

General Property Information

205 Lud Valley Road, Nelson

Created: 3 February 2022

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.



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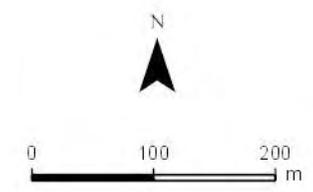
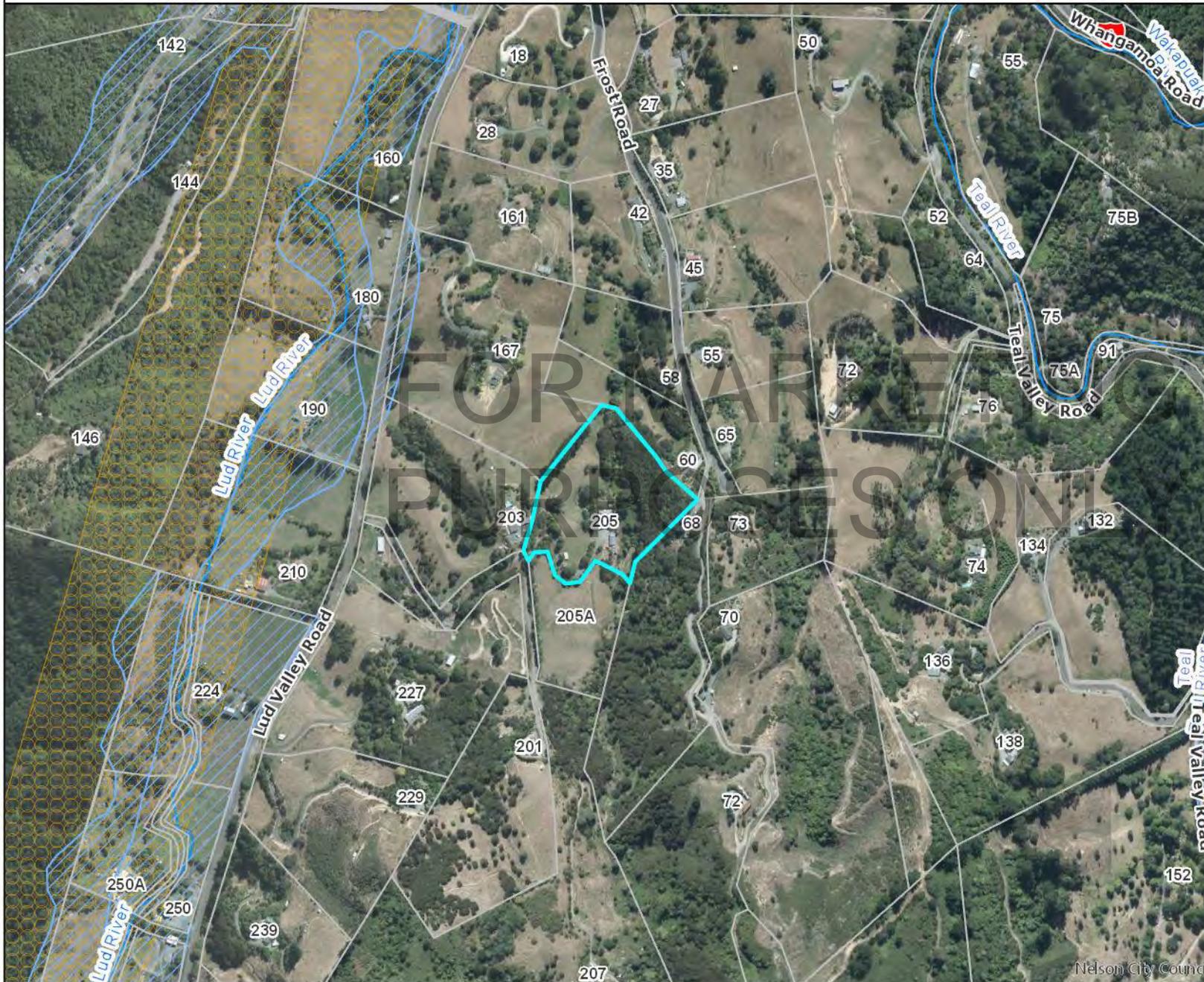
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NRMP Hazard Overlay

205 Lud Valley Road, Nelson

-  Flood Overlay
-  Fault Hazard Overlay



Created 03 February 2022

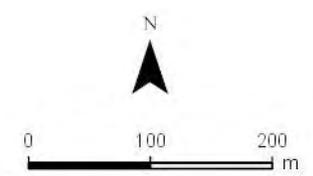
Nelson City Council

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Non NRMP Hazard Information

205 Lud Valley Road, Nelson

 Fault Hazard Corridor



Created 03 February 2022

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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.

Fault Hazard Overlay and Corridor

The purpose of the Fault Hazard Overlay/Corridor is to avoid putting up buildings and other structures directly over an active fault line, and therefore to help reduce the risk to people and property from ground rupture during an earthquake. Ground rupture along a fault line is different from the general shaking that could occur throughout Nelson during an earthquake, although both can cause damage. The Overlay/Corridor acts as a flag to pay extra attention when developing a site or undertaking new building work in that area.

The width of the Overlay/Corridor includes the known or estimated location of the fault trace, plus a building setback either side of the trace. Where the exact trace location is known the Corridor is narrower, and where it is not clearly identified the Corridor is wider. The Overlay is based on information from the 1990s and can only be changed through a formal plan change process. The Corridor shows the new information we have, and it will be the basis of the new Overlay when the Nelson Resource Management Plan is updated.

Nelson Flood Models

For maps and information on this hazard refer to nelson.govt.nz/river-flooding-map

Tahunanui Liquefaction Assessment

Following the damage caused in the Canterbury earthquakes, Council opted to put some resources into assessing the likelihood of ground liquefaction following an earthquake in our area. Council has undertaken assessments that identify that an area of Tahunanui may be at risk of liquefaction if a seismic event of sufficient type and magnitude occurred. The assessments were not done to a property specific level of detail and further site specific investigation may be required should a property in the area of risk be further developed or have a change in use.

Historic land use and potential soil contamination

Large parts of Nelson that are now covered in homes were once used for other **activities that come under the Ministry of the Environment's Hazardous Activities and Industries List (HAIL)**. The land could have been an orchard and chemical sprays were used, or perhaps it was a farm that had a sheep dip tank or a fuel tank.

Based on historical research only and without doing any soil testing, Council has drafted a list of properties that might be affected due to past land use activities. This is a preliminary list and being on the list does not necessarily mean that contamination is present. Many properties have not been investigated for contamination and may never be investigated. Being on the list just acts as a flag in case of future development. We need to do this work so we can meet a National Standard developed by the Ministry for the Environment. For more information go to www.mfe.govt.nz and look under 'Managing Environmental Risks'.

Coastal Inundation

For maps and information on this hazard refer to <https://shape.nelson.govt.nz/coastal-hazards>

Slope Instability Overlay

For maps and information on this hazard refer to <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/>

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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

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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.



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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 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)

Older plans may include microfiche records and be of poorer quality.

SYSTEM REQUIREMENTS

To be able to view property files provided to you electronically, you will need to have software installed on your computer that is capable of viewing multi-page tiff files.

Some examples of suitable programmes are:

- Microsoft Office Document Imaging[®]
- Informatik[®] Image viewer
- Brava Reader[®]
- NIH Image[®] (Mac)

General Property Information: 1947012231

Property

Valuation No	1947012231
Location	205 Lud Valley Road, Nelson
Legal Description	LOT 1 DP 556476
Area (Hectares)	2.1295

Rates

Government Valuation

Land	530,000
Improvements	340,000
Capital Value	870,000

Current Rates Year 2021 to 2022

Planning/Resource Management

11/08/20	RESOURCE CONSENT 195191 : Subdivision of Lot 1 DP18871 to create 2 undersized rural allotments of 2.14ha and 1.2ha respectively. : Section 224 Issued 28/09/21 (Found on related property: 1947012230)
11/08/20	RESOURCE CONSENT 195192 : Discharge Permit to establish and discharge to land from a domestic wastewater system. : Decision Notified 21/07/20 (Found on related property: 1947012230)
11/05/15	RESOURCE CONSENT 155103 : Retrospective consent for an existing shed which breaches distance to the boundary : Decision Notified 17/04/15 (Found on related property: 1947012207)
27/02/09	RESOURCE CONSENT 095014 : Establishment of and discharge to effluent disposal field : Decision Notified 5/02/09 (Found on related property: 1947012222)
21/08/06	RESOURCE CONSENT 065268 : Form building site for farm shed with earthworks in excess of 1.2m in height : Decision Notified 31/07/06 (Found on related property: 1947012220)
12/05/05	RESOURCE CONSENT 055152 : Erect Dwelling with non-complying defensible fire space : Decision Notified 20/04/05 (Found on related property: 1947012222)
4/12/02	RESOURCE CONSENT 025491 : Domestic effluent field located within 20m of a boundary : Decision Notified 13/11/02 (Found on related property: 1947012207)
22/01/98	RESOURCE CONSENT 975606 : Construct access track & proposed building site with cuts exceeding 1.2m in height : Decision Notified 5/12/97 (Found on related property: 1947012220)

- 25/03/97 RESOURCE CONSENT 975065 : Subdivide 2 existing lots into 3 low density residential lots : Section 224 Issued 4/02/98
(Found on related property: 1947012230)
- 7/02/96 RESOURCE CONSENT 940635 : TO SUBDIVIDE 3 LOTS INTO 4 LOTS WITH A BALANCE SECTION : Section 224 Issued 2/07/96
(Found on related property: 1947012207)
- 19/08/69 RESOURCE CONSENT 690830 : WATER PERMIT - IRRIGATION : Consent Effective 19/08/69
(Found on related property: 1947012207)
- RESOURCE CONSENT 215373 : To build closer to the boundary : Incomplete - Rejected Under section 88 14/12/21
(Found on related property: 1947012222)
- RESOURCE CONSENT 225008 : To build closer to the boundary : FORMALLY RECEIVED 20/01/22
(Found on related property: 1947012222)

Building

- BUILDING CONSENT 210697 : Dwelling addition : FURTHER INFO REQUESTED 15/12/21
(Found on related property: 1947012222)
- 4/08/15 BUILDING CONSENT 150375 : Dwelling alterations : Code Compliance Certificate issued 26/04/16
(Found on related property: 1947012207)
- 10/05/10 BUILDING CONSENT 100179 : Extend Single Bedroom to a Four Bedroom Dwelling : CODE COMPLIANCE CERT ISSUED 22/07/13
(Found on related property: 1947012222)
- 25/11/09 BUILDING CONSENT 091650 : Install 6 panel Thermocell Modline solar collectors into existing HWC. : CODE COMPLIANCE CERT ISSUED 5/03/10
(Found on related property: 1947012220)
- 19/02/09 BUILDING CONSENT 081198 : Temporary Accomodation : CODE COMPLIANCE CERT ISSUED 22/07/13
(Found on related property: 1947012222)
- 29/08/06 BUILDING CONSENT 060715 : Erect 3 bay shed : Code Compliance Certificate issued 23/03/07
(Found on related property: 1947012220)
- 9/03/05 BUILDING CONSENT 040877 : Erect Dwelling with Internal Garage : CANCELLED 13/03/09
(Found on related property: 1947012222)
- 5/04/04 BUILDING CONSENT 040343 : INSTALL SPACEHEATER : Code Compliance Certificate issued 29/06/04
(Found on related property: 1947012207)
- 6/11/02 BUILDING CONSENT 021082 : Installation of septic tank : Code Compliance Certificate issued 10/02/15

(Found on related property: 1947012207)

11/07/02 BUILDING CONSENT 020702 : Erect new dwelling : Code Compliance Certificate issued by Certifier 22/04/03
(Found on related property: 1947012207)

30/04/02 BUILDING CONSENT 020381 : Erect 3 bay shed : Code Compliance Certificate issued 11/05/15
(Found on related property: 1947012207)

15/08/01 BUILDING CONSENT 010786 : Construct a Garage - coloursteel : Code Compliance Certificate issued 24/11/03
(Found on related property: 1947012230)

13/01/00 BUILDING CONSENT 000008 : EXTEND DWELLING & ERECT GARAGE/WORKSHOP : Code Compliance Certificate issued 18/05/00
(Found on related property: 1947012220)

11/02/98 BUILDING CONSENT 971491 : RELOCATED VILLA TO BE RENOVATED & EXTENTION : Code Compliance Certificate issued 8/12/06
(Found on related property: 1947012230)

27/05/97 BUILDING CONSENT 970383 : ERECT DWELLING : Code Compliance Certificate issued 14/11/97
(Found on related property: 1947012220)

PIM APPLICATION 150375T : Dwelling alterations : Territorial Planning Check Completed 24/07/15
(Found on related property: 1947012207)

PIM APPLICATION 210697T : Dwelling addition : RM CERTIFICATE ISSUED 26/11/21
(Found on related property: 1947012222)

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

Swimming Pool or Spa SW0637
(Found on related property: 1947012222)

Other

4/03/21 SERVICE REQUEST 2110158 : Feedback from Customer - General
(Found on related property: 1947012230)

1/08/00 LIM APPLICATION L000150L000150 : LAND INFORMATION MEMORANDUM
(Found on related property: 1947012222)

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DATE: 31-Jul-02 CONDITION No: 1050

STREET ADDRESS: No's 161,167,195,199,201 Lud Valley Road

DIAGRAM: No

LEGAL DESCRIPTION Lots 4,5,6 DP 17797, Lots 1,2,3 DP18871, Lot 1 DP19894

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY: Mike Johnston

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

CONDITION:

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- 1) Foundations shall penetrate fill, topsoil and subsoil to bear in competent *in situ* scree or bedrock. Foundations shall be designed and constructed under the supervision of a chartered professional engineer experienced in foundations.
- 2) Cut faces adjacent to buildings shall be retained unless considered unnecessary by a chartered professional engineer experienced in retaining wall construction. Faces over 1.5 m in height within 2 m of a dwelling shall be assessed by an experienced engineering geologist. The engineer shall also design and supervise the construction of any retaining walls that may be required.
- 3) Structural fills shall be in accordance with NZS 4431: 1989 – *Code of Practice for Earthfill for Residential Development*. New non-structural fills shall be placed in a competent manner with track rolling in thin incremental layers. All fill placements shall include adequate stripping, benching and under drainage of the underlying materials.
- 4) Allowance shall be made for potential differential settlement of all structures that are not founded in competent ground or straddle natural ground/fill interfaces.

- 5) Stormwater from roofs, hard standing areas and access roads and effluent disposal to land shall be in a manner that does not induce slope instability.
- 6) Effluent systems shall be designed and constructed by a chartered professional engineer experienced in effluent disposal systems.
- 7) The property shall be maintained in a vegetation cover that prevents erosion.

If excavations as part of development of the building site, access to the site or for the foundations reveal ground conditions that are not as anticipated, such as the presence of soft and/or water saturated ground, or layers of plastic clay, the immediate services of an experienced engineering geologist or a chartered professional engineer practising in geotechnical engineering shall be obtained.

Date Entered: 27-Aug-02

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Conditions Report



View All Conditions (<https://gisreport.nelson.govt.nz/nmapreports/template/temp/4bc23acc-1f2d-4494-8e41-152a86caf952/ConditionReports.obr>)

LINZ ID	Address	Condition Number	Condition Description	Diagram	View Docs
8243917	205 Lud Valley Road, Nelson	C1050	Services and Stability	N	A346887 (http://tardis/A346887)

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