

General Property Information: 1965065100

O'Connor Shaun Patrick

Property

Valuation No	1965065100
Location	59 The Ridgeway, Nelson
Legal Description	LOT 2 DP 6266
Area (Hectares)	0.1045

Rates

Government Valuation

Land	365,000
Improvements	285,000
Capital Value	650,000

Current Rates Year 2026 to 2027

Planning/Resource Management

No information located

Building

12/06/2009	BUILDING NOTES Unauthorised building works; Internal wall removed. Report placed on Property File.
21/01/91	BUILDING PERMIT J17702 ERECT/EXTEND GARAGE : APPROVED F/INSPECTION DATE: 11/4/91
19/11/90	BUILDING PERMIT J17589 ERECT CONSERVATORY : APPROVED F/INSPECTION DATE: 10/1/91
19/06/84	BUILDING PERMIT B111814 INSTALL WOODBURNER : APPROVED KENT LOGFIRE [NO WETBACK]
9/08/68	BUILDING PERMIT A046256 ALTER DWELLING : APPROVED
9/12/66	BUILDING PERMIT B081814 ERECT PLANT HOUSE : APPROVED F/INSPECTION DATE: 6/1/67
22/01/1953	BUILDING PERMIT 846-1 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

20/02/98	SWIMMING POOL COMPLIANCE CERTIFICATE ISSUED INSPECTION CARD & FOLLOW-UP CORRESPONDENCE SWIMMING POOL INSPECTION
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Natural Hazards

No information located

Other

23/06/20	LIM APPLICATION L200290L200290 : LAND INFORMATION MEMORANDUM
1/02/17	LIM APPLICATION L170064L170064 : LAND INFORMATION MEMORANDUM
	INTERNAL NOTES THIS PROPERTY FILE HAS BEEN SCANNED - Building-related documents reviewed - RB - 12JUL2018

DATE: 6-May-95 CONDITION No: 800

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION Various)

PROPERTY OWNER
or SUBDIVIDER: Varioust

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY: Works Committee

REASON FOR CONDITION:
(Abbreviated) Catchments Served By Inadequate Stormwater Systems

CONDITION:

Restricted Development Area:

Catchment is served by inadequate stormwater system. Subdivision or any increase in the number of household units to more than one per lot is unlikely to be permitted until the issue of stormwater disposal has been resolved. Subdivision may be permitted in some cases where a detention dam can be constructed with sufficient storage to restrict flood flows back to discharge rates that have occurred prior to development. Soakage may be acceptable for individual lots within the Wood and Stoke.

Amended 23-Sept-96

Date Entered: 16-Jun-95

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



Conditions Report

Search

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View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0800" 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
3608727	59 The Ridgeway, Nelson	C0800	Restricted Development	N	Open in SharePoint (<a c0800"="" 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 C0800")
3608727	59 The Ridgeway, 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")