Nelson City Council | Te Kaunihera o Whakatū

Easy Read

Have your say about Nelson's waterfront

Draft Waterfront Masterplan



Tell us what you think by **2 November 2026**

About this document



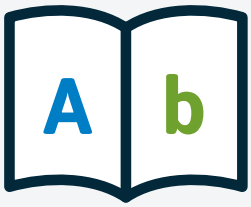
This is an **Easy Read** document.

It is about a plan for Nelson's waterfront.



This document is from Nelson City Council.

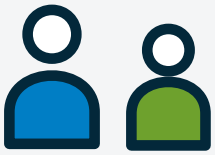
When we say **we** or **us**, we mean Nelson City Council.



Some words are in **bold**.

We explain what these words mean.

There is a list of hard words on page 34.



You can ask someone you trust to help you read this document.



There is a longer version of this document.

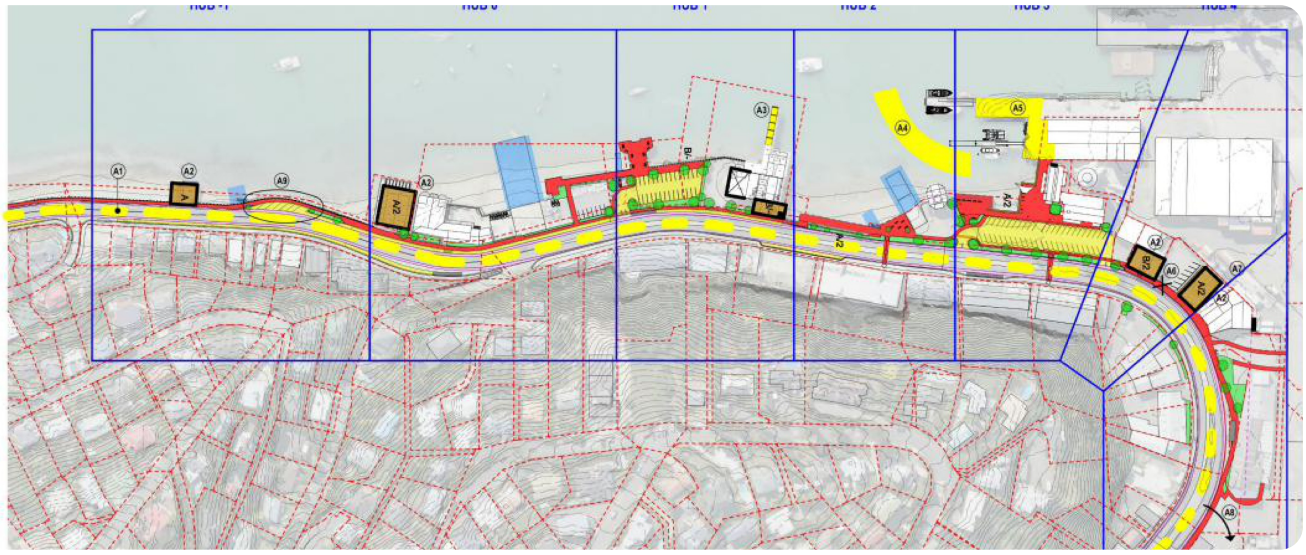
It is called **Unlocking Nelson's waterfront**.

You can read it at **shape.nelson.govt.nz**

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The waterfront



Map of the waterfront. The path is shown in yellow.

The **waterfront** is the land next to the sea.

This plan is about the waterfront on Haven Road and Wakefield Quay.

It goes from Collins Street to Victoria Road.

The Council owns 10 pieces of land here.

Other people own some of the land.

We cannot change their land unless they agree.

3 old buildings

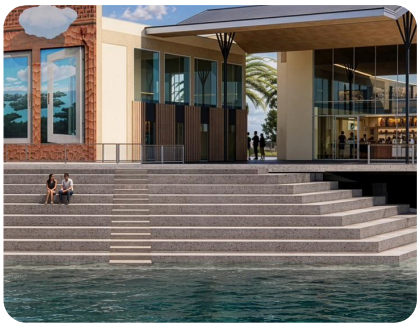
The Council owns 3 old buildings on the waterfront.



The Anchor Building



Custom House



The NCC Electricity Building

These pictures show how the buildings could look. They are ideas, not final designs.



These buildings are empty, or not used much.



We want to know what you think we should do with them.

There is a question about each building.

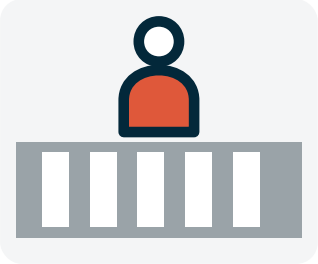
What is the problem?



Right now, the path is right next to the highway.

Big trucks drive past on the way to the port.

It does not feel safe for families.



The path is broken up.

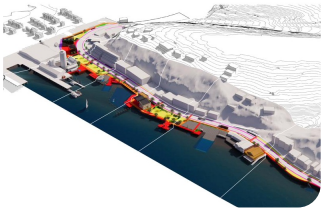
People have to walk around carparks.

Then they have to walk on the side of the road.



There are not many places to get into the sea.

Our plan



We have a draft **masterplan** for the waterfront.

A masterplan is a big plan for an area.

It says what we want to do, and in what order.



Draft means the plan is not finished.

We want to know what you think before we decide.

The plan is for the next 10 to 30 years.



Agreeing to the plan does not spend any money.

Money is decided later, in the **Long Term Plan**.

The Long Term Plan is the Council's plan for spending money over 10 years.

What we want

A waterfront full of people, now and in the future.

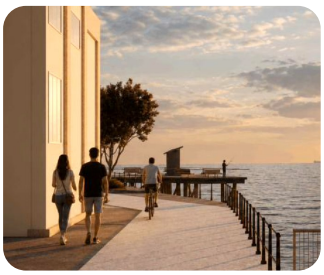
A place where it is easy for everyone to get to the water.

The 3 main ideas



1 Getting there and getting in

A safe path. Easy ways to get into the sea. Better parking and buses.



2 Things to do

Using the old buildings again. Places to sit, eat, swim and meet.



3 Doing things in the right order

Doing the work in **stages**. A stage is one part of the work.



The Council is working with **iwi** of Te Tauihu as partners on this plan.

An iwi is an extended kinship group, tribe or nation.

The plan follows design ideas from earlier work, made with iwi.

What is not changing

The port, the businesses, the Marine Rescue Centre and the Nelson Yacht Club will keep working here.

The boat ramp stays. It will be made better.



The highway is not changing.

The bike lanes on the highway stay.

We will not take anyone's land.

Our questions for you



We have 10 questions.

You can answer the questions you care about.



Some questions talk about money.

These are early guesses of the cost. We call these **estimates**.

The real cost could change.



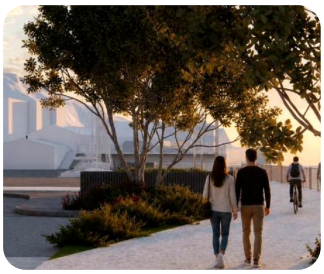
There is a form to write your answers on page 28.

You can also answer online at **shape.nelson.govt.nz**



Please send us your answers by **2 November 2026**.

Question 1: The whole plan



You have read about our plan for the waterfront.

Question 1

Do you think this plan is right for the waterfront?

Question 2: The path



We want to build a new path for walking, biking and scooters.

It goes behind the buildings and carparks, away from the trucks.



The path will be about 4 metres wide.

It will work for wheelchairs and mobility scooters.

It will have good lights.



We want to build the path first.

It costs the least. Everyone can use it straight away.



Part of the path goes on land owned by Port Nelson.

The Council needs to get this land first.

Things that could go along the path



Trees and plants to give shade.



Art and stories about this place.



A covered place to leave your bike.

Question 2

Do you like the idea of a slow, safe path? What matters most along the path: trees and shade, art and stories, or both?

Question 3: Getting into the water



People already swim near the NCC Electricity Building.

We want to make it easier and safer to get into the sea.

3 options



Option 1: One set of steps into the sea.

Cost: about **$4.3 million**.

This option is in the plan.



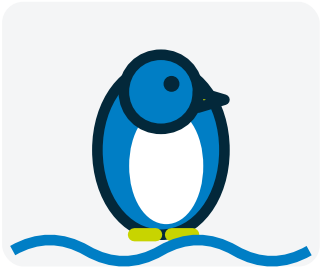
Option 2: More steps, and a platform for people who find it hard to move around.

Cost: about **$6.8 million**. This is an idea for later.



Option 3: Steps along the whole front.

Cost: about **$8.6 million**. This is an idea for later.



The old wharf is not safe. It would cost too much to fix.

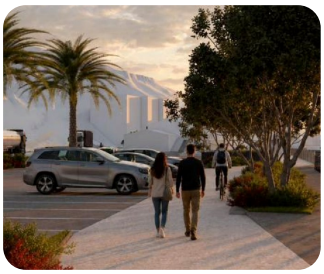
We want to take part of it down.

The rest could become a home for birds and sea life, like the **kororā**. The kororā is the little blue penguin.

Question 3

How much should we do to help people get into the water? Should the old wharf be used mainly as a home for birds and sea life?

Question 4: Getting here and parking

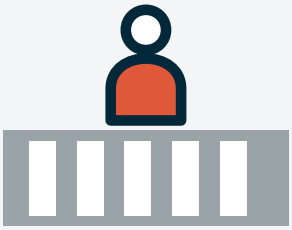


We will make the carparks better.

There will be about **44 to 51** more car parks.



New bus stops and shelters.



Safer places to cross the highway.



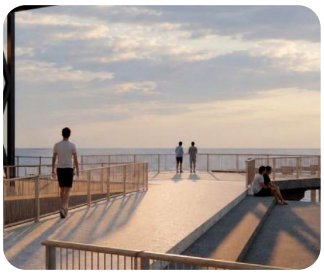
The Mayor and councillors asked us to look at parking between the Boat Shed and the Boat House.

This could cost **$2 million to $2.5 million**. This is a very rough guess.

Question 4

Does this plan work for how you get to the waterfront? Should we look at more parking between the Boat Shed and the Boat House?

Question 5: Things to do



We want people to come to the waterfront all year, not just in summer.



Some ideas are cafés and places to eat, small shops, and markets.



On the water, there could be kayak and paddleboard hire.

Question 5

What would make you come to the waterfront? Where should it go?

Question 6: The NCC Electricity Building



This old building is next to the sea.

It has the Aotearoa mural on it. The mural will stay.

The building could have public toilets, changing rooms and showers.

It could also have a café and offices, and a covered space for everyone.

This would cost about **$12 million**.

This is the biggest cost in the plan.

Question 6

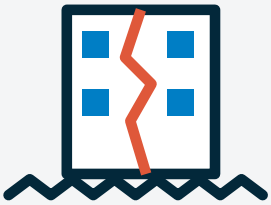
Is $12 million the right amount to spend on this building? Should we do more, less, or about this much?

Question 7: The Anchor Building



The Anchor Building is a **heritage** building.

Heritage means it is old and important to our history.



It is **earthquake-prone**.

This means it may not be safe in an earthquake.

Nobody can use it until it is fixed.



Making an old building strong costs a lot of money.



If we fix it fully, people could rent it and use it again.

Question 7

Should we do only what is needed to open the path? Or should we fix the building fully so people can use it again?

Question 8: Custom House



Custom House is at 252 Haven Road.

It was a hotel a long time ago. It is the last old hotel from the port days.

The Council bought it in 2025.

4 options

1	**Keep it standing, do the least.** Fix the roof and lock the doors. It stays empty. Cost: **$250,000 to $600,000**
2	**Fix it properly.** Make it strong and safe, ready for someone to move in. Cost: **$2 million**
3	**Fix it and fit it out.** It could be a small hotel, a restaurant or an event space. We would need someone to run it. Cost: **$3.5 million to $5.5 million**
4	**Take it down and build a carpark.** This adds 18 car parks. Once it is gone, it cannot come back. Cost: **$1 million to $1.5 million**



Every option needs approval because it is a heritage building.

Taking it down would be very hard to get approved.



There is no money for Custom House in the plan yet.

Question 8

Which option do you like best for Custom House? Why?

Question 9: What comes first, and money



We want to do the work in 4 stages.

1	**Stage 1:** Build the path and make the Anchor Building strong. About **$7.5 million**
2	**Stage 2:** Better carparks, plants and bus stops. About **$3.5 million**
3	**Stage 3:** Fix the NCC Electricity Building and build steps into the sea. About **$16.3 million**
4	**Stage 4:** Ideas for later, like Custom House. There is no money for these yet.



Stages 1, 2 and 3 cost about **$27.3 million** all together.

No money has been set aside yet.

Question 9, part 1

Should we start with the path? Or start with the NCC Electricity Building? Or something else?



Rates are money that people who own land pay to the Council.

Agreeing to this plan does not change your rates.



We could ask the Government, trusts and businesses to help pay.

But if we do not get this money, some of the work might not happen.

Question 9, part 2

Should we ask for money from outside the Council, even if it means some work might not happen?

Question 10: Anything else



Is there anything else you want to tell us about the waterfront?

Question 10

Is there anything else we should know?

What happens next



5 October to 2 November 2026

You tell us what you think.



Wednesday 18 November 2026

Hearings. You can talk to the Mayor and councillors about your ideas.



Early 2027

The Council decides on the plan.



2027

The Council looks at money for the plan in the Long Term Plan.

You can have your say again.



2028 onwards

Work could start on Stage 1, if there is money for it.

These dates might change.

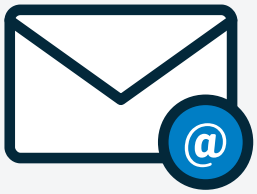
How to have your say

Send us your answers by **2 November 2026**



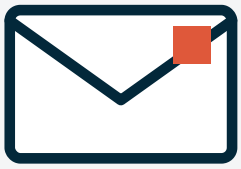
Online

Go to **shape.nelson.govt.nz**



Email

Send your form to
submissions@ncc.govt.nz



Post

Nelson City Council
PO Box 645
Nelson 7040



Drop it in

Take your form to any Nelson library, or the Customer Service Centre at 110 Trafalgar Street.

Come and talk to us



Public meeting: Friday 9 October 2026, 6pm, at the Nelson Yacht Club.

Drop-in sessions: Saturday 10, 17 and 24 October 2026, at the Early Settlers Memorial on the waterfront.



Speak at a hearing

Tick the box on the form if you want to speak at the hearing.



You can give your answers in te reo Māori or New Zealand Sign Language.



Need help?

Phone **03 546 0200**

Email **engage@ncc.govt.nz**

Your answers form

You can write on this form, or ask someone to help you.

Your name

Your email or phone number



We put everyone's answers on our website, with their name.

We will not show your email, phone number or address.

☐ Tick this box if you do **not** want us to show your name.

☐ Tick this box if you want to speak to the Mayor and councillors at the hearing on 18 November 2026.

1 Do you think this plan is right for the waterfront?

☐ Yes ☐ No ☐ Not sure

Tell us why:

2 Do you like the idea of a slow, safe path?

☐ Yes ☐ No ☐ Not sure

Tell us why:

2b What matters most along the path?

☐ Trees and shade ☐ Art and stories ☐ Both

Tell us why:

3 How much should we do to help people get into the water?

☐ Option 1 ☐ Option 2 ☐ Option 3

Tell us why:

3b Should the old wharf be used mainly as a home for birds and sea life?

☐ Yes ☐ No ☐ Not sure

Tell us why:

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4 Does this plan work for how you get to the waterfront?

☐ Yes ☐ No ☐ Not sure

Tell us why:

4b Should we look at more parking between the Boat Shed and the Boat House?

☐ Yes ☐ No ☐ Not sure

Tell us why:

---

5 What would make you come to the waterfront? Where should it go?

6 Is $12 million the right amount to spend on the NCC Electricity Building?

☐ Spend more ☐ About this much ☐ Spend less

Tell us why:

7 What should we do with the Anchor Building?

☐ Only what is needed to open the path ☐ Fix it fully

Tell us why:

8 Which option do you like best for Custom House?

☐ Option 1 ☐ Option 2 ☐ Option 3 ☐ Option 4

Tell us why:

9 What should we do first?

☐ The path ☐ The NCC Electricity Building

☐ Something else

Tell us why:

9b Should we ask for money from outside the Council, even if it means some work might not happen?

☐ Yes ☐ No ☐ Not sure

Tell us why:

10 Is there anything else we should know?

Thank you.

Send this form to us by **2 November 2026**.

Email: **submissions@ncc.govt.nz**

Post: Nelson City Council, PO Box 645, Nelson 7040

Or drop it in to any Nelson library or the Customer Service Centre.

Hard words

Draft
A plan that is not finished yet.

Earthquake-prone
A building that may not be safe in an earthquake.

Easy Read
Information that is written to be easy to read and understand.

Estimate
An early guess of how much something will cost.

Hearing
A meeting where you can tell the Mayor and councillors about your ideas.

Heritage
Old things that are important to our history.

Iwi
Extended kinship group, tribe, nation, people, nationality, race. Often refers to a large group of people descended from a common ancestor and associated with a distinct territory. (Te Aka Māori Dictionary)

Kororā
The little blue penguin.

Long Term Plan
The Council's plan for spending money over 10 years.

Masterplan
A big plan for an area. It says what we want to do, and in what order.

Rates
Money that people who own land pay to the Council.

Stage
One part of the work.

Waterfront
The land next to the sea.

Have your say by
2 November 2026

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