PO Box 645 Nelson 7040
Phone: 03 546 0200
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24 September 2026

Resource Consent Number: RM265181
Contact: Rachel Penney
DD:03 265 5345
Email: rachel.penney@gmail.com
www.nelson.govt.nz

Health New Zealand
133 Molesworth Street
Wellington 6011
c/ Kirsty Hunia
Beca
Via email

Tēnā koe Kirsty

Resource consent is granted

Please find attached your resource consent, granted pursuant to Section 113(4) of the Resource Management Act 1991 ("the Act").

Please ensure you read the conditions of your consent carefully before you commence your activity. Some conditions may require you to carry out specific actions before you start. You may also need to obtain other permits or building consents before commencing your activity.

Once the final processing costs are determined an invoice will be sent out or you will be contacted if there is a refund of any fees.

If you have any questions regarding any aspect of your consent or its conditions, please don't hesitate to contact me.

Ngā mihi nui



Rachel Penney
Senior Planner

RESOURCE CONSENT DECISION

Resource Consent number RM265181 is granted to:

Health New Zealand

The activity:

To construct and operate a new In-Patient Unit (IPU) building and links, and undertake associated access and parking reconfiguration and Stage 1 landscaping works at Nelson Hospital as part of the Project Whakatupuranga - Nelson Hospital Redevelopment Programme.

Location details:

Address of property:	134A Kawai Street, Nelson
Legal description:	Part Section 928 CITY OF Nelson, Section 930 CITY OF Nelson, Section 932 CITY OF Nelson, Section 934 CITY OF Nelson, Section 936 CITY OF Nelson, Section 938 CITY OF Nelson, and Section 940 CITY OF Nelson, Section 942 CITY OF Nelson, Section 1268 CITY OF Nelson, Part Lot 14 DP 207, Part Lot 12 DP 207, Part Lot 10 DP 207, Part Lot 8 DP 207, Part Lot 8 DP 207, Part Lot 1 DP 7255, Part Lot 2 DP 7255, Part Lot 1 DP 7405, Part Lot 2 DP 7405, Part Lot 3 DP 7405, Part Lot 4 DP 207, Part Lot 2 DP 207, Lot 20 DP 207, Lot 19 DP 207, Lot 18 DP 207, Lot 17 DP 207, Lot 16 DP 207, Part Lot 15 DP 207, Lot 1 DP 3659, Lot 2 DP 3659, Lot 3 DP 3659, Lot 4 DP 3659, Lot 1 DP 6787, Lot 2 DP 6787, Lot 2 DP 3957, Lot 3 DP 207, Lot 1 DP 207, Part Section 939 CITY OF Nelson, and Part Section 941 CITY OF Nelson
Record of title:	NL2A/261, NL2A/359, NL5A/527, NL5D/137, NL5D/1043, NL6B/1179, NL6B/1180, NL6B/1181, NL6B/1182, NL6B/1183, NL6B/1184, NL6B/1185, NL6B/1186, NL6B/1187, NL6B/1188, NL6B/1189, NL6B/1190, NL6B/1305, NL6D/851, NL31/167, NL32/248, NL32/266, NL34/2, NL34/194, NL44/269, NL99/186, NL99/187, NL99/188, NL99/189, NL104/8, NL146/62

Location co-ordinates: E:1,622,769.26943 N:5,429,228.95797 (NZ Transverse Mercator)

Lapse date:

Your consent will lapse on 24 September 2031 unless you have given effect to it before then (section 125 of the Act).

CONDITIONS

1. The activity shall be carried out in general accordance with the application lodged with Council on 20 July 2026, the further information response received on 21 August 2026

and emails with further information received on 26, 27, 28 and 31 August 2026 and 2 September 2026, the attached RM265181 Approved Plans A-AA and the following conditions of consent.

Where there is any apparent conflict between the application and consent conditions, the consent conditions shall prevail.

2. The consent holder shall advise the Council's Monitoring Officer in writing, at least 5 working days prior to works commencing on site, so that monitoring of the conditions of this consent can be undertaken. Please email regulatory@ncc.govt.nz and advise the consent number, RM265181.

Note: *Failure to notify the Council as stated in the above condition may result in enforcement action.*

Note: *A monitoring charge of $245 has been included in your invoice, as conditions of consent requiring monitoring have been imposed. This charge covers the costs involved in the first hour of monitoring compliance with the consent conditions. Where additional monitoring costs are required to determine that conditions have been met, these will be charged as provided in the Council's Fees and Charges Schedule.*

Minor Amendments

3. Minor amendments to external cladding materials and colours, window/door locations and sizes, architectural detailing are permitted to accommodate detailed design and supplier availability, provided that:

   (a) they remain within the consented building envelopes (including height, footprint, bulk, and setbacks) and do not introduce any new or exacerbated non-compliance; and
   (b) they do not increase adverse effects beyond those assessed (including but not limited to visual/amenity, traffic, noise, stormwater, and urban design outcomes); and
   (c) a statement is provided from the architect setting out any changes and why those changes comply with (b) above.

Timing of Operation of the IPU Building

4. The operation of the IPU building shall not be commenced until the consent holder has demonstrated to Council that the Central Energy Plant and associated car park building are operational. These buildings are indicatively shown on approved Site Plan - Proposed prepared by the BLP × Ignite Design Consortium (Approved Plan G).

   Note: The Central Energy Plant building and car park building will be the subject of a separate consent application if required.

Accidental Discovery Protocol

5. All works shall be undertaken in accordance with the Accidental Discovery Protocol attached as Appendix S to the resource consent application RM265181.

Construction Environmental Management Plan

6. The consent holder shall prepare and submit to the Council's Monitoring Officer, at least 5 working days prior to works commencing on site (including earthworks), a Construction Environmental Management Plan (CEMP) for their review and acceptance. Please email regulatory@ncc.govt.nz and advise the consent number, RM265181. No works shall commence on site until acceptance has been received in writing from the Council.

7. The objectives of the CEMP are:

   (a) to set out how the environmental effects (including as relates to noise, vibration, stormwater, earthworks and dewatering) of the construction phase will be managed in compliance with the relevant performance standards and / or conditions of consent
   (b) to ensure that the requirements of the various management plans are implemented and coordinated
   (c) to respond to any matters raised by manawhenua as part of the pre start meeting and cultural health monitoring.

8. The CEMP shall cover and address the following:

   (a) Details of the construction methodology
   (b) Details of the site establishment;
   (c) Hours of work;
   (d) Roles and responsibilities;
   (e) Communication protocols and procedures;
   (f) Environmental controls;
   (g) Emergency response and emergency contacts;
   (h) Complaints register;
   (i) Identify how the requirements of the Erosion and Sediment Control Plan (ESCP), Construction Traffic Management Plan (CTMP), Construction Noise and Vibration Management Plan (CNVMP), Stormwater Management Plan, and Dewatering Management Plan will be implemented and coordinated;
   (j) Document the outcomes from the pre-start meeting required by Condition 9.
   (k) Document the agreed approach to cultural health monitoring of the Mahitahi during construction, including any methodology, monitoring triggers, reporting requirements and roles, where monitoring is required.
   (l) Document the cultural significance of Heritage Tree No. 5002 (corner of Franklyn Street and Kawai Street) and Heritage Tree No. 5031 on Tipahi Street.

9. The consent holder shall hold a pre-start meeting with Council and Te Tauihu iwi representatives prior to the commencement of works. The pre-start meeting shall include confirming iwi notification procedures, cadence of construction liaison meetings with mana whenua representation, and agree cultural protocols observed at key milestones (ground-breaking, topping out, completion).

10. The consent holder shall provide the opportunity for mana whenua to review the CEMP prior to submitting the CEMP for Council acceptance. At the time the CEMP is submitted

to Council, the consent holder shall provide evidence to Council that the mana whenua were provided the opportunity to review the CEMP, and any outcomes of that review.

11. The consent holder shall implement the accepted CEMP for the duration of the construction works.

Erosion and Sediment Control Plan

12. At least ten working days prior to works commencing, the consent holder shall submit to Council's Monitoring Officer for their acceptance, an Erosion and Sediment Control Plan (ESCP) prepared by a suitably qualified and experienced professional. Please email regulatory@ncc.govt.nz and advise the consent number, RM265181. No works shall commence on site until acceptance has been received in writing from the Council..

13. The objective of the ESCP is to detail erosion and sediment control procedures and practices based on the Nelson Tasman Erosion and Sediment Control Guidelines 2019 and the recommendations in Sections 4.3 and 4.4 of the CIVIX Infrastructure Report (provided with the application) that will be employed to minimise the potential for sediment discharge from the work site. The ESCP shall include measures to ensure:

    (a) run-off is controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland
    (b) all muddy water is treated (using at a minimum the erosion and sediment control measures detailed in the ESCP), prior to discharge to the Council's stormwater system
    Note: For the purpose of this condition muddy water is defined as water with a total suspended solid (TSS) content greater than 50mg/L.
    (c) sediment, earth or debris does not fall or collect on land beyond the site or enter the Council's stormwater system.
    (d) dust emissions are managed within the boundary of the property to minimise any off site effects (e.g. through mitigation measures such as water carts, sprinklers or polymers on any exposed areas, ensuring the roads to and from the site, and the site entrance and exit, remain tidy and free of dust and dirt at all times)
    (e) All loading and unloading of trucks with excavation or fill material is carried out within the subject site.

14. All earthworks shall be carried out in accordance with the ESCP and it shall be held on site at all times and made available to the Council on request.

15. No earthworks shall commence until the ESCP has been implemented on site. The ESCP measures shall be maintained over the period of the construction phase, until the site is stabilised (i.e. no longer producing dust or water-borne sediment). The ESCP shall be improved if initial and/or standard measures are found to be inadequate. All disturbed surfaces shall be adequately topsoiled and vegetated or otherwise stabilised as soon as possible to limit sediment mobilisation. If the ESCP is updated, the consent holder shall provide an updated copy of the plan to Council's Monitoring Officer.

Earthworks

16. Any surplus or unsuitable material from the project works shall be removed from site and disposed at a facility authorised to receive such material.

17. Any change in ground levels shall not cause a ponding or drainage nuisance to neighbouring properties. Any filled land shall be shaped to fall to the road boundary. Existing drainage paths from neighbouring properties shall be maintained.

18. Any change in ground levels shall not affect the stability of the ground or fences on neighbouring properties.

Construction Noise and Vibration Management Plan

19. At least five working days prior to working commencing, the consent holder shall submit to Council's Monitoring Officer for their acceptance, a Construction Noise and Vibration Management Plan (CNVMP) prepared by a suitably qualified and experienced professional. Please email regulatory@ncc.govt.nz and advise the consent number, RM265181. No works shall commence on site until acceptance has been received in writing from the Council.

20. The objectives of the CNVMP is to set out the mitigation measures and procedures that will be employed in order to ensure that:

    (a) the construction noise is in accordance with NZS6803:1999 'Acoustics – Construction Noise', when assessed at, or within, any site within the Residential Zone; and
    (b) and that construction vibration is in accordance with DIN 4150-3 (1999): 'Structural vibration – Part 3 Effects of vibration on structures' in order to prevent building damage to properties outside of the hospital site.

21. The CNVMP shall include:

    (a) Construction hours;
    (b) Predicted noise and vibration levels;
    (c) Mitigation measures;
    (d) Monitoring (where required);
    (e) Complaints procedures

22. The consent holder shall implement the accepted Construction Noise and Vibration Management Plan for the duration of the construction works.

Stormwater Management Plan

23. At least five working days prior to works commencing, the consent holder shall submit to the Council's Monitoring Officer for their acceptance, a Stormwater Management Plan prepared by a suitably qualified and experienced professional. Please email regulatory@ncc.govt.nz and advise the consent number, RM265181. No works shall commence on site until acceptance has been received in writing from the Council.

24. The Stormwater Management Plan shall include:

(a) Temporary stormwater management during construction;
(b) Permanent stormwater infrastructure;
(c) Treatment devices;
(d) Discharge locations;
(e) Inspection and maintenance procedures during construction;
(f) Maintenance requirements; and
(g) Contingency measures.

25. The consent holder shall implement the accepted Stormwater Management Plan for the duration of the construction works.

Note: The Stormwater Management Plan conditions have been volunteered by the applicant, as part of the agreed measures resulting from engagement with iwi.

Dewatering Management Plan

26. At least five working days prior to works commencing, the consent holder shall submit to the Council's Monitoring Officer for their acceptance, a Dewatering Management Plan (DMP). Please email regulatory@ncc.govt.nz and advise the consent number, RM265181. No works shall commence on site until acceptance has been received in writing from the Council.

27. The Dewatering Management Plan shall include:

(a) Predicted groundwater inflows;
(b) Proposed dewatering methodology;
(c) Discharge location;
(d) Sediment treatment;
(e) Groundwater level and discharge quality monitoring, including trigger levels where adaptive management will be implemented;
(f) Contingency procedures;
(g) Notification requirements if unexpected groundwater conditions occur; and
(h) Iwi notification requirements.

28. The consent holder shall implement the accepted Dewatering Management Plan for the duration of the construction works.

29. Where dewatering is undertaken, groundwater levels shall be monitored prior to commencement of dewatering, during dewatering, and following completion of dewatering in accordance with the accepted Dewatering Management Plan.

30. Where significant dewatering is proposed adjacent to the Mahitahi Statutory Acknowledgement Area, the consent holder shall provide Te Tauihu iwi with at least 5 working days' notice and implement any cultural monitoring procedures identified within the accepted CEMP.

Note: The Dewatering Management Plan conditions have been volunteered by the applicant, as part of the agreed measures resulting from engagement with iwi.

Construction Traffic Management Plan

31. At least five working days prior to works commencing, the consent holder shall submit to the Council's Monitoring Officer for their acceptance, a Construction Traffic Management Plan (CTMP) for acceptance. Please email regulatory@ncc.govt.nz and advise the consent number, RM265181. No works shall commence on site until acceptance has been received in writing from the Council.

32. The objective of the CTMP is to set out how construction traffic will be managed to maintain function and accessibility on the hospital site, and to minimise effects on the surrounding road network, with consideration of both hospital and school peaks.

33. The CTMP shall:

    (a) Identify construction locations/footprints and durations for all main campus projects (IPU building, car park building, CEP, TIPU, etc.), and assess implications for current hospital operations, including:
        (i) Existing accesses and internal roads;
        (ii) Footpaths and pedestrian desire lines;
        (iii) Staff and visitor parking areas; and
        (iv) Public car parking capacity at each stage.
    (b) Describe indicative construction scale for each key activity, including workforce numbers, vehicle volumes, and the location of site offices/bases
    (c) Set traffic management measures, such as:
        (i) Construction vehicle routes and delivery scheduling to avoid peak periods;
        (ii) On-site traffic control, temporary speed limits and signage;
        (iii) Driver protocols and induction requirements;
        (iv) Hours of work that reflect adjacent activities (e.g. school peaks);
        (v) Temporary footpaths and access arrangements;
        (vi) Additional or alternative parking for construction, public and staff; and
        (vii) Maintenance of emergency access at all times.
    (d) Outline communications, monitoring and reporting:
        (i) Methods for notifying staff, patients, neighbours, and the public;
        (ii) Complaints and incident response; and
        (iii) Performance monitoring and reporting frequency.
    (e) Provide the confirmed programme, staging footprints, and staff/vehicle numbers.
    (f) With respect to parking demand associated with construction vehicles:
        (i) Identify contractor parking arrangements and measures
        (ii) If contractor parking demand cannot be accommodated on-site during any stage of the works, identify and implement appropriate mitigation measures to minimise the impact of additional parking demand on surrounding streets.

34. The consent holder shall implement the accepted Construction Traffic Management Plan for the duration of the construction works.

Carparking and Access

35. Prior to the operation of the IPU building, the consent holder shall provide a plan to Council's Monitoring Officer demonstrating that at least 440 car park spaces are

contained within the site. The IPU building shall not be operational until Council's Monitoring Officer has confirmed acceptance of the plan.

36. Pedestrian access from Franklyn Street to the IPU building shall be maintained.

Cycle Parking and End of Trip Facilities

37. At time of building consent, the consent holder shall provide plans demonstrating compliance with the provisions of the NRMP regarding cycle parking and end of trip facilities in association with the IPU building, in particular:

    (a) Visitor cycle parking: 1 per 30 beds
    (b) Secure long-stay cycle parking: one space per 15 beds

    Note: The hospital campus as a whole has been assessed as complying with the cycle parking requirements in the NRMP, including following the completion of the IPU building with the associated increase in beds. The purpose of this condition is to confirm at the time of Building Consent that this condition can still be complied with, given wider site development.

38. The cycle parking required by Condition 37 shall be located and designed in a manner that is:

    (a) in a location directly accessible from either the road, vehicle access, pedestrian access or car parking area; and
    (b) fully sheltered from the weather; and
    (c) lockable and secure.

    Note: For visitor parking: being under the building canopy is acceptable with respect to 38(b), and self-lockable meaning that the bicycle frame and both wheels can be locked to a bicycle parking device using the owner's own locking device.

    Note: The ITA provided with the application recommends the development of a Parking and Travel Management Plan for the hospital. Whilst not required as a condition of consent based on the assessment of effects, Council supports the development of such a plan.

Heritage Trees

39. A project arborist shall be appointed by the consent holder and shall supervise works within 10m of the tree trunk of Heritage Tree No. 5002 at the corner of Franklyn Street and Kawai Street and Heritage Tree No. 5031 on Tipahi Street, and for each of these trees:

    (a) No mechanical excavation within the root protection zone shall be undertaken.
    (b) Root retention shall be implemented where encountered.
    (c) No materials shall be stored within the root protection zone.

(d) If works are undertaken within 10m of the tree trunk of Heritage Tree No. 5002 or No. 5031, postconstruction monitoring shall be undertaken at 6 months, 12 months and 24 months.
(e) Parking, stockpiling, fuel storage, and washdown are prohibited within the root protection zone.

Note: *The conditions relating to Heritage Trees have been volunteered by the applicant as part of the agreed measures resulting from engagement with iwi.*

Stormwater

40. Prior to, or at the time of building consent for the IPU building, the consent holder shall provide detailed engineering plans of the proposed stormwater treatment and mitigation devices (to the requirements of the NTLDM 2020) to the satisfaction of the Executive Director – Delivery. The design and construction of the systems shall be under the supervision and certification of a suitably experienced CPEng.

Wastewater

41. As part of the development, the Consent Holder shall install a Level Sensor at the nearest wastewater manhole to the IPU building perimeter discharge point. The selected manhole shall only receive flows from the IPU building. The Level Sensor shall collect data following the initial operation and occupation of the IPU building. Two years following the initial operation and occupation of the IPU building, the Consent Holder shall provide a report to Council based on the data collected by the Level Sensor. The report shall provide commentary from a suitably qualified and experienced professional regarding the actual wastewater flows from the IPU building to the wastewater network

42. Following receipt of the report referred to in Condition 41, the Consent Holder shall engage with Council to discuss the actual wastewater flows from the IPU building and the application of measures (such as onsite detention) to remedy, rectify and/or mitigate any effects of the activity on the wastewater network where the actual flows are greater than those anticipated in the Civix Report provided with the application.

Note: The purpose of these conditions is to enable consideration of the actual effects of the activity on the wastewater network following operation of the building, and where this exceeds the modelled anticipated flows (estimated at an additional simultaneous discharge of approximately 3.5–4.0 L/s), provide for an opportunity to consider potential measures to address those effects.

Note: The Consent Holder is advised that Trade Waste permits may be required for any washdown activities / devices that will have a connection to the wastewater system.

Water

43. Prior to, or at the time of building consent for the IPU building, the consent holder shall provide detailed engineering plans and a statement from the designers demonstrating that the design flows needed for the building can be adequately provided by the systems shown on the plans.

Landscaping

44. The proposed Stage 1 landscaping shall be established in general accordance with the approved Stage 1 Landscape Plan and Stage 1 Detail Landscape Plan prepared by Wraight + Associates Limited (Approved Plans U, V and W). Minor amendments to plant specimens (including like-for-like substitutions), sizes, quantities, and precise locations may be made to respond to detailed design provided the overall landscape intent and outcomes (including amenity, screening, accessibility and biodiversity) are maintained or enhanced.

45. Along the Motueka Street boundary of the site, 25% of the trees proposed for planting as shown on the Stage 1 Landscape Plan shall be advanced nursery stock, measuring approximately 2-4m in height at planting.

46. All Stage 1 landscaping (including existing vegetation identified for retention in the Stage 1 Landscape Plans) required for this consent shall be maintained. Any dead, diseased, or damaged landscaping shall be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping and capable of achieving a similar height.

47. The trees identified on Approved Plan AA, shall be retained in perpetuity, and any tree that dies, becomes diseased, damaged, or poses a safety risk shall be replaced within the next planting season with a specimen of the same or similar species.

Review

48. For the purposes of, and pursuant to Section 128 of the Resource Management Act 1991, the Council reserves the right to review this consent annually commencing 12 months from the date this consent is granted, for any of the following purposes:

    (a) To modify existing conditions of consent relating to the effects of the activity on the environment.

    (b) To require the Consent Holder to adopt the best practicable option to mitigate any adverse effect upon the environment, arising from the generated effects of the activity.

    (c) If the Council deems that it is necessary to do so in order to deal with any adverse effect on the environment which may arise from the exercise of this consent, and which is appropriate to deal with at a later date.

ADVICE NOTES

1. Conditions of this consent have been imposed pursuant to Section 108 of the Act.
2. This is not a building consent, and the Consent Holder shall meet the requirements of the Council for all Bylaws, Regulations and Acts.
3. It is important to determine whether a Trade Waste permit is required for any washdown activities or devices that have a connection to the wastewater system.
4. It is possible that the activity could trigger the need for an archaeological authority (permit) under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA 2014).

Section 42 of the HNZPTA 2014 requires an authority be sought where the modification or destruction of an archaeological site is proposed (this includes a place that is reasonably suspected to be an archaeological site).

An archaeological site is essentially defined as any place in New Zealand (including any building/structure, or part of a building/structure) that was associated with pre-1900 human activity and may provide historical evidence through archaeological investigation.

5. This resource consent authorises only the activity described above. Any matters or activities not consented to by this consent or covered by the conditions above must either:

   (a) comply with all the criteria of a relevant permitted activity in the Nelson Resource Management Plan (NRMP); or

   (b) be allowed by the Resource Management Act 1991; or

   (c) be authorised by a separate resource consent.

7. This consent is granted to the Consent Holder, but Section 134 of the Act states that such land use consent "attach to the land", and accordingly, may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to "Consent Holder" in any conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent, as there may be conditions that are required to be complied with on an ongoing basis.

8. The Consent Holder should note that this resource consent does not override any registered interest on the property title.

9. Section 357A of the Act provides you with the right to lodge an objection with the Council in respect of this decision and/or any associated conditions. Section 357B provides a right of objection to any additional charges. Any objection must be made in writing setting out the reasons for the objection and be lodged with the Council within 15 working days of receiving this letter. The administration cost for an objection under section 357A is a fixed fee and can be found on Council's website under Fees & Charges.

10. In addition to objection rights section 120 of the Act provides you with the right to lodge an appeal with the Environment Court in respect of this decision and/or any associated conditions. Section 121 of the Act requires that any such appeal must be made in the prescribed form, must state the reasons for the appeal, the relief sought, state any matters required by regulations and must be lodged with both the Environment Court and the Council within 15 working days of receiving this letter.

1.0 BACKGROUND

The Nelson Hospital is a principal secondary hospital serving the Nelson-Marlborough region and is undergoing a staged redevelopment programme known as Project Whakatupuranga – Nelson Hospital Redevelopment Programme (the Programme). This Programme is being led by Health NZ with central government funding. The purpose of the Programme is to modernise hospital infrastructure, increase clinical capacity, and improve resilience and patient care outcomes.

The Programme is being delivered in stages to enable continued hospital operations during construction, and to align development with funding approvals and business case sequencing. This resource consent application is for an activity that is part of Project 2 within Phase 2 of the Programme

2.0 SITE DESCRIPTION

The site is part of the Nelson Hospital campus and is located on a block bounded by Waimea Road, Franklyn Street, Motueka Street and Tipahi Street, shown in the image below:



I visited the site and surrounds on 21 July 2026. The applicant has provided a thorough and detailed description of the site in the AEE, and I accept and adopt their description.

3.0 DESCRIPTION OF PROPOSAL

As noted previously, the activity that is the subject of this consent forms part of Project 2, within Phase 2 of the Programme. Project 2 also includes a new Central Energy Plant, however this will be the subject of a separate resource consent application, anticipated to be lodged later this year.

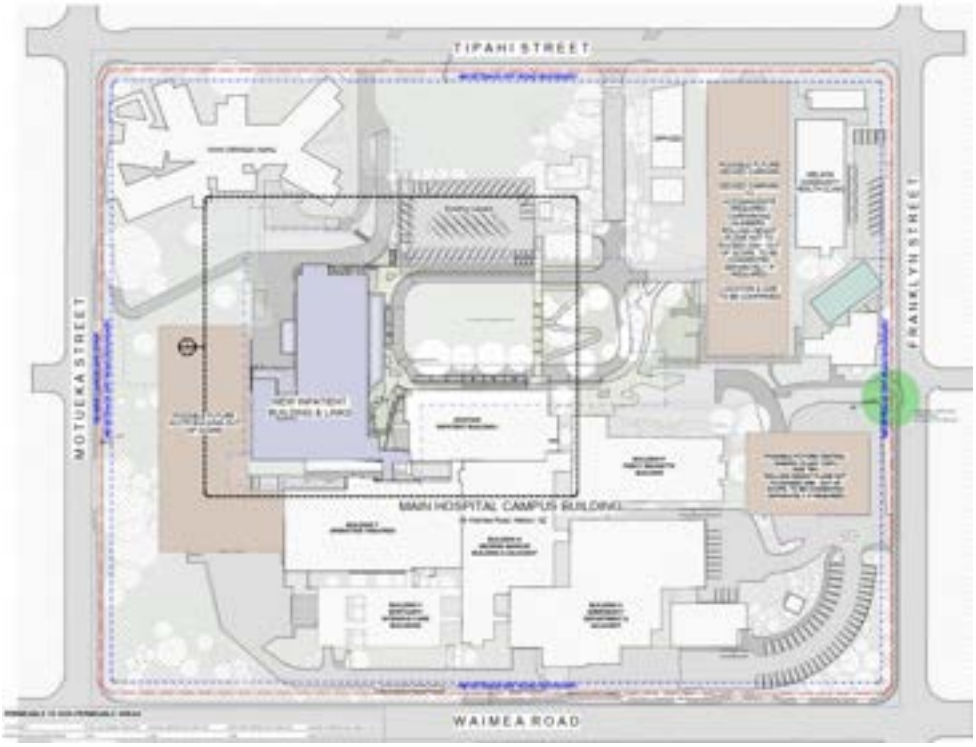
As part of this application, consent is sought for the following ('the activity'):

- To construct and operate a new In-Patient Unit (IPU) building comprising eight floors, including a roof top helipad, and connections to existing hospital buildings.
- Undertake associated access and parking reconfiguration
- Undertake landscaping directly associated with the development subject to this consent.

These elements are described in more detail as follows.

IPU Building

The IPU building is proposed to be located as shown in the image below, within the part of the hospital campus that is bound by Motueka Street, Tipahi Street, Franklyn Street and Waimea Road.

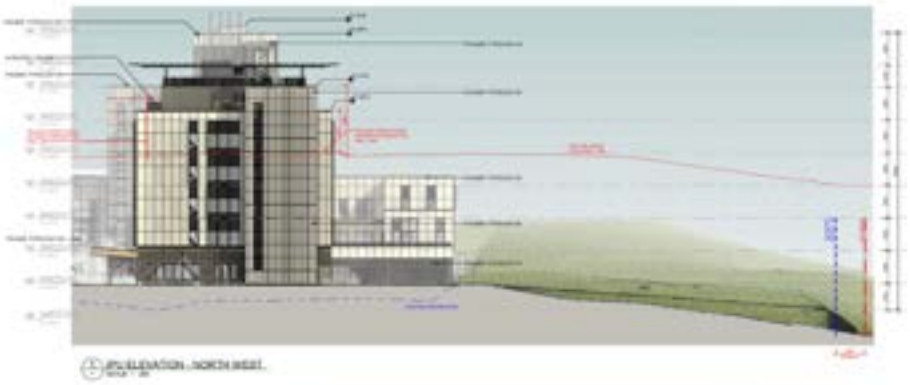


The building is proposed to:
- Comprise eight storeys and a rooftop helipad, with a maximum building height of 31.266m above existing ground level
- Have an approximate building footprint of 2,128m² and a gross floor area of approximately 12,364m²
- Include a lightning rod extending approximately 5m above the point of attachment atop the proposed building (note this has not been included in the maximum height – depending on where it is located on the building, it will extend up to a further 5m from the height of 31.266m).
- Mechanical flue pipes projecting approximately 2.98m above the point of attachment at the top of the proposed building
- Contain four levels of 32-bed wards – 128 beds total
- Feature an Acute Assessment Unit (AAU), Assessment Treatment and Rehabilitation (AT&R), Medical In-Patient Unit (IPU), Surgical IPU, Information Communications Technologies (ICT), equipment store, pharmacy, biomedical services, mortuary and plant rooms.
- Include links connecting to the existing main Hospital building at Levels 2 and 3 to support direct access for patients, staff, and logistics.

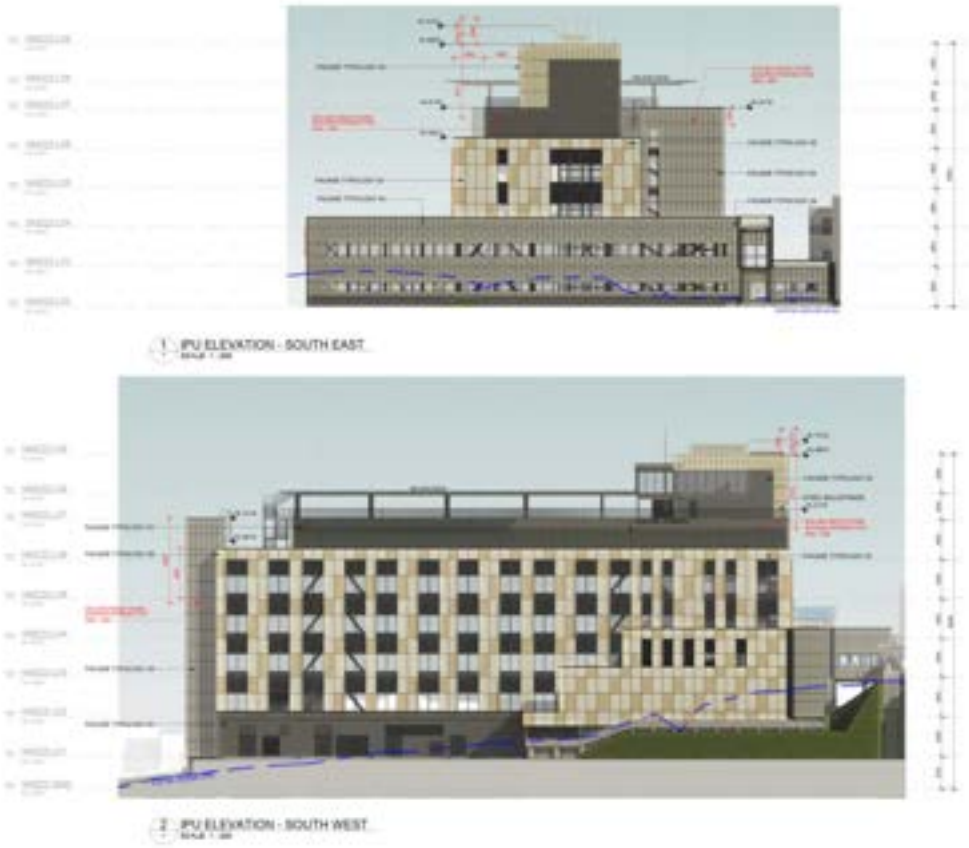
- Operate 24/7 (as per the existing IPU)

The following architectural renders and plans show the proposed building (a full set of plans has been provided with the application, and not all are included here):









The application outlines the design guidance and standards that apply to the development of the building, and that these collectively have resulted in the proposed height of the building.

Transport

The following is a summary of the key transport aspects of the proposal, as outlined in the application:

Vehicle access and circulation

Primary Vehicle Access to the Hospital is rationalised to prioritise entry and exit via Tipahi Street, which will function as the principal access for public and staff vehicles. This connects directly to:

- A new internal loop road
- Main entrance pick up/drop off facilities
- Consolidated parking areas
- Back of house and servicing routes

The existing Franklyn Street accessway will be restricted to:

- Emergency vehicle access
- Vehicles accessing the CEP

Emergency Department access from Waimea Road is retained to maintain operational continuity and to reflect the arterial function of Waimea Road.

Internal circulation is structured around a new loop road surrounding a central green space.

Main entrance *pick up / drop off*

As part of the new loop road, the following is provided:
- Short stay (5 minute pick up / drop off spaces
- Accessible car parks
- Shuttle vehicle spaces
- Clearly defined entry and exit movements
-

Mortuary / Back-of-House Access

A new dedicated access road from Tipahi Street will serve the mortuary, back of house servicing and fire emergency access. Currently service and mortuary movements occur through shared public circulation areas.

Parking

Currently there are 436 car parks on the main campus site. Following Project 1 of Stage 2 (which includes the new car parking building), there will be 596 parks, and following completion of Project 2 of Stage 2 (which is the IPU building subject to this consent as well as the CEP building scheduled to be operational along with commencement of the IPU building), the parking provision will consolidate to 440 parks.

With respect to cycle parking the hospital campus currently provides both 25-30 visitor cycle parks and 50-60 employee cycle parks.

A total of 22 cycle parks are proposed near the entrance of the IPU building under the building's canopy, for both patients and visitors. This addition increases the overall capacity to 50–60 secure cycle parks (intended for Hospital staff) and 45–50 patient/visitor cycle parks.

The relevant NRMP rule requires 1 visitor park per 30 beds and 1 long stay park per 15 beds. Based on the applicant's advice that the hospital will have 224 beds at the end of Stage 2 of the project, the current provision of cycle parks will comply, and with the additional parks proposed, it will easily comply with the numbers needed by the NRMP.

With respect to whether the proposed parking complies with the standards in the NRMP requiring cycle parks (both visitor and long stay) to be both 'fully sheltered from the weather' and 'lockable and secure', the proposed new visitor parks will be sheltered by the awning of the building, and will be self lockable. I note that the NRMP provisions do not differentiate between what is required for visitor vs long stay parking, however it seems logical that visitor parking would need to be self locking as visitors would not have access to a code for a bike cage, for example. I have discussed this with Caron Greenough, Councils Team Leader Transport Activity Management. Ms Greenough has advised that she would interpret 'lockable and secure' for visitor parking in the context of AS 2890.3:2015 Bicycle Parking (which is referred to in the NTLDM). Using this standard, Ms Greenough said she would interpret visitor parking as requiring Security Level C, which the standard describes as requiring 'a bicycle parking space, where the bicycle frame and both wheels can be locked to a bicycle parking device using the owner's own locking device'. Adopting Ms

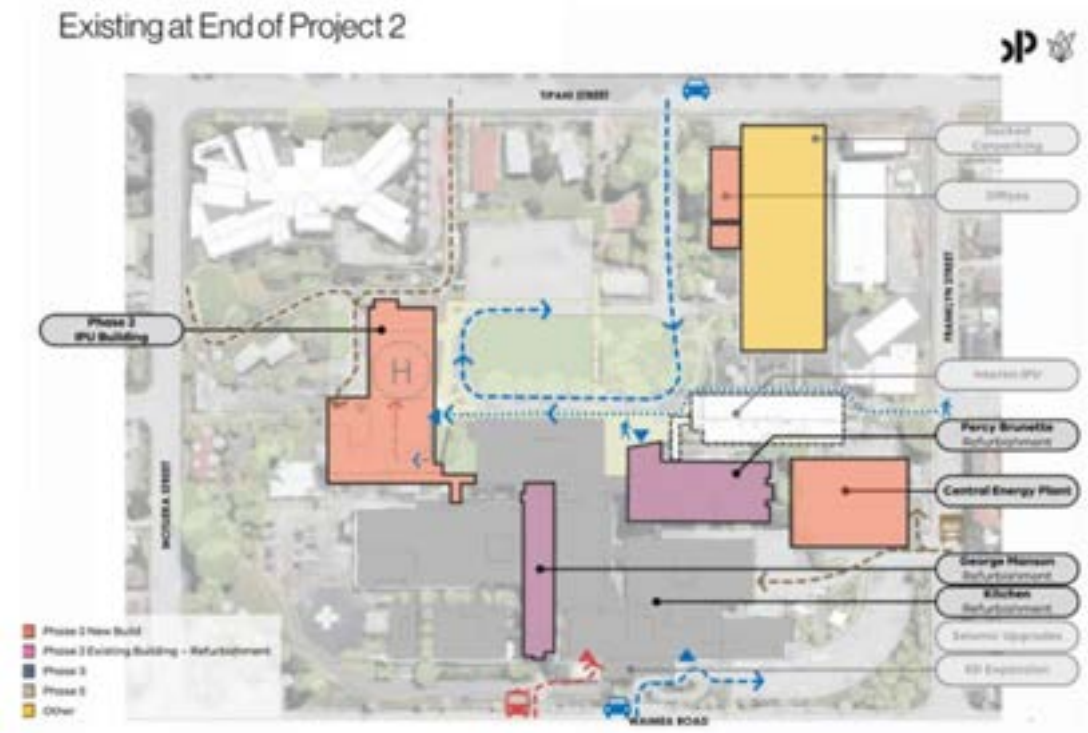
Greenough's advice, the proposed parking meets this requirement. With respect to weather protection, the proposed cycle parking is under the canopy of the building, Ms Greenough has advised that this is sufficient in terms of weather protection. I have therefore assessed compliance with the cycle parking provisions of the NRMP.

Pedestrian Access and Connectivity

Primary east-west and north-south pedestrian routes connect key elements of the site including the car park building, main lobby and outpatient areas, and mental health unit. A pedestrian connection links Franklyn Street to the main Hospital entrance

A dedicated walkway connects the Tipahi Street adjacent car park to the main entrance through the drop-off loop road, supported by formalised pedestrian crossings. Secondary paths provide local access to building entries and landscaped areas.

The proposed transport arrangement is shown at a high level in the following image, which reflects what will be in place at the end of Project 2.



Landscaping

The landscaping proposed forms part of a wider landscape masterplan, which has a long term landscape vision for the wider hospital campus. However, it is only the landscaping associated with the immediate environment surrounding the proposed IPU building and associated access, circulation and public realm areas that will be undertaken at this stage, and it is this landscaping that is described here.

The landscaping includes:

- A planting strip exceeding 1m in depth along Motueka Street (approximately 70m long and 9m wide)
- A terraced central green space within the Site (indicative design shown)
- A paediatrics garden and play space (indicative design shown – design under development)
- A mortuary garden (indicative design shown – design under development)
- An AT&R terrace (indicative design shown – design under development)
- Pedestrian link to Franklyn Street

These elements are shown in the Stage 1 Landscape Plan below (which forms part of a set of landscape plans).



Infrastructure

A number of changes are proposed to the management of stormwater, wastewater and water for the site. This includes diversion of services, which will occur as part of the early works and is not covered by this consent.

The IPU will be connected to Council reticulated stormwater, wastewater and water. Stormwater treatment and mitigation is proposed.

Earthworks

The proposal will require earthworks to establish the IPU building. Approximately 15,955m³ of earthworks will be required, being approximately 11,855m³ of excavation and 4,100m³ of fill. The maximum depth of excavation will be approximately 2.55m and the maximum depth of fill will be approximately 4.3m. Some of the earthworks (the majority of the cutting and around a third of the filling) will occur within the early works phase of the project and

are not subject to this resource consent. Council staff have previously confirmed to the applicant that earthworks are permitted under the Schedule C rules, and therefore consent is not required for the earthworks.

Dewatering

Dewatering is required both during construction, and on an ongoing basis post construction. This has been assessed as part of this application, with the conclusion that these works meet the permitted activity rules. This is discussed in further detail below.

4.0 PLAN RULES AFFECTED

According to the Nelson Resource Management Plan, the following apply to the subject property:

Zoning:	Residential (Standard)
Overlays:	Scheduled C (Nelson Marlborough Health Services Ltd Facilities – Waimea Road)
	Air Height Contour – 60m
	Heritage Trees (California Big Tree and Messmate Stringybark)
Rules:	REr.100 Schedule C: The proposal requires consent for a Discretionary Activity as it exceeds the maximum building height of 20m in Rule C.3 of Schedule C (the proposed building will be 31.266m above existing ground level).
Overall Status:	Discretionary Activity

The site is also a HAIL site and is located within the Statutory Acknowledgement Area for the Maitai/Mahitahi River and its tributaries.

5.0 REASONS FOR THE DECISION

I have assessed the application under sections 104 and 104B of the Act and determined that the adverse effects of the activity on the environment are acceptable, the proposal is consistent with the relevant documents, and there are no other relevant matters that would otherwise mean that the proposal is unacceptable.

5.1 Environmental Effects

1. A full assessment of the actual and potential effects of the activity on the environment is contained within the associated non-notification decision report held on council file. A summary is provided here. With respect to the adverse effects of the activity, the principal issues have been sufficiently addressed as follows:

   Permitted Baseline

2. The associated non-notification decision report sets out in detail the permitted baseline that has been applied for the purpose of assessing the actual and potential adverse effects of the activity. In brief, the permitted baseline reflects the type of development

that could occur on the site as of right, and is represented by a 20m high building or series of buildings, located 4m back from the road boundary.

3. In terms of how the permitted baseline has been applied with respect to shading, whilst I agree that the plan permits 20m high building/s spanning the length of the Motueka Street boundary from Waimea Road to Tipahi Street, it could be argued that a 230m long building is not credible, and in reality, even if the full length of this boundary was developed, it would more likely be a series of buildings with breaks in between. However, with respect to shading effects on individual properties (rather than the street as a whole), the compliant shade outline is credible (i.e. a building would not need to span the full length of the site boundary with Motueka Street in order to have those effects on an individual property). As detailed in the associated non-notification decision report, I conclude that the permitted baseline can be adopted as part of the assessment of effects.

Residential Character and Amenity

4. The proposed building will be a prominent new feature in Nelson's cityscape, sitting alongside the existing hospital buildings that are also visible from various locations in the surrounding area. The applicant has provided a Landscape and Visual Assessment (LVA) which considers the effect of the new building from eight different view points around the city. Taking the assessment contained in the LVA, and applying the permitted baseline, I am satisfied that the adverse effects of the proposal on landscape values are acceptable, in particular the residential character and amenity of the surrounding area. The applicant has also provided an Urban Design Assessment (UDA) that considers the effects on the character of adjoining streets, drawing on the visualisations provided in the UDA. Again, taking the assessment contained in the UDA, and applying the permitted baseline, I am satisfied that adverse effects of the proposal on streetscape character will be no more than minor. In reaching these conclusions, I have also adopted the advice of Chelsea Scanes (Council's Urban Design expert), particularly with respect to the view from Kawai Street South. I have also considered the proposed mitigation, which includes landscaping (both retention of identified existing vegetation and further planting), as well as the design of the building including, setbacks, modulation, colour, and massing.

5. With respect to affected persons, the UDA assessed effects on properties in the immediate surrounds of the hospital site, as they relate to views, bulk, dominance, privacy and shading. The permitted baseline was also applied, in order to consider the effects in the context of what could occur as of right under the rules of Schedule C.

   (a) Effects on views from residential properties, as well as bulk and dominance effects are considered less than minor, with application of the permitted baseline and comparison to permitted built form, as well as the proposed mitigation achieved through existing and proposed landscape planting.

   (b) Effects relating to shading are considered less than minor, with reference to the permitted baseline, with properties generally affecting by shading that is limited in extent and fleeting. No property will be affected by the shading beyond the permitted shading extent for more than 30 minutes, and most will be affected for

less than 15 minutes. These effects are confined to the winter months. Outside of winter, there will be only a small amount of shading on the front yard of four properties at the equinox, which is gone by 9am.

(c) Effects relating to privacy are less than minor, again with consideration of the permitted baseline, and noting the generous setbacks proposed which will significantly increase the distance between adjoining residential properties and the proposed building, when compared to what could occur as of right.

6. Overall, in considering visual effects, streetscape character, bulk and dominance, and privacy, I am satisfied that the potential effects of these matters on residential and street character and amenity are acceptable. In reaching this conclusion I have drawn on the expert assessments in the UDA and LDA, as well as the application of the permitted baseline, advice from Council's urban design expert Chelsea Scanes, and consideration of mitigating factors such as the building design, setbacks, and landscape planting.

7. Lighting has been considered in terms of light spill and glare, with the applicant providing descriptions of the lighting associated with the building itself, as well as the plant level and helipad. The applicant has confirmed that the lighting will comply with the NRMP rules regarding light spill, and therefore consideration has been given to glare, rather than light spill onto adjoining properties.

(a) The building itself is not proposed to be externally illuminated as an architectural feature but rather any lighting associated with the building at night will primarily comprise internal lighting from occupied rooms and functional external lighting required for safe operation of the facility. The applicant has advised that lighting design will comply with AS NZS 1158 (Lighting for Roads and Public Spaces) and AS/NZS 4282 (Control of the Obtrusive Effects of Outdoor Lighting).

(b) With respect to the helipad, the lighting will be designed to meet the necessary aviation operational and safety requirements. The helipad lighting will be pilot-activated and therefore will not operate continuously, rather as required for helicopter operations. The applicant has set out that the measures that will be employed to minimise distraction and glare for pilots will also be effective in minimising light spill and glare beyond the site.

8. Based on the information provided by the applicant, I am satisfied that the lighting design will be such that glare and spill will be minimised, and that any remaining adverse effects will be limited, and acceptable, given the need for the safe operation of both the IPU building and the helipad.

Urban Design

9. The proposal was presented to the NCC Urban Design Panel (the Panel) consisting of Hugh Nicolson, William Samuels and Rachel Dodd in February 2026. The panel provided a report (which has been appended to the application, identifying key issues and recommendations. The summary provided by the Panel states that the project is supported, noting:

This is a significant project for Nelson which will add significantly to the resilience and wellbeing of the city. The Panel notes that it is a complex site and programme and considers that the proposal addresses these matters appropriately. The Panel also acknowledges the proposed modularization strategy coupled with a cultural narrative and bespoke elements reflecting the community and place.

The panel recommended various refinements, and the applicant has set these out along with their response, in the AEE, and in the Urban Design report provided with the application. These are discussed as follows:

(a) The fundamental issues and recommendations from the UD Panel cover:

i) The visibility of the building and the need for further consideration of the south-eastern façade, which is highly visible from Waimea Road. As outlined in the associated non-notification decision report, the design of this façade has been revisited by the applicant, with Ms Scanes agreeing that the façade has been successfully softened with the change in materials.

ii) The recommendation that there be a temporary car park strategy for duration of the construction works. As outlined in the associated non-notification decision report, the applicant has proposed preparation of a Construction Traffic Management Plan, and in response to a further information request from Council's Transport Activity Manager, Caron Greenough, has provided further analysis of the construction parking demand. Following advice and recommendations from Ms Greenough, the applicant has agreed to additional requirements for the CTMP to cover particular consideration of contractor parking. Based on the advice provided by Ms Greenough I am satisfied that effects associated with construction parking demand can be appropriately managed through the CTMP process.

iii) The importance of the car park building. The applicant has responded to this via the volunteered condition that the car park building will be operational prior to operation of the IPU building.

iv) Further design work to enhance accessibility and provide useful spaces for visitors and patients in the central green space, including accessibility by wheelchair and seating with backs and armrests. The applicant has responded stating that accessible paths to the top and bottom terraces of the central green space have been provided. Ms Scanes has noted that accessibility pathways through the site should include a timber seat with a back and armrest at 30m intervals. The applicant has stated that the frequency and location of seating have been deliberately informed by the specific function of the IPU and the design of the associated outdoor spaces. The applicant states that they consider the proposed seating provision to be sufficient for the scale, function, and anticipated use of the development. I note that there is no corresponding requirement in the NRMP regarding seating at 30m intervals. I am therefore satisfied with the applicant's response, and that the proposal is acceptable.

v) The Panel strongly supports the further development of the cultural narrative and the expression of this in the developed design. The applicant has outlined

their commitment to continuing with the engagement pathway with iwi that has been codesigned.

(b) The significant issues and recommendations cover:

i) The UD Panel identified insufficient drop off and accessible parking for the IPU around the central green space, and recommended review of whether additional short term car parking is required. The applicant has responded noting that sufficient accessible parking will be provided for the proposed IPU building in accordance with the Building Code requirements. Caron Greenough (Council's Team Leader Transport Activity Management) has reviewed the response and is satisfied with what is proposed, noting that a thorough assessment of parking was undertaken in the ITA.

ii) The UD Panel identified that the green spine proposed within the site will attract cyclists and recommended paths were made wide enough to meet shared path and CPTED requirements. The applicant has responded noting that the pedestrian spine has been removed from the scope of this consent. Ms Greenough has acknowledged this change and notes that this would be addressed in future.

(c) Other issues and recommendations:

i) The UD Panel recommended having a design strategy in place to ensure the future car park building, CEP and other auxiliary buildings have a consistent design approach. The applicant has responded stating that the CEP and future car park building are outside the scope of this application, however a campus-wide design strategy is being developed to ensure a coordinated architectural language for the buildings. Whilst I acknowledge the UD Panel's comment that the buildings are the face of the Hospital campus on the surrounding streetscape, I also note that the rules enable a degree of development within the site as of right, subject to meeting the standards of the Schedule. I agree with the applicant's statement that the other buildings mentioned are outside the scope of this application. I am therefore satisfied that no specific mitigation is required in this respect, and future buildings will be assessed at the time of future consent applications (if consent is required).

ii) The UD Panel encouraged the applicant to show the permitted baseline and to compare this with the shading from the proposed building at the winter equinox and the solstices. The applicant has provided this analysis with the application, and shading effects have been assessed in the associated non-notification decision report, both on the street and on adjoining properties. I am satisfied that shading effects are limited in extent and acceptable.

iii) The UD Panel supported the strategy for using louvres for sun control and articulation and recommends they are designed in a way that maximises solar control and thermal performance. The applicant has responded stating that the proposed building is being designed to achieve thermal performance as required by Health NZ's Design Guidance notes. Ms Scanes notes that the vertical louvres work well for east and west orientation shading and recommends that some horizontal elements for the north facing windows are investigated, though she accepts the design as currently proposed.

iv) The UD Panel recommended providing a masterplan showing the long-term vision for future access and connections between different parts of the hospital campus. The applicant has responded that the masterplan documentation is confidential, however future campus access and connections have been masterplanned and will be implemented if /when later phases occur. Ms Scanes has noted that she would like to see improvement to the internal pedestrian link from Waimea Road, noting the location of bus stops on Waimea Road. The applicant responded stating that pedestrian access between the Waimea Road bus stops and the IPU will be maintained at all times. With respect to the pedestrian spine, this is not subject of the current application. I am satisfied that, with the current pedestrian connection maintained, and noting that the pedestrian spine is part of a future stage of work, the proposal is acceptable.

v) The UD Panel questioned if signage and wayfinding had been considered, and the applicant has responded that this will be completed during detailed design. Ms Greenough has accepted this approach.

10. Based on the summary of responses provided to the UD Panel in the AEE, and the advice provided by Ms Scanes, I am satisfied that the key issues raised by the urban design panel have been satisfactorily addressed as they relate to potential effects on the surrounding and wider environment.

11. The applicant has also prepared an Urban Design Assessment (UDA). The UDA provides a comprehensive assessment of the urban design outcomes generated by the proposal.

12. The UDA assessed the proposed IPU building alongside the proposed access and landscaping components in relation to seven urban design topics (spatial structure, urban form and townscape, street edge interface and activities, public realm and landscape quality, architectural qualities, CPTED, and effects on residential and streetscape amenity) and concludes that the proposal provides either 'partial' or 'good' alignment with the topics. (Note matters in that report within Topic 7 - shading, bulk and dominance, privacy and outlook as experienced by residential properties (potentially affected persons) have been addressed elsewhere in this report and are not repeated here). Key recommendations are as follows:

(a) The Pedestrian Spine depicted in the Indicative Masterplan is implemented as soon as practicable.

(b) A condition of consent to confirm the design and location of pedestrian access around the TIPU.

(c) Amenity planting and opportunity for inhabitation within the landscape spaces on site to better support NRMP DO13A.3.1 & DO13A.3.2.

(d) A signage and wayfinding strategy to improve legibility. A lighting strategy will also be required.

(e) Design of the IPU building base - visually extended to more effectively 'ground' the building and provide balance relative to the size of the building above.

(f) Design of the IPU ground level Pharmacy façade through material quality and cultural overlay to compensate for lack of activation.

(g) Design of the helipad to better integrate with the IPU as a whole and mitigate height breach.

(h) A detailed CPTED assessment to be undertaken at Detailed Design stage and approved by Council at time of engineering approval.

13. With respect to the recommendations contained in the UDA, I note that some of the recommendations relate to matters internal to the hospital site and which are not likely to result in adverse effects on the surrounding or wider environment. Furthermore, these matters are also not controlled by the NRMP rules in Schedule C. Whist these matters are important with respect to urban design, I have been cautious in placing undue weight on them given the NRMP does not control these matters, and were it not for the overheight element, there would not be a consent process by which to consider them. This is particularly the case for amenity planting within the site, wayfinding and legibility within the site, and ground level facades as they are perceived from within the site.

14. Regarding the pedestrian spine, this is not within the scope of the current consent, and there is no related rule breach. I note that the applicant has volunteered a condition that pedestrian access from Franklyn Street to the IPU building be maintained.

15. The position in the urban design report is that the helipad has a negative visual impact in views of the building. The visual effects of the helipad have been considered with reference to the LVA. In addition, I note that helipads are permitted, with no visual controls. Whilst it is proposed to be located on the overheight component of the building, a helipad could also be accommodated on top of a building compliant with the 20m height rule, and I anticipate it would also be visible from a number of the viewpoints shown in the LVA. I have reached this conclusion by looking at the LVA visualisations which show the permitted height line. I am satisfied that the visual effects of the helipad have been considered as part of the LVA and as concluded above, any adverse effects are acceptable.

16. Regarding signage, wayfinding, lighting and CPTED recommendations, I have discussed these matters with the applicant's planner and understand they are intended to be covered as part of the detailed design. In terms of whether conditions are required relating to these, I note that none of the recommendations relate to any NRMP rule breaches. The applicant's planner has stated that the recommendations are primarily directed towards enhancing the functionality, legibility, safety and user experience of the hospital environment, rather than avoiding, remedying or mitigating adverse environmental effects arising from the proposal. I agree with that and also note that the hospital could undertake a similar scale development within this site and not require resource consent. Nor do these matters have effects beyond the site (noting that the applicant has advised lighting in this context relates to wayfinding and onsite safety, not glare beyond the site). I am therefore satisfied that no conditions are necessary in relation to these matters, and that they will be addressed by Health NZ as part of the detailed design process as Health NZ sees fit for the operation of their facility.

17. Drawing on the expert advice in the applicant's UDA and from Council's urban design expert, Chelsea Scanes, I am satisfied that matters raised that are relevant to the resource consent considerations in context of the NRMP, have been satisfactorily addressed, and any adverse effects relating to urban design are acceptable.

Operational parking, access and connectivity

18. The associated non-notification decision report contains an assessment of effects as they relate to parking, access and connectivity. I also note that the urban design assessment, and comments made by the UD Panel, also cover aspects relating to accessibility and connectivity.

19. With respect to the NRMP, the proposal is anticipated to comply with the relevant rules relating to parking and access. Regarding transport matters, Schedule C includes rules that cover parking, loading and access. An Integrated Traffic Assessment (ITA) has been prepared by the applicant. The key findings from the ITA are:

    (a) Parking provision will initially increase following the completion of the new carparking building but will ultimately consolidate to 440 spaces, which is an increase of 4 parks compared to currently. Following the completion of the project, the regular use parking demand for the hospital is expected to be between 730-780 spaces. The assessment concludes that on-street parking has sufficient capacity to absorb the predicted overflow from the site.

    (b) Increased movements will occur on Tipahi Street as a result of removing the Franklyn Street access, however this will be managed by the existing slow speed environment on Tipahi Street.

    (c) Public transport and cycling provision and access remain broadly unchanged with some temporary impacts on bus stops to be managed during construction, and cycle parking and end of trip facilities to be provided for in accordance with the NRMP requirements.

    (d) Pedestrian access from Franklyn Street will have temporary constraints due to the location of the Temporary IPU building reducing directness and visibility of the route, however pedestrian access from Franklyn Street will be maintained.

    (e) Modelling of local intersections indicates delays on Franklyn Street and consequently signalisation of this intersection is recommended.

20. Council's Transport Activity Manager, Caron Greenough, has reviewed the ITA, and advised that the proposed changes are acceptable, and she agrees with the analysis and reasoning in the ITA, with any adverse effects on the surrounding road network anticipated to be no more than minor. With respect to the Waimea and Franklyn Street intersection, Ms Greenough has advised that this is an existing issue, and as noted in the ITA, upgrades to this intersection are expected to be undertaken in future by Council. Ms Greenough has advised that in her opinion, the effects of the proposal on this intersection are anticipated to be no more than minor, when compared to the existing situation. Therefore, whilst there are issues associated with this intersection, it

is not necessary to require any upgrades or signalisation in association with the effects of this project.

21. Based on the advice contained in the ITA and the advice of Ms Greenough, I am satisfied that any transport effects associated with the project are acceptable.

Cultural

22. A Cultural Impact Assessment (CIA) report has been prepared jointly on behalf of Te Tau Ihu iwi. The CIA sets out the relationship held by Te Tau Ihu iwi with the whenua (land) and waters of the area, and sets out their concerns, and proposed mitigation and recommendations. The project team met with iwi following receipt of the CIA to review the recommendations and agree a path forward.

23. As a result, a number of measures have been agreed, including the inclusion of an ADP protocol, Construction Environmental Management Plan, Stormwater Management Plan, Dewatering Management Plan, Erosion and Sediment Control Plan, heritage tree protection conditions and cultural health monitoring. These conditions have been volunteered by the applicant. Other recommendations in the CIA were identified as being best addressed through other channels, including governance, detailed design and operational management.

24. I acknowledge that concerns were raised in the CIA regarding the effects of the activity on water use and the volume and nature of wastewater discharge. The applicant's planner states that the proposal will be connected to Council's existing reticulation, and does not involve standalone water abstraction or wastewater discharge. Council holds consents for water take and wastewater discharge, and the effects of the water take and the wastewater discharge will be managed within the framework and conditions of those consents. As part of the process, the Council utilities team has provided comment on the impact of the proposal on wastewater and water infrastructure. Whilst not part of this consent process, this signals that the matters relating to water and wastewater demand are being considered. With respect to wastewater, conditions have been recommended by Council's Activity Engineer – Wastewater requiring that actual flows from the IPU building are monitored, and if these exceed what the modelling indicates, that the consent holder engage with Council to consider any additional mitigation that may be required in response.

25. Resource consent applications received by Council are circulted to Te Tau Ihu iwi. I have received comment from Te Runanga o Toa Rangatira, confirming their support for the proposal, and that their interests in the project have been represented through the CIA and wider engagement with the Applicant. No other comments have been received from any of the other Te Tau Ihu iwi.

26. I have read the CIA, and the applicant's table setting out how matters will be addressed, and am satisfied that the considerations raised in the AEE, where within the scope of this resource consent applicaiton, have been appropriately covered by the volunteered conditions of consent. I am satisfied that any remaining adverse effects on cultural values are acceptable.

Operational Noise

27. The Noise and Vibration assessment provided with the application demonstrates that the operational activity can comply with the NRMP permitted noise standards. On this basis, I am satisfied that any effects associated with operational noise from the activity are acceptable.

Geotechnical

28. The site is not within any hazard overlays, and the earthworks are permitted by the plan. Matters relating to foundations and retaining walls will be addressed through the building consent process. I am satisfied that any effects associated with land stability and geotechnical matters will be appropriately managed through this process and are acceptable.

Overland Flows and Stormwater

29. The site is not within any flood overlays. Council's overland flow modelling indicates a possibility of flow paths through the site coming from the east side of Waimea Rd, but also that the catchments contributing to these flow paths are relatively minor. The applicant has assessed that the proposal will result in an overall decrease of impervious surfaces and a reduction of peak flows. The IPU building itself (when assessed separately to the rest of the proposed works) will result in an increased flow to the point of connection to the Council reticulation in Tipahi Street. Onsite detention is proposed to mitigate this. Shane Overend (Council's Senior Development Engineer) has reviewed what is proposed and is satisfied with it. Agreed conditions require that detailed design engineering plans to the requirements of the NTLDM be submitted to NCC at the time of or prior to application for building consent, and that the design and construction of the system shall be under the supervision and certification of a suitably experienced CPEng. I am satisfied that any effects associated with overland flows and stormwater are acceptable.

Servicing

30. The site will be serviced by reticulated stormwater, water and wastewater. With respect to wastewater, the proposed IPU development is estimated to generate an additional simultaneous discharge of approximately 3.5–4.0 L/s to the public network. This has been accepted, however due the uncertainty regarding what the actual flow rates from the IPU building will be, Warren Biggs (Council's Activity Engineer – Wastewater) has recommended inclusion of a condition that actual wastewater flows are monitored (by way of a level sensor), and that if these exceed the anticipated flows, then the consent holder engage with Council regarding potential mitigation (such as onsite detention). The applicant has agreed to a condition along these lines. I am therefore satisfied that there is a pathway for addressing the potential effects of wastewater flows on the network, and effects will be no more than minor.

31. Regarding water supply, Mr Overend is satisfied with the plans provided, subject to at the time of building consent, the applicant providing detailed design information and a

statement from the designers confirming that the design flows needed for the building can be adequately provided by the systems shown on their plans.

32. Based on the advice provided by Mr Overend, I am satisfied that there is adequate servicing in place, and with respect to wastewater, provision for addressing any effects that are greater in magnitude than what is anticipated.

Construction Effects – Traffic, Noise, Vibration, Earthworks, Dewatering

33. The IPU building will involve works that have the potential to generate adverse effects on the surrounding environment during the construction phase, particularly as relates to traffic, noise, vibration, erosion and sediment and dewatering. The applicant has proposed a suite of management plans to set out the means of managing construction activities to minimise these effects, and to comply with the relevant standards and / or best practice guidelines:

(a) Construction traffic has been assessed in the ITA and considered by Ms Greenough. A Construction Traffic Management Plan (CTMP) will be developed, with the objective of maintaining function and accessibility of the hospital site, and to minimise effects on the surrounding road network, with consideration of both hospital and school peaks. The CTMP will also require particular consideration of construction parking demand, and how this will be managed to minimise effects on the surrounding streets.

(b) Construction noise has been assessed in a Noise and Vibration report prepared by Agile Engineering Consultants and provided with the application. The report concludes that construction noise and vibration can comply with the relevant standards (NZS6803:199 for Construction Noise and DIN 4150-3 (1999): 'Structural vibration – Part 3 Effects of vibration on structures' for vibration). The Construction Noise and Vibration Plan (CNVP) will set out measures that will be taken to ensure these standards are met.

(c) Effects associated with earthworks will be managed by way of an Erosion and Sediment Control Plan (ESCP) that will set out measures to be employed in accordance with the Nelson Tasman Erosion and Sediment Control Guidelines 2019, and Sections 4.3 and 4.4 of the CIVIX Infrastructure Report (provided with the application) to minimise the potential for sediment discharge from the work site.

(d) Dewatering associated with both construction and operation of the building is assessed as compliant with the NRMP. The applicant has volunteered a Dewatering Management Plan, partly in response to concerns raised by iwi, and this will set out the dewatering methodology, discharge and sediment treatment, and monitoring.

(e) The site is on the HAIL, and a global consent for soil disturbance under the NES for Contaminated Land has already been obtained separate to this consent and will be adhered to.

34. I am satisfied that construction effects will be appropriately managed in accordance with the relevant standards and guidelines, and that these will be temporary in nature and acceptable.

Positive Effects

35. The applicant has described that the proposal will have 'significant and enduring positive effects at the local and regional level'. The proposed redevelopment is described as improving clinical functionality, patient safety, infection control standards, and operational efficiency, outcomes that will directly support the health and wellbeing of the Nelson-Marlborough region and ensure Nelson Hospital can respond to increasing service demand over time.

36. The applicant also notes that 'the proposed IPU building has been designed to meet contemporary structural and seismic performance standards, strengthening the resilience of critical healthcare infrastructure. Given the Hospital's essential role in emergency response and acute care, improved building performance represents a significant community benefit by enhancing continuity of service during and after natural hazard events.'

37. The intensification and renewal of the established hospital campus is also seen by the applicant as a positive effect, enabling continued use of existing infrastructure and reinforcing the role of the site for health services as anticipated in Schedule C.

38. I also note that the LVA includes statements regarding positive effects associated with the development from a landscape and visual perspective, including that:

    (a) the landscape and architectural design proposal for the hospital represents a 'significant transformation from a disjointed and vehicle centric campus to a legible and accessible layout that is framed and sheltered by the proposed new IPU building'

    (b) Adverse visual effects of the building are considered to be significantly offset by the positive benefits of the new facility as well as 'the identified mitigation measures and overall benefits of increased green spaces, improved pedestrian and vehicle amenity, and enhanced biodiversity and visual/therapeutic amenity'.

    (c) With respect to specific viewpoints, the LVA identifies moderate positive effects for the View 1 (Cnr Motueka St and Waimea Rd) noting there will be an improved quality and quantity of the existing natural features, and low to moderate positive effects due to the slightly more prominent built character, signifying the hospital's presence and acting as a landmark.

    (d) With respect to the view point from Kawai Street South, the LVA notes a low positive effect due to the dominance / prominence of the IPU building being marginally improved by the addition of massed vegetation. For this view, Ms Scanes has also noted that 'the setback for the proposed building and proposed planted area soften the built mass and are a positive outcome for Kawai St South' and that 'the proposed additional planting at the end of the street will improve amenity/greening of the area'.

(e) For Views 3 and 4, the LVA identifies a moderate positive effect as the proposed development supports recognition of the hospital site and signifies access via the main entry.

(f) For View 7, the LVA identifies a low positive effect due to the dominance / prominence of the IPU building being marginally improved by the addition of massed vegetation.

Summary

39. The proposal has the potential to result in adverse effects relating to residential character and amenity, streetscape character, parking, access and connectivity, noise, flooding, cultural values, servicing and construction. For the reasons outlined above, I am satisfied that these effects have been adequately assessed and appropriate conditions agreed with the applicant. I am satisfied that any remaining adverse effects will be acceptable, particularly when considering the substantial positive effects that will arise through provision of improved health infrastructure for the region.

5.2 Policy Assessment

The applicant has provided an objectives and policies assessment in Section 7 of the AEE. Where I agree with and adopt the applicant's assessment in relation to the relevant policy documents, this is noted below.

NPS Infrastructure

The applicant has assessed the proposal against the NPS Infrastructure. Whilst a health facility operated by Health New Zealand is not defined as infrastructure in the Act, it is listed as 'additional infrastructure' un the NPS-I and therefore I agree that this NPS is relevant to the proposal. I generally agree with, and adopt the applicant's assessment against the NPS-I, and am also of the opinion that the proposal is consistent with its policy direction.

NPS Urban Development

The applicant has not provided an assessment against the NPS-UD. I consider it is also relevant, with healthcare facilities being included in the definition of 'additional infrastructure' in the NPS-UD. The relevant policies generally centre around the availability of additional infrastructure and how this is addressed in Future Development Strategies.

With respect to the objectives and policies, the proposal is consistent with Objective 1, as the IPU building will form part of an urban environment that enables people and communities to provide for their health, now and into the future. With respect to amenity values, the proposal is consistent with Objective 4, in that the urban environment of the hospital campus is developing and changing over time in response to the health needs of the community and future generations.

I am satisfied that the proposal is consistent with the NPS-UD, particularly as it will result in development that will contribute to a well-functioning urban environment.

NPS Natural Hazards

The proposed development is not located within any hazard overlays in the NRMP. An assessment against the risk matrix has not been undertaken on the basis that there are no natural hazard overlays pertaining to the site; reflecting a proportionate approach to natural hazard risk. The Civix report did consider the potential for flooding and the location of overland flow, concluding that the site is not subject to flooding or external overland flow paths entering the development area. On that basis, no detailed flood modelling was undertaken. The applicant has proposed to adopt best practice principles to ensure that surface water is directed away from buildings and safely conveyed to the stormwater network. This has been considered by Council's Senior Engineer – Land Development, Shane Overend. Mr Overend has advised that Council overland flow path modelling indicates the possibility of flow paths through the site coming from the east of Waimea Road. However, the catchments contributing to these flow paths are relatively minor and consequently Mr Overend has accepted the applicant's proposal to adopt best practice principles.

In addition, the Civix report considered the risk of creating increased flooding to downstream systems, concluding that the proposal will overall result in a decrease of impervious surfaces and a reduction of peak flows. Mr Overend accepts this and the proposal to install onsite detention to mitigate increased flow associated with the IPU sub-catchment to the point of connection to the Council reticulation in Tipahi Street.

I am satisfied that the proposal is consistent with the relevant provisions of the NPS-NH, particularly the proportionate management of natural hazard risk.

NES Contaminated Land

As outlined earlier in this report, the applicant already has consent under the NES for disturbance of contaminated soil within the site. I am therefore satisfied that no further consideration is necessary on this NES, with the effects appropriately managed under the existing consent. Therefore, a detailed assessment of the proposal against the objectives and policies of the NRPS is not warranted in this case.

Regional Policy Statement

The Nelson Regional Policy Statement identifies the regionally significant resource management issues and provides the policy settings which have been incorporated into the NRMP and its objectives and policies.

NRMP

The applicant has provided a detailed assessment against the objectives and policies of the NRMP in section 7.3 of the AEE. I broadly agree with and adopt that assessment, concluding that the proposal is consistent with the relevant objectives and policies of the NRMP. In summary I note the following:

Residential Character (Objective RE2 and RE3 and associated policies):

(a) Objective RE2 seeks an environment that is principally residential in character and the associated policies regarding noise, nuisances, daylight and sunlight, privacy and outlook, and scale provide direction that reflects this. RE2.6 states that no activity should have effects significantly greater than the normal residential use of any property, unless they can be adequately avoided remedied or mitigated. RE2.7 seeks to avoid activities breaking up community and neighbourhood coherence. RE2.8 recognises that certain existing non-residential activities may need to be explicitly provided for in the zone. I note that one of the methods pertaining to this set of policies is the use of schedules to provide for existing non-residential activities such as Nelson Hospital.

(b) I agree with the applicant's assessment against these provisions, in particular noting that the hospital is provided for as an existing non-residential activity on this site that provides a significant community benefit, and that the proposal has been designed to minimise and mitigate effects on surrounding residential character, with any residual effects have been assessed as acceptable, as outlined elsewhere in this report.

Streetscape, Landscape and Natural Features (Objective RE3 and associated policies)

(c) Objective RE3 seeks attractive streetscapes and the maintenance and enhancement of those. I note in this case there are no identified significant public views, natural features, and landscapes that contribute to Nelson's character and setting, which are also subject to this objective. The applicant has assessed a number of the associated policies that in my opinion apply more specifically to identified landscape overlays, viewshafts etc. Nonetheless I agree with the conclusions reached that the proposal is broadly consistent with the policy direction, in particular as it relates to streetscape.

Land Transport (Objectives DO10.1 and associated policies)

(d) This objective seeks a land transport system that is safe, efficient, integrated and context responsive, and that meets the needs of Nelson in ways that are environmentally, socially and economically sustainable. I accept the applicant's assessment against these provisions, drawing on the assessment in the ITA, and the advice of Ms Greenough.

Urban Design (Objectives 13A.1-6 and associated policies)

(e) These objectives cover recognising local context, improving connections, creating high-quality public spaces, providing for diversity, and sustainable places and communities.

(f) With respect to Objective 13A.1 and associated policies, the applicant has set out the ways in which the design and location of the proposed building recognises and relates to the local context.

(g) Objective 13A.2 and policies regarding connections and accessibility speak to the development of urban areas in a way that ensures people find urban areas easy to

get around, and that development design provides for safe and pleasant transport networks for all modes of movement, and for logical and effective connections between different transport networks and between different parts of the city and urban areas. The proposal also results in a rationalisation and change to the ways in which the hospital campus is accessed, that will change the circulation of vehicles and people outside the hospital campus and how they enter the site. The applicant has also discussed how the internal layout within the hospital will achieve this policy direction. Drawing on the ITA and comments from Ms Greenough, I agree with the applicant that the proposal is consistent with these provisions.

(h) In relation to Objective 13A.3 and policies regarding creating high quality public spaces, I note that the applicant has provided assessment and commentary of this in a way that indicates the hospital site itself is being considered a public space. I am inclined to the view that the provisions in the NRMP indicate the consideration is more toward public spaces such as roads, paths, reserves, and parks (although I acknowledge that public space is not defined in the NRMP). The explanation and reasons for DO13A.3.1 refer to parks, reserves and streetscapes. In any case, I acknowledge the unique elements of the hospital in this respect, given it is a government owned and operated site and that members of the public access it for health services. If it were to be considered a public space, I agree with the planner's assessment.

(i) With respect to effects of the proposal on the quality of surrounding public spaces – primarily being the road network – I am satisfied that the proposal is consistent with Objectives 13A.3 and associated policies as it involves high-quality architectural and landscape design reflecting the prominence of the building and space within Nelson City, and as has been detailed in this report and the associated non-notification decision report, the proposal has been designed so as to mitigate effects on the surrounding streetscape character.

Tangata Whenua (Objective DO1.1 and associated policies)

(j) The applicant has provided a thorough assessment of the objectives and polices in section D01 of Chapter 5 in the NRMP. The applicant's assessment draws on the outcomes of the programme of engagement that was undertaken with Te Tauihu iwi through Project Whakatupuranga. For the reasons outlined by the applicant, I agree that the proposal is consistent with these objectives and policies.

Natural Hazards DO2.2

(k) The applicant has not assessed the objectives and policies relating to Natural Hazards (DO2). With respect to the provisions relating to natural hazards, I am satisfied that the proposal is consistent with these, including objective DO2.2 that risks to Whakatū Nelson's people, property and infrastructure from natural hazards, including the effects of climate change, are recognised and managed and significant risk is avoided. The site is not within any identified natural hazard overlays and therefore the level of assessment of natural hazard risk reflects this. Stormwater management will minimise risks associated with any overland flows, as well as

avoiding off site effects, and the building will meet the appropriate standards set through the Building Act with respect to structural matters and earthquake strength.

Soil Erosion and Sedimentation (Objective DO13.1 and associated policies)

(l) Objective DO13.1 seeks an environment where the adverse effects of accelerated soil erosion are avoided, remedied or mitigated. The proposal will employ best practice measures during construction to manage the potential for erosion and subsequent sedimentation. I am therefore satisfied that the proposal is consistent with these provisions.

Summary

The proposal results in the strengthening of health infrastructure within the existing hospital campus, whilst also ensuring that any adverse effects on the surrounding residential environment are appropriately avoided, remedied or mitigated. The building will be a prominent new feature in Nelson's urban landscape, and it has accordingly been designed with a high level of attention to urban, architectural and landscape design. The applicant has worked with mana whenua to understand and address effects of concern and has acknowledged the location of the site within part of the historical Nelson Tenths area.

For the reasons outlined above, and drawing on the comprehensive policy assessment contained in the applicant's AEE, I am satisfied that the proposal is consistent with the relevant policy direction contained in the relevant documents.

Other matters

The applicant has provided an assessment against two iwi management plans and the Te Tauihu Intergenerational Strategy 2020. As outlined previously the applicant has worked with mana whenua regarding the project, and the outcomes of this engagement have been reflected in the application. I am satisfied that matters of interest to iwi, reflecting their concerns and aspirations as outlined in the relevant iwi management plans, have been able to be raised through this process, with the applicant having responded appropriately, as discussed previously in this report.

S106A

The proposed development will not be subject to significant risk from natural hazards. There are no hazard overlays applying to the site. Flooding and overland flows have been considered as outlined earlier in this report, with Mr Overend satisfied with the approach proposed by the applicant.

For the reasons outlined, considering the likelihood of natural hazards occurring, material damage to land or structures and whether the use of the land would accelerate, worsen or result in material damage to land, and whether the land use would result in adverse effects on the health and safety of people, I don't consider that the proposed land use will be subject to significant risk from natural hazards.

Part 2

I consider the NRMP has been prepared having regard to Part 2 of the Act. With respect to the proposal, I have concluded that this results in an acceptable extent of adverse effects and general consistency with the relevant objectives and policies, therefore further consideration of Part 2 is not warranted in accordance with *RJ Davidson Family Trust v Marlborough District Council (2018).*

Report prepared by: Rachel Penney Position: Senior Planner

DECISION OF THE COMMISSIONER APPOINTED BY NELSON CITY COUNCIL

The Nelson City Council has appointed me as an Independent Commissioner pursuant to section 34A of the Resource Management Act 1991, to decide application RM265181 lodged by the Applicant (Health New Zealand).

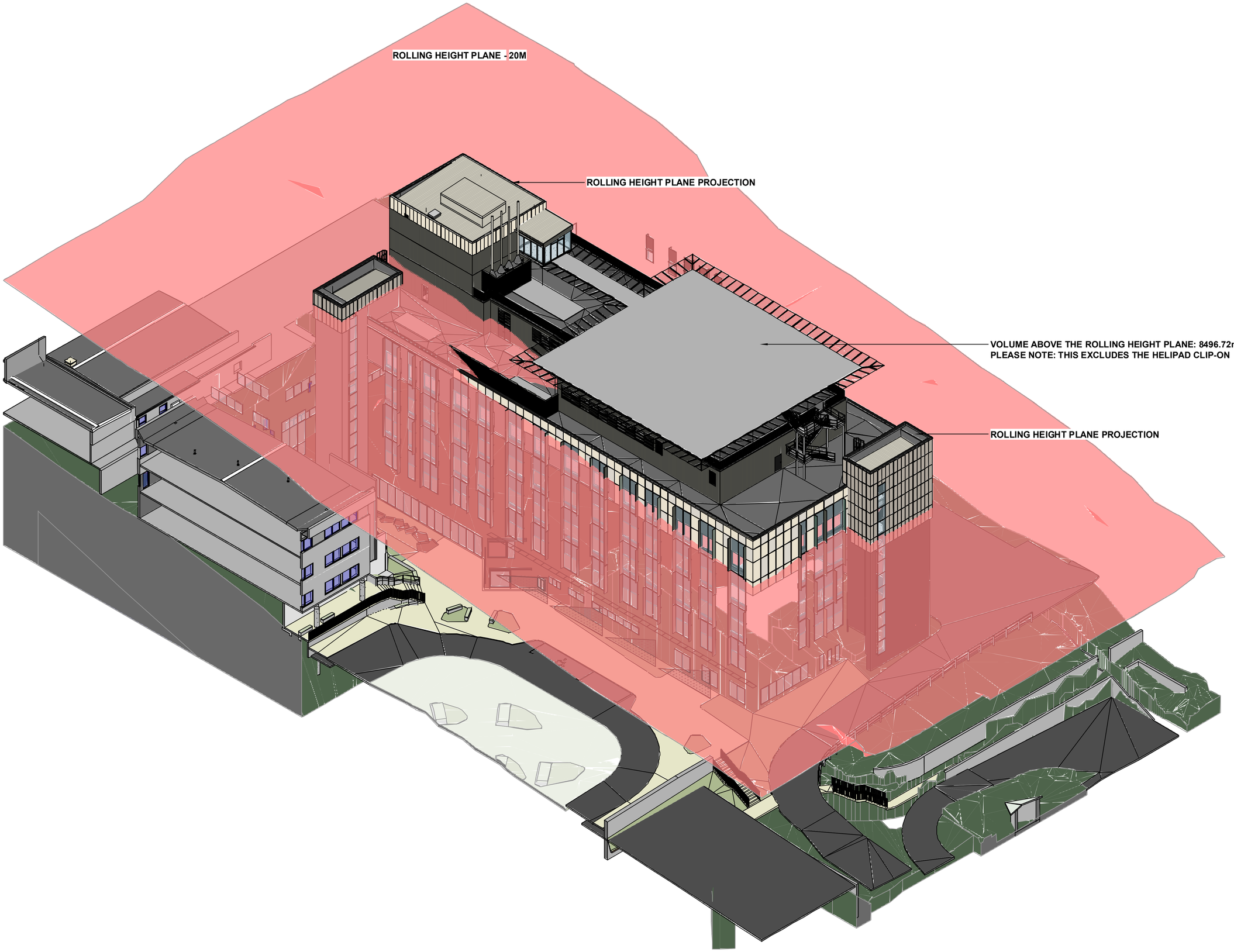
For the reasons set out in the recommendation report above, resource consent is granted on 24 September 2026 pursuant to delegated authority from Nelson City Council by:



Gina Sweetman
Independent Commissioner

Approved Plans: RM265181 - Nelson Hospital IPU building- Approved Plans Compiled.pdf

RM265181 - APPROVED PLAN A



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A	09/02/2026	90% PRELIMINARY DESIGN		
B	20/02/2026	PRELIMINARY DESIGN		
C	20/03/2026	RESOURCE CONSENT		

Health New Zealand
Te Whatu Ora

Project Name
NELSON PROJECT
WHAKATUPURANGA
WORK PACKAGE: IPU & LINKS

Drawing Name
NORTH FACADE AXO

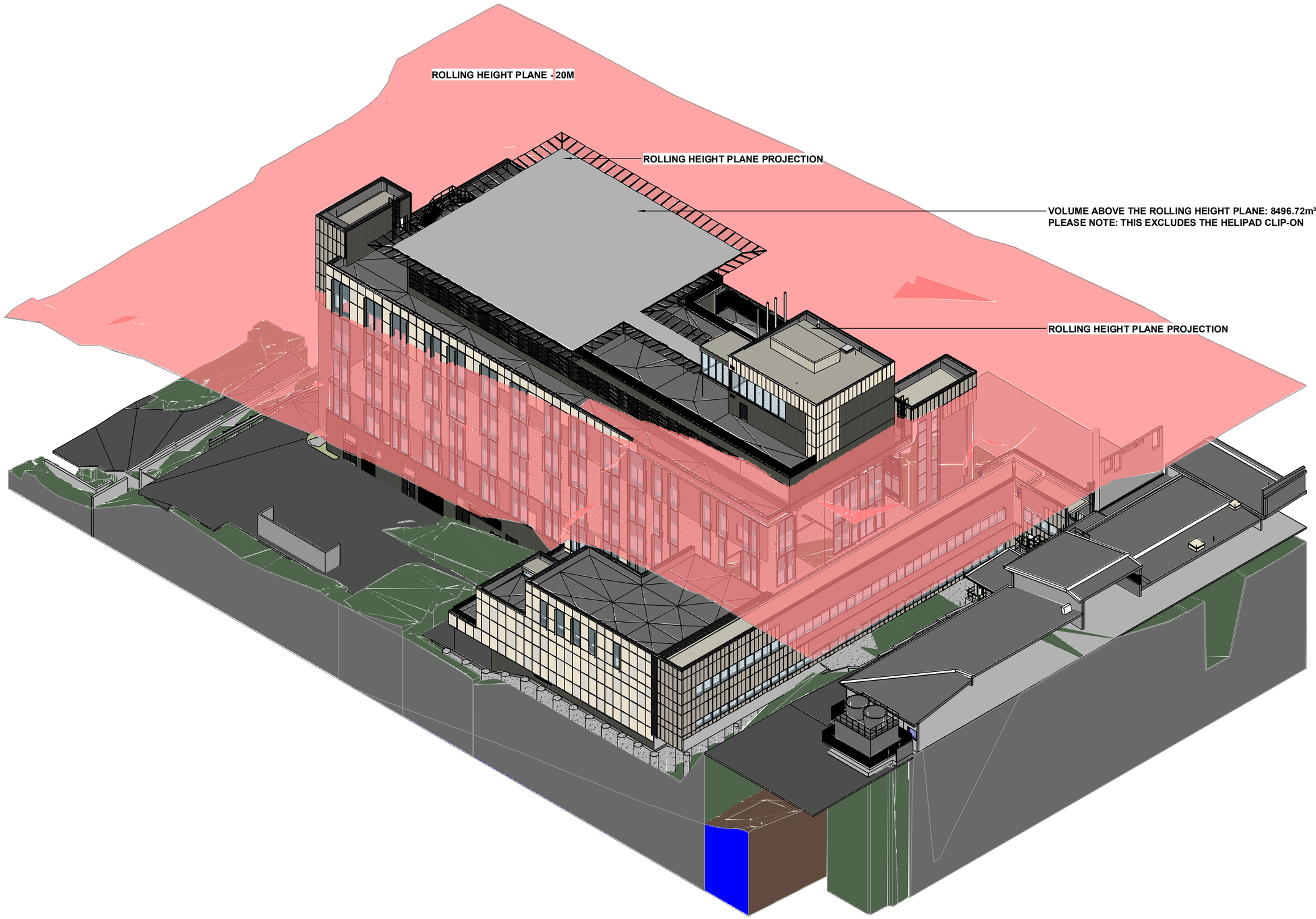
Project No	Revision Date
1443-004	20/03/2026

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RM265181 - APPROVED PLAN B



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Health New Zealand
Te Whatu Ora

Project Name
NELSON PROJECT
WHAKATUPURANGA
WORK PACKAGE: IPU & LINKS

Drawing Name
SOUTH FACADE AXO

Project No		Revision Date
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Health New Zealand
Te Whatu Ora

Project Name
NELSON PROJECT
WHAKATUPURANGA

Drawing Name
RENDERING - NORTH VIEW

Project No	Revision Date
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Project Name
NELSON PROJECT
WHAKATUPURANGA

Drawing Name
RENDERING - WEST VIEW

Project No		Revision Date
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NELSON PROJECT
WHAKATUPURANGA

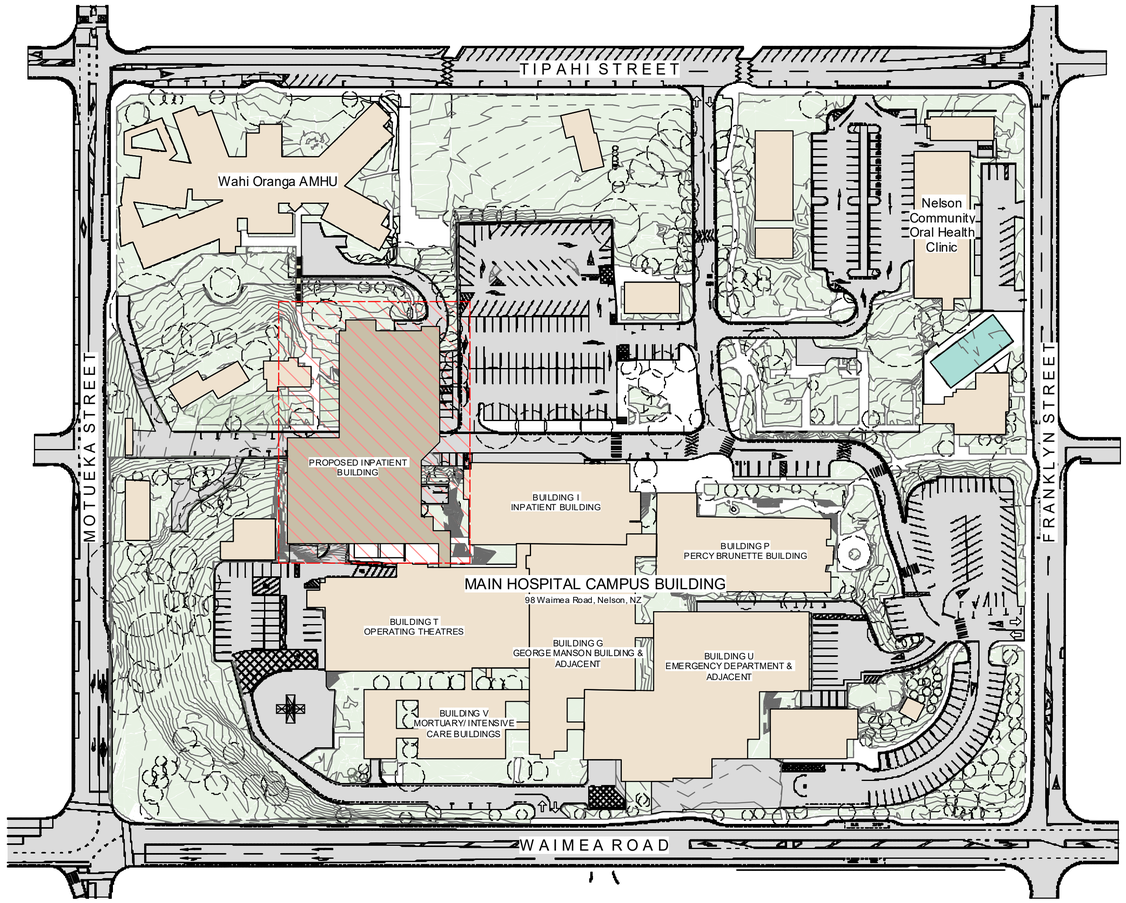
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RM265181 - APPROVED PLAN F



1 - LOCATION PLAN
SCALE 1 : 1000



2 - SITE AERIAL
SCALE 1 : 2000

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SITE LEGEND

- EXISTING BUILDINGS
- EXISTING STRUCTURE TO BE DEMOLISHED
- EXISTING CARPARK & ROADS
- EXISTING FOOTPATHS & HARDLAND
- EXISTING SOFT LANDSCAPING
- SWIMMING POOL
- PROPOSED BUILDINGS OUT OF SCOPE
- PROPOSED CARPARK & ROADS
- PROPOSED FOOT PATHS & HARDLAND
- PROPOSED SOFT LANDSCAPING
- PROPOSED INPATIENT BUILDING
- EXISTING TREES

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Health New Zealand
Te Whatu Ora

Project Name
NELSON PROJECT
WHAKATUPURANGA
WORK PACKAGE: IPU & LINKS

Drawing Name
LOCATION PLAN

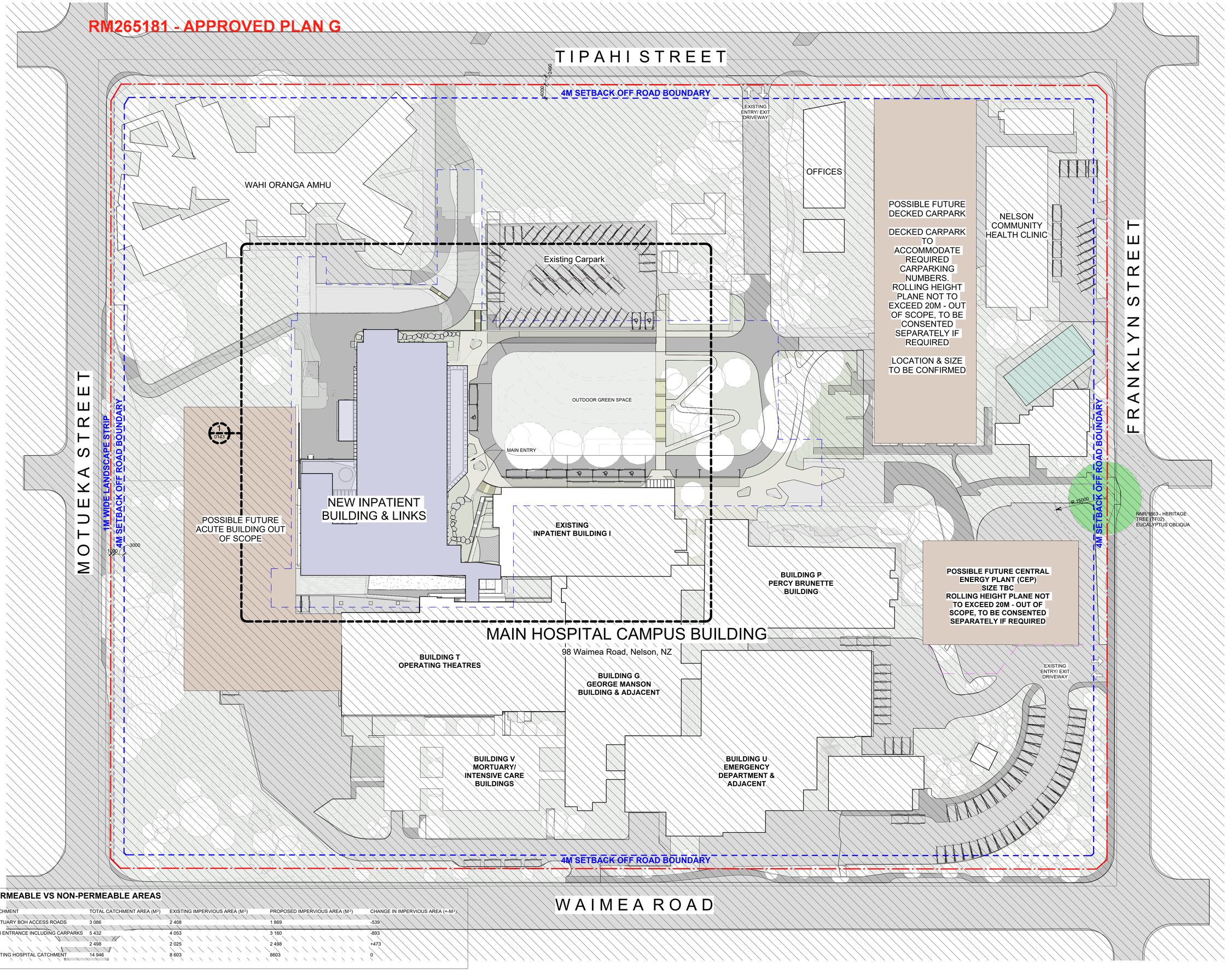
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Drawing No.	Revision
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RM265181 - APPROVED PLAN G



PERMEABLE VS NON-PERMEABLE AREAS

CATCHMENT	TOTAL CATCHMENT AREA (M²)	EXISTING IMPERVIOUS AREA (M²)	PROPOSED IMPERVIOUS AREA (M²)	CHANGE IN IMPERVIOUS AREA (+-M²)
MORTUARY BOH ACCESS ROADS	3 086	2 408	1 869	-539
MAIN ENTRANCE INCLUDING CARPARKS	5 432	4 053	3 160	-893
IPU	2 498	2 025	2 498	+473
EXISTING HOSPITAL CATCHMENT	14 946	8 603	8603	0

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SITE LEGEND - PROPOSED

- TO BE DEMOLISHED
- EXISTING TO BE RETAINED
- LANDSCAPE / PERVIOUS MATERIAL
- EXISTING HARDSCAPE / IMPERVIOUS MATERIAL
- NEW HARDSCAPE / IMPERVIOUS MATERIAL
- PROPOSED BUILDINGS
- POSSSIBLE FUTURE BUILDINGS
- OUT OF SCOPE
- SITE BOUNDARY
- EXISTING TREES
- PROPOSED TREE
- PROTECTED TREE

Discipline:
ARCHITECTURE

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C	20/03/2026	RESOURCE CONSENT		
D	15/05/2026	RESOURCE CONSENT.		

Health New Zealand
Te Whatu Ora

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Project Name
NELSON PROJECT WHAKATUPURANGA
WORK PACKAGE: IPU & LINKS

Drawing Name
SITE PLAN - PROPOSED

Project No	Revision Date
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FOR INFORMATION

Drawing No.	Revision
NSN-NN022-20-DWD-0142	D

EXISTING MENTAL HEALTH BUILDING

EXISTING CARPARK TO REMAIN - MAKE GOOD

PATH AND STAIRS TO MENTAL HEALTH FACILITY

ROAD SAFETY BARRIER
REFER TO CIVIL ENGINEER DRAWINGS

BOH & MORTUARY ACCESS ROAD

UP

2400 1500 2400

5000

EXIT FROM NORTH STAIR

NORTH STAIR CORE

SLOPED PEDESTRIAN PATH

1800

LOOP ROAD

4320

3000

HP

FOOT PRINT OF HELIPAD AS INDICATED AS DASHED PURPLE LINES

UNCOVER VISITOR CYCLE PARKING
REFER TO LANDSCAPE ARCHITECT DRAWINGS

STAIRS
LANDING
STAIRS
LANDING
LANDING
STAIRS
LANDING

PEDESTRIAN ACCESS

BOH & MORTUARY ENTRANCE

CANOPY

FOOT PRINT OF NEW IPU & LINKS (SHADED AREA)

CANOPY

PUBLIC DROP OFF

6000

7800

OUTDOOR GREEN SPACE
REFER TO LANDSCAPE ARCHITECT DRAWINGS

BOH GOODS DROP OFF

VEHICLE ACCESS TO MORTUARY

IPU MAIN ENTRANCE

LOOP ROAD

6000 6000 6000 7800 7800 7800

NEW CARPARKS

3000

4300

7000

SHUTTLE

DROP-OFF

MORTUARY GARDEN (BELOW)

2500

SLOPED PEDESTRIAN PATH

4190

STAIRS

STAIRS

UP

800

3610

EXISTING ENTRY FOR BUILDING I

AT&R OUTDOOR SPACE

COVERED PEDESTRIAN PATH EXISTING TO NEW ENTRY AS INDICATED IN DASH

EGRESS PATH

EXISTING EGRESS STAIRS BUILDING I

EGRESS STAIRS

EXIT FROM SOUTH STAIR

PAEDIATRIC GARDEN/ PLAYGROUND

SOUTH STAIR CORE

EXISTING INPATIENT BUILDING I

NEW LINKS TO EXISTING BUILDINGS T & I

EXISTING CRIB WALL
EXPOSED SERVICES
ALONG WALL

MAIN HOSPITAL CAMPUS BUILDING

RM265181 - APPROVED PLAN H

BUILDING G
GEORGE MANSON BUILDING & ADJACENT

NOTE: REFER TO THE LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPING/ OUTDOOR GREEN SPACES

BUILDING T
OPERATING THEATRES

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SITE LEGEND - PROPOSED

- TO BE DEMOLISHED
- EXISTING TO BE RETAINED
- LANDSCAPE / PERVIOUS MATERIAL
- EXISTING HARDSCAPE / IMPERVIOUS MATERIAL
- NEW HARDSCAPE / IMPERVIOUS MATERIAL
- PROPOSED BUILDINGS
- POSSSIBLE FUTURE BUILDINGS
- OUT OF SCOPE
- SITE BOUNDARY
- EXISTING TREES
- PROPOSED TREE
- PROTECTED TREE

Discipline:
ARCHITECTURE

Rev	Date	Revision	By	Chk.
A	09/02/2026	90% PRELIMINARY DESIGN		
B	20/02/2026	PRELIMINARY DESIGN		
C	20/03/2026	RESOURCE CONSENT		
D	15/05/2026	RESOURCE CONSENT.		

Health New Zealand
Te Whatu Ora

1:200 @ A1

Project Name
NELSON PROJECT WHAKATUPURANGA
WORK PACKAGE: IPU & LINKS

Drawing Name
SITE PLAN - PROPOSED IPU ENLARGED

Project No	Revision Date
1443-004	15/05/2026

Scale	Drawn by	Checked by
As indicated @A1	IA	IA

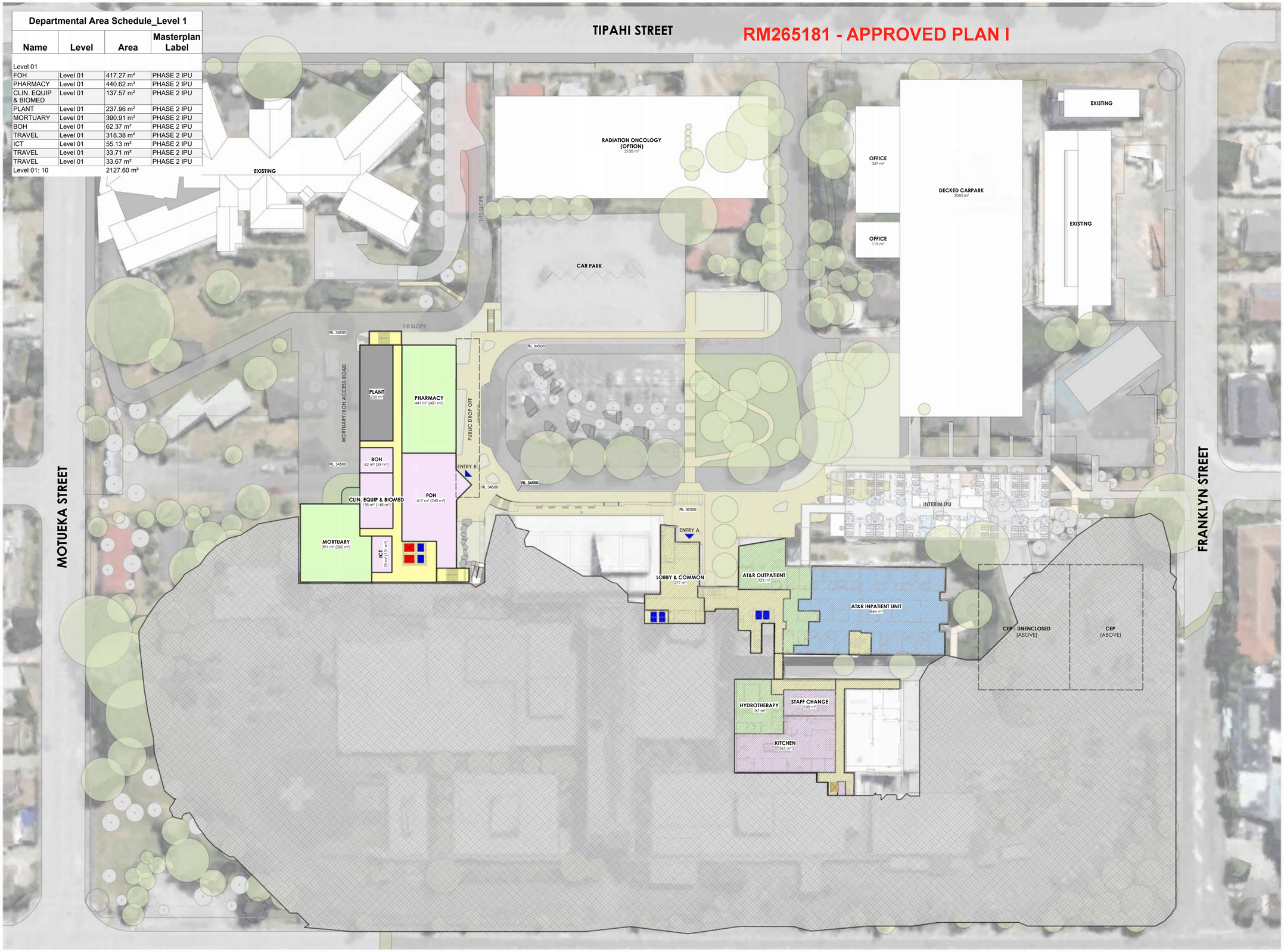
FOR INFORMATION

Drawing No.	Revision
NSN-NN022-20-DWD-0143	D

Autodesk Docs://1443_Phase 1(1)_NSN-NN022-20-DWD-0143_SITE PLAN - PROPOSED IPU ENLARGED.rvt

Departmental Area Schedule_Level 1

Name	Level	Area	Masterplan Label
Level 01			
FOH	Level 01	417.27 m²	PHASE 2 IPU
PHARMACY	Level 01	440.62 m²	PHASE 2 IPU
CLIN. EQUIP & BIOMED	Level 01	137.57 m²	PHASE 2 IPU
PLANT	Level 01	237.96 m²	PHASE 2 IPU
MORTUARY	Level 01	390.91 m²	PHASE 2 IPU
BOH	Level 01	62.37 m²	PHASE 2 IPU
TRAVEL	Level 01	318.38 m²	PHASE 2 IPU
ICT	Level 01	55.13 m²	PHASE 2 IPU
TRAVEL	Level 01	33.71 m²	PHASE 2 IPU
TRAVEL	Level 01	33.67 m²	PHASE 2 IPU
Level 01: 10		2127.60 m²	



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C	20/03/2026	RESOURCE CONSENT	BLP	

Health New Zealand
Te Whatu Ora

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1:500 @A1

Project Name
NELSON PROJECT
WHAKATUPURANGA

Drawing Name
DEPARTMENTAL SITE PLAN - LEVEL 1 (RL 34.50)

Project No	Revision Date
1443-004	20/03/2026

Scale	Drawn by	Checked by
1 : 500 @A1	BLP	BLP

RESOURCE CONSENT

Drawing No.	Revision
NSN-NN022-20-DWD-0161	C

RM265181 - APPROVED PLAN J

Departmental Area Schedule_Level 2

Name	Level	Area	Masterplan Label
Level 02			
AT&R & ACUTE IPU	Level 02	1899.12 m²	PHASE 2 IPU
AT&R OUTDOOR SPACE	Level 02	172.14 m²	PHASE 2 IPU
TRAVEL	Level 02	116.79 m²	PHASE 2 IPU
TRAVEL	Level 02	33.71 m²	PHASE 2 IPU
TRAVEL	Level 02	33.67 m²	PHASE 2 IPU
LINK	Level 02	207.95 m²	PHASE 2 LINKS
Level 02: 6		2463.39 m²	

TIPAHI STREET

MOTUEKA STREET

FRANKLYN STREET

EXISTING

RADIATION ONCOLOGY (OPTION)

CAR PARK

OFFICE

OFFICE

DECKED CARPARK

EXISTING

EXISTING

RL 34505

RL 31468

FUTURE POSSIBLE ASB

AT&R & ACUTE IPU
1899 m² (1702 m²)

AT&R OUTDOOR SPACE
172 m² (180 m²)

LINK
208 m²

CHAPEL
66 m²

CAFE
228 m²

PAEDIATRIC IPU
563 m²

FOH
274 m²

PLANT
265 m²

STORES
114 m²

STORES
208 m²

STORES
38 m²

INTERIM IPU

SURGICAL OUTPATIENTS
414 m²

ENT
123 m²

OPTHALMOLOGY
202 m²

AUDIOLOGY
137 m²

HYDROTHERAPY
187 m²

STAFF CHANGE
100 m²

KITCHEN
365 m²

LOGISTICS
520 m²

PLANT
249 m²

CEP - UNENCLOSED
856 m²

CEP
687 m²

RL 39000

RL 39000

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C	20/03/2026	RESOURCE CONSENT	BLP	

Health New Zealand
Te Whatu Ora

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Project Name
NELSON PROJECT
WHAKATUPURANGA

Drawing Name
DEPARTMENTAL SITE PLAN - LEVEL 2 (RL 39.00)

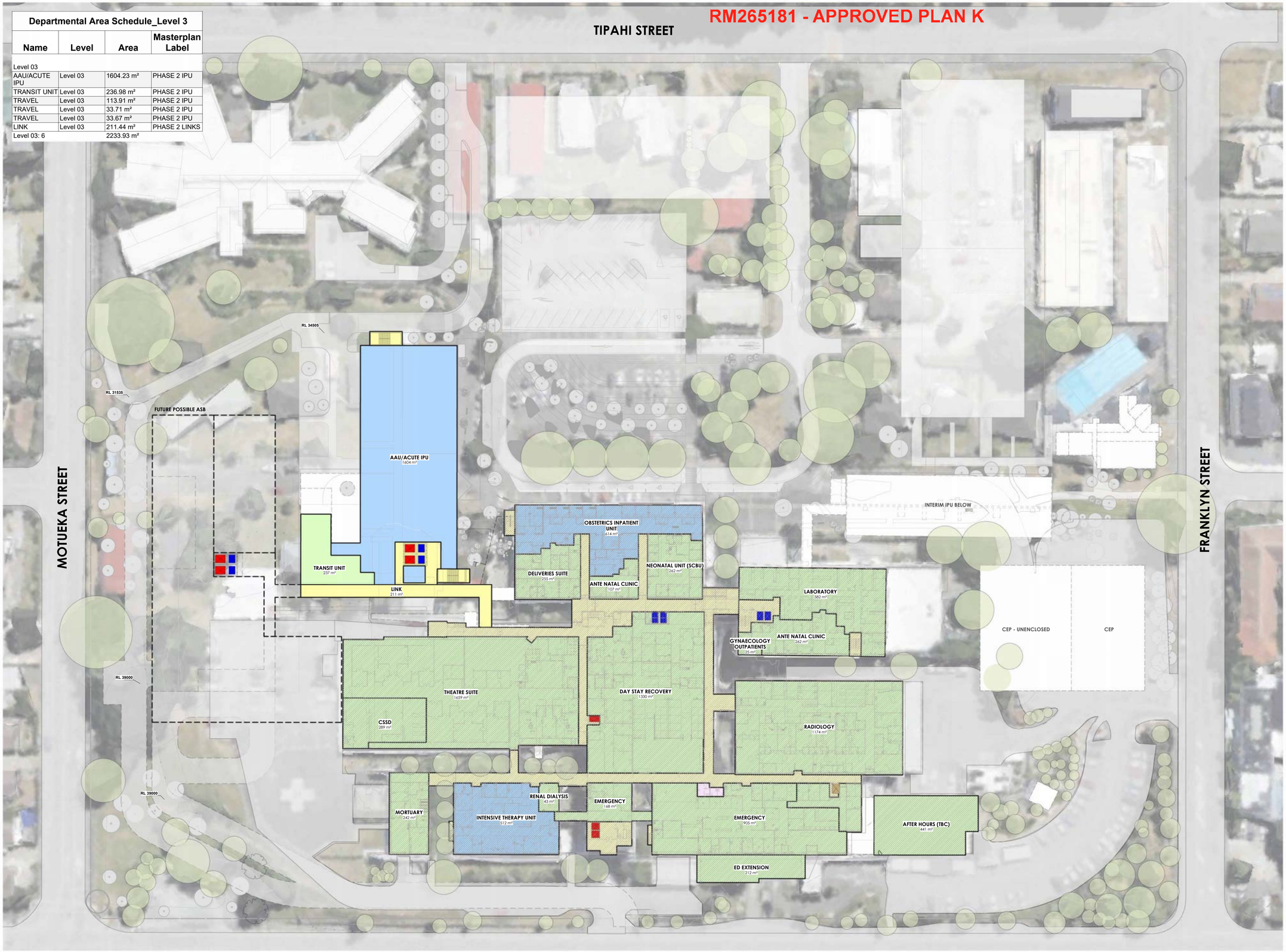
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Revision Date: 20/03/2026
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Drawn by: BLP
Checked by: BLP

RESOURCE CONSENT

Drawing No.: NSN-NN022-20-DWD-0162
Revision: C

RM265181 - APPROVED PLAN K

Departmental Area Schedule_Level 3			
Name	**Level**	**Area**	**Masterplan Label**
Level 03			
AAU/ACUTE IPU	Level 03	1604.23 m²	PHASE 2 IPU
TRANSIT UNIT	Level 03	236.98 m²	PHASE 2 IPU
TRAVEL	Level 03	113.91 m²	PHASE 2 IPU
TRAVEL	Level 03	33.71 m²	PHASE 2 IPU
TRAVEL	Level 03	33.67 m²	PHASE 2 IPU
LINK	Level 03	211.44 m²	PHASE 2 LINKS
Level 03: 6		2233.93 m²	



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C	20/03/2026	RESOURCE CONSENT	BLP	

Health New Zealand
Te Whatu Ora

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Project Name
NELSON PROJECT
WHAKATUPURANGA

Drawing Name
DEPARTMENTAL SITE PLAN - LEVEL 3 (RL 43.50)

Project No	Revision Date
1443-004	20/03/2026

Scale	Drawn by	Checked by
1 : 500 @A1	BLP	BLP

RESOURCE CONSENT

Drawing No.	Revision
NSN-NN022-20-DWD-0163	C

Departmental Area Schedule_Level 4

Name	Level	Area	Masterplan Label
Level 04			
ACUTE IPU	Level 04	1574.06 m²	PHASE 2 IPU
TRAVEL	Level 04	33.67 m²	PHASE 2 IPU
TRAVEL	Level 04	33.71 m²	PHASE 2 IPU
TRAVEL	Level 04	119.17 m²	PHASE 2 IPU
Level 04: 4		1760.61 m²	

RM265181 - APPROVED PLAN L



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Project Name
NELSON PROJECT
WHAKATUPURANGA

Drawing Name
DEPARTMENTAL SITE PLAN - LEVEL 4 (RL 48.00)

Project No	Revision Date
1443-004	20/03/2026

Scale	Drawn by	Checked by
1 : 500 @A1	BLP	BLP

RESOURCE CONSENT

Drawing No.	Revision
NSN-NN022-20-DWD-0164	C

Departmental Area Schedule_Level 5

Name	Level	Area	Masterplan Label
Level 05			
ACUTE IPU	Level 05	1574.06 m²	PHASE 2 IPU
TRAVEL	Level 05	119.17 m²	PHASE 2 IPU
TRAVEL	Level 05	33.71 m²	PHASE 2 IPU
TRAVEL	Level 05	33.67 m²	PHASE 2 IPU
Level 05: 4		1760.61 m²	



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Te Whatu Ora

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Project Name
NELSON PROJECT
WHAKATUPURANGA

Drawing Name
DEPARTMENTAL SITE PLAN - LEVEL 5 (RL 52.50)

Project No	Revision Date
1443-004	20/03/2026

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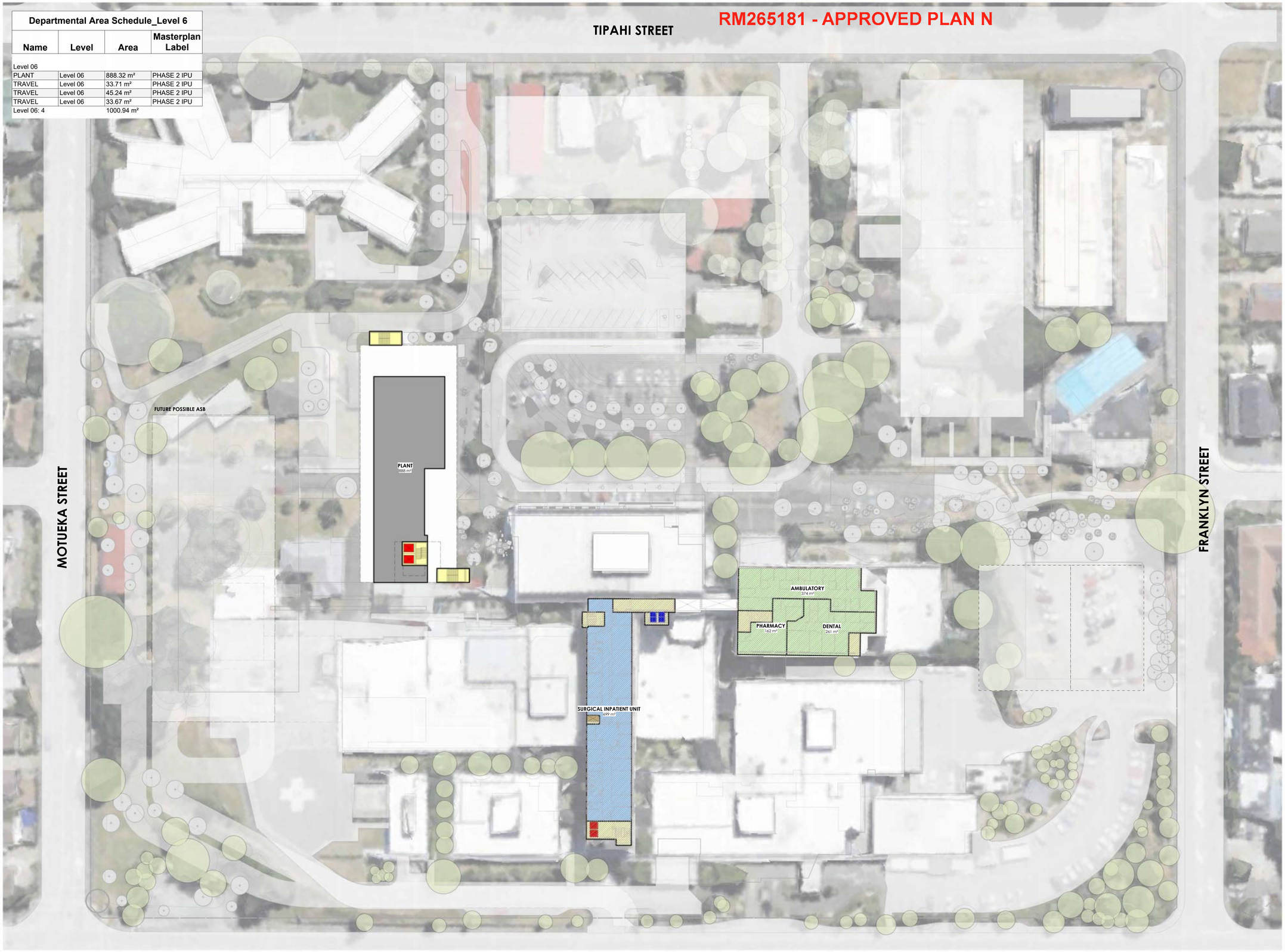
RESOURCE CONSENT

Drawing No.	Revision
NSN-NN022-20-DWD-0165	C

Departmental Area Schedule_Level 6

Name	Level	Area	Masterplan Label
Level 06			
PLANT	Level 06	888.32 m²	PHASE 2 IPU
TRAVEL	Level 06	33.71 m²	PHASE 2 IPU
TRAVEL	Level 06	45.24 m²	PHASE 2 IPU
TRAVEL	Level 06	33.67 m²	PHASE 2 IPU
Level 06: 4		1000.94 m²	

RM265181 - APPROVED PLAN N



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C	20/03/2026	RESOURCE CONSENT	BLP	

Health New Zealand
Te Whatu Ora

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Project Name
NELSON PROJECT
WHAKATUPURANGA

Drawing Name
DEPARTMENTAL SITE PLAN - LEVEL 6 (RL 57.00)

Project No	Revision Date
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RESOURCE CONSENT

Drawing No.	Revision
NSN-NN022-20-DWD-0166	C

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NSN-NN022-20-DWD-0166_C_DEPARTMENTAL SITE PLAN - LEVEL 6.pdf

Departmental Area Schedule_Level 7			
Name	**Level**	**Area**	**Masterplan Label**
Top of Plant			
PLANT	Top of Plant	99.99 m²	PHASE 2 IPU
TRAVEL	Top of Plant	24.70 m²	PHASE 2 IPU
TRAVEL	Top of Plant	20.46 m²	PHASE 2 IPU
Top of Plant: 3		145.16 m²	



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C	20/03/2026	RESOURCE CONSENT	BLP	

Health New Zealand
Te Whatu Ora

0 5 10 15 25m
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Project Name
NELSON PROJECT
WHAKATUPURANGA

Drawing Name
DEPARTMENTAL SITE PLAN - LEVEL 7 (RL 61.50)

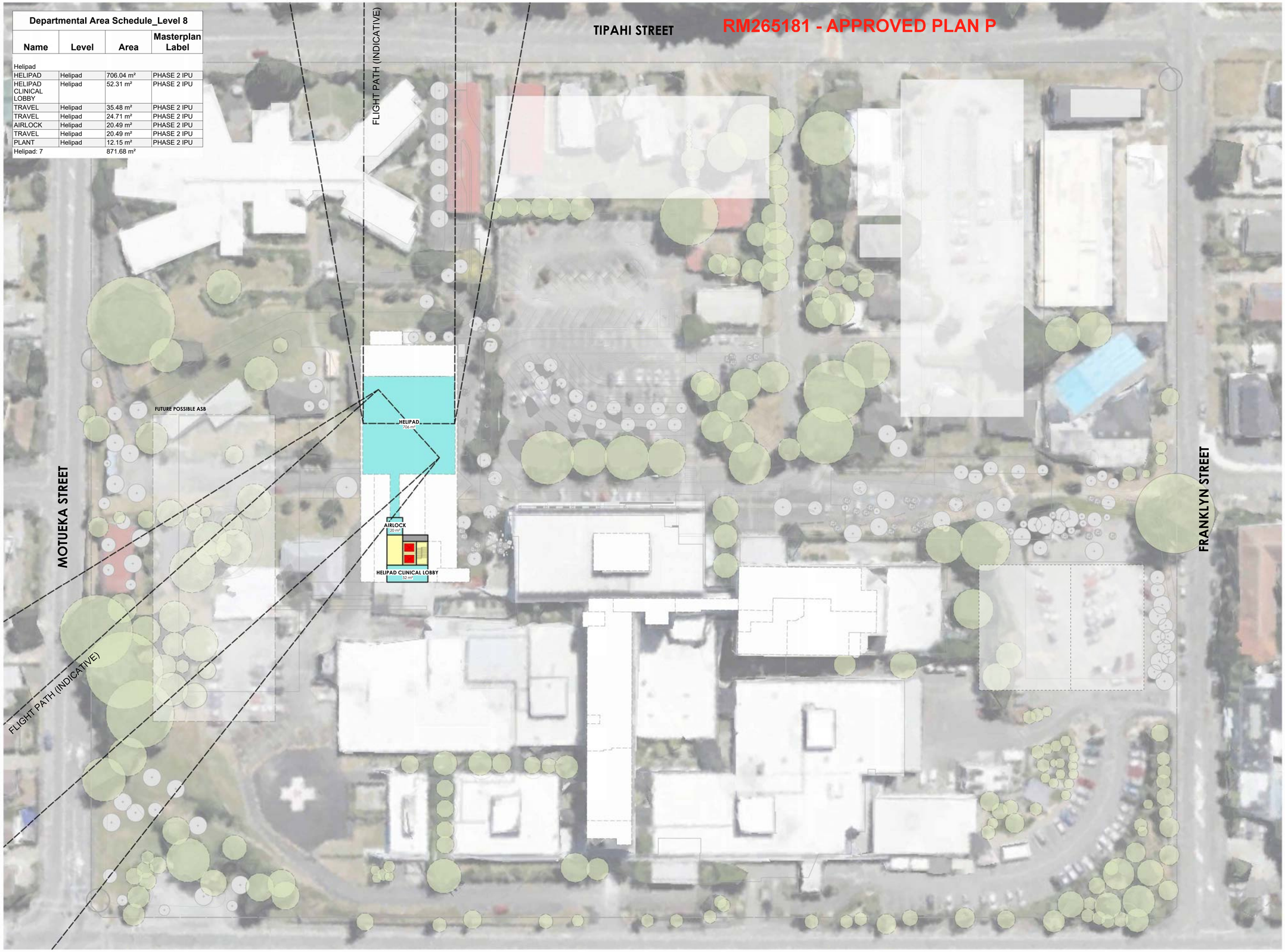
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RESOURCE CONSENT

Drawing No.	Revision
NSN-NN022-20-DWD-0167	C

Departmental Area Schedule_Level 8

Name	Level	Area	Masterplan Label
Helipad			
HELIPAD	Helipad	706.04 m²	PHASE 2 IPU
HELIPAD CLINICAL LOBBY	Helipad	52.31 m²	PHASE 2 IPU
TRAVEL	Helipad	35.48 m²	PHASE 2 IPU
TRAVEL	Helipad	24.71 m²	PHASE 2 IPU
AIRLOCK	Helipad	20.49 m²	PHASE 2 IPU
TRAVEL	Helipad	20.49 m²	PHASE 2 IPU
PLANT	Helipad	12.15 m²	PHASE 2 IPU
Helipad: 7		871.68 m²	



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1:500 @A1

Project Name
NELSON PROJECT
WHAKATUPURANGA

Drawing Name
DEPARTMENTAL SITE PLAN - HELIPAD (RL 64.50)

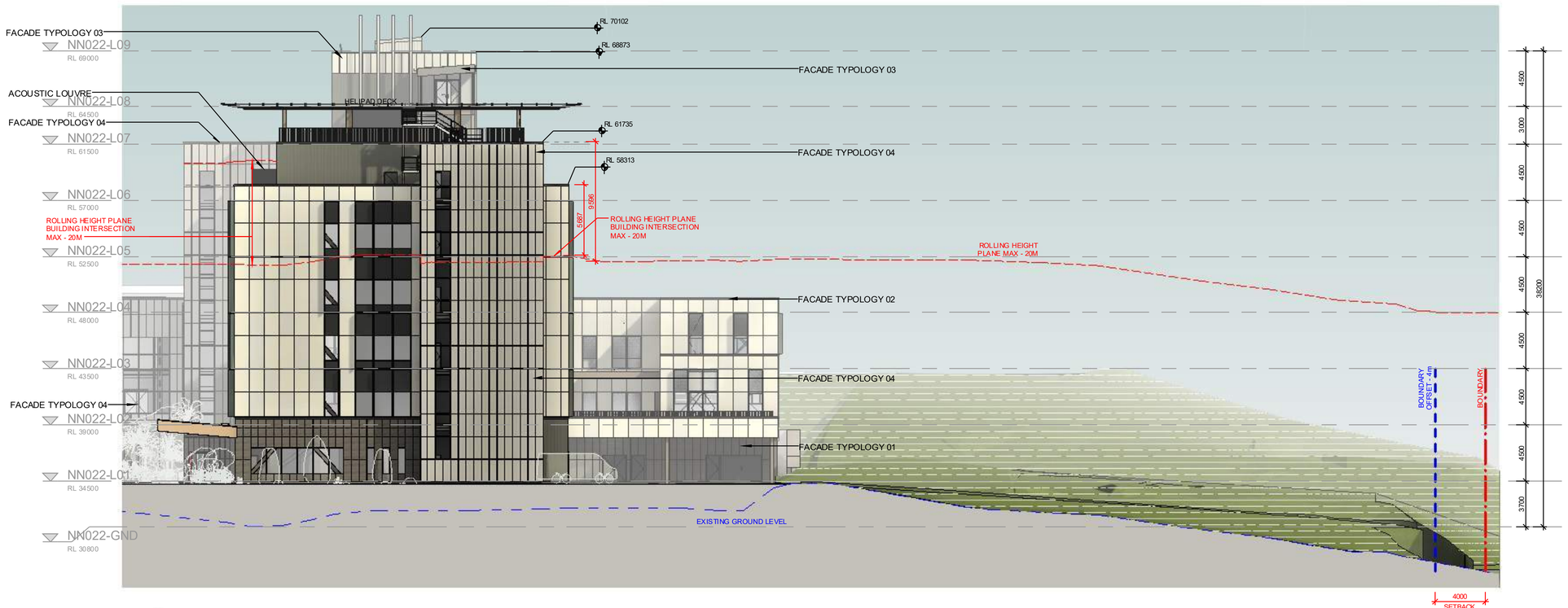
Project No	Revision Date
1443-004	20/03/2026

Scale	Drawn by	Checked by
1 : 500 @A1	BLP	BLP

RESOURCE CONSENT

Drawing No.	Revision
NSN-NN022-20-DWD-0168	C

RM265181 - APPROVED PLAN Q



1 - IPU ELEVATION - NORTH WEST
SCALE 1 : 200



2 - IPU ELEVATION - NORTH EAST
SCALE 1 : 200

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A	09/02/2026	90% PRELIMINARY DESIGN		
B	20/02/2026	PRELIMINARY DESIGN		
C	20/03/2026	RESOURCE CONSENT		

Health New Zealand
Te Whatu Ora

0 2000 4000 6000 10000mm
1:200 @A1

Project Name
NELSON PROJECT
WHAKATUPURANGA
WORK PACKAGE: IPU & LINKS

Drawing Name
ELEVATIONS - IPU

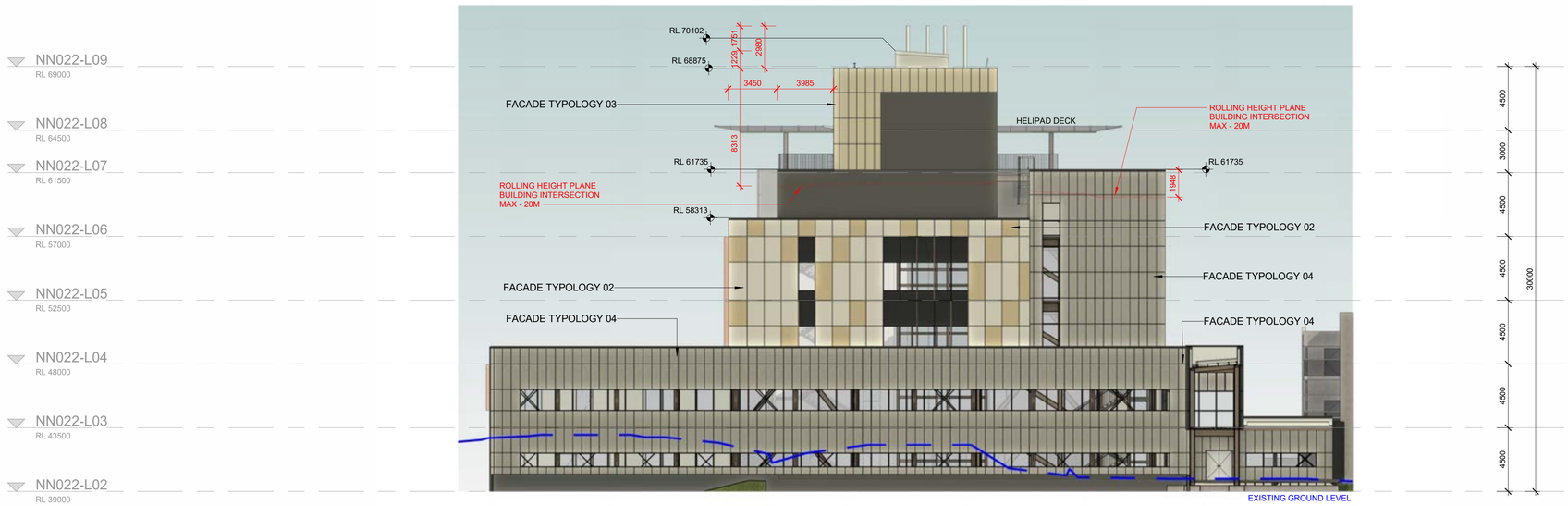
Project No	Revision Date
1443-004	20/03/2026

Scale	Drawn by	Checked by
1 : 200 @A1	IA	IA

FOR RESOURCE CONSENT

Drawing No.	Revision
NSN-NN022-20-DWD-0602	C

RM265181 - APPROVED PLAN R



1 - IPU ELEVATION - SOUTH EAST
SCALE 1 : 200



2 - IPU ELEVATION - SOUTH WEST
SCALE 1 : 200

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C	20/03/2026	RESOURCE CONSENT		

Health New Zealand
Te Whatu Ora

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1:200 @A1

Project Name
NELSON PROJECT
WHAKATUPURANGA
WORK PACKAGE: IPU & LINKS

Drawing Name
ELEVATIONS - IPU

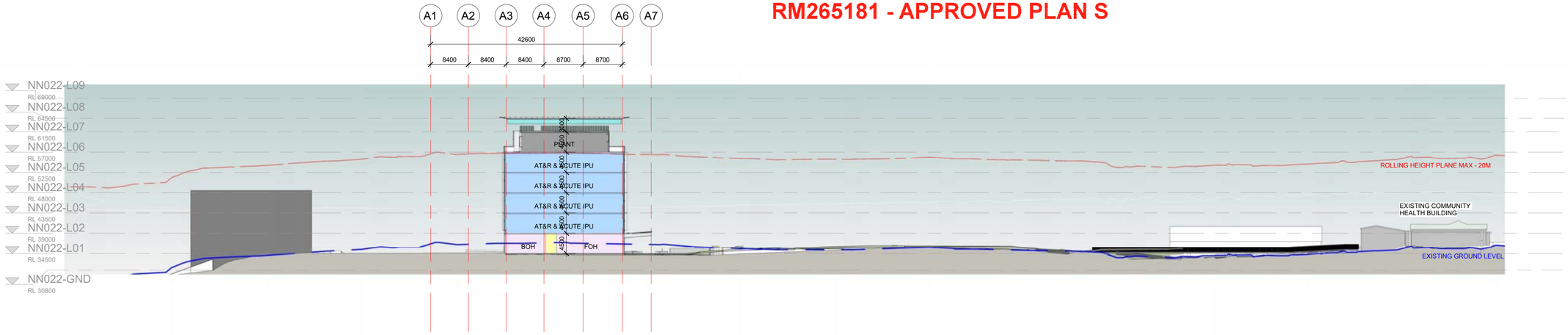
Project No	Revision Date
1443-004	20/03/2026

Scale	Drawn by	Checked by
1 : 200 @A1	IA	IA

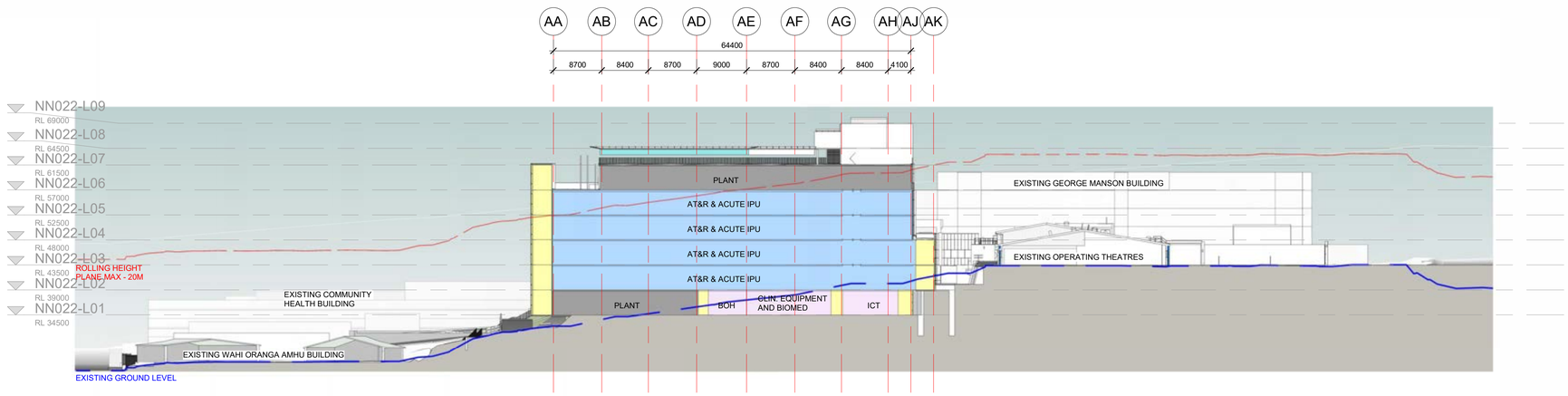
FOR INFORMATION

Drawing No.	Revision
NSN-NN022-20-DWD-0603	C

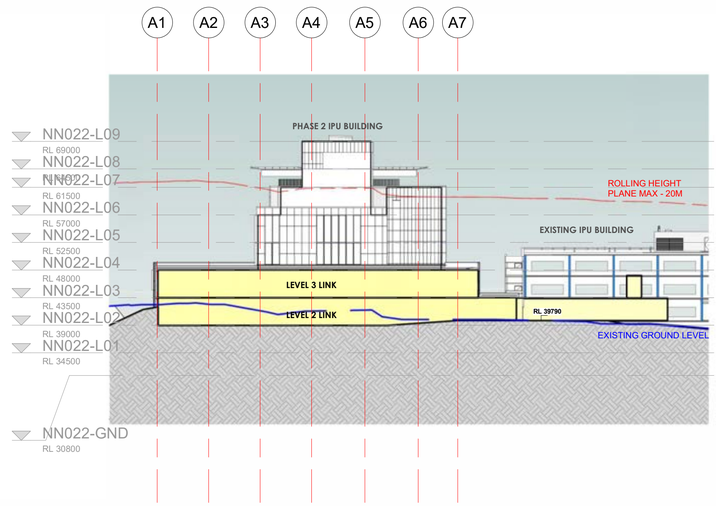
RM265181 - APPROVED PLAN S



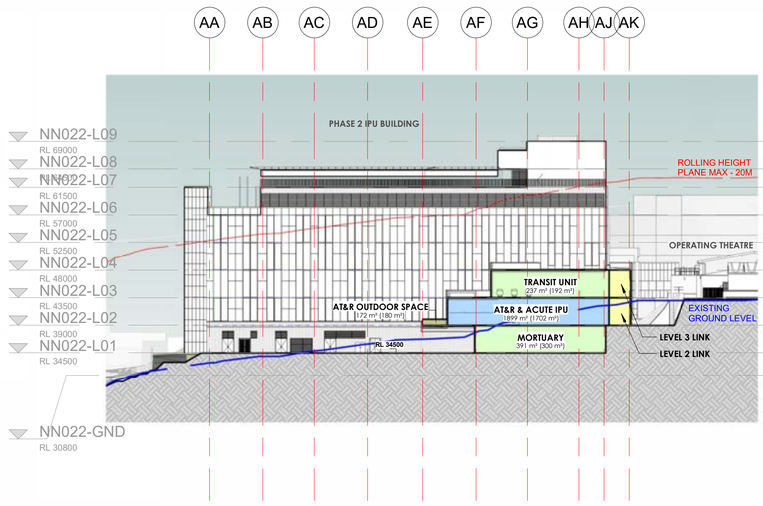
1 - IPU BUILDING
SCALE 1 : 500



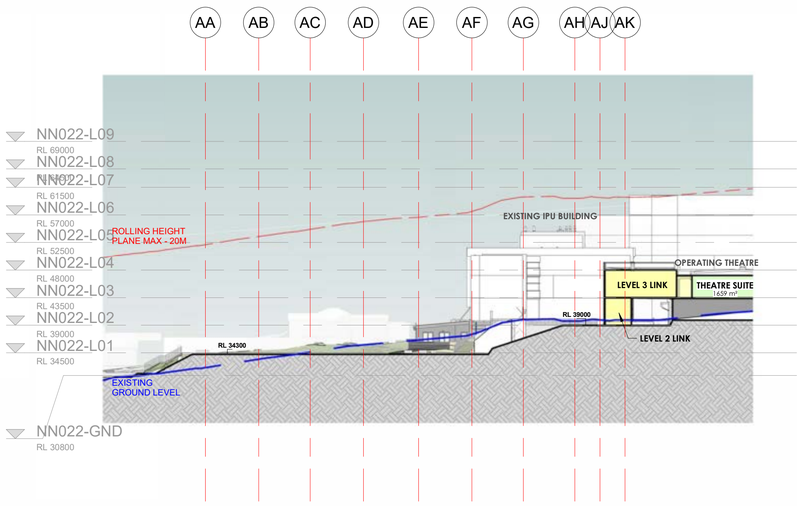
2 - PROPOSED ROAD LEVELS
SCALE 1 : 500



3 - LINKS
SCALE 1 : 500



4 - LINKS
SCALE 1 : 500



5 - LINKS
SCALE 1 : 500

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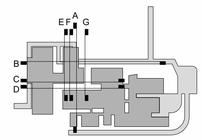
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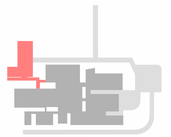
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C	20/03/2026	RESOURCE CONSENT		

Health New Zealand
Te Whatu Ora

0 5 10 15 25m
1:500 @A1

Project Name
NELSON PROJECT
WHAKATUPURANGA
WORK PACKAGE: IPU & LINKS

Drawing Name
SECTIONS - SITE OVERALL

Project No	Revision Date
1443-004	20/03/2026

Scale	Drawn by	Checked by
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FOR RESOURCE CONSENT

Drawing No.	Revision
NSN-NN022-20-DWD-0611	C

RM265181 - APPROVED PLAN T

ZONE 1
existing 75 Bays

DECKED CARPARK

DECKED CARPARK TO ACCOMMODATE REQUIRED CARPARKING NUMBERS. OUT OF SCOPE

LOCATION AND SIZE TO BE CONFIRMED

RENAL UNIT CARPARK NOT PART OF ASSESSMENT

ZONE 2
existing 123 -72
51 Bays

1500 2400 2400 5900

6000 7800

6000 6000 6800 7800 7800 7800 7000 12000

ZONE 4
6 bays

SHUTTLE DROP-OFF

PROPOSED INPATIENT BUILDING

CENTRAL ENERGY PLANT - OUT OF SCOPE

ZONE 5
existing 41 Bays

ZONE 7
existing 13 Bays

ZONE 8
existing 44 Bays

ZONE 9
existing informal 17 Bays

CAR PARKING CALCULATIONS			
ZONE	EXISTING	ADJUSTMENT	FINAL
Zone 1	75	+TBC	75+TBC
Zone 2	123	-72	51
Zone 3	19	-19	0
Zone 4	44	-38	6
Zone 5	41	-2	39
Zone 6	58	-58	0
Zone 7	13		13
Zone 8	44		44
Zone 9	17		17
Total	434	-189	245

DECKED CARPARK TO ACCOMMODATE REQUIRED CARPARKING NUMBERS - OUT OF SCOPE.
REFER TO INTERGRATED TRAFFIC ASSESSMENT

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B	20/03/2026	RESOURCE CONSENT		

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0 5 10 15 25m
1:500 @A1

Project Name
NELSON PROJECT
WHAKATUPURANGA

Drawing Name
CARPARKING - PROPOSED

Project No		Revision Date
1443-004		20/03/2026
Scale	Drawn by	Checked by
As indicated @A1	IA	IA

FOR RESOURCE CONSENT

Drawing No.	Revision
NSN-NN022-20-DWD-0811	B

TIPAHI STREET

MINOR MODIFICATIONS
TO EXISTING BUILDOUTS

RM265181 - APPROVED
PLAN U

LEVEL 1

ENTRY B

ENTRY A

MOTUEKA STREET

FRANKLYN STREET

WAIMEA ROAD

wraight + associates
landscape architects

PROPOSED LANDSCAPE KEY

1. PUBLIC VEHICLE ENTRY
2. MENTAL HEALTH UNIT ROAD WITH MORTUARY ROAD OFF CHICANE
3. PEDESTRIAN ENTRIES
4. TERRACED LAWN INDICATIVE DESIGN
5. PAEDIATRICS GARDEN/ PLAY SPACE DESIGN UNDER DEVELOPMENT
6. EXISTING ENTRY COURTYARD
7. MORTUARY GARDEN (LEVEL 1) DESIGN UNDER DEVELOPMENT
8. RAIN GARDENS
9. PUDO - 4 ACCESSIBLE P5; 4 STANDARD P5; 1 STANDARD P2
10. SHUTTLE PARK
11. AT & R TERRACE (LEVEL 2) DESIGN UNDER DEVELOPMENT
12. ACCESSIBLE RAMP (<1:20)
13. STAGGERED TREE PLANTING TO MITIGATE VISUAL IMPACT OF NEW IPU BUILDING (RC CONDITION)

- CONCRETE PAVING W/ FEATURE AGGREGATE
- ASPHALT PAVING
- LAWN
- GARDEN BED
- TIMBER BOARDWALK
- RUBBER SOFTFALL
- RECYCLED CONCRETE STEPPING STONES
- PEDESTRIAN LINK TO FRANKLYN STREET
- EXTENT OF WORKS (RC)
- SITE BOUNDARY
- PROPOSED TREES
- EXISTING TREES RETAINED

LANDSCAPE ARCHITECTURE

Health New Zealand
Te Whatu Ora

NELSON PROJECT
WHAKATUPURANGA
WORK PACKAGE: IPU & LINK3

STAGE 1 LANDSCAPE PLAN

2418 — 01/05/2026
1:500 — AG — DR

RESOURCE CONSENT

NSN-NN022-03-DWD-0002 C

RM265181 - APPROVED PLAN V

wraight + associates
landscape architects

PROPOSED LANDSCAPE KEY

- CONCRETE PAVING W/ FEATURE AGGREGATE
- ASPHALT PAVING
- LAWN
- GARDEN BED
- TIMBER BOARDWALK
- RUBBER SOFTFALL
- RECYCLED CONCRETE STEPPING STONES
- PEDESTRIAN LINK TO FRANKLYN STREET
- EXTENT OF WORKS (RC)
- SITE BOUNDARY
- PROPOSED TREES
- EXISTING TREES RETAINED

LANDSCAPE ARCHITECTURE

Health New Zealand
Te Whatu Ora

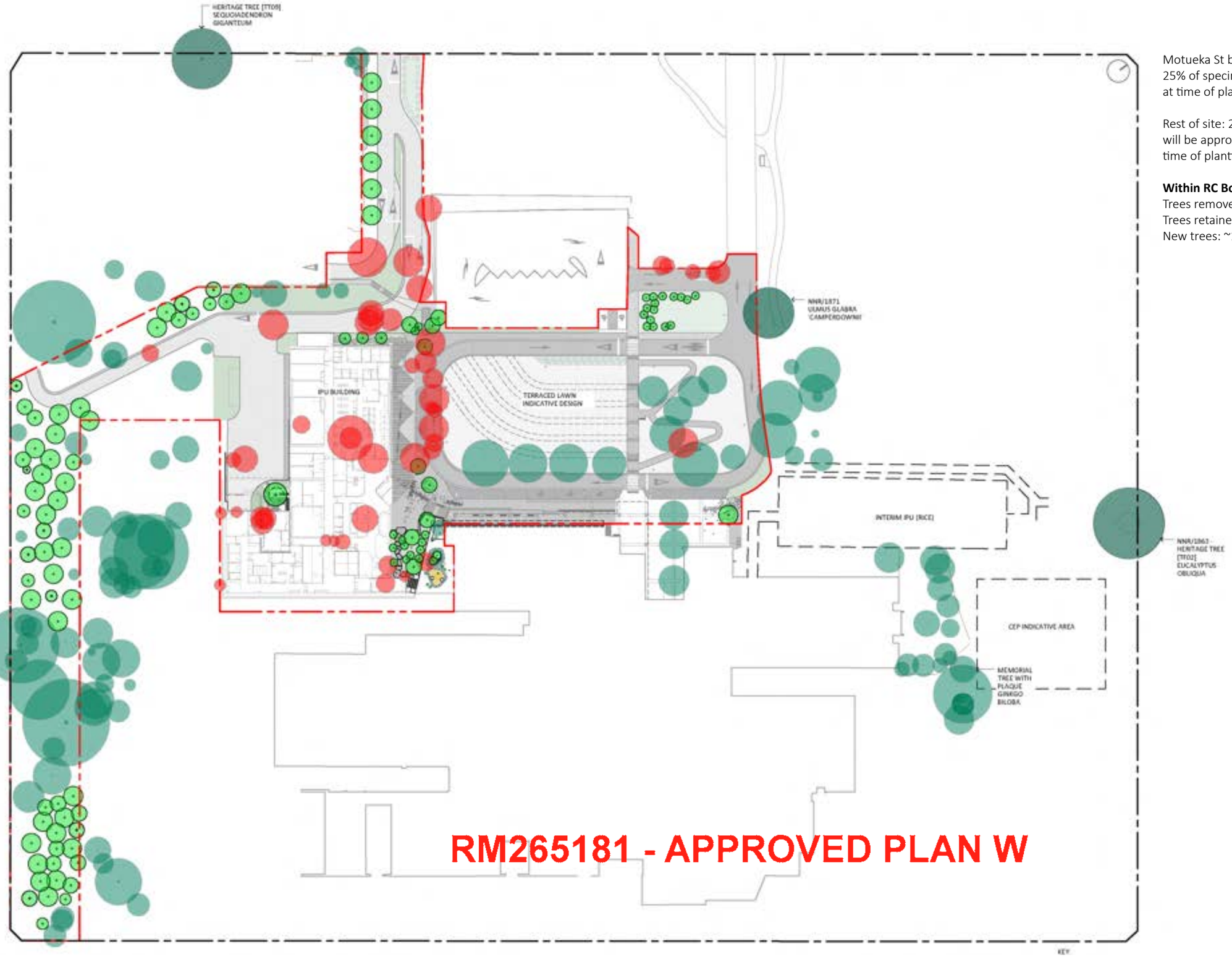
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WHAKATUPURANGA
WORK PACKAGE: IPU & LINKS

STAGE 1 DETAIL LANDSCAPE PLAN

Project No.	Revision Date
2418	01/05/2026
Scale	Drawn by / Checked by
1:250	AG / DR

RESOURCE CONSENT

Drawing No. NSN-NN022-03-DWD-0004 Revision C



Motueka St boundary planting: 25% of specimens will be 2-4m at time of planting

Rest of site: 25% of specimens will be approximately 2m at time of planting

Within RC Boundary:
Trees removed: ~45
Trees retained: ~40
New trees: ~125

RM265181 - APPROVED PLAN W

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landscape architects

LANDSCAPE ARCHITECTURE

Health New Zealand
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NELSON PROJECT
WHAKATUPURANGA
WORK PACKAGE: IPU & LINK3

TREE PLAN

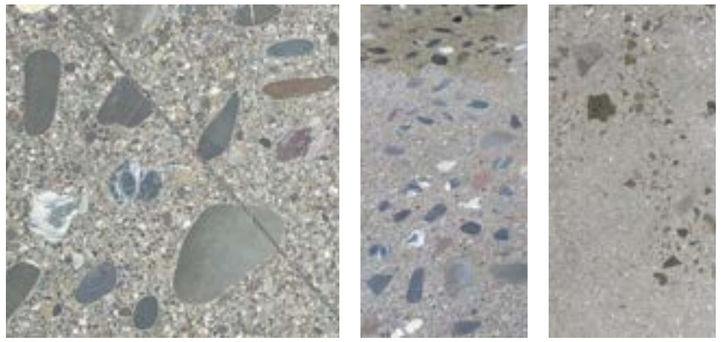
2416 | 01/05/2026
N/A | AG | DR

RESOURCE CONSENT

NSN-NN022-03-DWD-0005 | C

Drawing inspiration from the region's unique geologies and hydrological patterns, the material palette incorporates robust, low-maintenance elements that reflect local rivers and coastal forms.

CONCRETE PAVING WITH EXPOSED AGGREGATE



Concrete with exposed ground river aggregate swathes- reference to alluvial landscape

MID-GREY CONCRETE



NATURAL CONCRETE



LOCAL RIVER PEBBLE AGGREGATE



Various sizes

RECYCLED SITE CONCRETE



CONCRETE SEATING WALL



TIMBER SEATING



TIMBER BOARDWALKS





PAINTED STEEL BALUSTRADE



LAWN TERRACES



PLANTED 'ISLAND' GARDEN BEDS





INTEGRATED RAIN GARDENS



RM265181 - APPROVED PLAN X

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LANDSCAPE ARCHITECTURE



Health New Zealand
Te Whatu Ora

NELSON PROJECT
WHAKATUPURANGA
WORK PACKAGE: IPU & LINK3

MATERIAL PALETTE

2416 — 01/05/2026

N/A — AO — DR

RESOURCE CONSENT

NSN-NN022-03-DWD-0006 — C

The landscape concept for Nelson Hospital draws inspiration from the region's native ecologies, incorporating hardy, low-maintenance plant species to minimise irrigation and maintenance needs. The design reinforces the hospital's park-like setting, expanding green spaces to enhance both amenity and ecological value. Rongoā species will be integrated throughout the site, with selection and placement developed in collaboration with mana whenua to ensure cultural relevance and ecological integrity. Planting selections will be refined in subsequent stages with input from Mana Whenua.

RIVERINE


Kōwhai
Sophora microphylla


Lowland ribbonwood
Plagianthus regius


Houhere
Hoheria angustifolia


Toetoe
Austroderia richardii


Purei
Carex dissita

ESTUARINE


Makaka
Plagianthus divaricatus


Sea rush
Juncus maritimus


Oioi
Apodasmia similis


Spear grass
Austrostipa stipoides

COASTAL WETLAND


Harakeke
Phormium tenax


Ti kōuka
Cordyline australis


Toetoe
Austroderia richardii


Mānuka
Leptospermum scoparium


Swamp coprosma
Coprosma tenuicaulis


Mingimingi
Coprosma propinqua


Karamū
Coprosma robusta


-
Carmichaelia arborea


-
Carex sp


-
Eleocharis sp


-
Juncus sp


-
Baumea sp

NGAHERE


Rimu
Dacrydium cupressinum


Tawairauriki - Hard Beech
Fuscospora solondri


Tawairauriki - Hard Beech
Fuscospora truncata


Tōtara
Podocarpus totara


Narrow leaved maire
Nestegis montana


White maire
Nestegis lanceolata


Kamahi
Weinmannia racemosa


Pigeonwood
Hedycarya arborea


Tītoki
Alectryon excelsus


Tarata
Pittosporum eugenoides


Putaputawētā
Carpodetus serratus


Toro
Myrsine salicina


Kaikōmako
Pennantia corymbosa


Raurēkau
Coprosma grandifolia


Karamū
Coprosma robusta


Whekī
Dicksonia squarrosa


Lancewood
Pseudopanax crassifolius


Pōkākā
Elaeocarpus hookerianus


-
Coprosma rotundifolia

-
Coprosma rubra

-
Coprosma areolata

Weeping māpou
Myrsine divaricata

Ponga
Cyathea dealbata

RM265181 - APPROVED PLAN Y

wraight + associates
landscape architects

LANDSCAPE ARCHITECTURE

Health New Zealand
Te Whatu Ora

NELSON PROJECT
WHAKATUPURANGA
WORK PACKAGE: IPU & LINK3

INDICATIVE PLANTING 1

2416 | 01/05/2026
NIA | AG | DR

RESOURCE CONSENT

NSN-NN022-03-DWD-0007 C

RM265181 - APPROVED PLAN Z

SMALL TREES (UP TO ~12M AT MATURITY)


Kōwhai
Sophora microphylla


Lowland ribbonwood
Plagianthus regius


Houhere
Hoheria angustifolia


Kōtukutuku
Fuchsia exorticata


Pennantia Corymbosa
Kaikōmako


Tarata
Pittosporum eugenoides


Putaputawētā
Carpodetus serratus


Horoeka
Pseudopanax crassifolius


Nīkau
Rhopalostylis sapida


Ti kōuka
Cordyline australis

MID LAYER


Mākaka
Carmichaelia australis


Mikimiki
Coprosma linariifolia


Mānuka
Leptospermum scoparium


Kawakawa
Macropiper excelsum


Niniao
Helichrysum lanceolatum


Hangehange
Geniostoma ligustrifolium


Koromiko
Veronica stricta


Rangiora
Bracyglottis rependa


Ramarama
Lophomyrtus bullata


Small seeded coprosma
Coprosma microcarpa

LOWER LAYER


Rengarenga
Arthropodium cirratum


Forest sedge
Carex dissita


Moore's mikoikoi
Libertia mooreae


Creeping fuchsia
Fuchsia procumbens


Pānakenake
Lobelia angulata


Waiū atua
Euphorbia glauca


Pātītī
Microlaena stipoides


Shore cotula
Leptinella dioca

GROVE UNDERPLANTING


Rengarenga
Arthropodium cirratum


Turutu
Dianella nigra


Whariki
Phormium cookianum


Hunangāmoho
Anemanthele lessoniana


Dwarf toetoe
Chionochloa flavicans


Red tussock
Chionochloa rubra


Mikoikoi
Libertia ixiodes


Wī
Poa cita


Cosmos 'Chocolate'
Cosmos atrosanguineus


Echinacea 'White Swan'
Echinacea purpurea


Stonecrop
Sedum 'Matrona'


Knautia 'Red Cherries'
Knautia macedonica

Aquilegia 'White Barlow'
Aquilegia vulgaris

Mealy sage
Salvia farinacea

Gaura
Gaura lindheimen

Black-eyed Susan
Rudbeckia hirta

Great Burnet
Sanguisorba officinalis

Siberian Iris
Iris siberica

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LANDSCAPE ARCHITECTURE

Health New Zealand
Te Whatu Ora

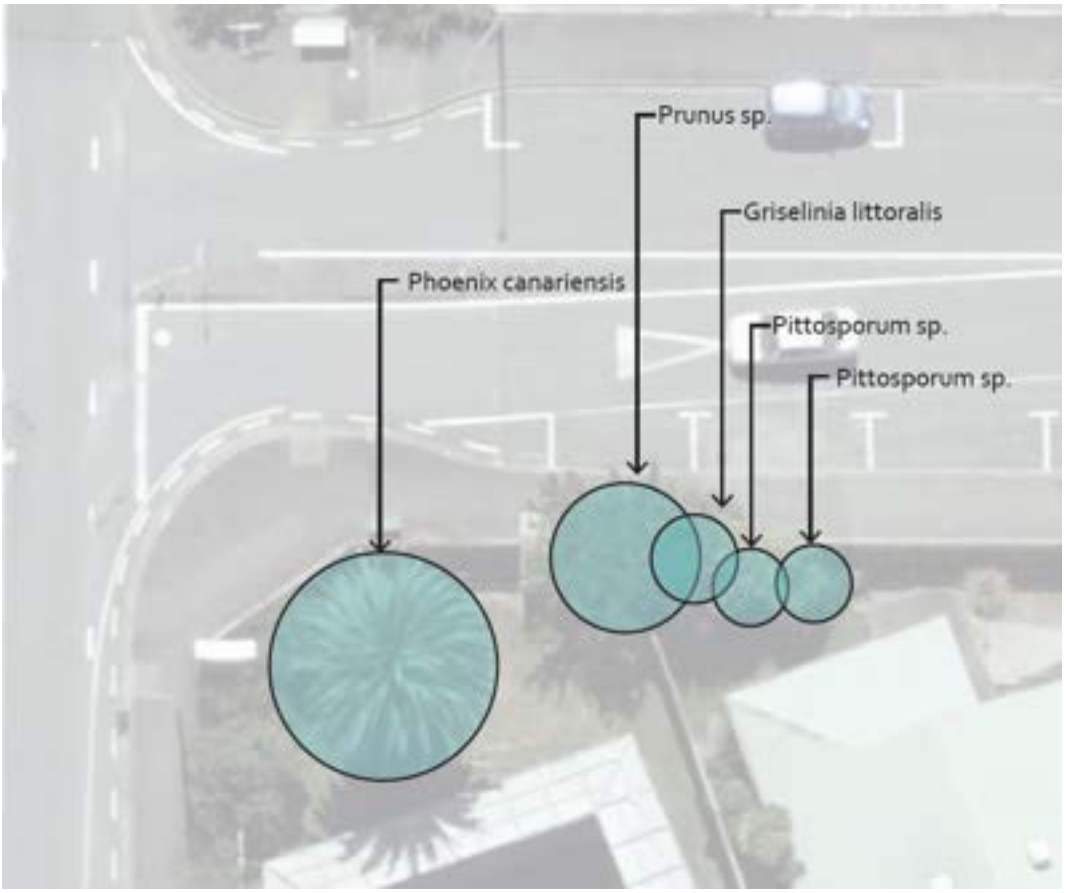
NELSON PROJECT WHAKATUPURANGA
WORK PACKAGE: (PU & LINK)

INDICATIVE PLANTING 2

2416 | 01/05/2026
N/A | AG | DR

RESOURCE CONSENT

NSN-NN022-03-DWD-0008 C



Cnr Motueka Street and Tipahi Street

RM265181 - APPROVED PLAN AA