

General Property Information: 1970015275

Property

Valuation No	1970015275
Location	4 Zeehaen Place, Nelson
Legal Description	LOT 66 DP 20177
Area (Hectares)	0.0857

Rates

Government Valuation

Land	620,000
Improvements	530,000
Capital Value	1,150,000

Current Rates Year 2025 to 2026

Planning/Resource Management

7/02/02	RESOURCE CONSENT 005139 : Stage 1, 19 lots, road to vest & reserve to vest (Tasman Heights stage 1V) Creating DP305936 : Section 224 Issued 6/09/02 (Found on related property: 1970015228)
25/05/01	RESOURCE CONSENT 015075 : To rearrange boundaries of lot 75 : Section 224 Issued 11/07/01 (Found on related property: 1970015228)
27/04/00	RESOURCE CONSENT 005067 : Addition of 2 extra lots, to lots granted in 985316/1 & 995465 : Section 224 Issued 13/06/00 (Found on related property: 1970015228)
8/02/00	RESOURCE CONSENT 995465 : Variation to RM985316/1 -includes lots 3-7,64-67,68-78,79-83 : Section 223 Issued 26/03/01 (Found on related property: 1970015228)
2/12/99	RESOURCE CONSENT 995074 : Stagell - subdivide a further 6 lots, - 58 to 63. : Section 224 Issued 11/04/01 (Found on related property: 1970015228)
12/11/99	RESOURCE CONSENT 995129 : Extend the time frame for the completion of the detention pond for consent 985372 : Consent Effective 21/10/99 (Found on related property: 1970015228)
28/05/99	RESOURCE CONSENT 995163 : To subdivide 1 lot into 2 : Section 224 Issued 22/11/99 (Found on related property: 1970015207)
8/02/99	RESOURCE CONSENT 985372 : Undertake earthworks in excess of 1.2m in depth & erect various temporary silt control measures : Consent Effective 29/12/98 (Found on related property: 1970015228)
11/09/98	RESOURCE CONSENT 985316 : to create 45 new lots,rec reserve & 3 new streets (creating DP19583) : Section 224 Issued 23/08/99 (Found on related property: 1970015228)
20/10/97	RESOURCE CONSENT 975470 : Remove up to 4000m3 of material (part of proposed earthworks for subdivision 950361) : Consent Effective 29/09/97 (Found on related property: 1970015228)
2/11/95	RESOURCE CONSENT 950361 : LOTS 50-98 INCLUDING ROAD TO VEST : Consent Effective 3/11/95 (Found on related property: 1970015228)
6/10/81	TOWN PLANNING PERMIT 206/40/108 EARTHWORKS FOR SUBDIVISION/REMOVE SOIL/FILL RECLAMATION AREA : WITHDRAWN (Found on related property: X1970015228)
	RESOURCE CONSENT 025122 : Excavations exceeding 1.2m : Withdrawn 9/04/02 (Found on related property: 1970015228)
	RESOURCE CONSENT 975669 : Undertake earthworks in excess of 1.2mtrs in depth for proposed subdivison : Withdrawn 13/01/98 (Found on related property: 1970015228)
	RESOURCE CONSENT 995392 : To create 110 residential allotments. : Withdrawn 17/05/00 (Found on related property: 1970015228)
	RESOURCE CONSENT 995393 : To subdivide 14 residential lots (lots 17-29) & new roads : Withdrawn 17/05/00 (Found on related property: 1970015228)
	RESOURCE CONSENT 995394 : To subdivide 19 res lots (lots 31-34 & 132-144) and new road : Withdrawn 17/05/00 (Found on related property: 1970015228)
	RESOURCE CONSENT 995395 : To subdivide 14 res lots (lots 64-68,79-83,98,99,115,116) &(reserve to vest & new roads : Withdrawn 17/05/00 (Found on related property: 1970015228)
	RESOURCE CONSENT 995396 : To subdivide 10 res lots (lots 69-78) reserve & road to vest : Withdrawn 17/05/00 (Found on related property: 1970015228)

RESOURCE CONSENT 995397 : To subdivide 21 res lots (16,40-45,84-97) reserve & road : Withdrawn 17/05/00
(Found on related property: 1970015228)

RESOURCE CONSENT 995398 : To subdivide 21 res lots (lots 101-114,117-122) res & roads : Withdrawn 17/05/00
(Found on related property: 1970015228)

RESOURCE CONSENT 995399 : To subdivide 9 res lots(lots 123-131) reserve & road to vest : Withdrawn 17/05/00
(Found on related property: 1970015228)

Building

25/06/02 BUILDING CONSENT 020543 : Erect new dwelling : Code Compliance Certificate issued 24/09/04

5/09/00 BUILDING CONSENT 000846 : Erect Retaining Wall : GRANTED 5/09/00
(Found on related property: 1970015228)

29/11/99 BUILDING CONSENT 990056 : To erect a timber pole retaining wall : GRANTED 29/11/99
(Found on related property: 1970015228)

10/05/99 BUILDING CONSENT 990491 : Erect viewing platform and landscaping structures : GRANTED 10/05/99
(Found on related property: 1970015228)

BUILDING CONSENT 990273 : ERECT RETAINING WALL : Cancelled 20/02/04
(Found on related property: 1970015228)

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

Natural Hazards

No information located

Other

30/12/21 SERVICE REQUEST 2154451 : Minor Leaks

10/09/02 LIM APPLICATION L020244L020244 : LAND INFORMATION MEMORANDUM
(Found on related property: 1970015228)

9/04/01 LIM APPLICATION L010101L010101 : LAND INFORMATION MEMORANDUM
(Found on related property: 1970015228)

16/06/99 LIM APPLICATION L990149L990149 : LAND INFORMATION MEMORANDUM
(Found on related property: 1970015228)

INTERNAL NOTES THIS PROPERTY FILE HAS BEEN SCANNED - Building related documents reviewed
RMCK/07DEC2018

Conditions Report



View All Conditions (<https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0943" OR Filename:"Property Condition C1012" OR Filename:"Property Condition C0801" OR Filename:"Property Condition C1401">)

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
3644171	4 Zeehaen Place, Nelson	C0943	Restricted Area and Stability	Y	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0943")
3644171	4 Zeehaen Place, Nelson	C1012	Access	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1012")
3644171	4 Zeehaen Place, Nelson	C0801	Special Development	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0801")
3644171	4 Zeehaen Place, Nelson	C1401	Air Plan	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1401")

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

DATE: 14-Feb-01 CONDITION No: 943

STREET ADDRESS: Tasman Heights Stage II Zeehaen Place

DIAGRAM: Yes

LEGAL DESCRIPTION DP 20177

PROPERTY OWNER
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY: Mike Johnston

REASON FOR CONDITION:
(Abbreviated) As a result of a subdivision

CONDITION:

- (1) Buildings shall be confined to the designated building areas comprising **NZS: 3604 Zone** and/or **Specific Investigation and Design Zone** as shown on Tonkin & Taylor plan 81069 – Figure 2 Revision A (3 sheets) dated July 2000. Building and section development generally are subject to the conditions contained in Tonkin & Taylor report 81069 dated July 2000 and summarised in Table 1 of that report (refer to diagram and table attached below) and these conditions.
- (2) All storm water from roofs, hardstanding or impermeable areas, retaining wall drainage, subsoil drains and overflows from water ponding areas such as swimming pools shall be collected and discharged in a controlled manner to the Nelson City Council stormwater system.
- (3) Slopes shall be maintained in a vegetation cover that prevents soil erosion and steep natural slopes shall be planted in deep rooted species that enhance slope stability.
- (4) Additional conditions applicable to lots 40, 64 to 82 inclusive, 85 to 87 inclusive and comprising all or part of **NZS: 3604 Zone** where development in terms of New Zealand Standard 3604: 1990 – *Code of Practice for Light Timber Frame Dwellings Not Requiring Specific Design* – is suitable. Compliance with this standard does not remove the necessity for the normal inspection and design of foundations. Developments not in accordance with NZS 3604 shall be approved by a Chartered Professional Engineer experienced in soil mechanics and foundation design. Lots subject to these additional conditions (4a to 4c) are all of the designated building areas on lots 65, 70, 71, 74, 86 and 87 and parts of the designated building areas within the **NZS: 3604 Zone** on

lots 40, 64, 66 to 69, 72, 73, 75 to 82, 85 and 86 as shown on attached diagram (Tonkin & Taylor plan – Figure 2).

a) Foundations

Foundations in the **NZS: 3604 Zone** shall penetrate topsoil, and where present subsoil, to bear in stiff natural ground or engineered fill meeting the requirements of NZS 4431:1989 – *Code of Practice for Earthfill for Residential Development*.

b) Excavations

On slopes shallower than 3H:1V the maximum height of unsupported cuts is 1.2 m and the maximum batter angle is 1H:1V. Cuts higher and/or steeper than this shall be retained.

On slopes steeper than 3H:1V the maximum height of unsupported cuts is 0.9 m and the maximum batter angle is 1H:1V. Cuts higher and/or steeper than this shall be retained.

All retained cuts shall be designed and constructed under the supervision of a Chartered Professional Engineer experienced in soil mechanics and slope stability. All retaining structures shall be fully drained.

c) Filling

All structural fills and all other fills in excess of 0.9 m deep shall be placed, in accordance with NZS 4431:1989, under the supervision of a Chartered Professional Engineer experienced in soil mechanics and slope stability. Fill placement shall include adequate stripping, benching and underdrainage of the underlying materials.

(5) Additional conditions applicable to **Specific Investigation and Design Zone** within lots 64, 66 to 69, 72, 73, 75 to 83, 85 and 86.

a) Foundations

Foundations for all buildings within the parts of the designated building areas comprising **Specific Investigation and Design Zone** shall be specifically investigated and designed by a Chartered Professional Engineer experienced in soil mechanics and foundations.

b) Cut/fill Boundaries on Lots 64, 68, 69, 72, 73, 78 and 85

Within the designated building areas on lots 64, 68, 69, 72, 73, 78 and 85 allowance shall be made for potential differential settlement of any foundations which straddle the boundary between cut and filled ground. The approximate locations of the cut/fill boundaries are shown on the attached diagram (Tonkin & Taylor plan - Figure 2) but shall be identified as part of the foundation design by a suitably qualified Chartered Professional Engineer.

c) Foundations Adjacent to Restricted Zones on Lots 75 to 83

On lots 75 to 78 and 81 to 83, as shown on the attached diagram (Tonkin & Taylor plan – Figure 2), foundations within 4 m of the Building Restriction Zone shall penetrate surficial soils to bear on competent Port Hills Gravel formation. Any cuts and/or fills within 4 m of the Building Restriction Zone shall be designed and implemented under the supervision of a Chartered Professional Engineer experienced in soil mechanics and slope stability.

d) Steep Banks in Cut Ground on Lots 40, 67, 68 and 79 to 83

Foundations in a steep bank in cut ground in the rear (east) of Lot 67 and between lots 40 and 68, and within the **Specific Investigation and Design Zone** as depicted on the attached diagram (Tonkin & Taylor plan – Figure 2), shall penetrate a veneer of topsoil to bear in competent *in situ* Port Hills Gravel formation. In lots 79 to 83 steep cut batters exist adjacent to their northern and/or western boundaries and foundations, in the **Specific Investigation and Design Zone**, shall bear on *in situ* soils below a 45° line projected up from the toe of the batter. The foundation design shall accommodate lateral loads above the 45° line.

e) Drainage Easements

Lots 75, 85 and 87 contain stormwater drainage easements and foundations within 2 m of them shall penetrate any disturbed ground associated with drain installation. As verified by a suitably qualified Chartered Professional Engineer, foundations shall bear in competent soil and/or Port Hills Gravel formation a minimum of 1 m below a 45° line projected upwards from the invert of the drainage pipe.

f) Earthworks

Where the slopes are steeper than 2H:1V, earthworks should be minimised and cut and/or fills greater than 0.6 m shall be designed and undertaken under the supervision of a Chartered Professional Engineer experienced in soil mechanics and slope stability.

(6) Lots 75 to 83 have steep natural slopes that are potentially of marginal stability and where, based on existing information, building is not permitted within the **Restricted Building Zone** shown on the attached diagram (Tonkin & Taylor plan – Figure 2). No earthworks, including cuts and fills, is permitted on these slopes without specific investigation, approval and supervision of a Chartered Professional Engineer experienced in and practising in geotechnical engineering. Natural slopes shall be maintained in a vegetation cover that enhances slope stability.

Date Entered 23/02/01

Table 1 Stage 2: Summary of Ground Conditions and Building Conditions		
Lot No.	Ground Conditions	Building Development Recommendations
40	Low angle sloping lot on cut ground, slope steepens in north-west corner	Specific investigation and design in north-west corner NZS:3604 elsewhere
64	Elevated gently sloping lot, with a bank down to road on cut. Filled ground in the south-east corner	Specific investigation and design in the south-east corner NZS:3604 elsewhere
65	Low angle sloping section on cut ground	NZS:3604
66	Low angle slope with steep bank at the rear, and along the southern boundary – cut ground	Specific investigation and design on steep bank on east boundary NZS:3604
67	Low angle slope with steep bank at rear of lot – cut ground	Specific investigation and design on steep bank NZS:3604 elsewhere
68	Low angle slope with a steep bank in south-eastern corner. Cut ground with fill in the north-west corner	Specific investigation and design on steep bank and in north-west corner NZS:3604 elsewhere
69	Low angle slope with a steep bank in south-eastern corner. Cut and Fill ground.	Specific investigation and design in south-east corner NZS:3604 elsewhere
70	Low angle slope, filled ground	NZS:3604
71	Low angle slope, filled ground	NZS:3604
72	Low angle slope, cut and filled ground transition	Specific investigation and design on northern half of the lot NZS:3604 elsewhere
73	Low angle slope, cut and filled ground	Specific investigation and design in south-east corner NZS:3604 elsewhere
74	Low angle slope, cut ground	NZS:3604
75	Low angle to steep slope - cut and natural ground	Restricted Building Area Specific investigation and Design in southern half NZS:3604 elsewhere
76	Low angle to steep slope - cut and natural ground	Restricted Building Area Specific investigation and design NZS:3604 adjacent to road
77	Low angle to steep slope – cut and natural ground	Restricted Building Area Specific investigation and design NZS:3604 adjacent to road
78	Low angle to steep slope. Cut, natural and filled ground	Restricted Building Area Specific investigation and design NZS:3604 adjacent to road
79	Low angle to steep slope –cut ground	Specific investigation and design on steep bank NZS:3604 elsewhere *
80	Low angle to steep slope – cut and natural ground	Specific investigation and design on steep bank NZS:3604 elsewhere *

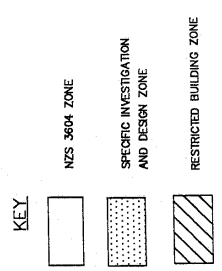
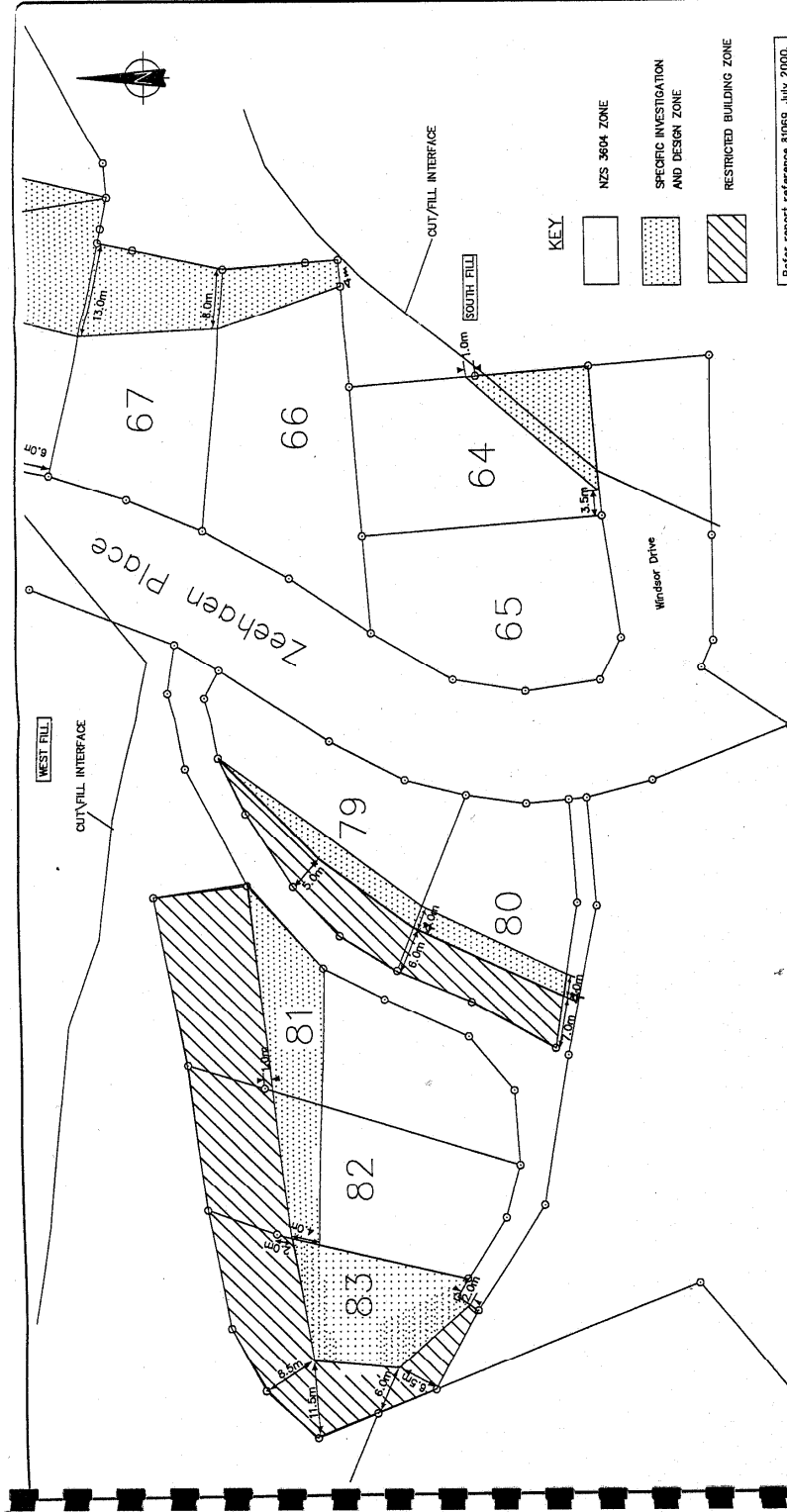
* Lot includes a Restricted Building Area



81	Low angle to steep slope – cut and natural ground	Restricted Building Area Specific investigation and design NZS:3604 adjoining ROW
82	Low angle to steep slope – cut and natural ground	Restricted Building Area Specific investigation and design NZS:3604 adjoining ROW
83	Low angle to steep slope – cut natural ground and unengineered filling	Restricted Building Area Specific investigation and design Zone
85	Low angle to moderate slope – filled and cut ground	Specific investigation and design – cut/fill boundary NZS:3604 elsewhere
86	Low angle to moderate slope – filled ground	NZS:3604
87	Low angle to moderate slope – filled ground	NZS:3604

2/2





Refer report reference 31069, July 2000, Stage 2 Building Site Report for Building Development Recommendations for each Zone

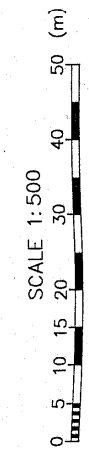
Note: 1) Base drawing and levels adapted from Staig & Smith Ltd drawing No.DWG5540_SITG_2 Titled 'Stage 2 Asbuilt Details, Contours' Dated July 2000
 2) There may be earthworks on these sites following this certification. The developer should check the contours prior to construction.

DATE	05/00
BY	7/00
APPROVED	7/00
SCALE(S)	(A3)
JOB No.	81069
FIG. No.	1:500
REV.	A

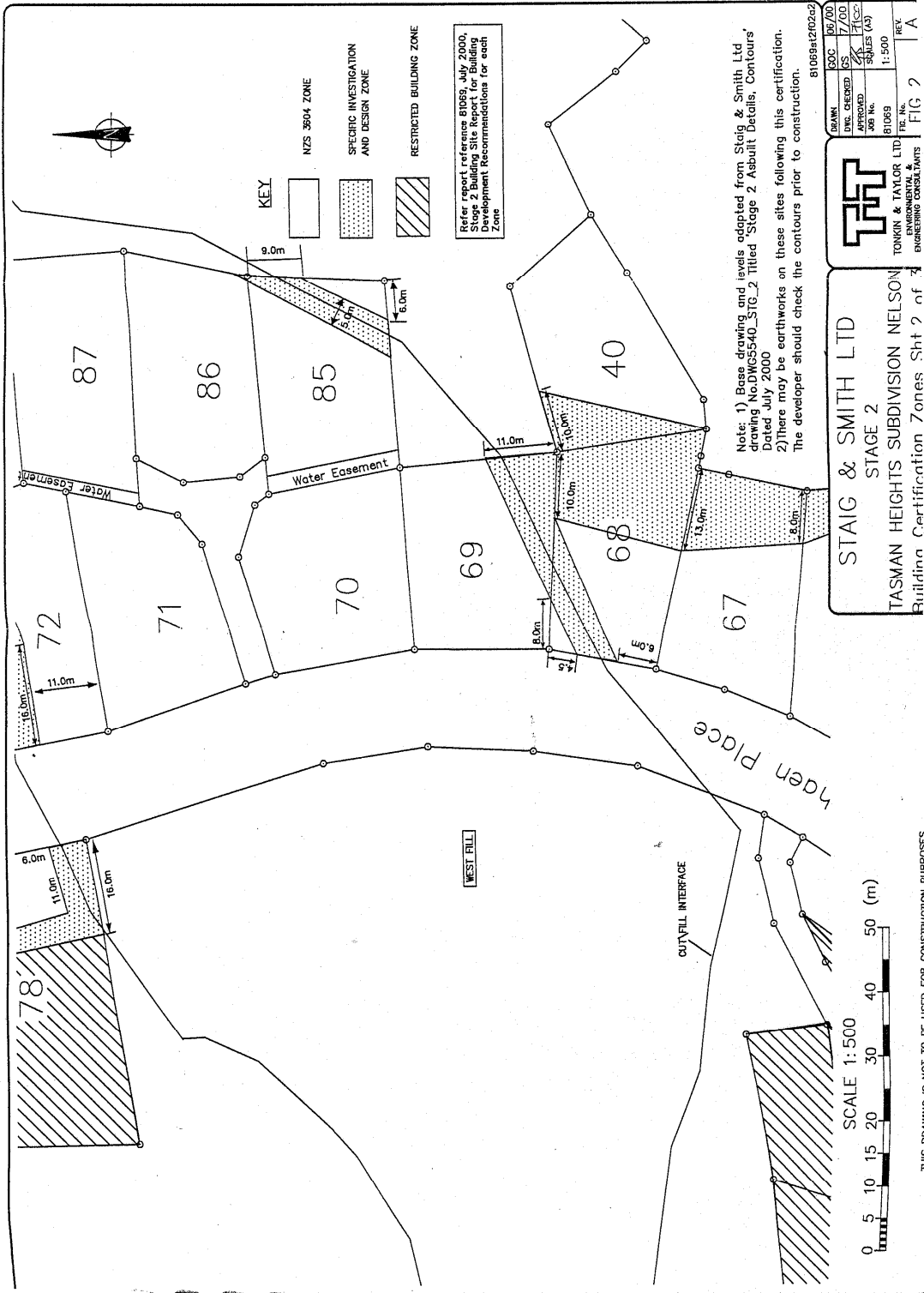
STAIG & SMITH LTD
 ENGINEERING CONSULTANTS

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 STAGE 2
 TASMAN HEIGHTS SUBDIVISION NELSON
 Building Certification Zones Sht.1 of 3

FIG 2



THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

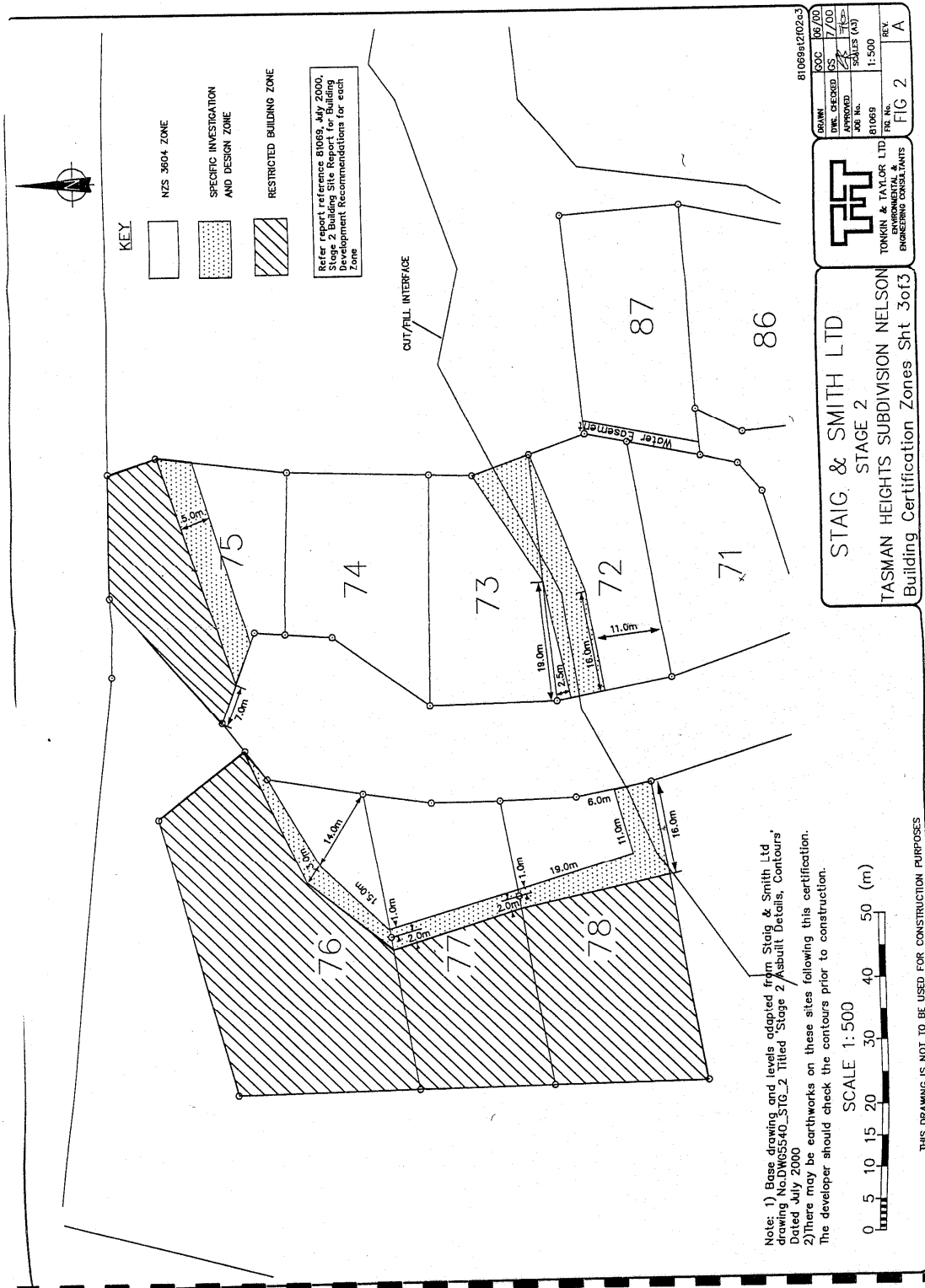


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 STAGE 2
 TASMAN HEIGHTS SUBDIVISION NELSON
 Building Certification Zones Sht 2 of 3

TONKIN & TAYLOR LTD
 ENGINEERING CONSULTANTS

DRAWN	8/00	REV	A
CHKD	7/00		
APPROVED	7/00		
JOB No.	81069	1:500	
FIG. No.			

FIG 2

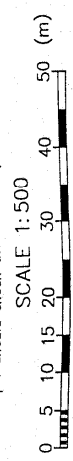


KEY

- NZS 3804 ZONE
- SPECIFIC INVESTIGATION AND DESIGN ZONE
- RESTRICTED BUILDING ZONE

Refer report reference 81069, July 2000, Stage 2 Building Site Report for Building Development Recommendations for each Zone

Note: 1) Base drawing and levels adapted from Staig & Smith Ltd drawing No.DW65540_STG_2 Titled 'Stage 2 Asbuilt Details, Contours' Dated July 2000
 2) There may be earthworks on these sites following this certification. The developer should check the contours prior to construction.



THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

81069st2102c3

DRAWN	DOC	REV
DATE CHECKED	7/00	7/00
APPROVED	SCALE (A3)	SCALE (A3)
81069	1:500	1:500
FIG. No.	FIG. No.	REV.
81069	FIG 2	A

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 STAGE 2
 TASMAN HEIGHTS SUBDIVISION NELSON
 Building Certification Zones Sht 3of3

TST
 TONKIN & TAYLOR LTD
 ENVIRONMENTAL & ENGINEERING CONSULTANTS

DATE: 29-Nov-01 CONDITION No: 1012

STREET ADDRESS: Various in Zeehaen Place

DIAGRAM: No

LEGAL DESCRIPTION DP 20177, Lots 64, 65, 66, 67, 68, 69, 70, 71, 72, 73,
74, 75, 76, 77, 78, 79, and 80

PROPERTY OWNER
or SUBDIVIDER: K B Quarries

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:
(Abbreviated) Installation of kerb crossing

CONDITION:

At the request of K B QUARRIES LIMITED an access crossing is to be installed at the time of a building consent in respect of each such Lot and at no cost to the Council. Damage to the kerb, channel and footpath across the frontage of each Lot will be the responsibility of the owner for the time being of that Lot.

Date Entered: 29-11-01

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 7th 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)	1/01/2008 (1/01/2013)
Burners installed before 1996	1/01/2010
Burners installed between 1996 and 1999	1/01/2012

Date entered: 12th January 2006