

General Property Information

6 Ben Bracken Place, Nelson

Created: 7 November 2025

**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.

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)
- Slip information



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NRMP Hazard Overlay

6 Ben Bracken Place, Nelson

Legend



Created 07 November 2025

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

<https://www.nelson.govt.nz/6environment/natural-hazards/fault-lines>

River Flooding

<https://www.nelson.govt.nz/6environment/natural-hazards/river-flooding>

Liquefaction

<https://www.nelson.govt.nz/6environment/natural-hazards/liquefaction>

HAIL Sites

<https://www.nelson.govt.nz/6environment/nelson-hail-sites>

Coastal Inundation

<https://www.nelson.govt.nz/6environment/natural-hazards/coastal-inundation>

Slope Instability

<https://www.nelson.govt.nz/6environment/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

<https://www.nelson.govt.nz/6environment/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 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 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)
- Slip information

Information regarding slip reports on a property can be obtained by purchasing a LIM.

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

General Property Information: 1975044325

Property

Valuation No	1975044325
Location	6 Ben Bracken Place, Nelson
Legal Description	LOT 24 DP 315710
Area (Hectares)	0.0547

Rates

Government Valuation

Land	385,000
Improvements	325,000
Capital Value	710,000

Current Rates Year 2025 to 2026

Planning/Resource Management

5/09/00	RESOURCE CONSENT 005179 : Create 39 residential lots,3 access lots,1 reserve lot & two new streets : Section 224 Issued 21/05/03 (Found on related property: 1975044301)
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Building

5/01/04	BUILDING CONSENT 031274 : Erect dwelling with internal garage : Code Compliance Certificate issued 26/01/05 (Found on related property: 1975044301)
9/05/03	BUILDING CONSENT 030371 : Erect new dwelling : Code Compliance Certificate issued by Certifier 8/03/04 (Found on related property: 1975044301)

Licences

30/01/2001	ENVIRONMENTAL HEALTH NOTES Flammable Vegetation Legal Notice Issued (Found on related property: 1975044301)
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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

Natural Hazards

No information located

Other

8/06/17 LIM APPLICATION L170317L170317 : LAND INFORMATION MEMORANDUM

Conditions Report



View All Conditions (<https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1082" OR Filename:"Property Condition C1010" OR Filename:"Property Condition C1401">)

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
6604677	6 Ben Bracken Place, Nelson	C1082	Restricted Area and Stability	Y	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1082")
6604677	6 Ben Bracken Place, Nelson	C1010	Access	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1010")
6604677	6 Ben Bracken Place, Nelson	C1401	Air Plan	N	Open in SharePoint (https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1401")

DATE: 20-Dec-02 CONDITION No: 1082

STREET ADDRESS: Lynwood Terrace

DIAGRAM: Yes

LEGAL DESCRIPTION Lots 7 - 13, 20 - 26 DP315710

PROPERTY OWNER
or SUBDIVIDER: Market Developments (Stage 3)

SCHEME PLAN No: RM005179

NCC PLAN No:

AUTHORITY: M Johnston

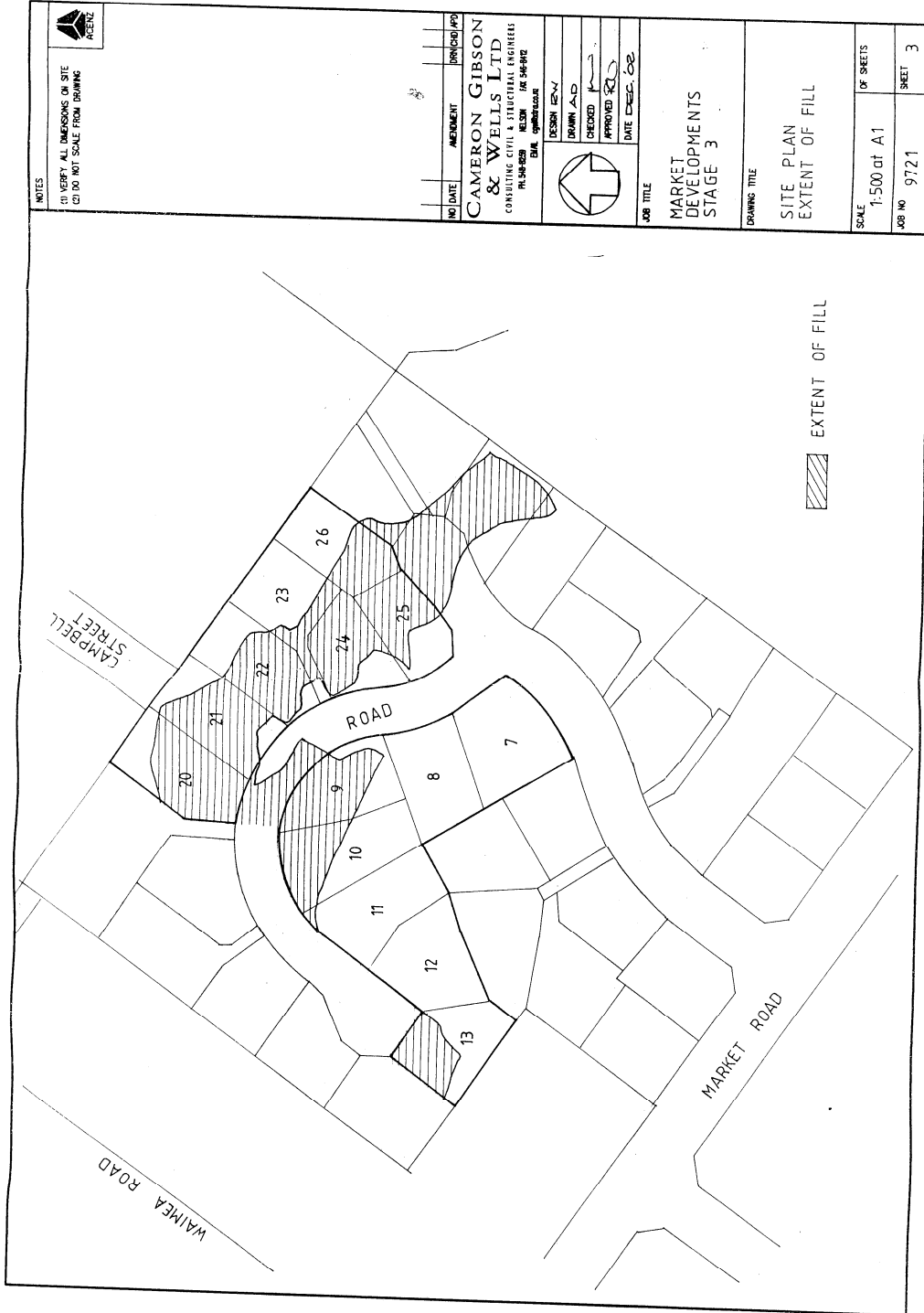
REASON FOR CONDITION:
(Abbreviated) Subdivision (Amended 28th January 2004)

CONDITION:

- 1) Except for the southeast of Lot 13 (See Golder Associates Plan 01645640/321 – Fig 1 Amended 16th April 2002). All of each lot has been certified by Golder Associates (NZ) Ltd as suitable for residential buildings. Development of the lots shall be in accordance with *Cameron Gibson & Wells Report on Subdivision Earthworks Market Developments Ltd RM005179 Lots 7 – 13 and 20 – 26* (ref. 9721-15 dated 5 December 2002) and *Golder Associates Geotechnical Assessment Completion Report: Market Properties Ltd. Subdivision of Lots 1 – 27 and 29 – 40, 177 Waimea Road, Nelson* (ref 01645640/3212 dated 19 February 2002).
- 2) Fill certified by Cameron Gibson & Wells and approximately shown on Plan 9721/3 dated December 2002 exists on parts of Lots 9, 10, 11, 13 and 20 – 26 inclusive. As the subdivision involved substantial earthworks areas of loose fill may be present on any lot.
- 3) Foundations shall penetrate topsoil, and if present, subsoil, soft ground and loose fill to extend a minimum of 200 mm into competent natural ground or fill certified as meeting the requirements of NZS 4431:1989 - *Code of practice for Earth Fill for Residential Development*. Foundations shall be specifically designed or reviewed by a chartered professional engineer experienced in foundations who shall confirm in writing to the Inspections Supervisor, Nelson City Council the suitability of the ground conditions.

- 4) Cuts and fills in excess of 0.9 m in height or depth shall require the prior approval of an experienced engineering geologist or a chartered professional engineer practising in geotechnical engineering. The latter shall also review the design and construction of any retaining walls that may be necessary.
- 5) All structural fills and all other fills in excess of 0.9 m thick shall be placed in accordance with NZS 4431:1989 – *Code of Practice for Earth Fill for Residential Development*. Non-structural fills shall be placed in a competent manner with track rolling in thin incremental layers and shall include adequate stripping, benching and under-drainage of the underlying materials.
- 6) All structures not founded in competent ground may be subject to differential settlement and allowance shall be made for potential settlement of all structures, including across cut/fill interfaces present on Lots 9, 10, 11, 13, 20, 21, 22, 23, 24, 25 and 26. The approximate positions of the interfaces are shown on Cameron Gibson & Wells Plan 9721/3 dated December 2002.
- 7) Stormwater from roofs and paved areas, discharges from drainage and retaining walls, seepages that may be encountered and overflows from standing water such as swimming pools and ponds shall be conveyed in a controlled manner to the Nelson City Council Stormwater System.
- 8) Each lot shall be maintained in a vegetation cover that inhibits erosion.

Building site certification relates to the general suitability of the site, it does not remove the need for site specific investigation, design and inspection of foundations as required by the Building Code and NZS 4431: 1989.

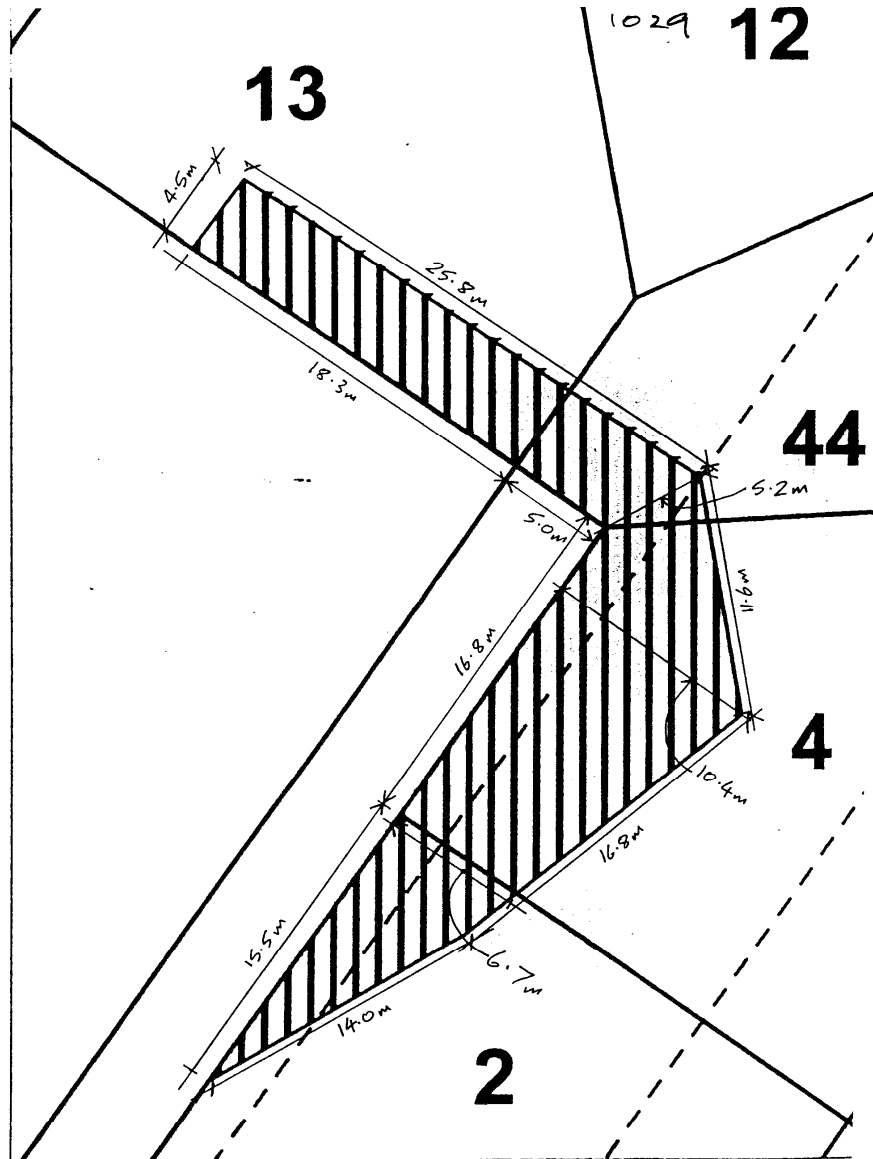


RM 005179

1029

12

13



Enlargement of Building Exclusion Zone
Scale 1:500

1:250 *efj* 16/4/02.

Date Entered: 20-Dec-02

Date	12 January 2006	Condition No.	C1401
Street address	All properties contained in the Nelson Urban Area within Airshed A or B1 (consult Fig A2.1, A2.2A and A2.2B in Air Plan)		
Diagram	No		
Legal Description	Various		
Property Owner or Subdivider	Various		
Scheme Plan No.	N/A		
NCC Plan	Air Quality Plan		
Authority	Principal Adviser - City Development (see David Jackson)		
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 was allowed to continue up until 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 Airsheds A and B1 (as defined in the Air Plan) the use of existing enclosed burners has been phased out. The use of all enclosed burners that do not comply with the emissions standards set out by the Air Quality Plan has been progressively banned between 2010 and 2012, starting with the oldest burners. This was necessary to meet the targets imposed by the National Environmental Standards for air quality. Updated 7 th June 2012.		

Condition

The Air Quality Plan states that in the Nelson Urban Area within these airsheds (Airshed A and B1 – consult Fig A2.1, A2.2A and A2.2B in Air Plan) no discharge from domestic-type fires may occur after the cessation date below.

Type of Heating Appliance	Disused By
Open fires (Jetmaster type open fires)	1/01/2008 (1/01/2013)
Burners installed before 1996	1/01/2010
Burners installed between 1996 and 1999	1/01/2012

Date entered: 12th January 2006