

General Property Information

23 Huntaway Close, Nelson

Created: 28 July 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.



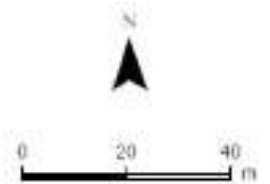
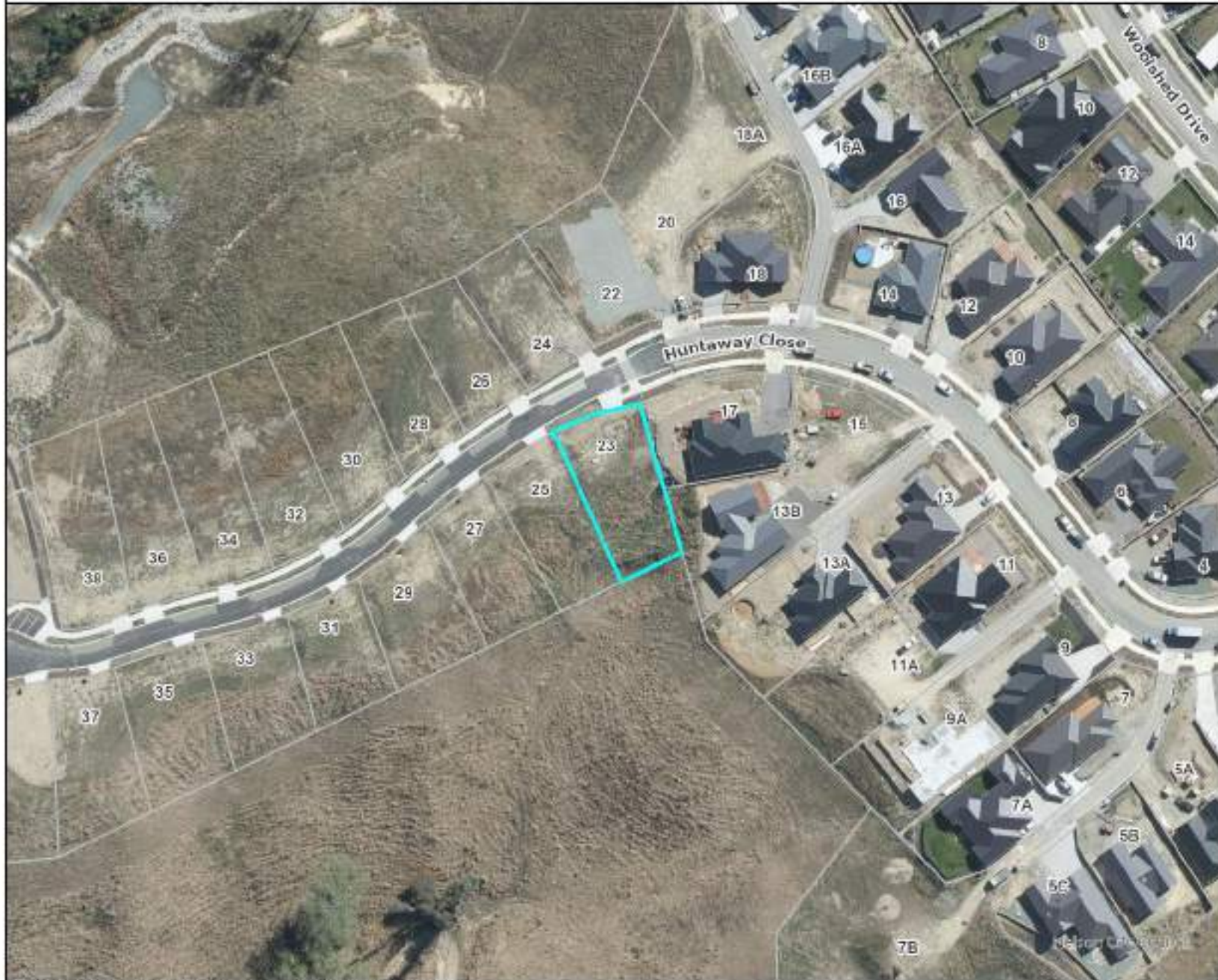
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NRMP Hazard Overlay

23 Huntaway Close, Nelson



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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.

Refer to the links for maps and information on the hazards below.

Fault Hazard

<http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/faults-line/>

Nelson Flood Models

<http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/flooding/>

Interactive map <http://nelson.govt.nz/river-flooding-map>

Liquefaction

<http://www.nelson.govt.nz/environment/nelson-plan/natural-hazards/liquefaction/>

Historic land use and potential soil contamination

<http://www.nelson.govt.nz/building-and-property/hail-sites>

Coastal Inundation

<https://shape.nelson.govt.nz/coastal-hazards>

Slope Instability Overlay

<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.



H.A.I.L SITES



Hazardous Activities and Industries
List Information



 Nelson City Council
te kaunhera o whakatū

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

 Nelson City Council
te kaunhera 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)

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

General Property Information: 1965000346

Property

Valuation No	1965000346
Location	23 Huntaway Close, Nelson
Legal Description	Lot 92 DP 534671
Area (Hectares)	0.0839

Rates

Government Valuation

Land	475,000
Improvements	435,000
Capital Value	910,000

Current Rates Year 2022 to 2023

Planning/Resource Management

8/04/20	RESOURCE CONSENT 195294 : Construct a 5 bedroom dwelling, attached double garage and additional garage which breaches the site coverage permitted activity standards. : Decision Notified 18/03/20 (Found on related property: 1965000257)
4/12/19	RESOURCE CONSENT 185082V1 : Change to conditions 1, 5, 7, 8, 9, 10, 22 and 23 to alter the southern boundaries of Lots 82-84, amalgamate balance Lots 500 and 501 and amalgamate Lot 100 with balance Lots 502 and 504 until Lot 1001 is vested in Nelson City Council. Change condition 5 to authorize an inspection schedule, change condition 7, 8 & 22 to authorize Geotech suitability statement. : Section 224 Issued 9/04/20 (Found on related property: X1965000236)
25/02/19	RESOURCE CONSENT 165080V3 : Change to Conditions 1 & 25c of Resource Consent RM65080V2 that authorises the earthworks for the access track and stormwater detention pond, and Stages 5, 5b and 6 allotments, roads and pedestrian access. The amendment is to reflect an alternative maintenance access via a bridge to the detention pond and a 4x4 track to the gully. NOTE: to be read in conjunction with RM165261 & 185082 : Sec 133A Minor Amendment 22/02/19 (Found on related property: 1965000236)
25/02/19	RESOURCE CONSENT 165261V1 : Change of conditions 1, 2, 6, 7, 10, 11, 15, 18, 20, 21, 22, 31, 35, 39 and advice note 1, and include a new condition, of Resource Consent RM165261 which authorises the subdivision of Lot 101 DP 493128 into 33 residential allotments, being Stage 5 and 5B of the Solitaire Investments Ltd subdivision, including roads to vest. NOTE: to be read in conjunction with RM165080V3, 175211, 175244V1, 185082 & 185177 : Section 224 Issued 25/03/19 (Found on related property: 1965000236)

25/02/19	RESOURCE CONSENT 175244V1 : Change to Condition 1 and include a new condition of RM175244 that authorises up to 33% site coverage on 4 lots within Stage 5 of the Solitaire Investment Ltd subdivision. The amendment is to update the Lot referencing and subdivision consent referenced and link the consent to the application lodged and approved plan. NOTE: to be read in conjunction with RM165261V1 : Decision Notified 1/02/19 (Found on related property: 1965000236)
22/02/19	RESOURCE CONSENT 185082 : 25 Lot Subdivision of Lot 1 DP 472912 and Lot 101 DP 493128 being Stage 6 of the Solitaire Investments Ltd subdivision , including a road, pedestrian access and reserve area to vest. : Variation Decision Notified 13/11/19 (Found on related property: 1965000236)
22/02/19	RESOURCE CONSENT 185086 : Land Use consent for Disturbance of Orphanage Stream for rock protection around bridge abutments. NOTE: to be read in conjunction with RM185082 (subdivision), RM165261 (subdivision stage 5) and RM185178 (bridge) : Decision Notified 31/01/19 (Found on related property: 1965000236)
22/02/19	RESOURCE CONSENT 185177 : Discharge Permit to authorise the discharge of stormwater from a detention pond to Orphanage Stream : Decision Notified 31/01/19 (Found on related property: 1965000236)
22/02/19	RESOURCE CONSENT 185178 : Land Use consent for structures (bridge, and rock protection to protect bridge abutments) within the Open Space and Recreation Zone, Riparian and Flood Path Overlays. : Decision Notified 31/01/19 (Found on related property: 1965000236)
3/08/18	RESOURCE CONSENT 185038V1 : Change of conditions 1 and 2 and insert Conditions 12a and 12b of resource consent RM185038 to amend the requirements for water measurement and to require any consequential repairs from identified leakages. : Decision Notified 13/07/18 (Found on related property: 1965000236)
30/05/18	RESOURCE CONSENT 185038 : Water Permit to take and use water from Poorman Valley Stream for construction purposes, domestic use including swimming pool, bowling green irrigation and stock watering. : Variation Decision Notified 13/07/18 (Found on related property: 1965000236)
30/05/18	RESOURCE CONSENT 185138 : Water Permit to authorise a weir structure in Poorman Valley Stream. This consent should be read in conjunction with RM185038 : Decision Notified 9/05/18 (Found on related property: 1965000236)
28/09/17	RESOURCE CONSENT 075165X1 : Extension of time to resource consent RM075165 as amended by RM075165V1 and RM075165V2 : Decision Notified 7/09/17 (Found on related property: X1963092200)
22/08/17	RESOURCE CONSENT 165080V2 : Change to conditions 1 and 5 of resource

consent RM165080V1 and the inclusion of 3 new conditions to incorporate an additional area within the site to undertake construction associated with a stormwater detention pond and access tracks NOTE: This consent to be read in conjunction with RM165261 : Variation Decision Notified 1/02/19
(Found on related property: 1947036526)

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- 22/08/17 RESOURCE CONSENT 165261 : 33 lot subdivision of Lot 101 DP 493128, being stage 5 and 5b of the Solitaire Investments Ltd subdivision, including roads to vest. NOTE: This consent should be read in conjunction with RM165080V2, RM175211 & RM175244 : Section 224 Issued 25/03/19
(Found on related property: 1965000236)
-
- 22/08/17 RESOURCE CONSENT 175211 : Earthworks within Schedule Site U to form a stormwater detention pond. NOTE: This consent to be read in conjunction with RM165261 & RM165080V2 : Decision Notified 1/08/17
(Found on related property: 1965000236)
-
- 22/08/17 RESOURCE CONSENT 175244 : Land use consent to allow 33% site coverage on 4 lots (being proposed lots 10, 18, 22 & 29 RM165261) within Stage 5 of the Solitaire Investment Ltd subdivision NOTE: This consent to be read in conjunction with RM165261 : Variation Decision Notified 1/02/19
(Found on related property: 1965000236)
-
- 23/06/17 RESOURCE CONSENT 145262 : Subdivision of Lot 33 DP 436492 to create 56 residential lots NOTE: To be read in conjunction with RM145265(earthworks) and RM165052(freshwater) : Variation Decision Notified 14/05/19
(Found on related property: 1947036521)
-
- 23/06/17 RESOURCE CONSENT 145265 : Earthworks associated with a subdivision RM145262 creating 56 residential lots NOTE: To be read in conjunction with RM145262 (subdivision) and RM165052 (freshwater) : Variation Decision Notified 14/05/19
(Found on related property: 1947036521)
-
- 23/06/17 RESOURCE CONSENT 165052 : River bed disturbance to pipe a waterway in association with subdivision NOTE: To be read in conjunction with RM145262 (subdivision) and RM145265 (earthworks) : Decision Notified 1/06/17
(Found on related property: X1947036521)
-
- 11/01/17 RESOURCE CONSENT 165080V1 : Variation to conditions 1, 3, 10 and 15 of resource consent RM165080 to extend the scope of the Earthworks to include an additional area within the site to accommodate up to 30,000m³ of clean fill material. : Decision Notified 29/11/16
(Found on related property: 1947036526)
-
- 20/06/16 RESOURCE CONSENT 165129 : Retrospective consent for the replacement of a culvert in a tributary of Poorman Valley Stream : Decision Notified 27/05/16
(Found on related property: 1947036526)
-
- 11/05/16 RESOURCE CONSENT 165080 : Earthworks in relation to future residential subdivision : Variation Decision Notified 29/11/16
(Found on related property: 1947036526)
-
- 22/01/16 RESOURCE CONSENT 155170 : Disturbance and excavation of the bed and

banks, vegetation removal, and placement of weir structures for the construction of gravel traps and ongoing removal of bed material from the beds of Poorman Valley Stream and Orphanage Stream : Decision Notified 11/12/15
(Found on related property: 1963092033)

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- 22/01/16 RESOURCE CONSENT 155171 : To temporarily divert water associated with the construction of gravel traps (and associated removal of gravel) in the beds of Poormans Valley Stream and Orphanage Stream. : Decision Notified 11/12/15
(Found on related property: 1963092033)
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- 22/01/16 RESOURCE CONSENT 155209 : Consent sought under the National Environmental Standards for Assessing and Managing Contaminants in soil to Protect Human Health in relation to the disturbance and excavation of the bed and banks in the beds of Poormans Valley Stream and Orphanage Stream. : Decision Notified 11/12/15
(Found on related property: 1963092033)
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- 4/12/15 RESOURCE CONSENT 155349 : Discharge permit to discharge to air from outdoor burning of vegetation and untreated wood waste : Decision Notified 13/11/15
(Found on related property: 1947036526)
-
- 5/11/15 RESOURCE CONSENT 155238 : Disturbance of riverbed to install a section of sewer piping under Poorman Valley Stream and connect to the existing sewer line in Marsden Valley Road : Decision Notified 14/10/15
(Found on related property: 1947036526)
-
- 5/11/15 RESOURCE CONSENT 155300 : Water permit to temporarily divert Poorman Valley Stream in connection with installing a section of sewer pipe to be trenched under the stream : Decision Notified 14/10/15
(Found on related property: 1947036526)
-
- 1/09/15 RESOURCE CONSENT 145040V1 : Variation to condition 18 of RM145040 to change the hours of operation. : Decision Notified 11/08/15
(Found on related property: X1947036521)
-
- 29/01/15 RESOURCE CONSENT 145039 : 33 lot subdivision : Section 224 Issued 25/01/17
(Found on related property: 1947036521)
-
- 29/01/15 RESOURCE CONSENT 145039A : Soil disturbance and subdivision change of use requiring resource consent under the NES for Assessing and Managing Contaminants in Soil to protect Human Health 2011 : Decision Notified 18/12/14
(Found on related property: 1947036521)
-
- 29/01/15 RESOURCE CONSENT 145040 : Earthworks to create road and building platforms for an associated subdivision of 33 residential lots and roads and utility reserves to vest : Decision Notified 18/12/14
(Found on related property: 1947036521)
-
- 17/02/14 RESOURCE CONSENT 135302 : Subdivide Lot 8 DP 444563 into two lots and effect boundary adjustments by amalgamating various parcels of land located within the Ngawhatu Valley. : Section 224 Issued 14/02/14
(Found on related property: 1947036521)
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- 18/02/13 RESOURCE CONSENT 125323 : To carry out earthworks to reinstate damage

from Dec 2011 storm event : Decision Notified 24/01/13
(Found on related property: 1947036521)

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|----------|--|
| 24/11/11 | RESOURCE CONSENT 105331V1 : Cancellation of Conditions 6 and 8 of RM105331 : Decision Notified 3/11/11
(Found on related property: X1947036508) |
| 28/04/11 | RESOURCE CONSENT 105331 : 5-lot subdivision : Section 224 Issued 29/11/11
(Found on related property: 1947036520) |
| 12/04/11 | RESOURCE CONSENT 105225 : Erect dwellings outside of the 20m radial setback from high voltage transmission lines : Decision Notified 22/03/11
(Found on related property: 1947036508) |
| 16/04/10 | RESOURCE CONSENT 075165V1 : Change to condition 36 of RM075165 - Montebello Subdivision : Decision Notified 24/03/10
(Found on related property: 1963092300) |
| 4/05/09 | RESOURCE CONSENT 085384 : 4 lot Subdivision : Lapsed 27/01/17
(Found on related property: 1947036501) |
| 4/05/09 | RESOURCE CONSENT 085385 : To undertake earthworks to form building platforms, hazards management and right of way construction : Lapsed 9/04/14
(Found on related property: 1947036501) |
| 4/05/09 | RESOURCE CONSENT 085386 : Discharge stormwater into Orphanage Creek : Lapsed 15/10/15
(Found on related property: 1947036501) |
| 27/05/08 | RESOURCE CONSENT 085078 : To establish and operate a quarry to provide material for subdivision construction and development with the controlled discharge of stormwater to Orphanage Creek : Decision Notified 6/05/08
(Found on related property: 1947036501) |
| 27/09/07 | RESOURCE CONSENT 075165 : Staged 42 lot subdivision with associated Land Use, Earthworks and Discharge consent. Montebello Subdivision : Letter Sent 8/08/12
(Found on related property: X1963092200) |
| 4/09/07 | RESOURCE CONSENT 065317 : Staged 30 lot subdivision with associated Land Use, Earthworks, Watercourse Disturbance & Stormwater Discharge. : Section 224 Issued 1/04/11
(Found on related property: 1947036508) |
| 21/05/04 | RESOURCE CONSENT 035542 : Construct a bridge across Poormans Valley Stream : Decision Notified 30/04/04
(Found on related property: 1947036501) |
| 14/03/03 | RESOURCE CONSENT 025548 : 6 lots : Section 224 Issued 29/01/04
(Found on related property: X1947036501B) |
| 29/08/01 | RESOURCE CONSENT 015232 : Extension of cemetery to provide space for future burial sites (Receiving water: Poormans tributary) : Decision Notified 8/08/01
(Found on related property: 1947036800) |
| 15/10/97 | RESOURCE CONSENT 975464 : boundary adjustment & amalgamation : Section |

224 Issued 10/12/97

(Found on related property: 1947036501A)

13/06/97 RESOURCE CONSENT 975233 : Upgrade existing culvet crossing through Poormans Valley Stream : Decision Notified 22/05/97
(Found on related property: 1947036501B)

23/07/96 RESOURCE CONSENT 950624 : SUBDIVIDE 340HA,2.5HA & BALANCE AMALGAMATED WITH PT CEMETERY : Section 224 Issued 7/04/97
(Found on related property: 1947036501A)

16/08/95 RESOURCE CONSENT 950369 : FILL ERODED STREAM BANK AREAS & FACE WITH STONE RIP-RAP : Consent Effective 17/08/95
(Found on related property: 1947036800)

28/06/95 RESOURCE CONSENT 950263 : ACCESS TRACKING - LOGGING. HARVEST 3 HECTARES. : Consent Effective 29/06/95
(Found on related property: 1947036501A)

19/01/95 RESOURCE CONSENT 940607 : FORM ACCESS TRACK : Consent Effective 20/01/95
(Found on related property: 1947036501A)

22/04/94 RESOURCE CONSENT 940100 : OPERATE RIDING FOR THE DISABLED AT NGAWHATU : Consent Effective 26/04/94
(Found on related property:)

28/03/94 RESOURCE CONSENT 940091 : CLEAR SCRUB BY ROLLER CRUSHING AND BURNING, ROAD AND TRACK FORMATION AND REPLANTING P. RADIATA : Consent Effective 29/03/94
(Found on related property: 1947036501B)

27/05/93 RESOURCE CONSENT 930154 : LOG 5.0 HA OF RADIATA PINE : Consent Effective 27/05/93
(Found on related property: 1947036501B)

RESOURCE CONSENT 045108 : Install Septech Turbojet 2000 sewage treatment system to replace inadequate existing system : Withdrawn 11/09/14
(Found on related property: 1947036800)

RESOURCE CONSENT 105332 : On-site disposal of domestic waste water, associated with new dwelling on Lot 5 : Withdrawn 2/03/11
(Found on related property: 1947036520)

RESOURCE CONSENT 145039V1 : Variation to condition 44 of RM145039 in relation to the timing of the planting schedule : Withdrawn 18/04/17
(Found on related property: X1947036521)

RESOURCE CONSENT 145262V1 : Variation of subdivision consent RM145262 to increase the number of allotments from 56 to 64 : Withdrawn 27/08/18
(Found on related property: X1947036521)

RESOURCE CONSENT 175140 : Blanket increase in site coverage to 35% for lots associated with RM165261; and earthworks within Schedule Site U and E : Incomplete - Rejected Under section 88 27/04/17
(Found on related property: 1965000236)

RESOURCE CONSENT 175202 : Blanket increase in site coverage to 33% for lots associated with RM165261 : Incomplete - Rejected Under section 88 19/06/17
(Found on related property: 1965000236)

RESOURCE CONSENT 195078 : Discharge Permit to discharge contaminants to Orphanage Stream : Withdrawn 2/07/20
(Found on related property: 1965000236)

RESOURCE CONSENT 195215 : To construct a new dwelling on Lot 53 Huntaway Ridge over site coverage within a Lower Density Zone : Incomplete - Rejected Under section 88 26/09/19
(Found on related property: 1965000257)

RESOURCE CONSENT 205029 : To undertake bulk earthworks including creation of building platforms, rights of way and services installation. : Withdrawn 30/09/20
(Found on related property: 1965000257)

Building

20/10/20 BUILDING CONSENT 200539 : Dwelling : CODE COMPLIANCE CERT ISSUED 21/10/21

19/11/15 BUILDING CONSENT 150620 : Bridge alterations : Code Compliance Certificate issued 14/06/16
(Found on related property: 1947036526)

21/10/14 CERTIFICATE OF ACCEPTANCE CA0294 : Bridge construction : Certificate of Acceptance Granted 21/10/14
(Found on related property: 1947036521)

22/08/08 BUILDING CONSENT 080481 : New building for Cemetery Staff Office plus Public Toilets : Code Compliance Certificate issued 14/04/09
(Found on related property: 1947036800)

14/05/08 BUILDING CONSENT 080460 : Remove Existing Dwelling and Garage : Code Compliance Certificate issued 24/12/08
(Found on related property: 1947036800)

BUILDING CONSENT 040217 : Replace septic tank with Septic Turbojet 2000 system : CANCELLED 26/04/10
(Found on related property: 1947036800)

16/05/03 BUILDING CONSENT 030509 : Extend soil bin : Code Compliance Certificate issued 20/11/09
(Found on related property: 1947036800)

25/01/96 BUILDING CONSENT 951329 : ERECT BRIDGE : Code Compliance Certificate issued 28/08/96
(Found on related property: 1947036501A)

29/06/89 BUILDING PERMIT G029323 EXTEND COVERED STOCK YARDS : APPROVED
(Found on related property: X1947036501B)

8/03/89 BUILDING PERMIT 058075 LOWER SHEARING SHED FLOOR : APPROVED
(Found on related property: X1947036501B)

- 18/02/87 BUILDING PERMIT 012476 ERECT DWELLING : APPROVED FILE AT MARSDEN VLY RD
(Found on related property: X1947036501B)
-
- 13/02/87 BUILDING PERMIT 012463 ERECT GARAGE : APPROVED FILE AT MARSDEN VLY RD
(Found on related property: X1947036501B)
-
- PIM APPLICATION 150620T : Bridge alterations : Territorial Planning Check Completed 17/11/15
(Found on related property: 1947036526)
-
- PIM APPLICATION 160690T : Dwelling : Territorial Planning Check Completed 10/05/17
(Found on related property: 1947036526)
-
- PIM APPLICATION 200040T : Dwelling : Territorial Planning Check Completed 17/04/20
(Found on related property: 1965000257)
-
- PIM APPLICATION 200077T : Dwelling : Status note: 1/05/20
(Found on related property: 1965000257)
-
- PIM APPLICATION 200087T : Dwelling : Territorial Planning Check Completed 31/03/20
(Found on related property: 1965000257)
-
- PIM APPLICATION 200131T : Dwelling : Territorial Planning Check Completed 20/04/20
(Found on related property: 1965000257)
-
- PIM APPLICATION 200137T : Dwelling & retaining wall : Status note: 22/07/20
(Found on related property: 1965000257)
-
- PIM APPLICATION 200169T : Dwelling : Status note: 19/05/20
(Found on related property: 1965000257)
-
- PIM APPLICATION 200539T : Dwelling : Status note: 29/10/20

Licences

- 1/07/03 Dangerous Goods DG105 : 1/07/03
(Found on related property: 1947036800)
-
- 15/08/02 ENVIRONMENTAL HEALTH NOTES DANGEROUS GOODS INSPECTION
Underground Fuel Tank - Ngawhatu
(Found on related property: X1947036501)

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

23/06/22 SERVICE REQUEST 2224317 : Park Maintenance
(Found on related property: 1947036800)

7/01/22 SERVICE REQUEST 2200560 : Cemetery Enquiry
(Found on related property: 1947036800)

30/12/21 SERVICE REQUEST 2154529 : Vegetation Pruning for Visibility
(Found on related property: 1947036800)

29/12/21 SERVICE REQUEST 2154432 : Park Maintenance
(Found on related property: 1947036800)

14/11/21 SERVICE REQUEST 2148377 : Park Maintenance
(Found on related property: 1947036800)

27/09/18 LIM APPLICATION L180456L180456 : LAND INFORMATION MEMORANDUM
(Found on related property: 1965000236)

29/09/17 LIM APPLICATION L170502L170502 : LAND INFORMATION MEMORANDUM
(Found on related property: 1965000236)

COUNCIL PROPERTY 00288 Marsden Valley Cemetery
(Found on related property: 1947036800)

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Conditions Report



View All Conditions (<https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0800" OR Filename:"Property Condition C1402" OR Filename:"Property Condition C1835">)

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
8070440	23 Huntaway Close, Nelson	C0800	Restricted Development	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0800")
8070440	23 Huntaway Close, Nelson	C1402	Air Plan	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402")
8070440	23 Huntaway Close, Nelson	C1835	Geotechnical Report	Y	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1835")

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

Condition No	C1835
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Condition to be Created Amended Removed

Address	22-52 Huntaway Close (Huntaway Ridge – Stage 6)
Legal Description	Lots 53, 67– 77, 79-92
Property Owner or Subdivider	Solitaire
Diagram included	Yes
Engineering Plan No	NA
Resource Consent No	RM185082V1
Reason for Condition	As a result of subdivision

Date condition created	17Apr2020
Condition recommended by (Name & Role) <i>Any staff member</i>	Lynda Greer, Administrator Resource Consents
Condition authorised by (Name & Role) <i>Team Leader or Manager</i>	Adrian Ramage, Team Leader, Resource Consents

Date created / amended / removed in GIS	26 May 2020
Created by Name & Role	Ian Tyler – GIS Analyst

Condition
<ol style="list-style-type: none"> 1. Foundations for all buildings shall extend through topsoil, and, where present, weak soils and be founded on “Good Ground” as defined by NZS3604:2011. 2. The NZS 3604:2011 areas comprise natural, cut and filled ground, which is suitable for shallow foundations constructed in accordance with NZS 3604:2011 – Timber Framed Buildings. Foundations for all buildings not meeting NZS 3604:2011 or requiring an ultimate bearing capacity greater than 300 kPa shall be specifically investigated and designed by a Chartered Professional Engineer experienced in foundation design. Site testing as prescribed

in NZS 3604:2011, shall be undertaken by either the Building Designer, Foundation Engineer or Builder.

3. For the NZS 3604:2011 areas within Lots 69, 70, 74, 79, 80, 81, 86, 87 and 88 specific attention shall be given to verify the presence of natural or cut ground and fill interfaces where the interfaces may occur under or in close proximity to the founding depth of building foundations. Provision may be required to locally deepen foundations in accordance with NZS 3604:2011 if weak ground is encountered at the interface.
4. All stormwater from roofs, hardstanding or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds, shall be collected and discharged in a controlled manner to the Nelson City Council stormwater system.
5. Sloping areas shall be maintained in a vegetation cover or other surface cover that enhances slope stability and minimises erosion.
6. The NZS 4431:1989 certified fill areas shown on Tonkin & Taylor Ltd's Drawing 870412.5003-20 Rev S titled 'Earthworks Cut and Fill Plan' dated January 2020, have been generally placed in compliance with NZS 4431:1989 "Earthfill for Residential Development".
7. Confirmatory soil testing shall be undertaken as specified in NZS: 3604:2011, and particularly where the fill is less than 1.0 m in depth, as shown on Davis Ogilvie Ltd's As-built plan, and where foundations will be taken down to found within 1 m of the cut/fill interface.
8. Development proposed on any fill areas shall be subject to the Conclusions and Recommendations outlined in Tonkin & Taylor Ltd's report titled 'Earthworks and Building Site Suitability Report, Quail Rise Subdivision – Stage 6' dated January 2020, T+T Ref. 870412.5003.
9. Localised areas of non-confirming fill may be present, particularly on the margins of filled areas, and in the vicinity of the fill interface with cut or natural ground. Any fence on Lots 67 -77 & 79 - 82 DP 534671 located within L5m of the boundary with the reserve and/or pedestrian access shall:
 - a. Not exceed L2m in height; or
 - b. Not exceed L8m in height and is 50% visually permeable for its entire length and height; and
 - c. In all cases, where board or paling fences are constructed, the structural posts and railings shall not face the reserve or walkway.The costs associated with the construction of any fence on those lots that share a boundary with the reserve and/or pedestrian access (Lots 67 – 77 & 79 - 82 DP 534671) shall be met by the owners of those lots, and not the Nelson City Council.
10. Buildings should be within the areas designated as *Generally Suitable for Development in Accordance with NZS 3604 (NZS 3604:2011)* and/or *Area requiring Specific Investigation and Design (SID)* as shown on Tonkin and Taylor Ltd drawing 870412.5003-22 Rev 5, titled "Building Site Suitability Plan", dated November 2019.

11. Earthworks or building is not recommended within the area designated *Restricted Building Area (RBA)* shown on Tonkin & Taylor Drawing 870412.5003.22 Rev S, titles "Building Site Suitability Plan" dated November 2019. However, development is not precluded and these areas may be able to be developed if slope instability and/or other ground improvement mitigation measures are constructed in conjunction with any development. These works should be investigated and designed by a Chartered Professional Engineer practising in geotechnical engineering or an experienced Engineering Geologist.
12. Within the *Area Requiring Specific Investigation and Design*, foundations should be investigated by a Chartered Professional Engineer practising in geotechnical engineering or an Engineering Geologist. Foundations should be designed, and the construction inspected by a Chartered Professional Engineer practising in civil engineering experienced in foundation design. Specific attention should be given to verify the presence of natural or cut ground and fill boundaries where they are shown to be under or in close proximity to the founding depth of building foundations. On ground sloping at or steeper than 2.5H (horizontal):1V (vertical) design foundations to resist lateral loads imposed by shallow movement of surface soils.
13. In the *NZS 3604:2011* Area all temporary and permanent cuts exceeding 1.2m in height, including cuts to be retained, should be specifically investigated by a Chartered Professional Engineer practising in geotechnical engineering or an Engineering Geologist. Retaining walls greater than 1.2m in height in the NZS 3604 Area should be specifically investigated by a Chartered Professional Engineer practising in geotechnical engineering.
14. Within the *Area Requiring Specific Investigation and Design* all temporary or permanent cuts greater than 0.8m in height, including cuts to be retained, should be specifically investigated by a Chartered Professional Engineer practising in geotechnical engineering or an experienced Engineering Geologist.
15. In the *Area Requiring Specific Investigation and Design*, retaining walls greater than 0.8m in height should be specifically investigated and designed by a Chartered Professional Engineer practising in geotechnical engineering. Retaining walls should be constructed under the instruction of a Chartered Professional Engineer practising in civil or geotechnical engineering. All walls should be adequately drained.
16. Fill greater than 0.8m thick, and all fill proposed to be beneath structures (including hardstanding areas), should meet the requirements of NZS 4431:1989 – Code of Practice for Earthfill for Residential Development, and should include adequate stripping, benching, and underdrainage. All fills within the Specific Investigation and Design Area greater than 1.0m thickness should be investigated and designed by a Chartered Professional Engineer practising in geotechnical engineering or by an experienced Engineering Geologist. The Engineer should consider the effect of the earthworks on global stability, ie. the effect of the works on the stability of the lot and on the stability of adjacent lots. No unretained fill

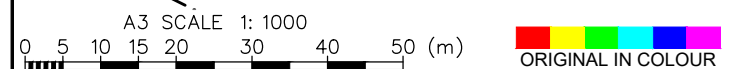
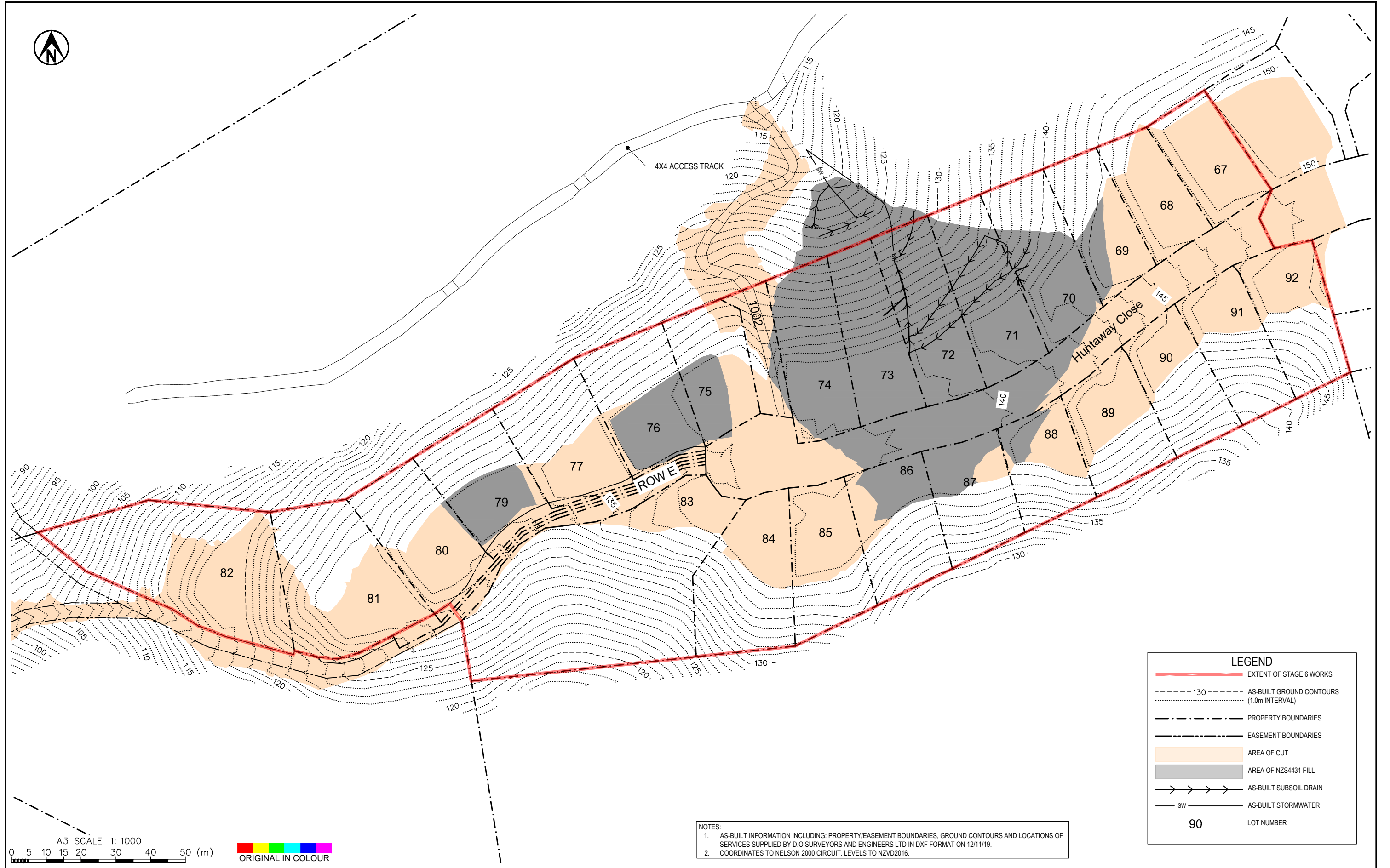
should be placed on ground sloping greater than 2.5H:1V.

LOTS 70 – 73 ONLY

17. Earthworks and foundations should be designed and constructed so that they do not compromise the integrity of existing subsoil drains present on Lots 70, 71, 72 & 73 DP 534671 as shown on DO Drawing titles “Depths of Cut and Fill Plan” (Project Number: 37706, Sheets 1-2). Lot owners should not undertake any activity that causes obstruction or blockage or in any way compromises the integrity of the drains. In the event that a subsoil drain is damaged it should be repaired or replaced under the direction of a Chartered Professional Engineer practising in geotechnical engineering.

LOT 82 ONLY

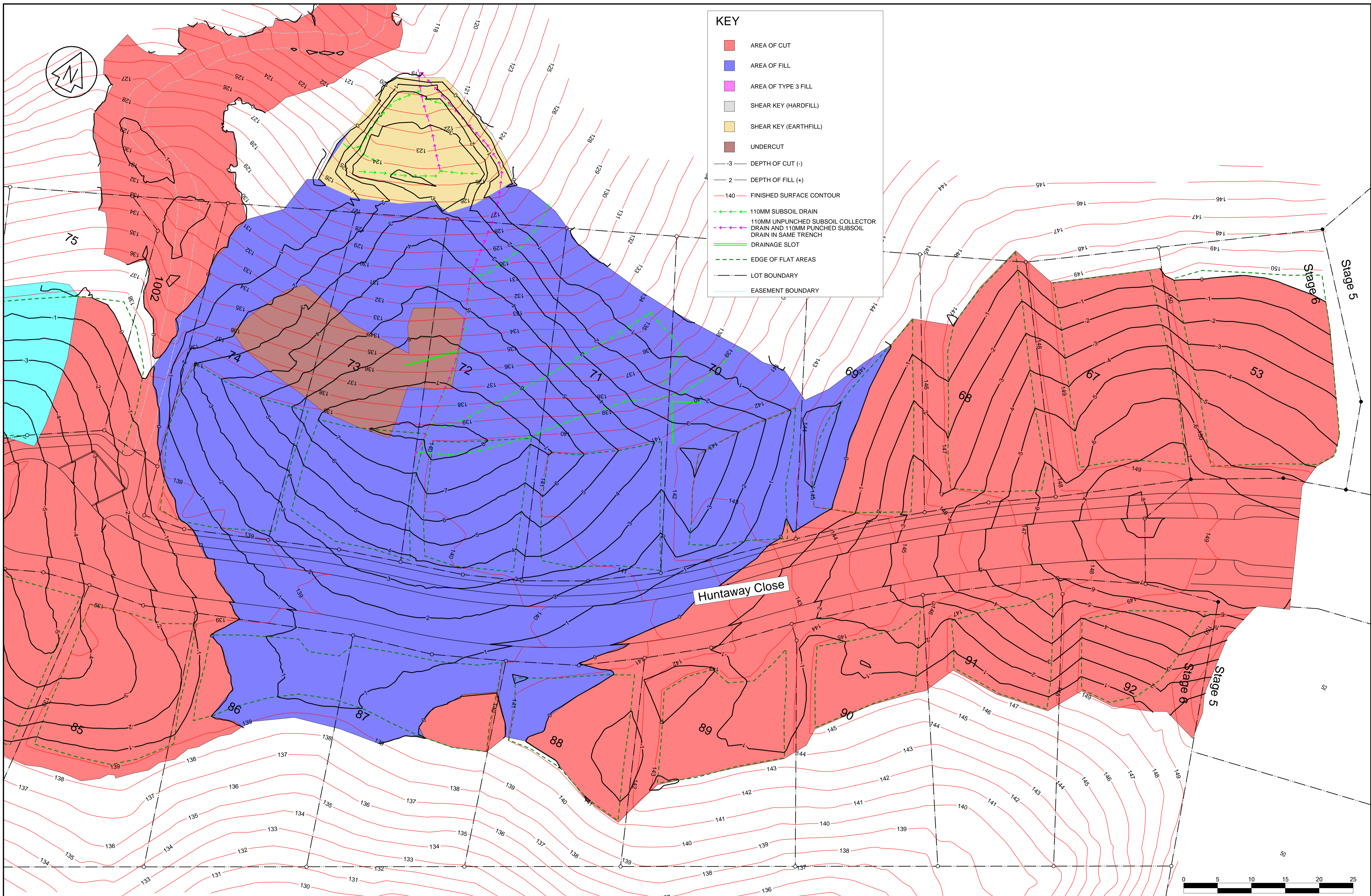
18. The owner of Lot 82 DP 534671 shall be responsible, within their own property, for maintaining the rock-lined open swale drain contained within areas SY and TA DP 534671 and ensure the drain is free of obstructions.



NOTES:
 1. AS-BUILT INFORMATION INCLUDING: PROPERTY/EASEMENT BOUNDARIES, GROUND CONTOURS AND LOCATIONS OF SERVICES SUPPLIED BY D.O SURVEYORS AND ENGINEERS LTD IN DXF FORMAT ON 12/11/19.
 2. COORDINATES TO NELSON 2000 CIRCUIT. LEVELS TO NZVD2016.

LEGEND	
	EXTENT OF STAGE 6 WORKS
	AS-BUILT GROUND CONTOURS (1.0m INTERVAL)
	PROPERTY BOUNDARIES
	EASEMENT BOUNDARIES
	AREA OF CUT
	AREA OF NZS4431 FILL
	AS-BUILT SUBSOIL DRAIN
	AS-BUILT STORMWATER
90	LOT NUMBER

<p>Exceptional thinking together www.tonkintaylor.co.nz</p>	<table border="1"> <tr> <td>S</td> <td>AS-BUILT ISSUE</td> <td>DJAA</td> <td>MGM</td> <td>Jan.20</td> </tr> <tr> <td>REV</td> <td>DESCRIPTION</td> <td>CAD</td> <td>CHK</td> <td>DATE</td> </tr> </table>	S	AS-BUILT ISSUE	DJAA	MGM	Jan.20	REV	DESCRIPTION	CAD	CHK	DATE	<table border="1"> <tr> <td>DESIGNED</td> <td>DJAA</td> <td>Jan.20</td> <td rowspan="4">DRAWING STATUS</td> </tr> <tr> <td>DRAWN</td> <td>DJAA</td> <td>Jan.20</td> </tr> <tr> <td>DESIGN CHECKED</td> <td>MPD</td> <td>Jan.20</td> </tr> <tr> <td>DRAWING CHECKED</td> <td>MGM</td> <td>Jan.20</td> </tr> <tr> <td colspan="3">AS-BUILT</td> <td>AS-BUILT ISSUE</td> </tr> </table>	DESIGNED	DJAA	Jan.20	DRAWING STATUS	DRAWN	DJAA	Jan.20	DESIGN CHECKED	MPD	Jan.20	DRAWING CHECKED	MGM	Jan.20	AS-BUILT			AS-BUILT ISSUE	<table border="1"> <tr> <td>CLIENT</td> <td>SOLITAIRE INVESTMENTS LTD</td> </tr> <tr> <td>PROJECT</td> <td>QUAIL RISE SUBDIVISION, STAGE 6, NELSON</td> </tr> <tr> <td>TITLE</td> <td>AS-BUILT SITE PLANS EARTHWORKS CUT AND FILL PLAN</td> </tr> <tr> <td>SCALE (A3)</td> <td>1:1000</td> </tr> <tr> <td>DWG No.</td> <td>870412.5003-20</td> </tr> <tr> <td>REV</td> <td>S</td> </tr> </table>	CLIENT	SOLITAIRE INVESTMENTS LTD	PROJECT	QUAIL RISE SUBDIVISION, STAGE 6, NELSON	TITLE	AS-BUILT SITE PLANS EARTHWORKS CUT AND FILL PLAN	SCALE (A3)	1:1000	DWG No.	870412.5003-20	REV	S
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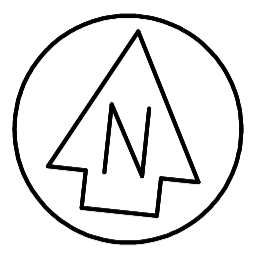
KEY

- AREA OF CUT
- AREA OF FILL
- AREA OF TYPE 3 FILL
- SHEAR KEY (HARDFILL)
- SHEAR KEY (EARTHFILL)
- UNDERCUT
- 3 DEPTH OF CUT (-)
- 2 DEPTH OF FILL (+)
- 140 FINISHED SURFACE CONTOUR
- 110MM SUBSOIL DRAIN
- 110MM UNPUNCHED SUBSOIL COLLECTOR DRAIN AND 110MM PUNCHED SUBSOIL DRAIN IN SAME TRENCH
- DRAINAGE SLOT
- EDGE OF FLAT AREAS
- LOT BOUNDARY
- EASEMENT BOUNDARY

RESOURCE CONSENT NO.:
RM 185082

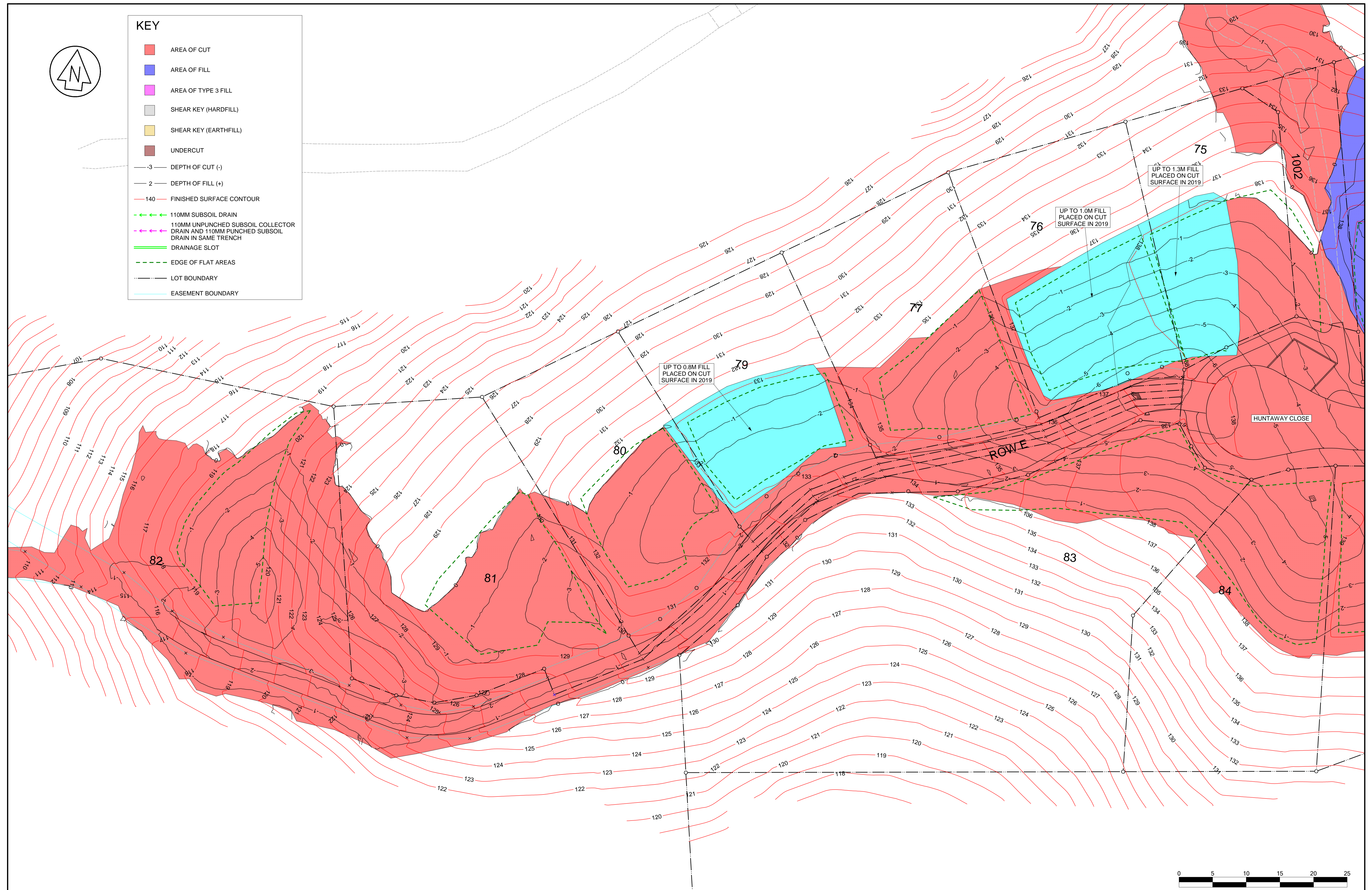
Depths of Cut and Fill Plan - 2016-2019
Solitaire Stage 6
Huntaway Close, Marsden Valley, Nelson

Revision:	Date:	Summary of Amendments:	Surveyed by: JAT	Scale @ A1:
A	03/10/19	Original drawing.	Date: 03/10/19	1:250
B	12/11/19	Added Main Fill Undercut	Drawn by: JAT	Sheet Number:
C	14/01/20	Lot 89-92 Boundary Amendment	Date: 03/10/19	1 OF 2
CAD File: Stage 6 Cut Fill - Stage 6 - Cut Fill Plan 1			Project Number:	37706



KEY

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			Project Number:	37706

CAD File:
Stage 6 - Cur Fill - Stage 6 - Cur Fill Plan 2