Nelson City Council | Te Kaunihera o Whakatū

CONSULTATION 2026 — KŌRERO MAI

Three locations. One decision.

→ Community Hub · Library · Civic Space

Help us choose where to build Nelson's new Community Hub, Library and Civic Space. This project will replace failing buildings, revitalise our city and serve the public for generations to come.

Have your say
shape.nelson.govt.nz

PUBLIC CONSULTATION DOCUMENT

00 A MESSAGE FROM YOUR ELECTED MEMBERS

Foreword

Nick Smith - Mayor of Nelson

We want Nelsonians to help shape the future of our city by providing guidance on three potential options for our civic facilities and library.

Council has made a good choice in opting for a combined library and civic building. It is more efficient, aligns with modern libraries and will provide our city with a vibrant and flexible civic hub.

This project is part of Council's ambition to revitalise our central city. We are upgrading the infrastructure with the Bridge to Better project and attracting private-sector investment such as the redevelopment of Morrison Square and the Connings development in Wakatū Square. More people are being encouraged to live in central Nelson with the eight-storey Safari hotel and apartment complex in Bridge Street and six affordable housing projects underway. Council's investment in upgraded or new civic facilities is part of this revitalisation strategy.

We are very aware of cost-of-living pressures and the need to get good value for money for ratepayers. This is a long-term investment to be funded over 30 years. Projects of this scale take years to plan and Council's decision on the timing of construction will consider the economic environment including when we can secure the most competitive pricing.

The feedback we are seeking is on which option to take to the detailed design stage.

Nick Smith · Mayor of Nelson



Pete Rainey - City Revitalisation Taskforce Chair

Nelson is at an important point in its story.

For generations, this city has been a place of ideas, enterprise, creativity and connection: the leading city at the Top of the South Island, with an enviable lifestyle and a distinctive sense of identity. But cities do not stand still. They need confidence, care and a willingness to invest in the future.

A new library and civic hub offers an opportunity to do exactly that. It is not simply a building project. It is an intergenerational investment in learning, participation, culture, local democracy and the life of our city centre.

This consultation is about the possible sites for that investment. Each option has implications not only for the facility itself, but for how we strengthen central Nelson, support surrounding businesses, attract people into the city, and create the conditions for further private investment.

Council has a role to play alongside local businesses, property owners, community organisations and investors. Revitalisation will not happen through one decision alone, but a well-located civic project can provide real momentum and belief in what is possible.

I encourage everyone to consider the options with optimism, ambition and a shared commitment to Nelson's future. This is our opportunity to help shape a city centre that is welcoming, active and proud for generations to come.



Pete Rainey · Deputy Mayor and City Revitalisation Chair

01 WHERE THIS DECISION COMES FROM

Nelson's library and civic spaces need your help

Elma Turner Library and Civic House are reaching the end of their useful lives. Critical systems are ageing, maintenance costs are climbing, and these buildings simply aren't going to last much longer in their current state. If we don't act now, Nelson risks losing the spaces our community depends on.

This is not just a problem to fix. It is a chance to build something better.

The Elma Turner Library is near the end of its life. It closed for over a year in 2022 because it was not safe in an earthquake. Repairs in 2024 helped for now, but they did not fix it for good.

Civic House is structurally sound, but it has not had much work done in 35 years. Its key systems now need to be replaced.

For the past five years, you have told us what you want from your library and civic spaces. Now we have a chance to bring it all together in one place. It would be a modern hub for the city, built to last for generations.

The Council has been planning for this. The Long Term Plan 2024–2034 has already set aside $68.4 million for the project*. The cost to ratepayers would start to increase while the project is being built, because Council would be spending the approved budget and borrowing the money needed to complete the work. The annual rates impact would be highest (at $207 incl. GST per year for the average residential land value of $405,000†) once the building is finished and the full project cost has been added to Council's books. After that, the annual cost would gradually reduce as the debt for the project is repaid and interest costs fall.

* *Inflated capital expenditure in years 2028/29–2030/31.*

† *The $405,000 is the value of the land only, not the house on it. Land value is how rates are worked out in Nelson.*

This consultation is the next step. We need to decide where to build, and confirm the budget for that place.

Before we design the spaces, we need to choose where they go. The location shapes a lot. It affects how the spaces work together, what fits inside, how easy it is to get to, and how it links to the rest of the city.

We have three locations to choose from. Each one has good points and trade-offs. The Council has not picked a favourite yet. We are wanting to hear what matters most to you, accessibility, parking, cost, convenience, revitalising the city or something else, before making the location decision.

The question for you is: where?

Each option costs a different amount. Each has its own design and build time, and would change the city in its own way.

After we hear from the public, the Council will choose a location. The budget for that place will then go into the Long Term Plan 2027–2037, and the project will go ahead.

What's the problem with Nelson's Library and Civic House?

The two main buildings in this project have very different problems. We have known about both for years.

Elma Turner Library: running out of time

The Elma Turner Library sits in Halifax Street, in a building that was a car showroom about 40 years ago. It closed in 2022 because it was not safe in an earthquake, then fully reopened in 2024 after repairs. Those repairs brought the ceiling up to 67 percent of the new building standard, but the structure itself still sits at about 34 percent. The roof and key systems remain at risk, running costs keep climbing, and the building is the wrong shape for a modern library, with too little room for quiet reading, separate meeting spaces, or future growth.

Civic House: sound bones, failing systems

The Council took over Civic House from New Zealand Post to use as its office building, and it has had little work done since. The frame is still strong, but the building leaks and its earthquake-prone roof has forced the top floor to close. Toxic mould has been found in some areas, and key systems like the fire alarm and diesel tank need replacing to meet modern compliance standards. If these systems fail, the building may not be safe to use until they are fixed, which would mean sudden closures, moving staff, and cutting off services people rely on.

Why a combined facility?

The Council looked at fixing each problem on its own, as well as splitting teams across several sites. However, operating multiple sites would cost more in overheads, slow down teams that work together, and make people travel between sites to deal with the Council. Bringing the library, community hub and civic services together in one place works better: one welcoming front door, shared spaces that get more use, and a building that can adapt over time.

Helping to renew the city centre

This project will also help renew Nelson's city centre over time. Each option does this in its own way. Fixing up Civic House would keep civic life on Trafalgar Street, where it is now. Building on Collingwood Street or Church Street would free up Civic House to be sold and repurposed. That would bring new homes and businesses to the central city. Whichever option is chosen, this project is part of a wider plan called Te Ara ō Whakatū, the City Centre Spatial Plan.

Should the Council build now, when the government is talking about council changes and possible mergers?

Nelson is the biggest city at the top of the South Island. It will always need a library and community and civic spaces, no matter how councils are set up in future. Any big change like that would take years to sort out. The problems with these two buildings are real right now. Waiting longer would only push up costs and raise the risk of sudden closures.

Why can't we just leave things as they are?

The Council formally assessed doing nothing, and doing only essential repairs, before starting this project. Both were ruled out in the business case approved in August 2024. Even the bare minimum would mean earthquake strengthening and roof repairs to the top floors of Civic House, on top of running costs that rise every year. A major system failure would still mean large unplanned costs at short notice. The choice now is not whether to act, but where.

03 WHAT WE ARE ASKING ABOUT

What this consultation covers

We have already decided that Civic House and the Elma Turner Library need to be replaced or rebuilt. The new building will hold the library, a community hub, council offices and the Council Chamber. The Long Term Plan 2024–2034 has set aside $68.4 million for it*.

The consultation will help Council choose the location. The three sites cost different amounts and would be designed in different ways, so the location you prefer also tells us how much you think we should spend. We want to hear your views on some choices now, and others will come back to you for input later.

WE WANT YOUR VIEWS NOW ON

Which of the three locations you like best. Each location has its own budget. So your choice also tells us how much you think we should spend.

What matters most to you. That might be easy access, parking, being close to other services, the look of the city, or something else.

WE WILL ASK YOU LATER ABOUT

What goes inside the building. This means the mix of spaces, how they work together, and how the building feels.

How the spaces are run. This means opening hours, programmes, and working with other groups.

The detailed design and the way the chosen building looks.

Right now, this consultation is about *where*. Once that is decided, we will come back to you about *what* the spaces look like.

* *Inflated capital expenditure in years 2028/29–2030/31.*

What happens next, and when

Your feedback is the first step. Here is how this consultation leads into the next Long Term Plan, and then into the design and building of the new facility.

Mid 2026

You have your say

The consultation runs from 27 July to 6 September 2026. Your submissions, drop-ins, meetings and hearings all feed in.

Late 2026

Council decides

Elected members consider community feedback alongside technical, financial and planning advice, then pick the location. They also set the budget for that place.

2027

Design and consents

The chosen place moves into design. You will get more chances to have a say on how the building looks and works.

2028 onwards

Building starts

Building work begins. Depending on the option, it takes 39 to 63 months to finish.

2030–2031

It opens

The new Community Hub, Library and Civic Space opens to the public.

These dates are a guide. The exact timing depends on the option chosen, the consents, the building work, and the weather.

05 WHERE THE THREE SITES ARE

Three locations in central Nelson

All three sites are in the city centre. The map below shows where they sit, along with the bus routes, parking, and the Nelson Bus Hub at Millers Acre.



Map of the three shortlisted locations in central Nelson.

Understanding the costs

We use three numbers in this document to talk about cost. Each one answers a different question. Here is what they mean and how they fit together.

$

Total upfront cost

The money spent to build it

This is the total the Council would spend to build each option. It adds up land, building, design and the cost of moving staff. It then takes off any money from selling buildings we no longer need.

Think of it as the price tag.

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Long-term cost (NPV)

The whole cost over its life in Council's use

This is the full cost of each option over its whole life in Council's use, shown in today's money. It adds the upfront cost plus running costs, like land rent and day-to-day bills. It also takes off money we could get later, like selling buildings we no longer need at a future date. NPV stands for net present value. It lets us compare options that spend money at different times, so an apples with apples comparison. All options use the same assumptions.

Think of it as the whole bill, in today's money.

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Cost on your rates

What it costs each home

This is the amount on an average home's yearly rates bill that goes to the Civic Hub project. It has two parts: the part already in the Long Term Plan, and the extra that depends on which option is chosen. It covers the interest, funded depreciation and land rent for the project. It does not include other running costs, which stay much the same whichever option is chosen. The figure shown is the peak year. It then drops year on year as the debt is paid off.

Think of it as your share of the Civic Hub project.

Why is the long-term cost sometimes lower than the upfront cost?

The long-term cost takes the upfront cost and adds future running costs. Then it takes off money we could get later, like selling buildings we no longer need at a future date. Money in the future is worth less than money today. A dollar in 30 years is worth less than a dollar now, so future amounts are made smaller to match today's value. This is why the long-term cost can be lower than the price tag. It is not a discount. It is the full lifetime cost, shown in today's money.

What is already in the Long Term Plan?

The Long Term Plan 2024–2034 includes **$68.4 million*** for the new Community Hub, Library and Civic Space. The options available to us each cost more than was estimated when the Long Term Plan 2024–2034 was put together. That extra amount is on top of the baseline already in the Long Term Plan. That baseline is **$207 (incl. GST)** in its peak year. How much extra depends on which option the Council chooses. This will be the total cost to your rates.

These numbers are estimates. *They are independent estimates by Rider Levett Bucknall (RLB) and Willis Bond, based on December 2025 prices. They allow for design and building risks but not future inflation. The final price is not known until the chosen option is designed and a builder hired; rising prices will be managed through future plans. All project costs exclude GST; all rates figures include GST.*

* *Inflated capital expenditure in years 2028/29–2030/31.*

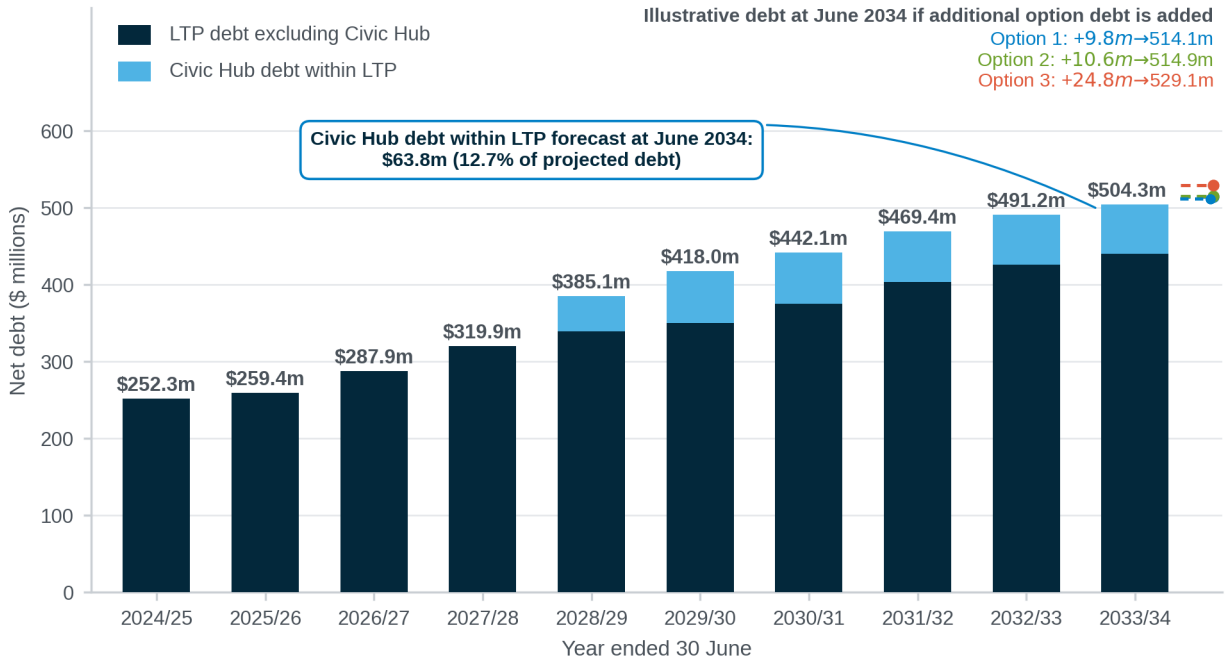
How will this project affect rates and Council levels of debt?

One thing to consider when choosing between the options is cost, though the difference between them, and the different effect on rates, is not large. The cheapest option is not necessarily the best. It comes down to a judgement about the best value for money for ratepayers and the community, and there are valid points of view on either side.

Capital projects of this sort are not paid from a single year's rates. The Council borrows the money to build, and then pays the loan back gradually over the lifetime of the building. It is a balance between spreading the cost over generations of Nelsonians who will use the facility, rather than asking today's ratepayers to cover the full bill upfront.

Nelson City Council projected debt levels 2024–2034

Long Term Plan debt, showing forecast Civic Hub debt and illustrative option impacts



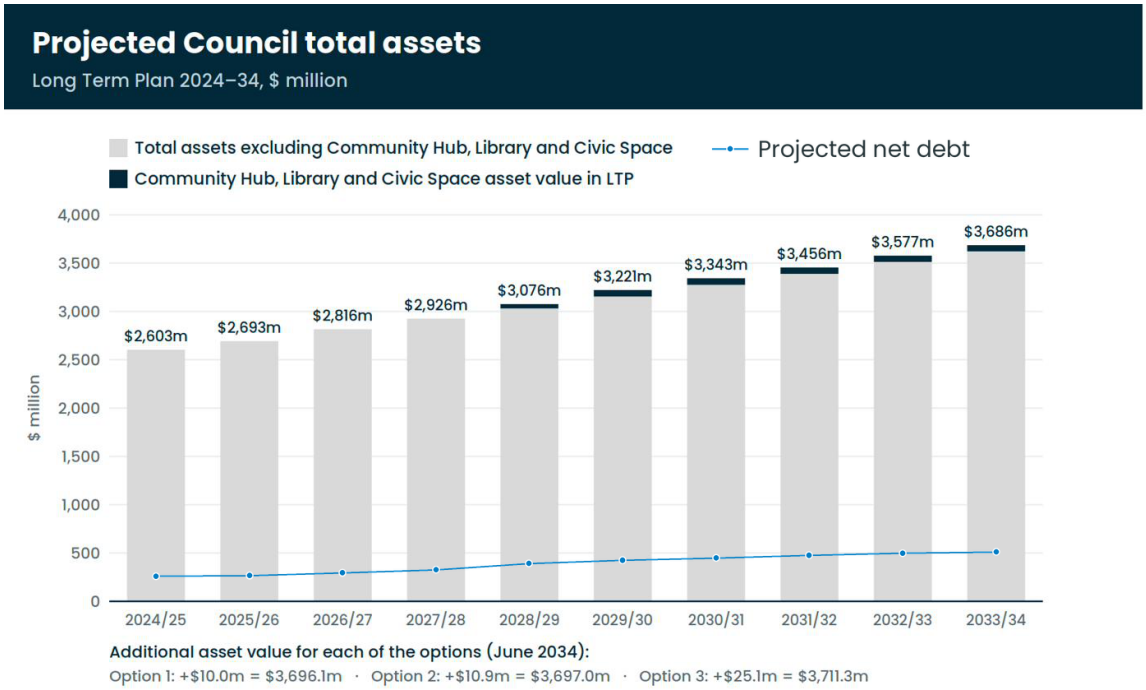
Source: Nelson City Council Long Term Plan 2024–2034. Values shown are forecast net debt in $ millions.

Note: This graph shows debt forecasts only, not capital costs. Option impacts are illustrative and inflated as per the LTP budget set for debt comparison

Each option adds a different amount of debt, and so a different amount to your rates. The chart above shows the Council's projected net debt over the Long Term Plan, with the Civic Hub provision and the effect of each option highlighted.

Council's debt relative to its assets

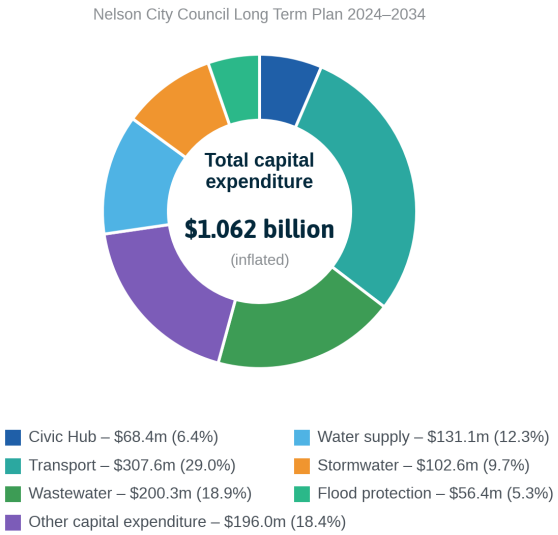
The Council is also mindful of the level of its debt relative to its assets, and needs to make sure this is well managed. The chart below shows the Council's projected total assets alongside its projected net debt, with the additional asset value of each option noted beneath.



The Civic Hub is a small part of Council's spend

The Council's current Long Term Plan (2024–2034) makes provision for $45.7 million for replacing the Elma Turner Library and $22.7 million for the upgrade of Civic House, a total of $68.4 million.* These amounts are included in future levels of rates.
The figures in this document show the amount over and above the existing Long Term Plan for each of the three options. The Council is confident it can keep rate increases to less than 5% under all three options.

Civic Hub within the Long Term Plan Capital Programme



Civic Hub provision and option costs

Current LTP provision:	**$68.4m**
Option 1 (inflated):	**$79.6m**
Option 2 (inflated):	**$80.5m**
Option 3 (inflated):	**$95.8m**

ADDITIONAL TO CURRENT LTP PROVISION

Option 1:	**+$11.2m**
Option 2:	**+$12.1m**
Option 3:	**+$27.4m**

NB: The option costs above include inflation, so they can be compared like for like with the inflated $68.4M in the Long Term Plan.

A small share of a big programme

Across the ten years of the Long Term Plan, the Civic Hub provision is about 6.4% of the Council's total capital programme. Most of the Council's capital spend goes to core infrastructure such as transport, water and wastewater.

Why the costs have gone up since 2024

The option costs in this document are higher than the $68.4 million set aside in the Long Term Plan. The figures have been updated with more accurate information than the estimates available in 2024, when the Long Term Plan was put together. Inflation since then has also pushed up costs. Rising prices will continue to be managed through future Long Term Plans.

* *Inflated capital expenditure for the Long Term Plan 2024–2034.*

What this means for your rates

Big projects like this affect your rates. The Council borrows the money to build, then pays it back with interest over many years, like a mortgage. To show what each option would cost you, we have used an average land value of $405,000. In Nelson, rates are based on land value, the value of the land on its own, not the house on it.

The average rates are $4,786 in rates including GST this year (2025/26). The new Civic Hub is one new project among a lot of other projects and Council activities. The amount shown below is the peak annual figure (i.e. the one year where the rates impact is the highest – which is when the building has been built). It includes GST. The rates impact then reduces year on year as the related debt is repaid.

OPTION 1 · CIVIC HOUSE

Already in the plan
$207 /year
peak, incl. GST

Extra from this consultation
+$24 /year

Total $231/yr

OPTION 2 · COLLINGWOOD

Already in the plan
$207 /year
peak, incl. GST

Extra from this consultation
+$44 /year

Total $251/yr

OPTION 3 · CHURCH ST

Already in the plan
$207 /year
peak, incl. GST

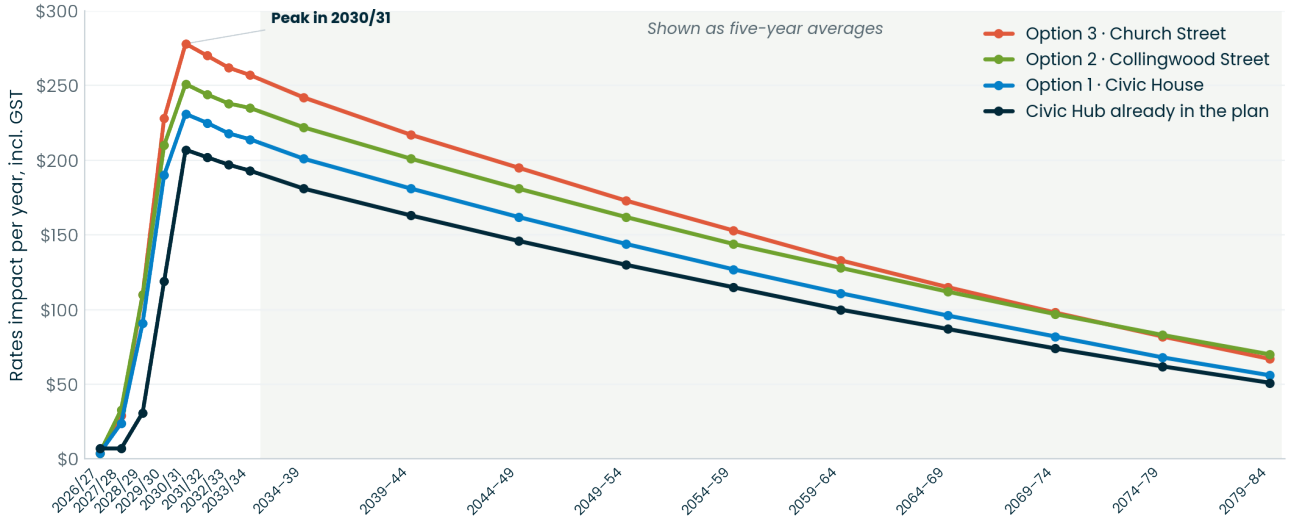
Extra from this consultation
+$71 /year

Total $278/yr

The $207 already in the Long Term Plan is the same for every option. It is already built into current rates and the projected rates rises, so it is not new money on top of them. Only the extra amount is new: $24, $44 or $71 a year, depending on which location the Council chooses. Remember, the $207 is the highest, or peak, baseline cost. It then drops in later years as the debt is paid down. All figures include GST.

The Civic Hub portion of your rates, year by year

Total rates impact per year for the average rating unit. Peaks when the building is built, then declines as debt is repaid.



For the average rating unit. Figures for each option are the total per-year rates impact, including the amount already in the Long Term Plan. Years from 2034 onward are five-year averages.

The Civic Hub is about one twentieth of an average rates bill at its peak in 2030/31, and it reduces each year after that.

OPTION 1 · CIVIC HOUSE

Redevelop Civic House

Civic House, Savings Bank & State Advances · Trafalgar Street & Halifax Street



Concept image of the Civic House option. Library in pink, workplace in blue, Council Chambers in purple.

This option fixes up the current Civic House and rebuilds the Savings Bank site next door as a new three-level library and community hub, taking in the old State Advances Building as well. The library and community hub would spread over two and a half floors, with council offices and the Chambers on the floors above. Together, the buildings would provide about 7,755 square metres of floor space on 2,454 square metres of land.

The Council already owns the Civic House site. It would buy the State Advances Building. It is intended that the Elma Turner Library site would be sold.

Building work would take about 41 months if staff move out fully. If staff stay on site and move around in stages, it could take 63 months. That would be more disruptive, expensive, and slow down services.

OPTION 1 · CIVIC HOUSE

Cost summary and trade-offs

UPFRONT COST	LONG-TERM COST	BUILD TIME	APPROACH
$73.3M	**$41.8M**	**41–63 mo**	**Refurbish + new build**

COST BREAKDOWN

Land purchase, design and construction	**$73.7M**
Moving staff during building work	**$4.6M**
Sale of Elma Turner Library site	**–$5.0M***
Total upfront cost	**$73.3M**
Long-term cost	**$41.8M**

** Estimate.*

Would the Council own the land?

Yes. The Council already owns the Civic House site. It would buy the State Advances Building.

How long to build

41 months if staff move out, or 63 months if staff stay and move around in stages (this costs more).

What this means for your rates

About $24 a year extra in the peak year, on top of the Long Term Plan 2024–2034 budget (see page 11 for what 'extra' means). This is for an average residential land value of $405,000.

PROS +

- Lowest upfront cost ($73.3M) and lowest long-term cost ($41.8M) of all options
- The Council already owns the main Civic House site
- Keeps civic life on Trafalgar Street, the city's civic heart
- Car parking nearby at Wakatū Square, about 100m away
- Very close to the Nelson Bus Hub at Millers Acre, with good walking and cycling links
- Largest floor area of the three options
- Civic House stays in public ownership, a high profile, well known location that maintains continuity of identity

CONS –

- Mixes a refurbish with a new build, which adds complexity and uncertainty
- Staff will need to move out during the work; staying on site adds about two years
- The old building limits the design: low ceilings, tight columns and a fixed layout
- Old buildings can hide problems that add cost once work starts; lowest cost but highest cost risk
- Harder to meet modern energy and sustainability standards than a full new build
- The library and hub spaces cannot fully match a new build
- The site is in a high flood and liquefaction risk zone
- Civic House would not be freed up for housing redevelopment in the city centre
- The library and hub would spread over two and a half floors and several buildings
- No room for extra outdoor public space
- Nowhere obvious for staff to work from during the build
- State Advances is a heritage building, so its front would need to be kept in the new build
- State Advances would need to be bought to get enough space

OPTION 2 · COLLINGWOOD STREET

Collingwood Street

83–99 Collingwood Street · Wakatū Hotel site



Concept image of the Collingwood Street option. Library in pink, Council Chambers in purple, workplace in blue, with open space facing the street.

This option builds a brand-new Community Hub, Library and Civic Space on the Wakatū Incorporation site at 83–99 Collingwood Street. The 3,954 square metre site sits between Bridge Street, Collingwood Street and St John Street. The new building would have a floor area of about 6,868 square metres.

A new building on a large, open site gives the most design freedom of the three options. There is room to shape it to fit what the community needs. It would be built to today's standards for earthquake safety, easy access, and energy use.

The land is owned by Wakatū Incorporation and is not for sale. The Council would take a long-term ground lease. It would own the building but pay rent to use the land. The lease would be guaranteed for up to 150 years. These rent payments are why the long-term cost is higher than the other options. The building would also be worth less at the end of its life because it stands on leased land. This lower end-of-life value, known as the terminal value, adds to the long-term cost too.

Both Civic House and the Elma Turner Library site could be sold. A local developer has offered about $10M* for the two sites together. It is intended that Civic House would be rebuilt to bring homes and businesses to the city centre.

Council services would keep running at Civic House and the library until the new building is ready. Building work would take about 39 months.

** Estimate.*

OPTION 2 · COLLINGWOOD STREET

Cost summary and trade-offs

UPFRONT COST	LONG-TERM COST	BUILD TIME	APPROACH
$74.1M	**$50.4M**	**39 mo**	**New build**

COST BREAKDOWN

Land (ground lease, no upfront purchase)*	**$0**
Building design and construction	**$84.7M**
Moving staff during building work	**$0**
Sale of Civic House & Elma Turner Library	**–$10.6M****
Total upfront cost	**$74.1M**
Long-term cost	**$50.4M**

**The Council would pay ongoing rent for the land to Wakatū. This rent is not in the upfront cost but is in the long-term cost. That is why the long-term cost is higher than Option 1.*
***Estimate.*

Would the Council own the land?

No. The Council would lease the land and own the building. The lease would last for up to 150 years, longer than the life of any new building.

How long to build

39 months. Council services keep running at Civic House until the new building is ready.

What this means for your rates

About $44 a year extra in the peak year, on top of the Long Term Plan 2024–2034 budget (see page 11 for what ‘extra’ means). This is for an average residential land value of $405,000.

PROS +

- Brand-new building built to modern standards, with freedom to design it around community needs
- The largest site of the three, giving the most design freedom
- Council services keep running as normal until the new building is ready, with no staff move
- Civic House could be sold for much-needed city-centre housing
- On eBus routes 1 and 4, with good walking and cycling links
- Supports the Te Ara ō Whakatū City Centre Spatial Plan
- Brings life to an unused site in a prime central spot
- On the edge of the ring road, so building work causes less disruption
- Outside the flood plain
- Close to the upgraded Bridge Street area, the Justice Precinct, NMIT, the Suter Art Gallery and Queen's Gardens
- Shorter build time (39 months) with no disruption to Council services

CONS –

- The Council would own the building but not the land, with ongoing rent, giving the highest long-term cost ($50.4M)
- Nelson's civic identity would move from Trafalgar Street to a new spot in the city centre
- Closest off-street parking is Buxton carpark (200m walk), further than Wakatū carpark is from Civic House
- Tenants on the site would need to move before building work can start
- 500m from the Millers Acre bus hub; people using eBus Route 2 and 3 may need to change buses

OPTION 3 · CHURCH STREET

Church Street

Church Street, next to the Nelson Provincial Museum



Concept image of the Church Street option. Library in pink, workplace in blue (extending over the street), Council Chambers in purple, pedestrian Church Street in orange.

This option builds a brand-new Community Hub, Library and Civic Space on Church Street, next to the Nelson Provincial Museum. The site is about 2,247 square metres, made up of two pieces of land across Hardy Street, Church Street and Selwyn Place. This does not count the 185 square metres where the building extends over Church Street. The new building would have a floor area of about 6,764 square metres.

The design closes Church Street to traffic and turns it into a public space. This space links the community hub, library and museum. This work is not in the cost summary overleaf. It is estimated at $1M to $3M to close the street and upgrade it, depending on how far the upgrade goes.

Part of the building extends over Church Street on the upper floors, with a small public courtyard in the middle. A service lane connects Hardy Street and Selwyn Place. Being right next to the museum opens the chance for the library and museum to share space.

Unlike Option 2, the Council would buy this land outright. That means a bigger upfront cost, but no ongoing rent. This is why the long-term cost ($47.6M) is lower than the Collingwood Street option, even though the upfront price is higher.

One trade-off is that the community hub and library would spread over three floors instead of two. That could make it less handy for visitors and harder to run. Putting the Council Chamber or a special collection on the top floor could help.

Like Option 2, Civic House and the Elma Turner Library could be sold. Building work would take about 39 months.

OPTION 3 · CHURCH STREET

Cost summary and trade-offs

UPFRONT COST	LONG-TERM COST	BUILD TIME	APPROACH
$88.2M	**$47.6M**	**39 mo**	**New build**

COST BREAKDOWN

Land purchase, building design and construction	**$98.8M**
Moving staff during building work	**$0M**
Sale of Civic House & Elma Turner Library	**–$10.6M***
Total upfront cost	**$88.2M**
Long-term cost	**$47.6M**

** Estimate.*

Would the Council own the land?

Yes. The Council would buy the land outright.

How long to build

39 months. Council services keep running at Civic House until the new building is ready.

What this means for your rates

About $71 a year extra in the peak year, on top of the Long Term Plan 2024–2034 budget (see page 11 for what 'extra' means). This is for an average residential land value of $405,000.

PROS +

- Brand-new building built to modern standards, with design freedom around community and access needs
- The Council would own both the land and the building
- Lower long-term cost ($47.6M) than the Collingwood Street option, though higher than Civic House
- Civic House could be sold for much-needed city-centre housing
- Council services keep running as normal, with no staff move
- Church Street becomes a car-free public space, creating a new civic area for Nelson
- Right next to the Nelson Provincial Museum, so spaces and programmes could be shared
- Outside the flood plain
- Supports the Te Ara ō Whakatū City Centre Spatial Plan
- Shorter build time (39 months) with no disruption to Council services
- Good walking and cycling links; close to eBus Route 1

CONS –

- Highest upfront cost of all options ($88.2M total)
- The Council needs to buy land from private owners, and remove or demolish existing buildings
- The library and hub would be on three floors instead of two, less handy for visitors and harder to run
- Tenants on the site would need to move first
- Ground conditions are not fully known; coal tar may be in the ground on Church Street and add cost
- Nelson's civic identity would move from Trafalgar Street to a new spot in the city centre
- Parking is not right next to the building; closest off-street carpark is Montgomery Square (230m walk)
- The Council would need to close Church Street to traffic and build over the road, adding $1M to $3M
- Less visible from a main road; the entrance would face Church Street rather than a major street

07 THREE OPTIONS, SIDE BY SIDE

At a glance

This table puts the three options side by side to help you compare them. Each one has a different cost, design and build time, and would change the city centre in its own way.

	OPTION 1 **CIVIC HOUSE** Civic House, Savings Bank & State Advances	OPTION 2 **COLLINGWOOD ST** 83–99 Collingwood Street	OPTION 3 **CHURCH ST** Next to Nelson Provincial Museum
Total upfront cost	**$73.3M**	**$74.1M**	**$88.2M**
Long-term cost (NPV) *whole-of-life cost in today's dollars**	**$41.8M**	**$50.4M**	**$47.6M**
Who owns the land?	Council existing + purchase	Wakatū leased	Council purchased
New build or refurbish?	Refurbish + new build	New build	New build
How long to build?	41–63 months	39 months	39 months
Staff need to move out?	Yes	No	No
On a flood plain?	Yes	No	No
What happens to Civic House?	Kept & refurbished	Sold for housing	Sold for housing
What happens to Elma Turner?	Sold for alternative use	Sold for alternative use	Sold for alternative use

Annual rates impact

For an average residential land value of $405,000.

	OPTION 1	OPTION 2	OPTION 3
Civic Hub portion of rates already in the Long Term Plan 2024–2034 *Peak annual amount, incl. GST. Reduces year on year as debt is repaid.*	**$207 /** year	**$207 /** year	**$207 /** year
Additional rates from this consultation *The increment above the existing LTP allocation.*	**+$24 /** year	**+$44 /** year	**+$71 /** year

All costs are in December 2025 dollars, estimated by Rider Levett Bucknall (RLB). The Long Term Plan 2024–2034 already includes $68.4M for the Civic Hub. That is a peak of about $207 (incl. GST) a year for an average residential land value, collected as the project is built. After this consultation, the chosen option's budget will go into the Long Term Plan 2027–2037. Final costs will depend on the design, the building work, and the final price.

**No capital renewals have been incorporated into these figures.*

The questions we're asking you

When you have your say, we want your answers to three questions. Your answers will help the Council choose which location to take forward to the design stage.

Q1

Which of the three locations do you like best?

Each location has a different budget. So telling us your favourite also tells us which level of investment you support. Please think about all the points: cost, design, build time, where it is, and how it affects the city centre.

Q2

What are the main reasons for your choice?

Tell us what matters most to you. That might be easy access, parking, being close to other services, the look of the city, or something else.

Q3

Is there anything else we should know?

This is your chance to tell us anything we have not covered. That could be things you have noticed, worries, ideas, or local knowledge.

09 HOW TO HAVE YOUR SAY

Ways to share your views

Submissions are open until 6 September 2026. Pick whichever way suits you. They all count the same.

ONLINE

Submit through Shape Nelson

Go to shape.nelson.govt.nz and fill in the form. You can save it and come back to it later.

IN PERSON

Drop in to a session

Drop in at any Nelson library, public meetings, and at the Saturday markets.

Find dates and venues at shape.nelson.govt.nz.

IN WRITING

Post or email us

Post to Nelson City Council, PO Box 645, Nelson 7040. Or email submissions@ncc.govt.nz. You can pick up a paper form at any Nelson library or the Customer Service Centre.

AT A HEARING

Speak to your submission

If you want to talk about your submission in person, then please email engage@ncc.govt.nz. Hearing dates will be on shape.nelson.govt.nz.

ACCESSIBLE FORMATS

We will help you get the information you need.

We have Easy Read, large print, audio and translated versions on Shape Nelson. Phone us on 03 546 0200 or email engage@ncc.govt.nz.

10 AFTER CONSULTATION CLOSES

What happens next

Here is what happens after we close the consultation, so you know how your feedback will be used.

1

JULY – SEPTEMBER 2026

We listen

We read and sort all the feedback. Every submission counts, even short ones. If you want to talk about your submission in person, you can ask to be heard.

2

LATE 2026

We report back

We write a public report on what we heard. We put it on Shape Nelson for everyone to read.

3

LATE 2026

The Council decides

Elected members consider community feedback alongside technical, financial and planning advice. They then choose the location. They also set the budget for that place and put it into the Long Term Plan 2027–2037.

4

LATE 2026 ONWARDS

Design starts

The chosen location moves into the design stage. You will get more chances to have a say on how the building looks and how the spaces work together.

Your voice shapes Nelson

This is one of the biggest community investments Nelson will make in a generation. We want to hear from you.

shape.nelson.govt.nz ›

Submission Form

Puka whakahoki kōrero

For Nelson's Community Hub, Library and Civic Space

> **Closing dates**
> Delivered in person to the Customer Service Centre: 4 September 2026. Online: 6 September 2026.

Name .....

Organisation represented: (if applicable) .....

Address .....

Email .....

Phone .....

If you wish to speak at a hearing, please email engage@ncc.govt.nz

If you do not email, then we will assume you do not wish to be heard. If you wish to present your submission at the hearing in Te Reo Māori or New Zealand sign language please include this information in your email.

Have you ever taken part in a Nelson City Council consultation before? Yes / No

Public Information: All submissions (including your name and contact details) will be provided to Council officers for administration and analysing feedback, and to those who are involved in decision making on the consultation. All submissions, including submitter names (unless you request otherwise) but not contact details, will be publicly available online. Note, Council is subject to the Local Government Official Information and Meetings Act 1987 and a request for official information may cover your submission, including your address and other contact details.

You do not have to answer every question.

Question 1: Which of the three locations do you like best?

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Submissions can be made:

Online at shape.nelson.govt.nz
Dropping off to Civic House, 110 Trafalgar Street, Nelson City Council
By post to Nelson City Council, PO Box 645, Nelson 7040, Freepost 76919
Or email submissions@ncc.govt.nz

Question 2: What are the main reasons for your choice?

Question 3: Is there anything else that we should know?

Community Hub · Library · Civic Space

CONSULTATION 2026 · PUBLIC CONSULTATION DOCUMENT