

General Property Information

102 Tosswill Road, Nelson

Created: 15 January 2026

**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

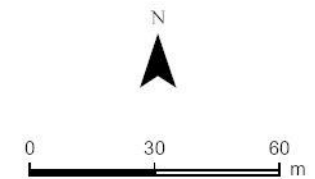


NRMP Hazard Overlay

102 Tosswill Road, Nelson



Legend



Created 15 January 2026

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.

A12970 66



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.

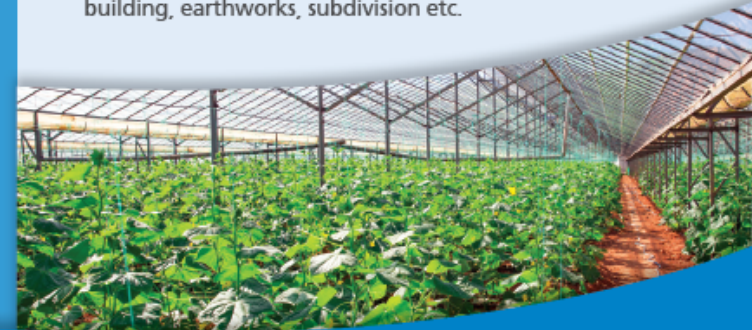
I am considering selling, buying a property or building on a HAIL site. What does that mean?

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: 1971019900

Property

Valuation No	1971019900
Location	102 Tosswill Road, Nelson
Legal Description	LOT 3 DP 9874
Area (Hectares)	0.1900

Rates

Government Valuation

Land	400,000
Improvements	320,000
Capital Value	720,000

Current Rates Year 2025 to 2026

Planning/Resource Management

30/11/11	RESOURCE CONSENT 095313V1 : Variation to alter Condition 2 of original consent : Decision Notified 9/11/11
10/09/10	RESOURCE CONSENT 095314 : Earthworks to create a retaining wall of 2.5m height : Expired 19/08/15
31/08/10	RESOURCE CONSENT 095313 : 2 Lot Subdivision : Decision Notified 10/08/10
7/09/01	RESOURCE CONSENT 015238 : To subdivide 1 lot into 2 & create a 7th user on ROW : Lapsed 18/11/09
	RESOURCE CONSENT 015238X1 : Extension of time for RM015238 : Withdrawn 16/07/09

Building

	BUILDING CONSENT 090034 : 2.5m retaining wall to form parking bay : Cancelled 16/01/14
27/11/07	BUILDING CONSENT 070069 : Internal alterations to dwelling including solar panels : CODE COMPLIANCE CERT ISSUED 3/09/12
28/01/05	BUILDING CONSENT 050078 : Install Osborn 1600 Freestanding Spaceheater : Code Compliance Certificate issued 20/04/05
17/07/84	BUILDING PERMIT B111939 ERECT DECK : APPROVED
21/06/82	BUILDING PERMIT A30864 ERECT DWELLING : APPROVED DISPENSATION: HEIGHT - APPROVED 16/04/82 F/INSPECT - 07/02/83
24/11/1975	BUILDING PERMIT G125704 ERECT RETAINING WALL : APPROVED (Found on related property: 1971020300)

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

Natural Hazards

No information located

Other

30/11/23 SERVICE REQUEST 2348645 : Information / Advice Requested

INTERNAL NOTES THIS PROPERTY FILE HAS BEEN SCANNED -
Building/Resource related documents reviewed - MW - 19JUL2022

Conditions Report



View All Conditions ([https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:"Property Condition C0232" OR Filename:"Property Condition C0801" OR Filename:"Property Condition C0001" OR Filename:"Property Condition C1401"](https://nelsoncity.sharepoint.com/sites/ecm-propertyhub/SitePages/NMapConditions.aspx?q=Filename:\))

LINZ ID	Address	Condition Number	Condition Description	Diagram	Links
3628037	102 Tosswill Road, Nelson	C0232	Restricted Area and Stability	Y	Open in SharePoint (<a c0232\""="" 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 C0232")
3628037	102 Tosswill Road, Nelson	C0801	Special Development	N	Open in SharePoint (<a c0801\""="" 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 C0801")
3628037	102 Tosswill Road, Nelson	C0001	Stability	N	Open in SharePoint (<a c0001\""="" 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 C0001")
3628037	102 Tosswill Road, Nelson	C1401	Air Plan	N	Open in SharePoint (<a c1401\""="" 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 C1401")

DATE: _____ CONDITION No: 1

STREET ADDRESS:

LEGAL DESCRIPTION:

PROPERTY OWNER
or SUBDIVIDER:

SCHEME PLAN No:

NCC PLAN No:

AUTHORITY:

REASON FOR CONDITION:
(Abbreviated)

CONDITION:

This lot is on land that may be of suspect stability
Depending on the type of further development or
redevelopment proposed, the Council will require
certification of the excavations, filling, foundations and
drainage measures by a Chartered Professional Engineer. In some cases
a report from a chartered professional engineer practicing in geotechnical engineering or an
experienced engineering geologist may be required, stating that the proposed
development is suitable for the prevailing ground conditions of the site.

Date Entered: _____amd 14.07.05

DATE:

CONDITION No: 232

STREET ADDRESS: 92 Tosswill Road

DIAGRAM: Yes

LEGAL DESCRIPTION:

PROPERTY OWNER
or SUBDIVIDER: Moana Estates

SCHEME PLAN No: 465/1

NCC PLAN No: 36/174

AUTHORITY:

REASON FOR CONDITION:
(Abbreviated)

CONDITION:

The erection of residential buildings will not be permitted on Lot 10 or on the portions of Lots 3 & 4 shown on Nelson City Council Plan 36/174 as a geotechnical investigation has shown them to be unsuitable. No consideration will be given by the Council to relaxing this requirement unless a fully documented geotechnical investigation by a chartered professional engineer practising in geotechnical engineering or by an experienced engineering geologist and recognised as such by council defines a suitable site for the erection of residential buildings. CR October 1974

Date Entered:amd 5.07.05

DATE: 6-May-95 CONDITION No: 801

STREET ADDRESS: Various

DIAGRAM: No

LEGAL DESCRIPTION Various

PROPERTY OWNER
or SUBDIVIDER: Various

SCHEME PLAN No: NA

NCC PLAN No: NA

AUTHORITY: Works Committee

REASON FOR CONDITION:
(Abbreviated) Catchments Served By Inadequate Stormwater Systems

CONDITION:

Special Development Areas:

The information on the stormwater system that serves this catchment is inadequate. Subdivision or an increase in the number of household units to more than one per lot is unlikely to be permitted unless it can be shown that the downstream stormwater system is in good condition and adequate for the developed catchment it could serve. A report on the condition and adequacy of the downstream stormwater system will be required as part of any application for building consent or subdivision consent.

Amended 23-Sept-96

Date Entered: 16-Jun-95

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	<p>(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 7th June 2012.</p>		

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