

General Property Information: 1962077806**Property**

Valuation No	1962077806
Location	3 Daelyn Drive, Nelson
Legal Description	Lot 6 DP 390103
Area (Hectares)	0.0641

Rates**Government Valuation**

Land	350,000
Improvements	520,000
Capital Value	870,000

Current Rates Year 2020 to 2021

Planning/Resource Management

24/03/10	RESOURCE CONSENT 105040 : Extension of time for showhome operation : Decision Notified 3/03/10
22/02/08	RESOURCE CONSENT 085018 : Variation to RM055666 - change to condition 46 : Decision Notified 31/01/08 (Found on related property: X1962077800)
17/12/07	RESOURCE CONSENT 075335 : Erect 13 show homes that do not comply with condition 46 of RM055666 : Variation 20/05/10 (Found on related property: 1962077800)
5/09/06	RESOURCE CONSENT 055666 : 77 lot subdivision & new road : Section 224 Issued 15/09/08 (Found on related property: 1962077835)
31/03/04	RESOURCE CONSENT 045006 : Boundary Adjustment : Section 224 Issued 30/06/04 (Found on related property: 1962078100)
16/09/03	RESOURCE CONSENT 035343 : Boundary Adjustment : Section 224 Issued 21/10/03

(Found on related property: 1962077900)

RESOURCE CONSENT 065448 : Burn apple trees : Withdrawn 29/11/06

(Found on related property: 1962077800)

RESOURCE CONSENT 075177 : Establish & operate 13 show homes with associated signage : Withdrawn
12/07/07

(Found on related property: 1962077800)

Building

7/05/08 BUILDING CONSENT 080225 : Erect Dwelling with I/A Garage : Code Compliance Certificate issued 22/12/09

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

Other

31/07/17 SERVICE REQUEST 1733200 : Dogs - Barking Dog
(Found on related property: X1962077800)

23/10/15 LIM APPLICATION L150595L150595 : LAND INFORMATION MEMORANDUM

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General Property Information

3 Daelyn Drive, Nelson

Created: 21 June 2021

**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.



Contents

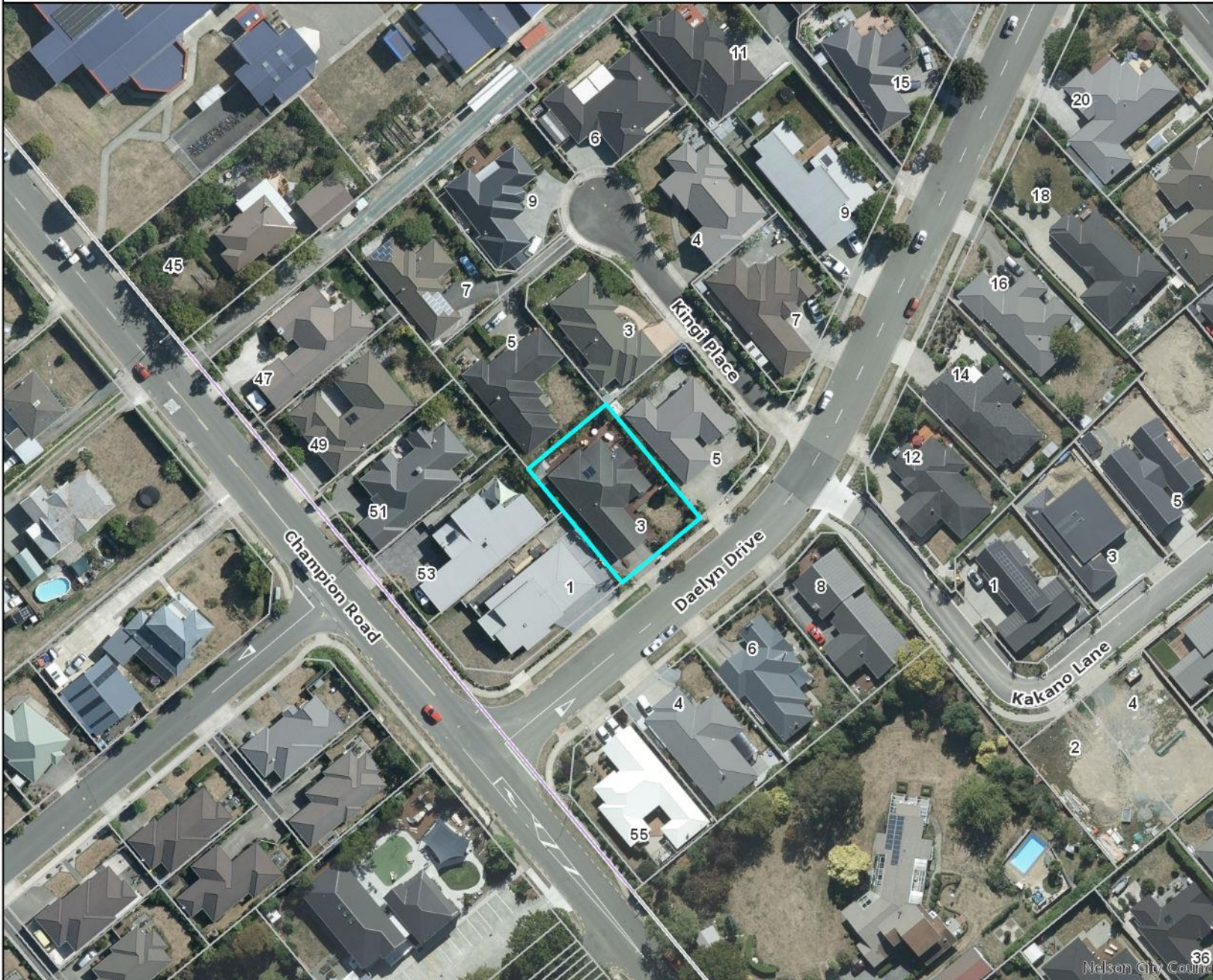
1. Nelson Resource Management Plan (NRMP)
Hazard Overlay Map
2. Non Nelson Resource Management Plan (NRMP)
Hazard Information Map
3. Hazard Study Information
4. Hazardous Activities and Industries List (HAIL) site
information brochure
5. Information about Property Files
6. General Property Information (GPI) Summary
7. Property Conditions



NRMP Hazard Overlay

3 Daelyn Drive, Nelson

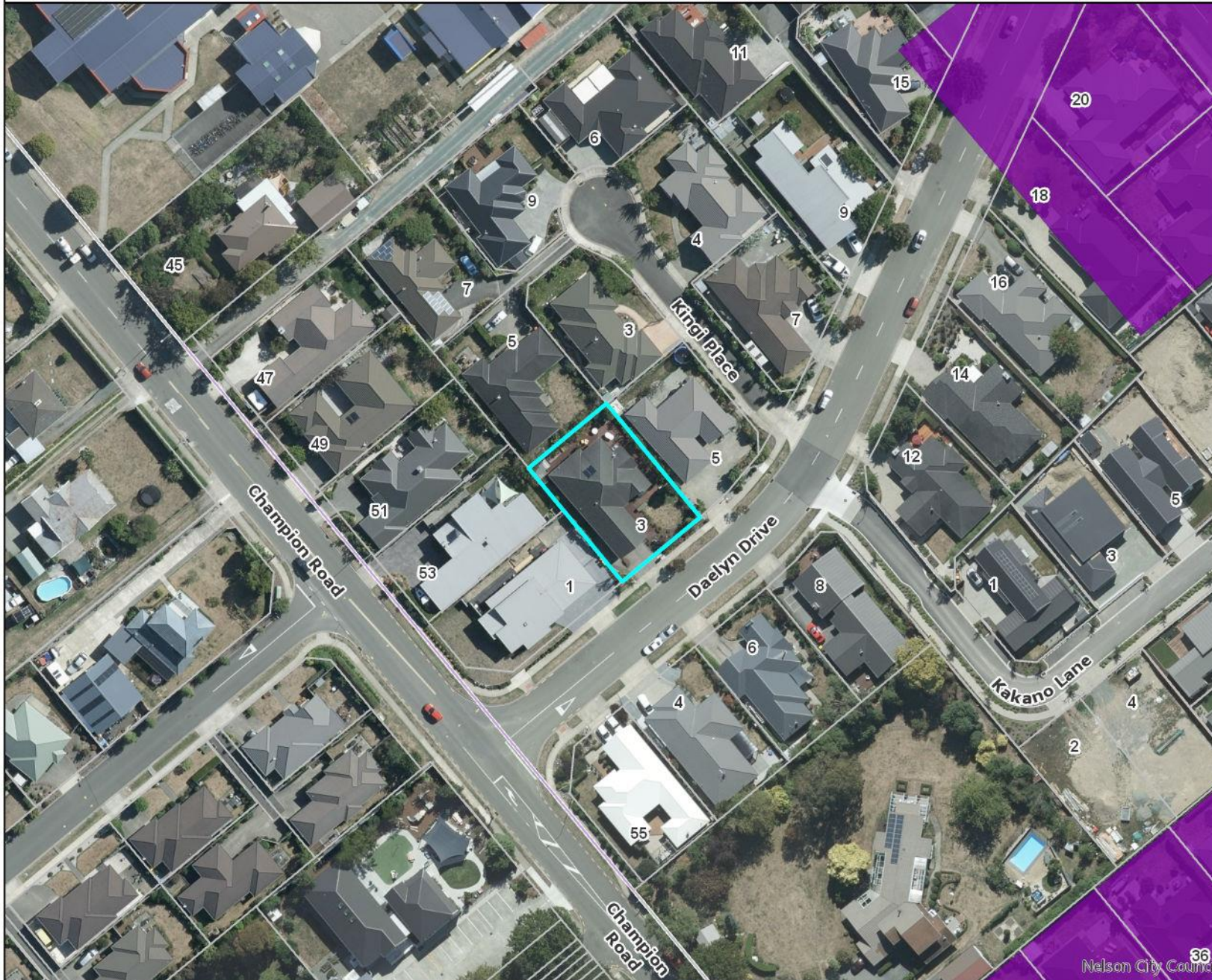
No information located




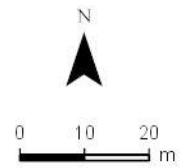
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Non NRMP Hazard Information

3 Daelyn Drive, Nelson



 Hazardous Activities (HAIL)



Created 21 June 2021

The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Nelson City Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty of any kind is given as to the accuracy or completeness of the information represented. Nelson City Council information is licensed under a Creative Commons Attribution 4.0 International License, and the use of any data or plan must be in accordance with the terms of that licence. For more information please contact us. Cadastral information derived from Land Information New Zealand. CROWN COPYRIGHT RESERVED.

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

Flooding is one of the region's best understood natural hazards. Local rivers are prone to flooding, especially when heavy rain coincides with a big tide. Flood areas are currently identified in the Nelson Resource Management Plan (NRMP), using information that was current at the time the plan was developed in the 1990s. Recently, Council has updated research and modelling to get a better understanding of the scale, nature and frequency of flooding. This research is useful for planning new subdivisions and buildings, or upgrading Council infrastructure with the aim of reducing the possibility of damage in flood prone areas.

In 2013, Council consulted with owners of land subject to potential flooding of the Matai River. Since then, Council has continued to work on better defining the potential for flood hazard across the region and now has models for all the major catchments, which includes: Orphanage, Orchard, Jenkins/Arapiki/Poorman Valley, Maitai/Brook/York, Oldham, Todd/Hillwood and Wakapuaka/Whangamoā. These models predict where flooding is likely to occur now, and in various scenarios out to the year 2100.

It is important to get an understanding of where flooding is predicted to occur in the future, as the effects of climate change mean that flooding is likely to become more frequent. As a coastal region, Nelson is also subject to the effects of sea level rise, which means that the severity of floods are likely to increase in those parts of the city that are subject to tide flows.

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.

A12970 66



H.A.I.L SITES

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**.



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.

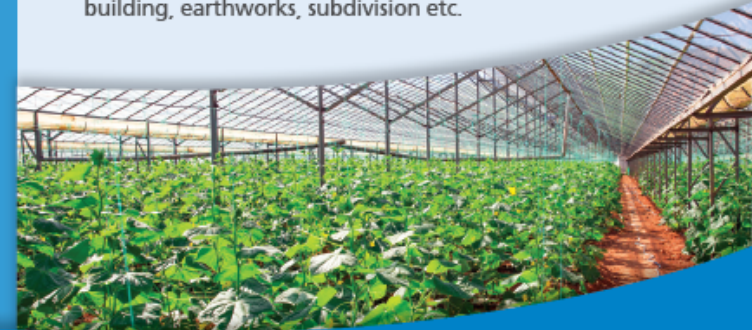
I am considering selling, buying a property or building on a HAIL site. What does that mean?

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.



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)

Conditions Report



View All Conditions (<https://gisreport.nelson.govt.nz/nmapreports/template/temp/bb335866-8e1f-4108-8777-68c339729d6f/ConditionReports.obr>)

LINZ ID	Address	Condition Number	Condition Description	Diagram	View Docs
6994261	3 Daelyn Drive, Nelson	C1389	Foundation Stability	Y	A357902 (http://tardis/A357902)
6994261	3 Daelyn Drive, Nelson	C1402	Air Plan	N	A358338 (http://tardis/A358338)

DATE: 12-Dec-07 CONDITION No: C1389

STREET ADDRESS: Daelyn Ave, Kingi Pl & Taranaki Pl

DIAGRAM: Yes

LEGAL DESCRIPTION Stage I

PROPERTY OWNER
or SUBDIVIDER: Wahanaga Ltd/Wakatu Inc

SCHEME PLAN No: RM055666

NCC PLAN No:

AUTHORITY: Mike Johnston

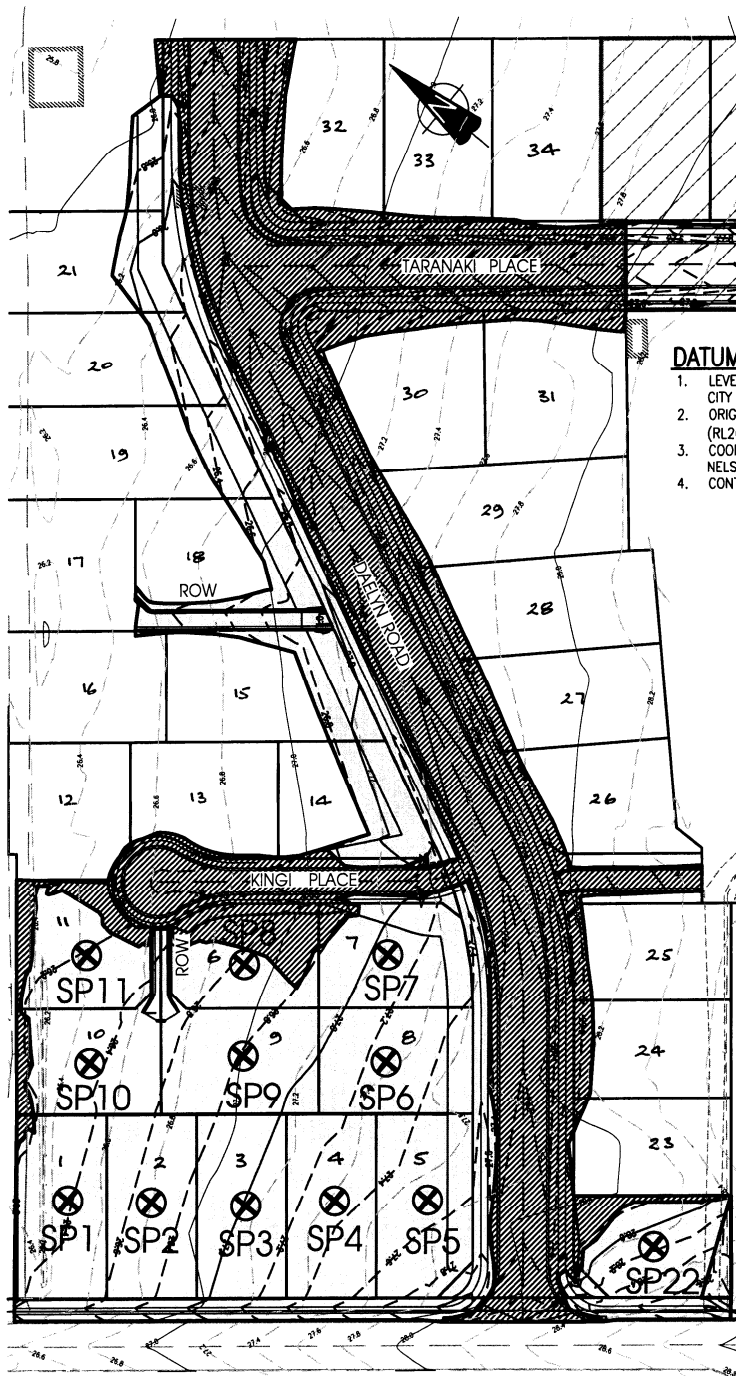
REASON FOR CONDITION:
(Abbreviated) Subdivision.

CONDITION:

1. All of the area within each lot has been certified by Truebridge Calendar Beach in *RM055666 – Moturoa Subdivision, Champion RD Stage 1 – Soils Report for Lots 1-34*, dated 13 September 2007, as geotechnically suitable for building on.
2. All foundations shall penetrate topsoil, subsoil and, where present, non-certified fill to found in competent natural ground or fill certified in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*.
3. Topsoil may be of variable thickness and, as a result of past agricultural activities or subdivision earthworks, patches of softer ground may be present. Beneath concrete ground slab foundations all topsoil must be completely removed and replaced by compacted hardfill.
4. Areas of certified fill underlie parts of the subdivision as approximately depicted on Truebridge Calendar Beach Plan 04045 AE01 Rev 1, dated October 2007, and to which lot numbers have been added by the Nelson City Council. Fill/natural or cut ground interfaces exist on a number of lots and should be allowed for during development of the relevant lots.
5. Ground for foundations complying with NZS 3604: 1989 – *Timber Framed Buildings* shall be tested in accordance with that code.
6. Foundations not meeting NZS 3604: 1989 shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering and experienced in foundation design.

7. All excavations and their backfilling shall be in a manner that minimises infiltration into the adjacent ground, particularly fill.
8. All fills supporting buildings, driveways and hardstanding areas shall be placed in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development*.
9. Lots shall be graded and/or appropriate drainage put in place to prevent detrimental ponding and to divert water away from foundation elements. Lot development generally shall not negatively alter surface drainage of adjacent properties.
10. All stormwater from roofs, hard standing or impermeable areas, overflows from ponds and pools shall be collected and discharged in a controlled manner to the Nelson City Council Stormwater System.

Truebridge Calendar Beach RM055666 – *Moturoa Subdivision, Champion RD Stage 1 – Soils Report for Lots 1-34*, dated 13 September 2007, relates to the general suitability of the lots. It does not remove the need for specific site investigation, design and inspection as required by the Building Code, NZS 3604: 1999 and NZS 4431: 1989.



AMENDMENTS		
ISSUE	DATE	REVISION
1	30/10/2007	ASBUILT

LEGEND	
	CUT
	FILL
	SCALA PENETROMETER TEST LOCATION
	EARTHWORKS CONTOURS
	EXISTING CONTOURS

DATUM:

- LEVELS ARE IN TERMS OF NELSON CITY COUNCIL DATUM MSL=12.07
- ORIGIN OF LEVELS SS288 S014384 (RL26.29)
- COORDINATES ARE IN TERMS OF NELSON LOCAL CIRCUIT, DATUM 2000
- CONTOUR INTERVAL IS 0.2m.

MOTUROA SUBDIVISION
 LOTS 1-77, 100-107 BEING
 PROPOSED SUBDIVISION OF
 LOT 1 DP 335875 & LOT 3 DP 5665

RM 055666
 Prepared for:

WAKATU INCORPORATION
 WAHANGA LIMITED

STAGE 1 EARTHWORKS
 CUT AND FILL EXTENTS
 SCALA TEST LOCATIONS

Molineux Project Management Ltd
 24 Tama Street
 Haurangi, Wellington
 Phone 04 924 0316
 Fax 04 924 1003
 Mobile 07 244 2976
 Email: mpm@paradise.net.nz

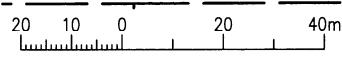
4 PEARWOODS AVE
 TORNSCHILLE
 PO BOX 13 142
 WELLINGTON 6140
 NEW ZEALAND
 100 012 100 012
 FAX 04-414 78 145
 TEL 04-414 78 0342

TRUEBRIDGE CALLENDER BEACH LTD
 SURVEYORS ENGINEERS AND PLANNERS RESOURCE MANAGERS

FIELDWORK		
DESIGNED		
DRAWN	J. Barnham	Oct 2007
APPROVED		

SCALE	1:500@A1	1:1000@A3
PROJECT/DRAWING No.	04045	AE01
(As original)		1

ASSET MANAGEMENT DIVISION	NCC PLAN No.
MANAGER/INSTRUCTOR/ASST	DATE
SHEET	OF



ASBUILT

Lot numbers added by NCC 21.11.07

Date Entered: 12-Dec-07

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