2H) in materials other than rock and 45° (1V: 1H) in weathered rock or rock shall be fully retained.
9. The lots shall be maintained in a vegetation cover that enhances slope stability, particularly on slopes steeper than 2.5H: 1V.

B - Additional Sub-conditions Specific to Lots 65 to 76 inclusive, 78 and 90 and parts of Lots 77 and 80 to 89 inclusive comprising NZS 3604: 1999 Compliance Zone

The zone is defined on Golder Associates Plan Figure 7 Development Criteria (ref.R0682004/04, Rev 1) dated February 2007.

10. Within the *NZS 3604: 1999 Compliance Zone* development in terms *NZS 3604: 1999 – Timber Framed Buildings* is suitable. For foundations complying with NZS 3604 the suitability of the bearing ground shall be verified by the builder except for:
 - a. On Lot 87, where soft ground exists to reported depths of 500 mm, the suitability of the ground materials for the foundations shall be verified by a chartered professional engineer practising in civil engineering and experienced in foundation design.
 - b. Foundations straddling or within 1.0 m of cut/fill/natural boundaries as approximately shown on Golder Associates Plan Figure 7 *Development Criteria* (ref.R0682004/04 Rev 1) dated February 2007, shall be reviewed by a chartered professional engineer practising in civil engineering and experienced in foundation design.
11. Foundations not complying with *NZS 3604* shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in foundations.
12. Foundations straddling *NZS 3604: 1999 Compliance Zone* and the *Site Specific Investigation Zone* defined on Golder Associates Plan

Figure 7 *Development Criteria*, shall be specifically designed by, and constructed under the supervision of, a chartered professional engineer practising in civil engineering following specific recommendations provided by an experienced engineering geologist or a chartered professional engineer practising in geotechnical engineering and recognised as such by the Nelson City Council.

13. All cuts and batters exceeding 0.5 m in height shall be subject to specific investigation and design by a chartered professional engineer practising in civil engineering or by an experienced engineering geologist.

C - Additional Conditions Specific to parts of Lots 77, 79 to 89 inclusive within the *Site Specific Investigation Zone*

The *Site Specific Investigation Zone* is defined on Golder Associates Plan Figure 7 Development Criteria (ref.R0682004/04 Rev 1), dated February 2007, and comprises variable ground and/or steep slopes. Lot 77 is steeply sloping and the remaining lots have variable ground conditions. To minimise the potential for ground failure arising from unsuitable works, development within or straddling the *Site Specific Investigation Zone* shall be appropriate for the slope and ground conditions and shall be specifically investigated by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist and recognised as such by the Nelson City Council.

14. Foundations for all structures within the *Site Specific Investigation and Design Zone* shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and shall be reviewed by an experienced engineering geologist or a chartered professional engineer practising in geotechnical engineering. The chartered professional engineer practising in geotechnical engineering or the engineering geologist shall also inspect all excavations for the foundations and confirm to the supervising chartered professional engineer that the design is suitable for the prevailing ground conditions.
15. All earthworks, involving cuts or fills, shall be specifically investigated and designed by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist.
16. Retaining walls shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering. The design of retaining walls over 1.2 m in height shall be reviewed by a chartered professional engineer practising in geotechnical engineering who shall also inspect all excavations for the wall.

D - Additional Sub-conditions Specific to Lots 69 to 76 inclusive and Lots 78 to 90 inclusive within the *Subsoil/Stormwater Drain Zone*

The *Subsoil/Stormwater Drain Zone* extends 1.0 m either side of the subsoil and stormwater drains approximately located on Golder Associates Plan Figure 7 Development Criteria (ref.R0682004/04 Rev 1), dated February 2007. Although subsoil drains exist on some of the other lots they are sufficiently deep so as not to be affected by building activities.

17. Earthworks and foundations within the *Subsoil/Stormwater Drain Zone* shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering to ensure that there is no adverse influence on the performance of any drain. The position and depth of the subsoil drains are more specifically shown on Davis Ogilvie Plan As – *Built Subsoil Drains Stage 3 Springlea Estates* (ref.6920), dated 8 November 2006.
18. On completion of foundations within the *Subsoil/Stormwater Drain Zone* the chartered professional engineer referred to in Sub-condition 17 shall confirm to the Nelson City Council that the integrity of the subsoil drain has not been compromised.

E – Additional Sub-conditions Specific to Lots 79 and 88 (*Restricted Zone*)

Lots 79 and 88 contain areas of steep ground, areas at risk from slip debris originating from steeper slopes above, areas that can be destabilised by earthworks and areas of “poor ground” associated with localised geological conditions.

19. Except for minor structures, such as lightweight garden sheds, no building shall take place within the *Restricted Zone* as defined on Golder Associates Plan Fig. 7 Development Criteria (ref. R06820004/04 Rev 1), dated February 2007.
20. No earthworks involving cut batters, with the exception of minor garden paths constructed by hand and causing minimal disturbance, shall take place within the *Restricted Zone* unless specifically investigated and designed by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist and recognised as such by the Nelson City Council.

With the implementation of mitigation measures, earthworks or building may be possible within parts of the zone but any application to Council for consent for such activities shall be accompanied by a geotechnical report and/or certification from a chartered professional engineer practising in geotechnical engineering or from an experienced engineering geologist recognised as such by the Nelson City Council.

F – Additional Sub-conditions Specific to Lot 79

21. As required by a consent notice on the title of the lot, the lot owner shall be responsible for the cleaning and maintenance of an existing swale drain and associated sumps constructed as part of a debris bund on the southwestern boundary of the lot.
22. As required by a consent notice on the title of the lot, the lot owner shall maintain all of the lot in a permanent vegetation cover with an emphasis on deep rooting trees and shrubs. Areas within the lot excepted from this sub-condition are the building site, access to the site, the swale drain along the southwestern boundary of the lot and fire buffer zones as required by the Nelson Resource Management Plan.
23. As required by a consent notice on the title of the lot, the lot owner shall ensure that access is maintained to subsoil drain lamp hole cleaning eyes (LHCEs) marked 79/1-8 inclusive on Golder Associates *Final Land Forms and Drainage* plan, dated February 2007, for the purpose of inspecting or flushing the drains by, or on behalf of, the owners of the lots through which the drains pass. The drains and LHCEs are more specifically shown on Davis Ogilvie Plan 6960 *As-Built Subsoil Drains*, dated November 2006,

G - Additional Sub-condition Specific to Lots 81 and 86

24. As required by a consent notice on the titles of the lots, the respective lot owner shall ensure that access is maintained to subsoil drain lamp hole cleaning eyes (LHCEs) marked 81/1 and 86/1 respectively on Davis Ogilvie Plan 6960 *As-Built Subsoil Drains* Figure 7, dated November 2006, for the purpose of inspecting or flushing the drains by, or on behalf of, the owners of the lots through which the drains pass.

H - Additional Sub-condition Applying to Lots 79 and 81 to 85 Inclusive (Debris Bund)

25. As required by a consent notice on the title of the lots no development, other than minor paths for landscaping and for maintenance, shall take place within the *Restricted Zone* enclosing a debris bund straddling the boundary between Lot 79 and Lots 81-85 inclusive which defines a zone incorporating a debris bund.

Golder Associates (NZ) Ltd *Revised Report on Springlea Subdivision – Stage 3 (Lots 65 to 90) Dodson Valley Road, Nelson Geotechnical Completion Report* (ref.004_R06832004 Rev. 1), dated 24 February 2007, [HTTP://Tardis/A1212929](http://Tardis/A1212929); and *Amended Certificate of Professional Opinion as to Suitability of Land for Building Development* (ref.006_L06832004R1), dated 20 February 2007, [HTTP://Tardis/A1341761](http://Tardis/A1341761) relate to the general suitability of the building sites and 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: 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 (‘Jetmaster’ type open fires)	1/01/2008 (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