

General Property Information

457 Suffolk Road, Nelson

Created: 13 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



Contents

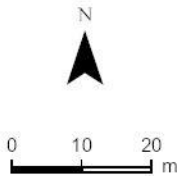
1. Nelson Resource Management Plan (NRMP)
Hazard Overlay Map
2. Hazard Study Information
3. Hazardous Activities and Industries List (HAIL) site
information brochure
4. Information about Property Files
5. General Property Information (GPI) Summary
6. Property Conditions



NRMP Hazard Overlay

457 Suffolk Road, Nelson

Legend



Created 13 November 2025

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.

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: 1962060009

Property

Valuation No	1962060009
Location	457 Suffolk Road, Nelson
Legal Description	LOT 3 DP 329881
Area (Hectares)	0.0617

Rates

Government Valuation

Land	400,000
Improvements	550,000
Capital Value	950,000

Current Rates Year 2025 to 2026

Planning/Resource Management

17/03/2008	PLANNING NOTES AUTHENTICATION REPORT for f/standing Coopers (Milton) Woodburner GRANTED as per NCC Air Quality Plan (Found on related property: 1962060000)
3/07/02	RESOURCE CONSENT 015406 : To subdivide 1 lot into 9 residential lots : Section 224 Issued 25/02/05 (Found on related property: 1962060000)
24/11/94	RESOURCE CONSENT 940560 : ERECT 3 SIGNS ADVERTISING CRAFTS, DRIED FLOWERS FOR SALE IN SUFFOLK ROAD (2 SIGNS OFF SITE) : Consent Effective 25/11/94 (Found on related property: 1962060000)
19/07/94	RESOURCE CONSENT 940265 : TO SELL KITCHEN AND COUNTRY CRAFTS AND OPERATE A CAFE IN THE RESIDENTIAL B ZONE : Consent Effective 20/07/94 (Found on related property: 1962060000)
16/01/1991	RESOURCE CONSENT 900088 CONTROLLED USE: RELOCATE ACCESSORY BUILDING FROM SUFFOLK RD (now 1 Clairmont) TO 445 SUFFOLK RD (now 2 Clairmont) J COOPER CLAIRMONT MARKETING(NELSON)LTD RELOCATE ACCESSORY BUILDING APPROVED S/C (Found on related property: 1962065800)
22/05/90	TOWN PLANNING PERMIT 206/258 ESTABLISH & OPERATE RETAIL PLANT NURSERY & LANDSCAPE ETC : GRANTED S/C NOTIFIED APPLICATION NO.206/258 - (Found on related property: 1962060000)
30/06/1988	TOWN PLANNING PERMIT T2/9/1/990 SUBDIVIDE TWO ALLOTMENTS : DECLINED SPECIFIED DEPARTURE APPLICATION - FILE AT 455 SUFFOLK RD - scanned as A2445930 (Found on related property: 1962060000)
20/05/85	RESOURCE CONSENT 850130 : DISCHARGE WASH WATER FROM GOAT MILKING : Expired 31/05/90 (Found on related property: 1962060000)

Building

18/06/13	BUILDING CONSENT 130380 : Replacement of flood damaged wall linings : CODE COMPLIANCE CERT ISSUED 13/08/13
	BUILDING CONSENT 110389 : Install Parkwood Compact pellet burner F/S : Cancelled 8/03/12 (Found on related property: 1962060000)
29/10/08	BUILDING CONSENT 080440 : Erect Dwelling with I/A Garage : CODE COMPLIANCE CERT ISSUED 8/09/10
16/05/08	BUILDING CONSENT 080483 : Replace existing Freestanding Spaceheater with Woodsman Blaze Spaceheater : CODE COMPLIANCE CERT ISSUED 21/10/08 (Found on related property: 1962060000)
12/05/05	BUILDING CONSENT 021110 : New stormwater drains : Code Compliance Certificate issued 1/10/07 (Found on related property: 1962060000)
25/09/02	BUILDING CONSENT 021035 : New garage : Code Compliance Certificate issued by Certifier 27/01/05 (Found on related property: 1962060000)
11/09/02	BUILDING CONSENT 020940 : Erect concrete retaining wall along ROW A & C : Code Compliance Certificate issued 13/04/05 (Found on related property: 1962060000)

Licences

No information located

Sewer and Drainage

No information located

Land and Building Classifications

No information located	
Transport	
No information located	
Special Land Features	
No information located	
Swimming Pools	
Swimming Pool or Spa SW0984 : Mathew Bradley & Nicole Cadman : yvonnejohn@xtra.co.nz : Pool Removed 28/05/25 (Found on related property: 1962060000)	
SWIMMING POOL COMPLIANCE ACHIEVED 23/07/19 - REINSPECTION DUE 23/07/22 (Found on related property: 1962060000)	
Natural Hazards	
No information located	
Other	
10/02/14	LIM APPLICATION L140061L140061 : LAND INFORMATION MEMORANDUM (Found on related property: 1962060000)
30/01/08	LIM APPLICATION L080033L080033 : LAND INFORMATION MEMORANDUM (Found on related property: 1962060000)
18/05/99	LIM APPLICATION L990124L990124 : LAND INFORMATION MEMORANDUM (Found on related property: 1962060000)
INTERNAL NOTES THIS PROPERTY FILE HAS BEEN SCANNED - building-related documents reviewed - RB - 20AUG2020 (Found on related property: 1962060000)	
INTERNAL NOTES THIS PROPERTY FILE HAS BEEN SCANNED - building-related documents reviewed - RB - 27AUG2020	

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Conditions Report

Search

Q

View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1242" OR Filename:"Property Condition C0003" OR Filename:"Property Condition C1402"](https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\))

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
6664134	457 Suffolk Road, Nelson	C1242	Restricted Area and Stability	Y	Open in SharePoint (<a c1242\""="" condition="" href="https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\" property="">https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1242")
6664134	457 Suffolk Road, Nelson	C0003	Topsoil	N	Open in SharePoint (<a c0003\""="" condition="" href="https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\" property="">https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0003")
6664134	457 Suffolk Road, Nelson	C1402	Air Plan	N	Open in SharePoint (<a c1402\""="" condition="" href="https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\" property="">https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C1402")

DATE: -----

CONDITION No:3-----

STREET ADDRESS:

LEGAL DESCRIPTION:

PROPERTY OWNER
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:
(Abbreviated)

CONDITION:

Varying depths of organic topsoil exist on the site and ALL foundations shall be taken completely through the topsoil and into firm competent ground. ALL topsoil must be completely removed and replaced with compacted hard-fill under any concrete ground slabs. A chartered professional engineer may be required to certify foundations and fill.

Date Entered: -----amd:14.07.05

DATE: 16-Mar-05 CONDITION No: 1242

STREET ADDRESS: 445 Suffolk Road

DIAGRAM: Yes

LEGAL DESCRIPTION Lots 1 to 8 DP 329881

PROPERTY OWNER
or SUBDIVIDER: Coman Properties Limited

SCHEME PLAN No: RM015406

NCC PLAN No:

AUTHORITY: Mike Johnston

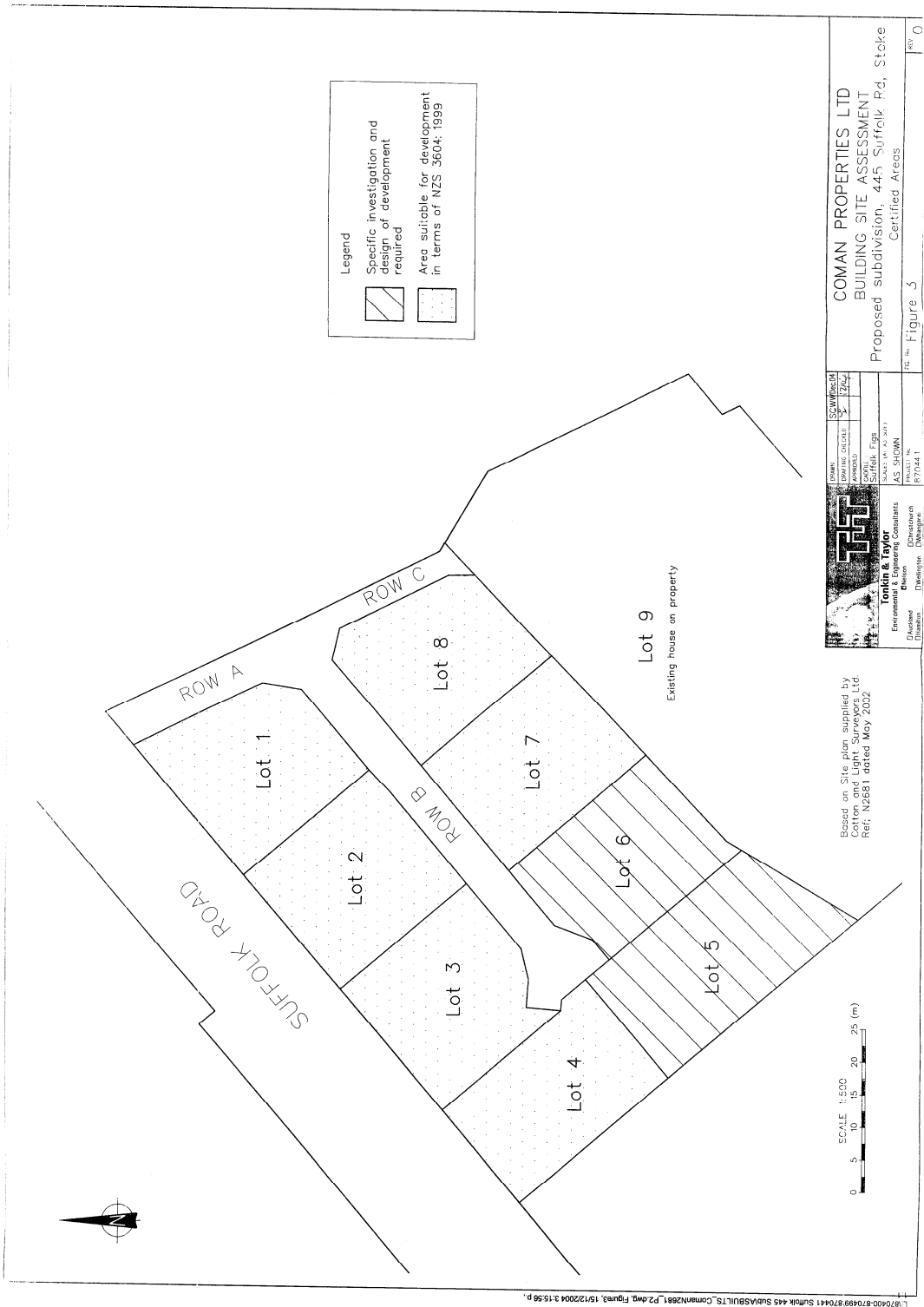
REASON FOR CONDITION:
(Abbreviated) Subdivision

CONDITION:

1. Foundation conditions on all lots are likely to be variable with an uneven cover of topsoil and localised areas of buried topsoil and unengineered fill. Unengineered fill exists in test pits, as approximately shown on Tonkin & Taylor Figure 2 *Investigation Location Plan* (ref.870441) dated December 2004, in trenches for an abandoned irrigation system and may be present elsewhere.
2. Lots 1, 2, 3, 4, 7 and 8 have been certified as suitable for buildings complying with NZS 3604: 1999 – *Timber Framed Buildings*. Foundations shall bear in competent gravel material having a bearing capacity of 300 kPa as confirmed by Scala penetrometer testing. Locally foundations may need to be extended by piling or constructing deeper footings. Foundations not complying with NZS 3604: 1999 shall be designed and constructed under the supervision of a chartered professional engineer practising in civil engineering.
3. On Lots 5 and 6 all foundations shall be designed and constructed under the supervision of a chartered professional engineer practising in civil or geotechnical engineering. Foundation design shall be reviewed by a chartered professional engineer practising in geotechnical engineering and recognised as such by the Nelson City Council.
4. No cuts greater than 1.2 m in height shall be commenced without specific investigation and design by a chartered professional engineer practising in civil engineering. Such cuts shall be retained and retaining walls shall be designed and constructed under the supervision of a chartered professional engineer practising in civil

engineering. Depending on the size and location of the cuts the Nelson City Council may require prior review and subsequent assessment of the exposed ground by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist recognised as such by the Council.

5. All fills over 0.8 m in thickness shall be placed in accordance with NZS 4431: 1989 – *Code of Practice for Earth Fill for Residential Development* and all structural fills shall be certified. Depending on the extent of fill placement the Nelson City Council may require prior review by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist recognised as such by the Council.
6. A surface cut off drain or appropriate stormwater flow path shall be maintained up slope of buildings to divert water from them and their foundations. All cut benches shall be shaped to preclude water ponding.
7. Stormwater from roofs, hardstanding or impermeable areas, discharges from retaining wall drainage, surface drains and subsoil drains, and overflows from ponds or pools and any seepages encountered during development of the lots shall be conveyed in a controlled manner to the Nelson City Council Stormwater System.
8. The lots shall be maintained in a vegetation cover that enhances slope stability and prevents erosion.



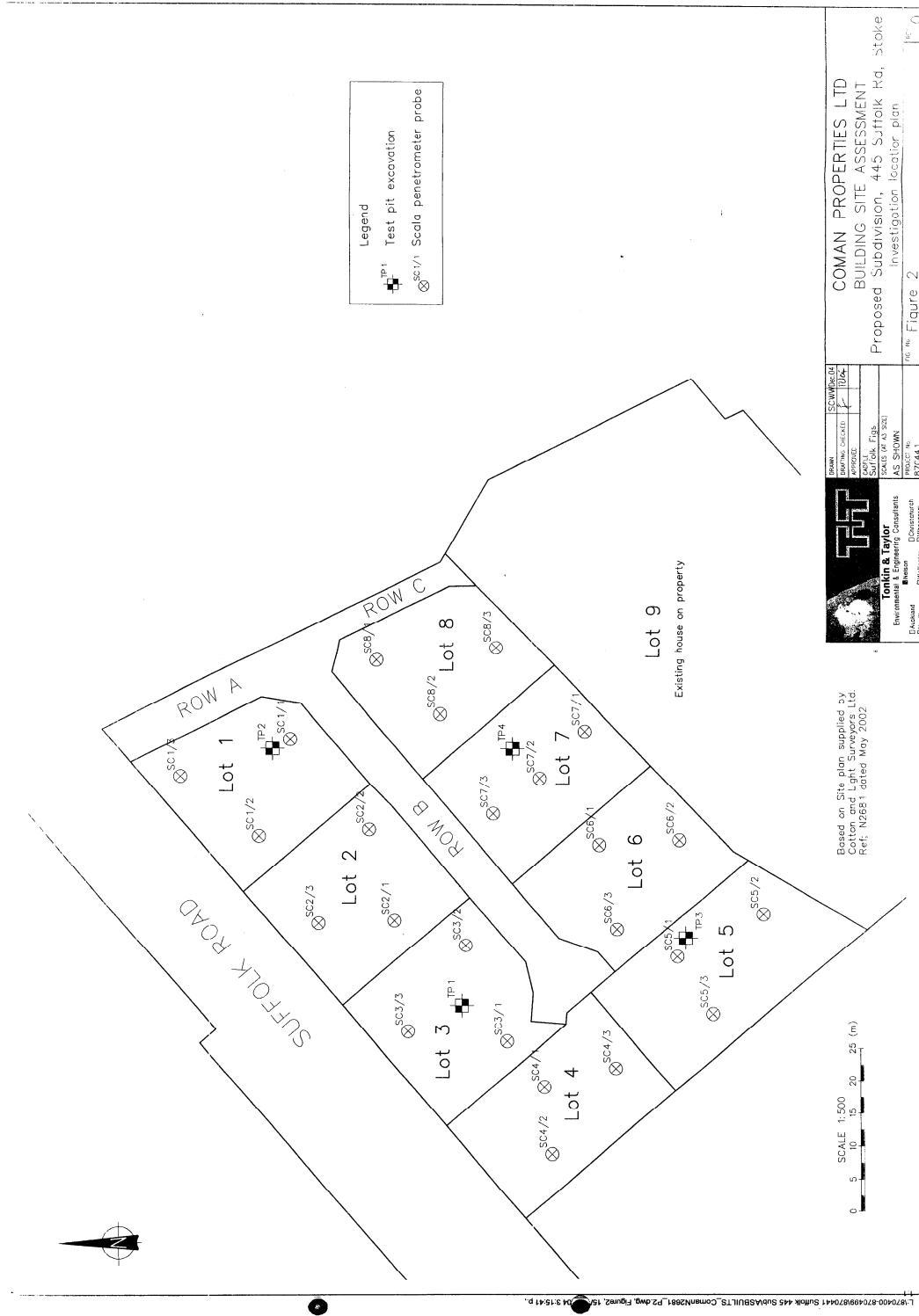
Based on Site plan supplied by
Coman Properties Ltd.
Ref: N2681 dated May 2002

Tenkin & Taylor
Engineering & Surveying
Chartered Engineer
Chartered Surveyor
Chartered Quantity Surveyor
Chartered Planning Consultant
Chartered Environmentalist
Chartered Building Surveyor
Chartered Town Planner
Chartered Geotechnical Engineer
Chartered Structural Engineer
Chartered Mechanical Engineer
Chartered Electrical Engineer
Chartered Civil Engineer
Chartered Chemical Engineer
Chartered Environmental Engineer
Chartered Health and Safety Engineer
Chartered Fire Engineer
Chartered Flood Engineer
Chartered Geomatics Engineer
Chartered Information Systems Engineer
Chartered Industrial Engineer
Chartered Leisure Engineer
Chartered Marine Engineer
Chartered Materials Engineer
Chartered Metallurgical Engineer
Chartered Nuclear Engineer
Chartered Process Engineer
Chartered Production Engineer
Chartered Project Engineer
Chartered Railway Engineer
Chartered Robotics Engineer
Chartered Safety Engineer
Chartered Systems Engineer
Chartered Telecommunications Engineer
Chartered Transport Engineer
Chartered Vehicle Engineer
Chartered Veterinary Engineer
Chartered Water Engineer
Chartered Wind Engineer
Chartered Wood Engineer
Chartered Zoology Engineer

OWNER	COMAN PROPERTIES LTD
DESIGNED BY	COMAN PROPERTIES LTD
CHECKED BY	COMAN PROPERTIES LTD
DATE	15/12/2004
SCALE	1:500
PROJECT NO	N2681
PROJECT NAME	Proposed subdivision, 445 Suffolk Rd, Stoke
PROJECT LOCATION	Stoke
PROJECT REF	R7704.1

COMAN PROPERTIES LTD
BUILDING SITE ASSESSMENT
Proposed subdivision, 445 Suffolk Rd, Stoke
Certified Areas
15/12/2004
0

Date Entered: 16-Mar-05



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