PO Box 645 Nelson 7040
Phone: 03 546 0200
Fax: 03 546 0239

19 November 2025

Milton Development Limited Partnership
C/- Hayden Taylor
Planscapes
PO Box 99
Nelson 7040

Via email: hayden@planscapes.co.nz

Resource Consent Number: RM255243

Contact: Christian Martin
DD:03 265 5340
Email: christian.martin@ncc.govt.nz
www.nelson.govt.nz

Tēnā koe Hayden:

Request for further information

A more detailed assessment of your application has occurred and further information is requested to gain a full understanding of the proposal and/or its potential environmental effects (pursuant to section 92(1) of the Resource Management Act 1991 (the Act)):

To gain a full understanding on the nature of the activity, the following information is required:

1. There seems to be insufficient storage provided for waste bins serving the proposed 27 units. Please provide additional details and analysis to describe how waste storage and pick up is to be managed, including confirming compliance with REr.42.

2. Acknowledging the landscaping plan provided remains indicative, is there scope for landscaping along the southern boundary to provide some amenity to properties to the south?

3. Post-development flood model images indicate flooding elevations are increased at 88B and 88C Cambria Street and 127 and 129 Milton Street, but the EnviroLink flood assessment does not describe the associated effects. Please provide an assessment of potential flooding effects on these properties.

4. What volume of imported fill and number of associated truck movements are estimated to raise the ground level of the property?

5. In the context of compliance with REr.38A and AP10, how many proposed bicycle parks are not fully sheltered from the weather?

6. I believe the 30.7% site coverage figure stated in the application uses the gross area of the site rather than the net area of the site as required by REr.24. Please confirm the site coverage of the proposal.

7. The site boundary ground level along Milton Street, adjacent to Blocks 1 and 3, appears to vary in height due to proposed retaining levels. Daylight admission angles should be calculated from the ground level at the boundary, but I don't believe the daylight admission angles on the plans reflect the ground level variations. Please clarify.

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Nelson City Council
Te Kaunihera o Whakatū

8. Ngāti Tama have commented on the application: *"Note there is a cultural engagement, Ngāti Tama have our own cultural designs which would need to be considered in the cultural engagement design".* Please provide a response to this comment.

When and how to respond

You must respond to this request by 10 December 2025 in accordance with section 92A(1) of the Act. You may either:

(a) Provide the information (and then the processing of your application will continue); or

(b) Write to tell us you will provide the information but need more time; or

(c) Write to tell us you refuse to provide the information.

Please note that should further questions arise as a result of the further information provided, your application will remain on hold until all questions are resolved.

If you do not respond by 10 December 2025 or refuse to provide the information, Council must continue processing your application (under section 92B(2) of the Act), but your application is likely to be notified (which will cost more) and/or declined.

Please contact me if you would like to discuss any matters relating to this request.

Ngā mihi nui



Christian Martin
Senior Planner