General Property Information

2/30 Titoki Street, Nelson

Created: 6 May 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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NRMP Hazard Overlay

2/30 Titoki Street, Nelson



Nelson City Council
Te Kaunihera o Whakatū

- Flood Overlay
- Floodpath Overlay
- Inundation Overlay
- Fault Hazard Overlay
- Slope Risk Overlay Grampians
- Slope Risk Overlay Tahunanui Slump Core
- Slope Risk Overlay Tahunanui Slump Fringe

N

0 25 50 m

Created 06 May 2022

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Non NRMP Hazard Information

2/30 Titoki Street, Nelson



Nelson City Council
Te Kaunihera o Whakatū

Hazardous Activities (HAIL)

N

0 25 50 m

Created 06 May 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 is 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/

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.**

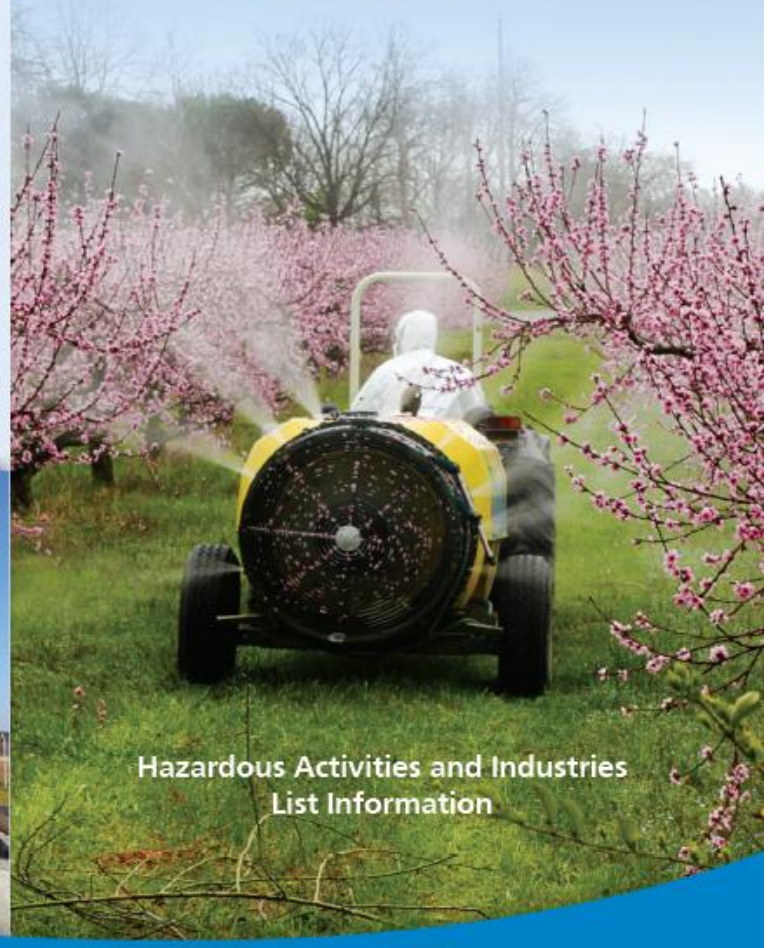
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Nelson City Council
te kaunihera o whakatū

Civic House, 110 Trafalgar Street, Nelson
03 546 0200 • nelson.govt.nz

H.A.I.L SITES



Hazardous Activities and Industries List Information

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 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)