20 January 2026

PO Box 645 Nelson 7040
Phone: 03 546 0200
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Milton Development Limited Partnership
C/- Hayden Taylor
Planscapes
PO Box 99
Nelson 7040

Resource Consent Number: 255243, 255244, 255258

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

Tēnā koe Hayden,

**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,



Christian Martin
**Senior Planner**

# RESOURCE CONSENT DECISION

**Resource Consent number RM255243 is granted to:**

Milton Development Limited Partnership

**The activity:**

To construct a Comprehensive Housing Development (CHD) comprising 27 residential units contained within four 2-storey buildings with infringements to daylight, access, and outdoor courts, within the liquefaction, flood areas, and fault awareness overlays.

**Location details:**

| | |
|---|---|
| Address of property: | 115-121 Milton Street, Nelson |
| Legal description: | Lot 6 DP 582594 and Lot 2 DP 8154, Part Section 275 City of Nelson, Lot 1 DP 8154, Lot 3 DP 8154, Flat 1 DP 8218, Flat 2 DP 8218, Flat 3 DP 8218 |
| Certificate of title: | 1101996, NL2D/19, NL3D/1146, NL4B/91, NL3D/1147, NL3D/579, NL3D/651, NL3D/652, NL3D/653 |

Location co-ordinates: 1,624,723.82777 5,431,470.71718 (NZ Transverse Mercator)

**Lapse date:**

Your consent will lapse on 20 January 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 22 October 2025, the further information received on 1 December 2025 and 4 December 2025 and the following conditions of consent. The development shall proceed in general accordance with the following approved plans:
   a) Site Plan
   b) Site Roof Plan
   c) Site Elevations
   d) Typology Floor Plans
   e) Elevations - Block 1
   f) Elevations - Block 2
   g) Elevations - Block 3
   h) Elevations - Block 4
   i) Materials Palette
   j) Landscape Concept Plan
   k) Living Court Plan
   l) Planting and Materials Palette

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, RM255243.

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

   ***Note:*** *A monitoring charge of $235 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.*

**Foundation design and building site preparation**

3. Review and approval of the final design drawings by the geo-professional and certification that the site is suitable for the erection of the buildings shall be carried out prior to building consent for the proposed residential units being applied for.

4. Where building foundations are located in close proximity to existing or buried services and within 3 metres of the well, foundations shall be deepened to below the zone of influence of the services. The design engineer shall consider whether specific bridging options are required adjacent to the well.

   ***Note:*** *The well referred to is the well described on page two of the Terra Firma report titled "Geotechnical Assessment Report 115-119 Milton Street, Nelson" and dated 13 July 2021, as submitted with resource consent RM225010.*

5. All building foundations shall be specifically designed by a chartered professional engineer practising in either civil or geotechnical engineering and experienced in foundation design.

6. The matters in Conditions 3 to 5 shall be covered in a geotechnical plan and design review letter provided to Council for review at the time of applying for a building consent.

7. The ground level adjacent to the proposed residential units shall be raised to a minimum of 4.54m New Zealand Vertical Datum 2016 (NZVD2016). Other areas of the site, as indicated on the approved plans, such as the access and terraced retaining along road, may be constructed to a lower level.

8. Prior to the occupation of the proposed residential units, the Consent Holder shall submit a report from a professional surveyor confirming that the ground has been raised in accordance with Condition 7.

9. For each building, a registered surveyor or a licensed cadastral surveyor shall confirm the finished floor level is at least 4.69m (NZVD2016). Confirmation shall be submitted to Council's Monitoring Officer prior to wall framing commencing.

**Earthworks - General**

10. Prior to earthworks commencing, the Consent Holder shall provide written notification of the start date of the earthworks to the Council's Monitoring Officer.

11. At no time during the works, including backfilling and drainage, shall the earthworks encroach onto any other property without the written consent of that property owner.

**Earthworks – Design & Methodology**

12. Earthworks, including drainage, shall be designed, implemented, and inspected during construction under the supervision of a chartered professional engineer experienced in geotechnical engineering or an experienced Engineering Geologist as recognised by Council (the geotechnical professional).

    ***Note:*** *The Consent Holder is responsible for ensuring inspections are undertaken by the geotechnical professional. Inspections undertaken by the supervising engineer, the contractor or the Council's Building Inspector do not fulfil the inspection and supervision requirements of this condition.*

13. Prior to earthworks commencing on site the Consent Holder shall forward to the Council's Monitoring Officer a letter of engagement from the geotechnical professional, confirming availability to undertake the earthworks supervision, reviews and inspections required during the implementation of this consent.

14. No earthworks shall commence without the prior agreement of the geotechnical professional.

15. The Contractor shall provide a Construction Methodology Plan (CMP) to the 'Geo-professional' for certification. The final agreed plan shall specifically address:

    a) Construction methodology.

    b) A schedule for the inspections and supervision required by Condition 12.

    c) The suitably qualified and experienced contaminated land management professional's site management recommendations, as detailed in the Remedial Action Plan required by Condition 4 of RM255258.

    d) The Erosion and Sediment Control Plan required by Condition 28.

    e) Temporary stormwater controls.

    The certified CMP shall be submitted to the Council's Monitoring Officer prior to earthworks commencing on site. The Consent Holder shall ensure that the certified CMP is adhered to by the contractor undertaking the earthworks.

16. The consent holder shall submit a Construction Traffic Management Plan (CTMP) prepared by a qualified Site Traffic Management Supervisor to Council's Group Manager Infrastructure for review and acceptance prior to works commencing. The CTMP shall include as a minimum:

    a) Measures and controls to minimise disruption to and ensure the safe and efficient movement of pedestrians and motorists using Milton and Cambria Streets;

    b) Specify the work site layout, including delivery areas, lay down and staging areas, and loading/unloading schedules;

c) Identify hazards and associated mitigation measures;

d) Identify required signage and equipment;

e) Start and finish dates and hours of work; and

f) Heavy vehicle movements to and from the site (exception of concrete trucks) shall be limited to be 8am-5pm Monday to Friday and 8am – 4pm Saturday.

17. If at any stage in the implementation of this consent, earthworks reveal adverse ground conditions, such as the presence of soft and/or water saturated ground, or layers of plastic clay, all works shall cease immediately and the services of the geo-professional shall be obtained. Any subsequent works shall follow the recommendations made by the geo-professional.

18. No earthworks shall be carried out during periods of inclement weather or when groundwater levels are expected to be within planned excavations. Any earthworks that encounter groundwater shall be carried out in accordance with Condition 17.

19. Any temporary protection works required specifically where cuts to remove uncertified fill are located in close proximity to neighbouring property boundaries following the geotechnical review required in Condition 3 shall be designed and installed prior to any excavation commencing.

20. Retaining walls shall be specifically investigated, designed, and inspected during construction by or under the direction of a chartered professional engineer practising in civil or geotechnical engineering. The engineering design shall be reviewed by the geotechnical professional who shall confirm to the supervising engineer that the ground conditions are suitable for the works proposed.

21. Any structural fill placement shall be certified in accordance with NZS 4431:2022 – Engineered fill construction for lightweight structures. Landscape fill less than 300 mm thickness shall be separately assessed by the Geo-professional.

22. Where earthworks clash with test pits previously excavated on the site, or where any uncertified fill is encountered, or wherever large trees and their associated root balls are removed, the material shall be dug out and replaced with engineered fill in accordance with NZS 4431:2022.

**Earthworks – Drainage**

23. All excavations and their backfilling shall be carried out in a manner that minimises infiltration into the adjacent ground.

24. The earthworks shall be graded and/or appropriate drainage put in place to prevent ponding and to divert water away from foundation elements.

25. The earthworks shall not detrimentally alter surface drainage of the site or of neighbouring properties.

26. All drainage pipes shall have sufficient inspection points to ensure that the entire length of pipe can be inspected and monitored.

27. All stormwater from roofs, hard standing or impermeable areas, retaining wall drainage, surface drains and subsoil drains and from standing water such as swimming pools and ponds, shall be collected and discharged to the Council's reticulated stormwater system.

**Earthworks – Erosion and Sedimentation Control measures**

28. Prior to any earthworks taking place under this consent, a dust, erosion, and sedimentation control plan (DESCP) shall be prepared by the contractor undertaking the earthworks and forwarded to the Council's Monitoring Officer for review and acceptance. The DESCP shall be in general accordance with the requirements of the 'Nelson/Tasman Erosion and Sediment Control Guidelines July 2019'. The DESCP shall be implemented prior to earthworks commencing on site and shall be maintained until such time that the site has been permanently stabilised.

    ***Note:*** *For the purposes of this condition 'permanently stabilised' shall mean planting, seeding, mulching, or otherwise covering any exposed ground so as to minimise the risk of dust, erosion, and sedimentation.*

29. No earthworks resulting in exposed ground shall be undertaken if rain is forecast in the period before measures can be implemented to secure the ground from the effects of overland flows. Mitigation measures in the event of wet weather are to be detailed in the DESCP.

    ***Note:*** *This is not a discharge permit. In the event of any unanticipated dust, erosion or sediment effects occurring beyond the boundaries of the site, all earthworks will need to cease until the breach has been remedied to the satisfaction of the Council's Monitoring Officer.*

**Earthworks - After Construction**

30. Within one month following the completion of the earthworks the Consent Holder shall forward to the Council's Monitoring Officer documentation from the geotechnical professional that confirms the earthworks authorised by this consent, including drainage and the inspection and supervision schedule have been satisfactorily completed. The documentation shall include:

    a) An "as built" plan showing the layout of the constructed earthworks, drainage and cut fill contours.

    b) The location of all fill and the status of that fill.

    c) Certification that all structural fill, including fill supporting pavements, has been placed in accordance with NZS 4431:2022.

    ***Note:*** *Producer Statement 4 (PS4 - construction review) and / or Code compliance certification (CCC) do not satisfy the inspection and supervision schedule requirements of this condition.*

31. The Consent Holder shall, on completion of the earthworks and as soon as climatic conditions allow, permanently stabilise the site by planting, seeding, mulching, or

otherwise covering any exposed ground so as to minimise the risk of dust, erosion, and sedimentation and to enhance slope stability.

***Note:*** *The Consent Holder is advised to seek the advice of the geotechnical professional on the appropriate method to be used to permanently stabilise the site.*

**Earthworks – Decommissioning Erosion and Sedimentation Control measures**

32. Prior to the removal of the Erosion and Sedimentation Control measures the Consent Holder, or his / her agent shall remove any sediment within the controls and ensure it is disposed in a manner that prevents the sediment from discharging into any waterway or the stormwater network.

**Building site / Geotechnical certification**

33. At or prior to building consent stage, certification that the land beneath the foundations of the buildings containing the residential units is suitable for residential development shall be submitted to Council by a chartered professional engineer practising in geotechnical engineering or from an experienced engineering geologist.

    a) Should any mitigation measures be required as part of the building site certification then these shall be designed and constructed under the supervision of the certifier of the building site.

    b) The geotechnical statements and reporting shall comply with the requirements of NZS4404: 2010 and are to clearly state that the building sites have a low risk of being affected by a natural hazard as defined under Section 2 of the RMA.

**Engineering Design**

34. At the time of applying for Building Consent, all of the works in Conditions 36 to 45 shall be shown on "Design" engineering drawings to the requirements of the Nelson Tasman Land Development Manual 2020, except as required by any specific condition of consent.

35. The "Design" engineering drawings shall be submitted to the Council's Group Manager Infrastructure for approval or shall be contained within the building consent documentation. No works shall commence until the "Design" engineering drawings have been approved.

**Access, driving aisles, and parking**

36. One vehicle crossing to Milton Street shall be constructed in general accordance with the approved plans and the Nelson Tasman Land Development Manual 2020 (NTLDM), except as otherwise approved as part of this consent.

37. All obsolete vehicle crossings shall be removed, and the road reserve reinstated in accordance with the NTLDM.

    ***Note:*** *Prior to commencement of works on road reserve:*

    a) *Separate authorisation is required from Council to undertake works within the road. Application forms for permission to alter or install a vehicle crossing are available on Council's website at the following address:*

    *http://www.nelson.govt.nz/services/transport/roads/vehicle-crossing-application/*

b) *All costs associated with the above shall be met by the Consent Holder.*

38. The vehicle parking and manoeuvring area, including ducting for future electric vehicle charging, shall be formed and permanently surfaced in general accordance with the application and the NTLDM 2020 prior to the occupation of any dwelling.

**Water**

39. A water supply connection to Council's reticulated water supply system shall be provided to the site.
*Advice Note: Council's preference is for three individual rider main connections (from Milton Street for Blocks 1 and 2; from Milton Street for Block 3; and from Cambria Street for Block 4) for a resilient system that reduces outages to residential units during any necessary maintenance works.*

40. The location and details of the meter/s shall be recorded on Council's Water Meter Location Form which shall be submitted to Council at the same time the as-built plans are submitted for approval.

**Storm Water**

41. A stormwater connection or connections shall be provided from Council's reticulated stormwater system in Cambria or Milton Street to the boundary of the site and shall be connected to each residential unit.

42. The Consent Holder shall provide onsite stormwater detention to the requirements of the Nelson Tasman Land Development Manual 2020, Table 5-9, and in general accordance with the Envirolink Servicing and Flood Assessment dated 16 October 2025.

    Any stormwater detention tanks or other devices required to ensure post development stormwater shall be designed by, and installation supervised by a chartered professional engineer with suitable experience in stormwater detention system design, with final detailed design to be submitted with the building consent application for review and acceptance.

43. The Consent Holder shall submit to Council for review and acceptance of the Group Manager Infrastructure a stormwater operation and maintenance plan setting out the works and responsibilities of the owners on an on-going basis in relation to the stormwater detention system. The stormwater detention operations and maintenance plan shall be included as an encumbrance on the site's Record of Title with all costs being met by the consent holder.

**Wastewater**

44. A wastewater drain connection or connections, that drain/s directly to the Council's reticulated wastewater system in Cambria Street shall be provided to the boundary of the site and shall be connected to each residential unit.

**Removal of obsolete infrastructure**

45. All abandoned pipe connections shall be removed, disconnected, and sealed at the point of connection to the Council network.

**Cabling**

46. Telecommunication and electric power connections shall be provided to the boundary of the site and shall be connected to each residential unit. All cabling shall be underground, or within a building. Cabling shall be installed in accordance with Section 9 of the Nelson Tasman Land Development Manual 2020.

47. Written confirmation of the above shall be provided by the supply authority to the Council in accordance with section 9.11.3.6 of the NTLDM and shall be provided to the Council.

**Construction Standards**

48. All works in Conditions 36 to 45 shall be completed by the Consent Holder in accordance with the approved design drawings to the satisfaction of the Council's Group Manager Infrastructure prior to the occupation of any residential unit.

**As-built Plans**

49. All of the works in Conditions 36 to 45 for services up to, but not within, buildings shall be shown on "As-built" engineering drawings to the requirements of the Nelson Tasman Land Development Manual 2020, and to the satisfaction of the Council's Group Manager Infrastructure prior to the occupation of any residential unit.

**Engineering Certification**

50. Upon completion of the works subject to conditions 36 to 45 written certification from a Chartered Professional Engineer(s) that all works have been completed in accordance with the requirements of the conditions of this consent shall be provided to Council prior to the occupation of any residential unit.

**Landscaping**

51. Prior to the occupation of any of the residential units a 1.8 metre high acoustically effective fence shall be constructed along the southern boundary of the site and the eastern boundary of the site adjoining 86 and 88C Cambria Street. The fence shall be designed to the following specifications:

    a) solid, continuous, and with no gaps or breaks.

    b) a minimum surface density of 10 kg/$m^2$.

52. A final landscape plan shall be submitted to Council's Monitoring Officer for review and approval prior to the completion of building. The final landscape plan shall be in general accordance with the approved landscape concept plan but with at least six larger species added (such as lancewoods) that at maturity extend above the fence height along the landscape strip on the southern boundary to soften the development as viewed from the south. Species shall be chosen, placed, and maintained so as not to impede vehicle access or lines of visibility.

53. Landscaping including fencing and ground surfaces (but excluding plantings) shall be completed prior to the occupation of any residential unit. Landscape planting shall be undertaken within the first planting season being May to October following the construction of the buildings. Landscaping shall be implemented in accordance with the approved landscape plan required per condition 52.

54. Details of cultural design components, including a summary of iwi engagement undertaken as part of the design process, shall be provided to Council's Monitoring Officer prior to the construction of buildings commencing.

**Maintenance Performance Bond**

55. A performance bond shall be provided to Council in accordance with Section 1.4 of Appendix 1 of the Nelson Tasman Land Development Manual 2020 by the Consent Holder upon satisfactory completion of the works and prior to the occupation of any residential unit. Works will be considered to be satisfactorily completed once compliance with Conditions 49 and 50 has been demonstrated. The bond for defects will be for the sum of $1,500 per residential unit from a minimum of $5,000 to a maximum of $30,000, plus a bond administration fee of $150.

56. The term of the performance bond for defects liability will be for a minimum period of twenty-four (24) months from the satisfactory completion of the works.

57. The Consent Holder shall contact Council's Engineering Officers Land Development and Council's Monitoring Officer 1 month prior to bond completion date requesting an inspection of the works for the release of the bond.

58. The bond shall provide that fair wear and tear and damage by third parties will be excepted. Provision shall be made for resolution of disputes which is satisfactory to both parties.

59. The Consent Holder shall enter into a Maintenance Contract with Council to give effect to the above conditions upon satisfactory completion of the works and prior to the occupation of any residential unit.

**Review Condition**

60. 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. This area of Nelson may have been occupied prior to 1900. Prior to any soil disturbance it is recommended that you contact Heritage New Zealand, as this may require an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information: information@heritage.org.nz or infocentral@heritage.org.nz.
4. In the event of Maori archaeological sites (e.g. shell midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga) or koiwi (human remains) being uncovered, activities in the vicinity of the discovery shall cease. The Consent Holder is advised that they are required to notify the appropriate iwi groups and Heritage New Zealand Pouhere Taonga Central Regional Office (phone 04 494 8320), and shall not recommence works in the area of the discovery until the relevant approvals to damage, destroy or modify such sites have been obtained. At the time of granting, the contact details of the appropriate iwi groups or kaitiaki representatives can be obtained from Pania Lee (Nelson City Council's Kaihautū) pania.lee@ncc.govt.nz or 03 265 6933.
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 of $390.00 (GST inclusive)
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.

11. The proposed use of the site is as a Community Housing Provider and therefore in terms of Council's Development Contributions Policy 2024 is exempt from the requirement to pay development contributions. Should this use of the site change in the future, development contributions will apply and should be calculated in accordance with Council's Development Contributions policy at that time, including the calculation of any historical credits.

# RESOURCE CONSENT DECISION

**Resource Consent number RM255244 is granted to:**

Milton Development Limited Partnership

**The activity:**
Boundary adjustment subdivision to combine the existing allotments (including Part Sections and Cross Lease Flats) into a single allotment of 3547m$^2$ (Proposed Lot 1) within the liquefaction, flood areas, and fault awareness overlays.

**Location details:**

| | |
|---|---|
| Address of property: | 115-121 Milton Street, Nelson |
| Legal description: | Lot 6 DP 582594 and Lot 2 DP 8154, Part Section 275 City of Nelson, Lot 1 DP 8154, Lot 3 DP 8154, Flat 1 DP 8218, Flat 2 DP 8218, Flat 3 DP 8218 |
| Certificate of title: | 1101996, NL2D/19, NL3D/1146, NL4B/91, NL3D/1147, NL3D/579, NL3D/651, NL3D/652, NL3D/653 |

Location co-ordinates: 1,624,723.82777 5,431,470.71718 (NZ Transverse Mercator)

**Lapse date:**
Your consent will lapse on 20 January 2031 unless you have given effect to it before then (section 125 of the Act). For subdivisions the consent is given effect to when you have submitted a survey plan to the Council for the subdivision under Section 223 of the Act. Once the survey plan has been approved by the Council under Section 223 of the Act, the consent lapses three years thereafter unless it has been deposited with the District Land Registrar as outlined in Section 224 of the Act.

**CONDITIONS**

1. The title amalgamation activity shall be carried out in general accordance with the application lodged with Council on 22 October 2025, and the further information received on 1 December 2025 and 4 December 2025 and the following conditions of consent. The development shall proceed in accordance with the approved scheme plan titled 'Lot 1 Being Pt Sec 275 City of Nelson, Lots 1, 2 & 3 DP 8154 & Lot 6 DP 582594' drawn by Planscapes dated Oct 2025.

2. A Survey Plan, including easements to be extinguished, shall be submitted to the Council for the purposes of section 223 of the Act.

**ADVICE NOTES**

1. No section 224 requirements have been identified with respect to the proposed boundary adjustment activity.

2. Conditions of this consent have been imposed pursuant to Sections 108 and 220 of the Act.

3. 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.

4. This consent is granted to the Consent Holder, but Section 134 of the Act states that such consent "attaches 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.

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

6. 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.

7. 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.

8. The proposed use of the site is as a Community Housing Provider and therefore in terms of Council's Development Contributions Policy 2024 is exempt from the requirement to pay development contributions. Should this use of the site change in the future, development contributions will apply and should be calculated in accordance with Council's Development Contributions policy at that time, including the calculation of any historical credits.

# RESOURCE CONSENT DECISION

**Resource Consent number RM255258 is granted to:**

Milton Development Limited Partnership

**The activity:**

To disturb soil and to change the use of and subdivide land that is subject to a HAIL activity.

**Location details:**

| | |
|---|---|
| Address of property: | 115-121 Milton Street, Nelson |
| Legal description: | Lot 6 DP 582594 and Lot 2 DP 8154, Part Section 275 City of Nelson, Lot 1 DP 8154, Lot 3 DP 8154, Flat 1 DP 8218, Flat 2 DP 8218, Flat 3 DP 8218 |
| Certificate of title: | 1101996, NL2D/19, NL3D/1146, NL4B/91, NL3D/1147, NL3D/579, NL3D/651, NL3D/652, NL3D/653 |

Location co-ordinates: 1,624,723.82777 5,431,470.71718 (NZ Transverse Mercator)

**Lapse date:**

Your consent will lapse on 20 January 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 22 October 2025, and the further information received on 1 December 2025 and 4 December 2025, 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, RM255258.

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

   ***Note:*** *A monitoring charge of $197 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.*

3. Additional soil sampling shall be undertaken once the motel buildings have been removed from the site to better delineate areas requiring remediation and any areas of soil suitable

for reuse. Results obtained shall inform a Detailed Site Investigation (DSI) prepared by a suitably qualified and experienced practitioner (SQEP). The DSI shall be submitted to Council's Monitoring Officer for review and acceptance prior to works commencing.

4. Prior to commencing the physical works authorised by this consent, the Consent Holder shall forward to the Council's Monitoring Officer a Remediation Action Plan (RAP) prepared by a SQEP, informed by the Preliminary Site Investigation (PSI) dated June 2021 and submitted with the application, and additional soil sampling undertaken in accordance with condition 3. The RAP shall include:

   a) A remediation strategy for the site outlining the timing of the remediation in relation to the site development works.

   b) Site management recommendations to be complied with during soil disturbance works.

5. The Consent Holder shall give effect to and carry out all soil disturbance works and remediation in accordance with the RAP and the site management recommendations included in the RAP.

6. The RAP may be modified by the Consent Holder to manage any changes that occur to the proposed methodology. However, any changes must be certified by the SQEP. A copy of the revised RAP and its certification shall be provided to Council's Monitoring Officer prior to implementation of the changed methodology.

7. There shall be no tracking of contaminated material offsite or outside of the remediation area.

8. Any contaminated soil or material removed from the site shall be disposed of at a facility that is legally authorised to receive material of that kind.

9. Any soil imported onto the site shall be characterised as suitable for residential (high density) purposes unless it can be confirmed that it has been sourced from a reputable quarry or supplier and is not from land listed on the Hazardous Activities and Industries List (HAIL).

10. The SQEP shall prepare a Site Validation Report (SVR) following the completion of the remedial works. A copy of the SVR shall be provided to the Council's Monitoring Officer within 3 months following the remediation of the site.

11. If the site is not remediated to background levels, the SQEP shall identify any ongoing management and mitigation methods required to address the risk posed by the contaminants to human health and / or the environment.

12. 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. This area of Nelson may have been occupied prior to 1900. Prior to any soil disturbance it is recommended that you contact Heritage New Zealand, as this may require an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information: information@heritage.org.nz or infocentral@heritage.org.nz.
4. In the event of Maori archaeological sites (e.g. shell midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga) or koiwi (human remains) being uncovered, activities in the vicinity of the discovery shall cease. The Consent Holder is advised that they are required to notify the appropriate iwi groups and Heritage New Zealand Pouhere Taonga Central Regional Office (phone 04 494 8320), and shall not recommence works in the area of the discovery until the relevant approvals to damage, destroy or modify such sites have been obtained. At the time of granting, the contact details of the appropriate iwi groups or kaitiaki representatives can be obtained from Pania Lee (Nelson City Council's Kaihautū) pania.lee@ncc.govt.nz or 03 265 6933.
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.
6. The Consent Holder is advised that York landfill has certain requirements relating to the material that it can accept for disposal. Please contact Contract Supervisor Solid Waste at Nelson City Council for further details.
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 of $390.00 (GST inclusive).

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.

**DESCRIPTION OF PROPOSAL**

Land use consent is sought for a Comprehensive Housing Development comprising 27 residential units contained within four 2-storey buildings including infringements to daylight admission on external site boundaries, outdoor living court size, and vehicle access provisions. Consent is also sought for buildings, earthworks, and retaining walls within the Flood Hazard and High Flood Hazard Overlays. The four building blocks contain the following uses, with all units having private outdoor spaces (courtyards or balconies) and access to communal outdoor spaces and facilities:

| | **1-bedroom unit** | **2-bedroom unit** | **Community Room** |
|---|---|---|---|
| **Block 1** | | 8 | |
| **Block 2** | 8 (4 ground and 4 first) | | |
| **Block 3** | 5 | | 1 |
| **Block 4** | | 6 | |

The design utilises traditional gabled roof profiles combined with contemporary detailing and materials including metal roofing, weatherboards, and brick cladding. The applicant has indicated minor changes to external material locations on the buildings may occur prior to building consent submission, and these are expected to remain in general accordance with the indicative plans provided with the application so long as the material palette remains similar and continues to present a varied appearance. Stepped, low retaining walls, are proposed. The design incorporates open fencing and solid screens to delineate public and private areas, with planting and screening to provide privacy and visual relief. (See Figure 1 and 2 below.)

Other key components of the development include:

- Raising ground levels by up to approximately 1.3 metres to 4.54 metres (NZVD2016) to mitigate flood hazard, including retaining walls along boundaries;
- Central community courtyard with BBQ area, children's play space, and bike storage for 44 bicycles (30 undercover);
- Shared landscaped areas designed by Kūmānu Environmental;
- Single two-way vehicle access from Milton Street; closure of three existing crossings;
- Twenty-one on-site carparks, including four mobility spaces; EV charging ducting to be provided;
- Private refuse collection and loading bay integrated into the carpark;
- New wastewater, water, and stormwater laterals to Council reticulation;
- Stormwater detention (10 $m^3$ storage catering to the capture and detention of at least 130$m^2$ of roof runoff) to manage runoff;
- A cultural design component led by Kahu Paki Paki from Tātou Projects; and
- A boundary adjustment subdivision consent is sought to amalgamate the existing lots that make up the subject site into a single 3547$m^2$ lot (Proposed Lot 1).

Consent is also sought under the NESCS to disturb soil associated with the proposed Comprehensive Housing Development. The site is included on the HAIL. A Preliminary Site Investigation has been undertaken and the application states that a Detailed Site Investigation will be undertaken to inform removal and disposal methods once the existing buildings on the site have been removed.

The application details that a lease agreement between the applicant and The Salvation Army for the provision of social housing on the site for a 25-year period is being entered into. A unit title subdivision plan has also been provided for illustration purposes but a unit title subdivision is not sought at present.

The following reports have been provided with the application:

- Architectural Plans, prepared by JTB Architects;
- Landscape Plans, prepared by Kūmānu Environmental;
- Scheme Plan, plus indicative future unit title plan, prepared by Planscapes;
- Servicing and Flood Risk Assessment, prepared by Envirolink;
- Contaminated Land letter, prepared by Eliot Sinclair;
- Geotechnical Assessment, prepared by Engco;
- Integrated Transport Assessment, prepared by Novo Group; and
- Architectural Design Statement, prepared by JTB Architects, including Nelson City Council Urban Design Panel report.



*Figure 1 (above) and 2 (below): Representations of the proposed development.*



## SITE AND SURROUNDS DESCRIPTION

The subject site is flat, comprises approximately 3547m$^2$ in area, and most recently contained 13 motel units (single and double storey) that were removed in November 2025. Milton Street borders the site to the west and Cambria Street borders the property to the north. The site has three existing access crossings to Milton Street and one to Cambria Street.

The surrounding area comprises of mostly residential activity of varying densities from lots containing stand-alone dwellings to higher density developments such as the 50 two-storey dwellings of 'Totora Grove' located adjoining and to the south-east of the subject site on Grove Street. Non-residential activities in the vicinity include a tavern, takeaway outlet, and dairy approximately 100m to the south of the site. The site is within 1000m of the Nelson City Centre.

## SITE BACKGROUND

The site is identified on the Council's HAIL register due to historic horticultural activities primarily between the 1940s and 1970s though a portion of the site continued its horticultural use until the 2020s.

The recently demolished motel complex was established in the 1970s.

On 21 February 2024, a 19-residential unit (2 and 3 bedrooms) development comprised of three two-storey building blocks and a single-storey car parking structure was approved, including associated disturbance of contaminated soil and the freehold subdivision of the proposed residential units into 19 freehold allotments. These consents (RM225010, RM225011, and RM225012) have until 21 February 2029 to be given effect to.

## PLAN RULES AFFECTED

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

| | |
|---|---|
| Zoning: | Residential Higher Density |
| NRMP Overlays: | Liquefaction Hazard |
| | Fault Awareness |
| | High Flood Hazard |
| | Flood Hazard |
| Non-NRMP Overlays: | Maitai River and its tributaries Statutory Acknowledgement Area |
| | Hazardous Activities and Industries List (HAIL) |

Rules:

Land Use

**REr.22** Comprehensive Housing Development. (Discretionary.)
A total of 27-residential units are proposed.

**REr.27** Outdoor living court - Sites less than 350m$^2$. (Discretionary.)
Area requirements (35m$^2$ required for 1-bed units and 50m$^2$ required for 2-bed units, with any unit not having a room on the ground floor required to have a 12m$^2$ balcony with minimum depth of 2m) and

minimum dimension requirements of 4.5 metres are not met with the exception of ground floor one-bedroom units which fully comply.

Non-compliances for each unit are detailed in Appendix A to this report, and summarised as follows:

- Minimum outdoor living court dimensions provided are between 3.6m and 4.1m for 2-bedroom units.
- Two-bedroom units have between 19.2m$^2$ and 32.4m$^2$ of dedicated outdoor living court, exclusive of communal areas.
- First floor 1-bedroom unit balconies are 5.5m$^2$, dimensioned 3.32m by 1.7m.

Rule 27.1.f provides for communal areas to contribute to cumulative outdoor living court totals up to a third of the total required area. The communal courtyard area, consisting of 350m$^2$, provides 13m$^2$ to each of the 27-residential units if shared equally. Incorporating an equal share of outdoor living space results in two-bedroom units having between 32.2m$^2$ and 45.4 m$^2$ and one-bedroom units having between 18.5m$^2$ and 60m$^2$ available, notwithstanding that for each first floor one bedroom-unit the share of communal space exceeds the maximum of 1/3 of required area allowed for.

**REr.35** Daylight admission. (Discretionary.)
Breaches on the following external boundaries are proposed:

- road boundary recession plane at the northern end of Block 3 of approximately 18.5m$^2$;
- three gable end eaves on Block 2 in relation to rear boundary of 82 and 84 Cambria Street. A cumulative total of about 1.8m$^2$ of gable end eave will penetrate the recession plane.
- the bike storage shed does not comply with the two metre and 14-degree recession plane for structures outside of the 'daylight around' control relative to the side boundary shared with 82 Cambria Street, resulting in an approximately 7m$^2$ breach.

**REr.40** Access (Discretionary.)
The proposal does not comply with the following requirements of the Nelson Tasman Land Development Manual 2020 (NTLDM):

- Twenty-seven users of the access where up to 20 is permitted;
- The access is located about 0.5 metres from the southern boundary where one metre is required;
- Retaining up to 1.2 metres in height restricts access visibility splays where obstructions below 0.9 metres are permitted; and
- Access is proposed to the higher order road (Milton Street - Collector) rather than Cambria Street (lower order road – local) as required.

**REr.38A** Cycle parking. (Restricted Discretionary.)

Not all proposed cycle parks will be fully protected from the weather with 30 of the 44 proposed parks being under cover.

**REr.74A** Liquefaction Hazard Overlay. (Controlled.)
Buildings are located within the Liquefaction Hazard Overlay.

**REr.83B** Flood Areas except Flood Paths and Floodways. Building and below ground swimming pools. (Restricted Discretionary.)
All buildings proposed are located within Flood areas.

**REr.83C** Flood Areas except Flood Paths and Floodways Fences, walls, and retaining wall, outside storage. (Restricted Discretionary.)
Fences and retaining walls proposed are located within Flood areas.

**REr.83E** Flood Areas except Flood Paths and Floodways Earthworks. (Restricted Discretionary.)
Earthworks proposed to raise the level of the site but about 1.3 metres to 4.54 masl are located within Flood areas.

Subdivision

**REr.110A** Fault Awareness Overlay – Subdivision. (Restricted Discretionary.)
The proposed boundary adjustment to combine the existing lots into one lot is located within the Fault Awareness Overlay.

**REr.110B** Liquefaction Overlay – Subdivision. (Restricted Discretionary.)
The proposed boundary adjustment to combine the existing lots into one lot is located within the Liquefaction Overlay.

**REr.111** Flood Areas Subdivision. (Restricted Discretionary.)
The proposed boundary adjustment to combine the existing lots into one lot is located within a Flood area.

Contaminated Soil

**Regulation 11** of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) (Discretionary)

Overall Status: **Discretionary**

## REASONS FOR THE DECISION

### Assessment of actual and potential environmental effects

The principal issues associated with the proposed activity are with respect to residential amenity and character, infrastructure, transportation, earthworks and contaminated soil,

subdivision, natural hazards, cultural effects, construction effects, and positive effects. The assessment below should be read in conjunction with the Non-Notification Decision Report dated xx January 2026.

The permitted baseline and the receiving environment, encompassing activities permitted by the NRMP and activities provided for by approved resource consents that have been granted and are likely to be implemented, are relevant considerations to the assessment of adverse environmental effects.

Of specific note, I consider the permitted baseline to include the filling of the site to mitigate potential flooding hazard to the height of 1.2 metres and the construction of buildings in respect of bulk and location provisions taken from the raised ground levels.

With respect to the receiving environment, the 19-unit development granted under resource consents RM225010, RM225011, and RM225012, and able to be given effect to until 21 February 2029 can be considered with respect to creating a baseline of adverse effects against which the proposal can be compared, including the raising of the site to a level of 4.54 masl to mitigate flood hazard.

(a) Residential Amenity and Character

The introduction of 27-residential units in four two-storey blocks is consistent with the Higher Density Residential zoning of the site, is consistent with the character of development in the surrounding neighbourhood, and the development approved by resource consent RM225010.

Building bulk and location generally falls within permitted parameters outlined by the NRMP, with the small breaches generating adverse effects in terms of dominance, privacy, shading that are considered to be less than minor on surrounding neighbours and Milton and Cambria Streets.

Comments from Council's Urban Design Panel have been incorporated into the design, notably to provide varied perimeter retaining levels and landscaping to reduce dominance and to better delineate private/public space using screens and vegetation.

Despite not meeting NRMP requirements, outdoor living space provided is adequate to meet the needs of future residents, being provided in the form of private courtyards and balconies as well as communal outdoor areas. The communal courtyard area is located in the centre of the site buffered to the north, south, and west by the proposed two-storey buildings and to the west by the bicycle shed in a way that will ensure any adverse effects associated with residential activity, including group gatherings, are internalised within the site. Public parks are also located in proximity to the site, including the Maitai River (800 metres), Neale Park (600 metres), and the Botanical Reserve (630 metres). Any off-site adverse effects related to the shortfall in outdoor space compared to the requirements of the NRMP are considered to be less than minor.

(b) Infrastructure

The site is fully serviced, and new laterals for water, wastewater, and stormwater will be installed to meet Nelson Tasman Land Development Manual 2020 (NTLDM) standards.

Stormwater detention for at least 130m$^2$ of roof space (10m$^3$ storage and restricted discharge) will ensure runoff will not exceed pre-development flows, avoiding downstream effects. Wastewater and water supply connections meet capacity requirements. Mr Overend, Council's Senior Engineer - Land Development, has confirmed that the development can be adequately serviced by Council infrastructure.
Regarding water supply, the application proposes to use only one connection to the Council main where Mr Overend prefers that three connections are made to provide resiliency and to limit impacts on residential units (periods of no water) should maintenance be required. A condition has been imposed noting these as a matter to be finalised during detailed design approval stage, and this has been accepted by the applicant.

(c) Transportation

Ms Caron Greenough, Council's Team Leader Transportation, has reviewed the application and confirmed her acceptance of the assessment provided in the Integrated Transport Assessment provided in the application. Non-compliances relating to visibility splays, private access serving 27 residential units, and providing access from Milton Street will result in adverse effects that are no more than minor on the wider environment.

The transitory nature of the anticipated car park and access use, in combination with the acoustic fence along the southern and eastern boundaries, will ensure that any adverse noise effects associated with vehicle movements will remain less than minor for the properties at 115 Grove Street and 123 Milton Street.

(d) Earthworks and Contaminated Soil

The site contains contaminated soil from past horticultural uses that is proposed to be further tested and removed from the site as required. Resource consent RM225012 approved the remediation of the site, including disturbance and removal of the contaminated soil; the current proposal remains unchanged from what has been approved. A memo prepared by Eliot Sinclair confirms the assessment undertaken and consent conditions imposed on RM225012 remain appropriate and should apply to the development plan proposed. In particular, the requirement for a Detailed Site Investigation once buildings are demolished to inform a Remedial Action Plan prepared and implemented by a Suitably Qualified and Experienced Practitioner as well as a work completion report including soil validation are proposed as part of the current consent application. I accept these conclusions for the purposes of this assessment and consider adverse effects in terms of contaminated soils will be less than minor.

(e) Subdivision

The boundary adjustment amalgamates the current titles into one, reducing the number of allotments and avoiding the creation of vacant lots. The amalgamation does not increase exposure to hazard risks and will not alter neighbourhood character. I consider the adverse effects associated with the proposed boundary adjustment will be no more than minor.

An indicative unit title plan has also been provided. The unit title plan logically responds to the development layout. I note that a unit title subdivision is not sought by the applicant at this time.

(f) Natural Hazards

The site is subject to flooding, liquefaction, and fault awareness overlays.

A geotechnical report prepared by ENGCO provided with the application concludes that liquefaction risk is low and can be managed through foundation design. In addition, the report concludes that the Flaxmore Fault, to which the overlay relates, is likely located to the east of the site, and concludes that the site is suitable for the proposed multi-occupancy residential unit development. Council's geotechnical consultant, Mr Robert Smith from CGW Consulting Engineers, has reviewed the geotechnical report and generally concurs with the conclusions of the ENGCO report. Mr Smith has recommended that post-demolition investigations are undertaken to inform final foundation design for building consent, that design and works must be overseen by a Chartered Professional Engineer, and that structural design must incorporate principles of resilient design, including multiple egress routes. In addition, a decommissioned well identified under the proposed location of Block 1 will require specific investigation and foundation design. I adopt the conclusions of the ENGCO report and the opinion of Mr Smith and consider adverse effects in terms of liquefaction and fault hazard to be no more than minor. The applicant has confirmed acceptance of geotechnical related conditions.

With respect to flooding, the proposed design mitigates adverse effects on the site by raising ground level by up to 1.3 metres to achieve a minimum ground level adjacent to buildings of 4.54m (NZVD2016) based on the 1% Annual Exceedance Probability (AEP) Event for 2130 and storm tide adjustment. Mr Overend and Council's Flood Engineer Mr Toby Kay have confirmed the proposed ground level will be sufficient for mitigating potential flood effects on the subject site.

Post-development flood modelling provided by the applicant indicates 1% AEP 2130 flood levels are subject to small increases along Milton Street and at 114, 122, 123, 124 Milton Street (increases of 40-60mm), at 75A Cambria Street (increases of 40mm), and at 77 Cambria Street of (increases of 30mm). Other adjoining properties are subject to reduced or unchanged flood levels post-development.

For 122, 123, and 124 Milton Street, the EnviroLink report concludes that the floor levels of existing buildings will not be inundated by post-development flood levels and therefore adverse effects are considered to be low to insignificant. For 114 Milton Street and 75A and 77 Cambria Streets, the floor level of existing buildings are inundated in both the pre- and post-development scenarios with the small increase in flooding considered to result in an insignificant effect. Mr Overend and Mr Kay concur with the conclusions of the EnviroLink report and advise that adverse effects on these properties will remain less than minor.

In light of the conclusions of the EnviroLink assessment, the comments received from Mr Overend and Mr Kay, and the approved resource consent RM225010 already approving development raising ground level to 4.54 masl and creating the same flood level increases, I conclude that adverse effects on adjacent neighbours in terms of flooding are less than minor.

(g) Cultural Effects

The site is over 500 metres from the Maitai River. The implementation of erosion and sedimentation controls, as proposed, is expected to adequately manage any potential impact on value of the Maitai River, with any associated adverse effects being no more than minor.

The application proposes to include cultural design elements (e.g., Whakataukī, balustrade detailing, courtyard paving) and the applicant has engaged Kahu Paki Paki from Tātou Projects for this purpose. Ngāti Tama have provided comment that they have cultural designs that should be considered in the cultural engagement design. The applicant has responded that they are happy to engage with Ngāti Tama as part of the cultural recognition design process and have accepted a condition to this effect.

(h) Construction Effects

Construction will involve demolition, earthworks, and building activity. Temporary effects such as noise, dust, and traffic will be managed through a Construction Management Plan, Dust, Erosion, and Sediment Control Plan, and a Construction Traffic Management Plan. These measures, combined with standard hours and noise limits, will ensure potential adverse effects remain short-term and less than minor in extent.

(i) Positive Effects

The creation of additional housing of the intensity proposed for the Nelson area is considered to be a positive effect. While social housing is acknowledged as an important community need, whether or not the proposed development is used for social housing or not is not a matter of consideration under the NRMP.

(j) Summary

All adjacent properties will experience a change in outlook due to redevelopment, but this is anticipated in the Higher Density Residential zone. Compliance with height and setback standards, combined with high-quality design and landscaping, will ensure that the development integrates well with the existing environment. Infringements (daylight and outdoor living space) will result in adverse effects on the environment considered to be no more than minor with any persons including adjacent neighbours considered to be less than minor.

**Relevant statutory provisions**

<u>The Nelson Resource Management Plan (NRMP)</u>

Relevant objectives and policies are contained in Chapter 5 District Wide and Chapter 7 Residential zone of the NRMP. In particular, the NRMP seeks to provide for a range of residential development that avoids or mitigates natural hazard effects on people, property and the environment (DO2.1), that reflects the natural and physical capabilities of the land and the characteristics of the zone (DO14.1.2), maintains amenity values (DO14.2), and provides for the continued residential amenity and character of communities (RE2). Provision RE1.2.A seeks to guide comprehensive housing developments, and states:

*Encourage and promote higher density developments where such developments incorporate quality urban design principles, and where they are located in close proximity to services, shops, transport routes, open space and other urban amenities.*

In addition, DO10 addresses land transport and seeks to encourage the use of transport modes other than private motor vehicles. Provisions seeking to provide better end of trip facilities such as visitor and covered bike parking support this objective.

I consider that the proposed activity is consistent with the provisions identified above because:

(a) The proposal promotes higher density development in a coherent and well-designed layout that will serve future residents. Urban design principles have been used in the design of the development with suggestions from the Council's Urban Design Panel being incorporated into the design for better outcomes.

(b) Internal amenity is provided through adequate outdoor living space and a refuse storage area. The provision of communal areas and facilities in the central area of the site will provide for usable space for the enjoyment of future residents.

(c) The proposal will maintain the residential character and amenity of the surrounding area, as described in the assessment of effects outlined above.

(d) The site is located in relatively close proximity to central Nelson, as well as public parks and recreation areas including along the Maitai River, Botanical Reserve, and Neale Park.

(e) Bicycle parking is available within the site, the majority of which are covered, thereby supporting non-private motor vehicle transport.

(f) The natural hazards identified in relation to the site and the development have been adequately mitigated.

Overall, the proposal is considered to be consistent with the policies and objectives of the NRMP.

National Policy Statement on Urban Development (NPSUD)

The objectives and policies of the National Policy Statement on Urban Development aim to encourage urban growth in areas that have good access to existing services, public transport networks, and infrastructure. In general, the proposed development can be appropriately serviced and provides additional residential housing resources for the region and is therefore considered to be in accordance with the relevant objectives and policies of the NPSUD.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS)

The NES-CS is a nationally consistent set of planning controls and soil contaminant values. The activity requires consent under the NES-CS as the permitted standards associated with soil disturbance and subdivision cannot be met. However, the applicant has proposed

appropriate controls that will ensure that soil disturbance and contaminated land is appropriately managed. The site will meet the high-density residential standards, which is acceptable for the nature of the development and the proposed layout.

The Nelson Regional Policy Statement (NRPS)

The NRPS is a high-level document intended to identify and guide management of significant resource management issues via the Nelson Resource Management Plan. In this instance, the proposal is considered to be consistent with the NRPS by providing for appropriate residential development that maintains anticipated amenity values in accordance with the intent of the NRMP.

Section 106 and 106A

The application has been assessed under sections 106 and 106A of the Act as it relates to natural hazards and legal and physical access. Both sections 106 and 106A require an assessment of:

- the likelihood of natural hazards occurring;
- whether material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazard; and
- whether the proposed use of the land would accelerate, worsen, or result in material damage

As discussed in the *'Assessment of actual and potential environmental effects'* section above, the ENGCO report has concluded that the likelihood of liquefaction can be mitigated through foundation design and that the Flaxmore Fault is likely located to the east of the site, has a recurrence interval of approximately 6,000 years, and therefore multi-unit residential development is an acceptable land use for the site. Both these assessments have been accepted by Mr Smith as Council's geotechnical reviewer.

With respect to inundation, the raised ground level will ensure the development is adequately protected from material damage. The Envirolink report and Council staff Mr Overend and Mr Kay are in agreement that the small increases to post-development flood levels on Milton Street and some adjacent properties will not worsen material damage that would otherwise occur based on pre-development modelling.

Physical and legal access will be provided to the site.

In terms of natural hazards, I consider the conditions imposed with respect to the above hazards are considered appropriate to address potential natural hazards risks, and there is no reason to refuse consent on these grounds.

National Policy Statement for Natural Hazards (NPS-NH) 2025

The NPS Natural Hazards came into force 15 January 2026. The NPS contains an objective and policies regarding the consideration of natural hazard risk associated with subdivision, use and development, and applies a 'risk-based proportionate approach'.

NPS-NH Policy 1 requires that when considering natural hazard risk, the risk level must be assessed using the risk matrix. The risk matrix, as well as the likelihood and consequence tables, are provided in Appendix 1 of the NPS-NH

Three natural hazards have been identified with respect to the subject site: flood hazard and liquefaction and fault hazard.

*Flood Hazard*

The site is not inundated in the current day flooding event.

The site will be raised above the modelled 2130 flood event, mitigating risk to the site such that it is considered to be subject to a 'Low' level of natural hazard risk.

As discussed in the *'Assessment of actual and potential environmental effects'* section, small increases to the year 2130 anticipated flood level on Milton Street and some adjacent properties may occur post-development, but these have been assessed in the EnviroLink Flood assessment and accepted by Mr Kay as not materially increasing risk or causing additional damage.

In terms of the NPS-NH risk matrix, EnviroLink has assessed the existing pre-development natural hazard level as 'Medium' (including 'Moderate' consequences) for 114 Milton Street and 75a and 77 Cambria Street and 'Low' for other adjacent properties, stating that the risk level does not change from the pre-development to post-development scenarios.

*Liquefaction and Fault Hazard*

The ENGCO geotechnical report estimates the Flaxmore Fault has a recurrence interval of approximately 1:6,000 years. Further, site investigations indicate that while there is a conceivable risk of liquefaction occurring in the materials below the water table in a ULS event (1:500-year event), the 3.3m layer of non-liquefiable soils present on the site mean predicted settlement and deformation at the surface is sufficiently low that building collapse can be mitigated through foundation design. Based on information provided, Liquefaction and Fault Hazard would comprise a likelihood of 'Rare' with a consequence of 'Minor' resulting in a 'Low' level of natural hazard risk (flooding)

With respect to NPS-NH policies:

> *Policy 2: Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.*
>
> The proposal identifies and addresses the natural hazards relevant to the property in the design of the development and included mitigation in the form of raised ground levels and foundation design that is considered proportionate to the level of natural hazard risk.
>
> *Policy 3: Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.*
>
> The natural hazard risks have been assessed using the risk matrix and does not result in very high natural hazard risk.

*Policy 4: Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.*

Significant natural hazard risk is defined in the NPS-NH as *'natural hazard risk assessed as 'medium', 'high', and 'very high' using the risk matrix'.*

While natural hazard risk on some adjacent sites is considered to be in the 'Medium' risk category, this is not changed by the proposal. The potential flooding effects on other sites have been assessed by Envirolink and considered by Mr Kay, as outlined elsewhere in this report, with the conclusion being that the development will not create or increase significant natural hazard risk on other sites. There are no anticipated liquefaction effects on other sites as a result of this proposal.

*Policy 5: Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.*

The assessment has been made using the information contained in the Envirolink flood report, and the ENGCO geotechnical assessment provided with the application and the peer reviews undertaken by Mr Kay and Mr Smith.

*Policy 6: The potential impacts of climate change to at least 100 years into the future must be considered.*

Flood modelling using the most recent available data for the year 2130, provided to the applicant by Mr Kay, has been used and is considered to represent the potential impacts of climate change to at least 100 years into the future.

Overall, I conclude that natural hazard risk to people and property associated with the proposal has been appropriate managed, with the identified hazards being adequately mitigated.

Part 2 Matters

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

**Notification and Affected Parties**

The Council has decided under Section 95D of the Act, that the adverse environmental effects of the proposed activity will be no more than minor and there are no persons adversely affected by the proposal (pursuant to section 95E). The application has therefore been processed without notification.

**Overall Evaluation**

I have assessed the application under section 104 and 104B of the Act and determined that the adverse effects of the activity on the environment will be acceptable and the proposal is consistent with the policies and objectives of the NRMP. I consider the proposal consistent

with relevant provisions of the NPSUD and NRPS and that granting consent will achieve the purpose of the Act.

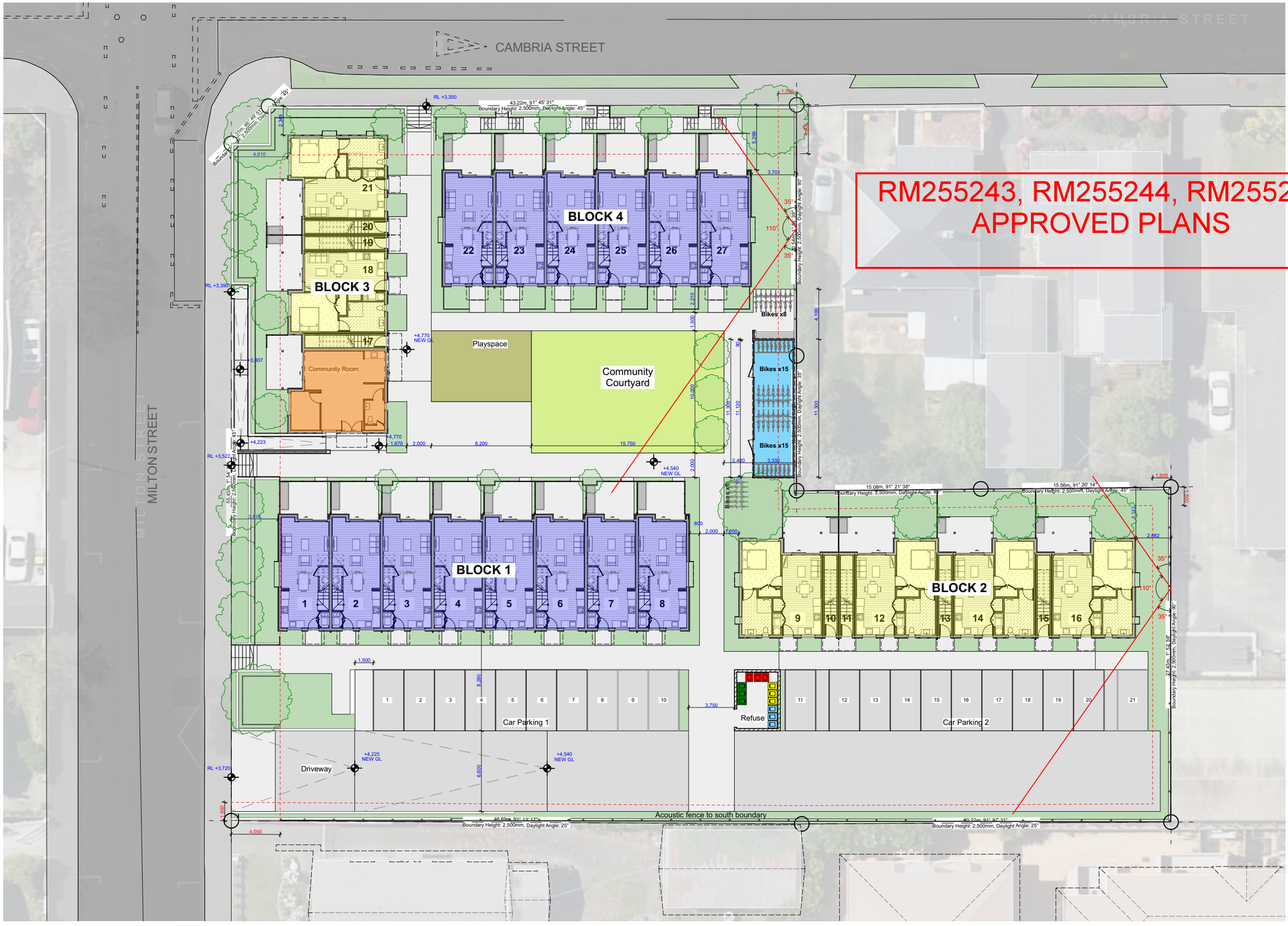
**Reporting Officer:** Christian Martin Position: Senior Planner

Signed  Date 20 January 2026

This decision report has been reviewed and resource consent is **granted** in accordance with the recommendation on 20 January 2026, pursuant to delegated authority from Nelson City Council by:



Adrian Ramage
**Team Leader Resource Consents**




## SITE PLAN KEY

- 1 Bed
- 2 Bed
- Community Room
- Storage

Total Yeild: 27
1 Bed: 13
2 Bed: 14

1 Bed: 50m$^2$
2 Bed: 75m$^2$

Carparks: 21

## BUILDING COVERAGE

| | |
|---|---|
| Block 1: | 329.6m$^2$ |
| Block 2: | 266.6m$^2$ |
| Block 3: | 202.3m$^2$ |
| Block 4: | 247.8m$^2$ |
| Bike Store: | 42.9m$^2$ |

**Subtotal: 1,089.2m$^2$**

Car parking 1: 125.0m$^2$
Car parking 2: 148.5m$^2$

**TOTAL: 1,362.7m$^2$**

**Site Area ~3,547.5m$^2$ = 30.7% Coverage**

## IMPERVIOUS AREA

**Roof catchments:**

| | |
|---|---|
| Block 1: | 356.1m$^2$ |
| Block 2: | 291.1m$^2$ |
| Block 3: | 228.4m$^2$ |
| Block 4: | 267.6m$^2$ |
| Bike Store: | 43.9m$^2$ |

**Subtotal: 1,187.1m$^2$**

**TOTAL IMPERVIOUS AREA (roof + paved): 2,668.7m$^2$**

Friday, 17 October 2025 @ 3:46 pm BIMcloud: BIMNN - BIMcloud Basic for Archicad 25/2504 Milton Street - Kainga Maha/Milton Street - Kainga Maha Liam

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**Project Details**
**MILTON STREET FOR KĀINGA MAHA**

Job Number 2504
Project Address 117-121 Milton Street, The Wood, Nelson 7010

**Status**
**RESOURCE CONSENT**

Date 17/10/2025

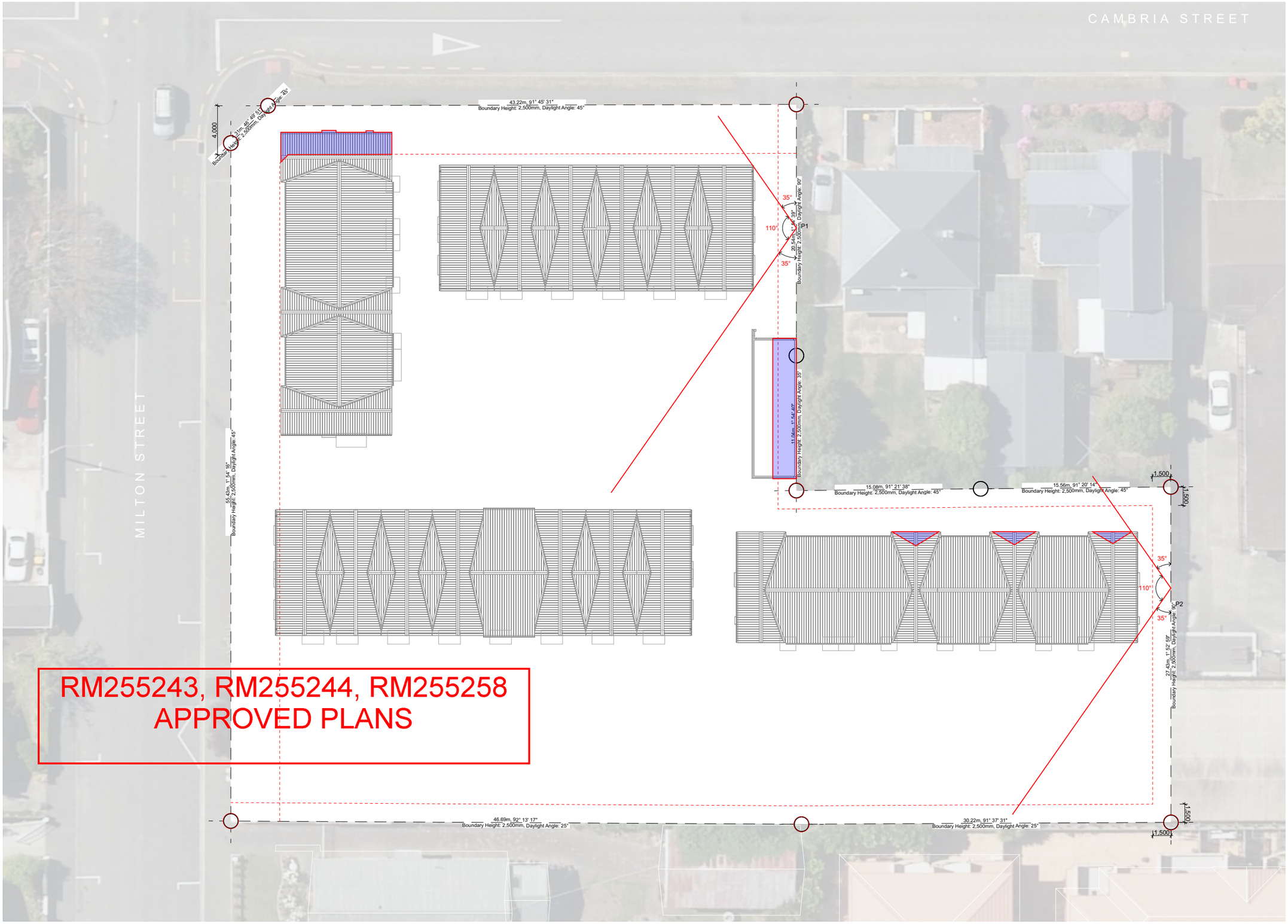
**Drawing**
**SITE PLAN**

Scale 1:300 @ A3

**Drawing ID**
**A04**

**Rev**
**01**

DO NOT SCALE PRINT IN COLOUR




RM255243, RM255244, RM255258
APPROVED PLANS

**KEY**

DAYLIGHT-OVER INFRINGEMENT

**BUILDING COVERAGE**

| | |
|---|---|
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**IMPERVIOUS AREA**

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**Project Details**
**MILTON STREET FOR KĀINGA MAHA**

Job Number 2504
Project Address 117-121 Milton Street, The Wood, Nelson 7010

**Status**
**RESOURCE CONSENT**

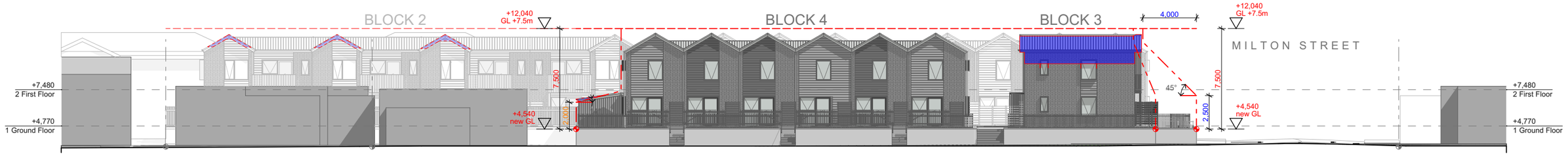
Date 17/10/2025

**Drawing**
**SITE ROOF PLAN**

Scale 1:300 @ A3

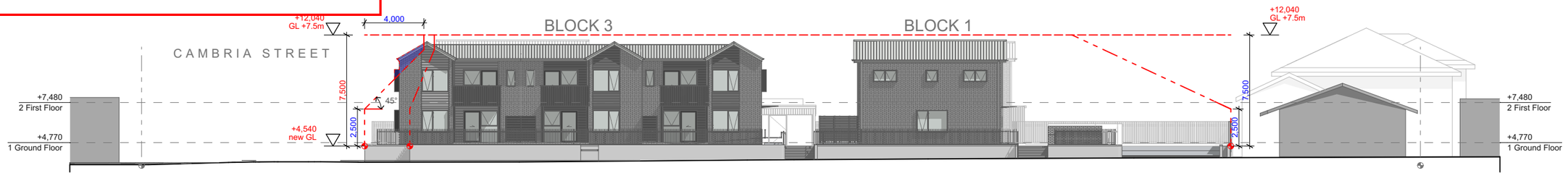
**Drawing ID** **A05**
**Rev** **01**

DO NOT SCALE PRINT IN COLOUR

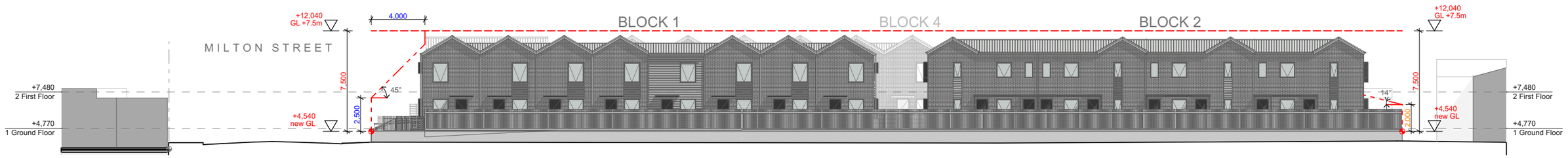



1 NORTH ELEVATION (CAMBRIA STREET)
1:300

**RM255243, RM255244, RM255258**
**APPROVED PLANS**




2 WEST ELEVATION (MILTON STREET)
1:300

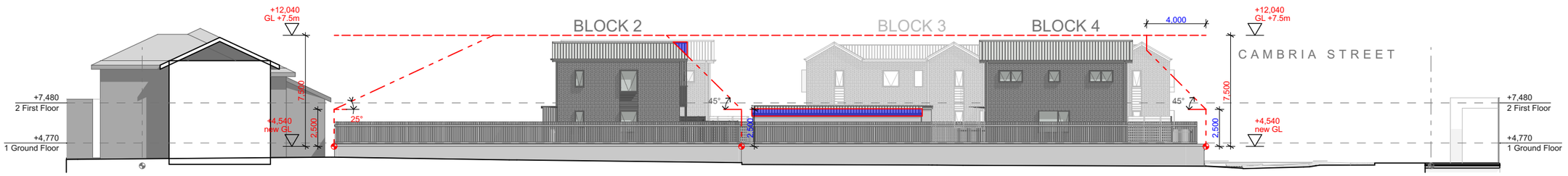



3 SOUTH ELEVATION
1:300

**KEY**

DAYLIGHT-OVER INFRINGEMENT

RELATIVE LEVELS SHOWN ARE EXPRESSED IN TERMS OF THE NCC DATUM




4 EAST ELEVATION
1:300

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**Project Details**
**MILTON STREET FOR KĀINGA MAHA**

Job Number 2504
Project Address 117-121 Milton Street, The Wood, Nelson 7010

**Status**
**RESOURCE CONSENT**

Date 17/10/2025

**Drawing**
**SITE ELEVATIONS**

Scale 1:300 @ A3

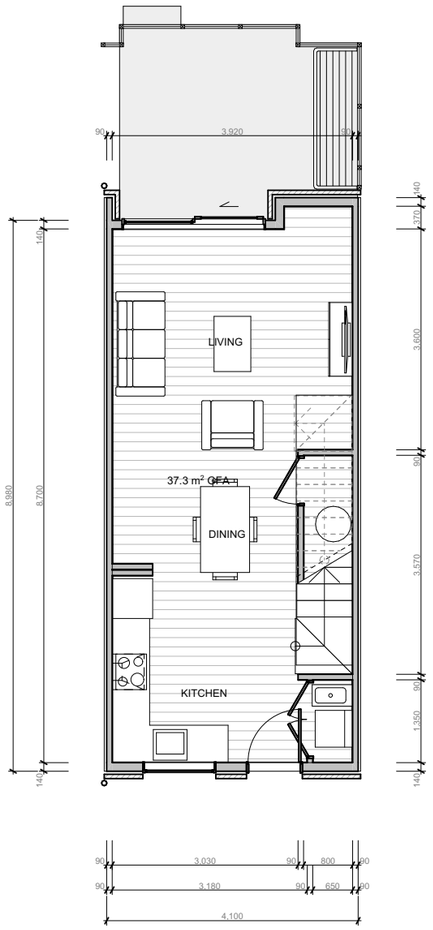
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**Rev**
**01**

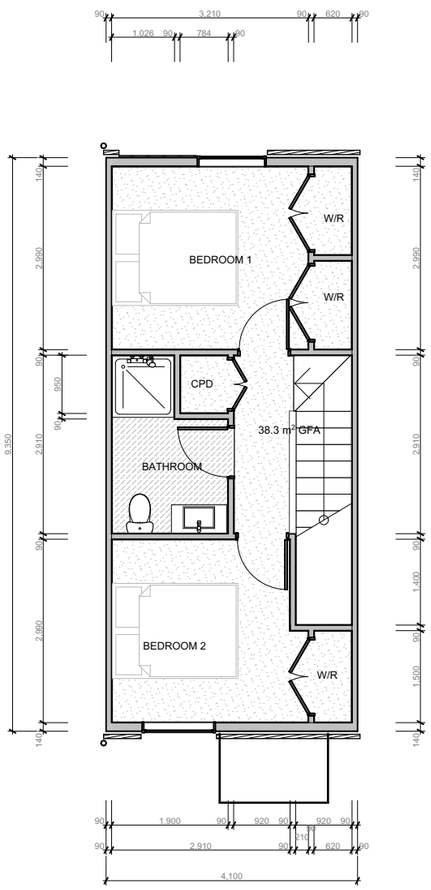
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Friday, 17 October 2025 @ 3:46 pm BIMcloud: BIMNN - BIMcloud Basic for Archicad 25/2504 Milton Street - Kainga Maha/Milton Street - Kainga Maha Liam

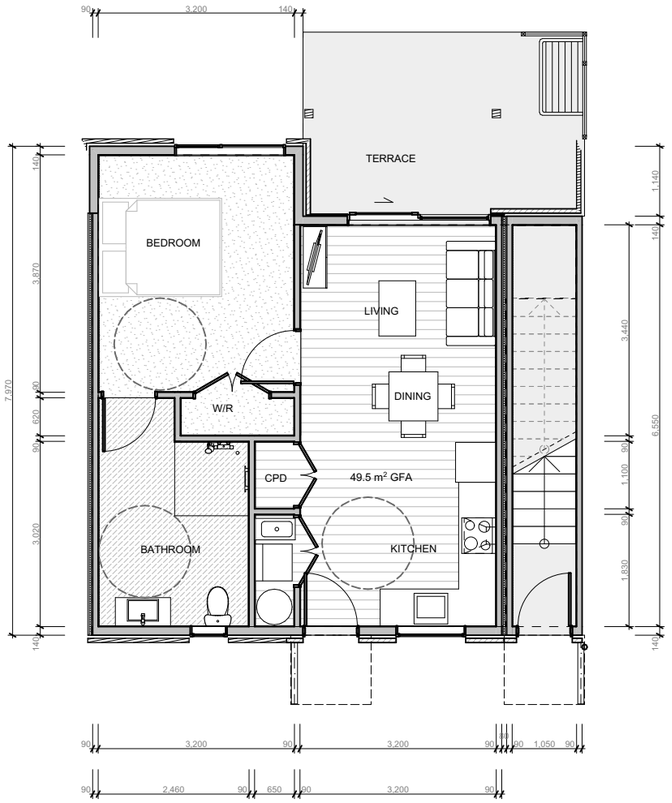
RM255243, RM255244, RM255258
APPROVED PLANS



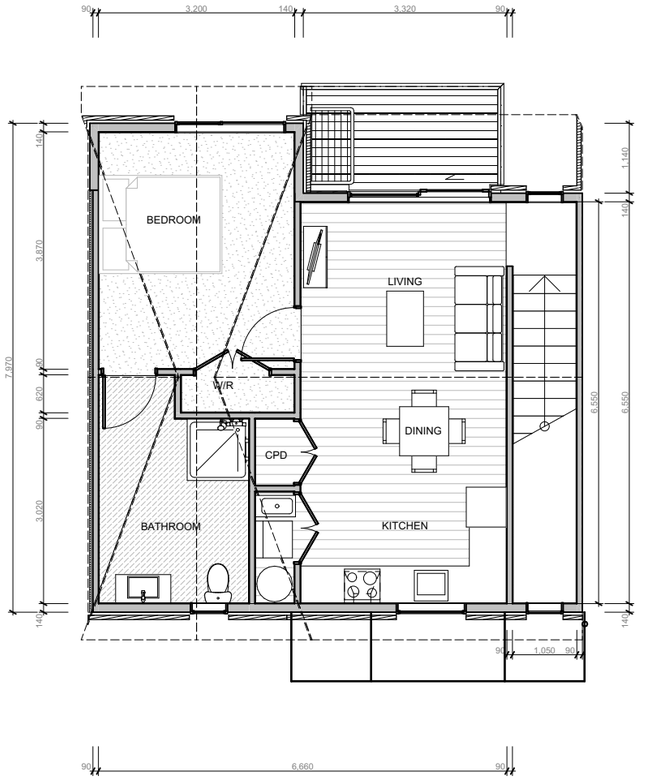

1 TWO BEDROOM UNIT GROUND FLOOR PLAN
1:100




2 TWO BEDROOM UNIT UPPER FLOOR PLAN
1:100




3 ONE BEDROOM UNIT GROUND FLOOR PLAN
1:100




4 ONE BEDROOM UNIT UPPER FLOOR PLAN
1:100

Friday, 17 October 2025 @ 3:46 pm BIMcloud: BIMNN - BIMcloud Basic for Archicad 25/2504 Milton Street - Kainga Maha/Milton Street - Kainga Maha Liam

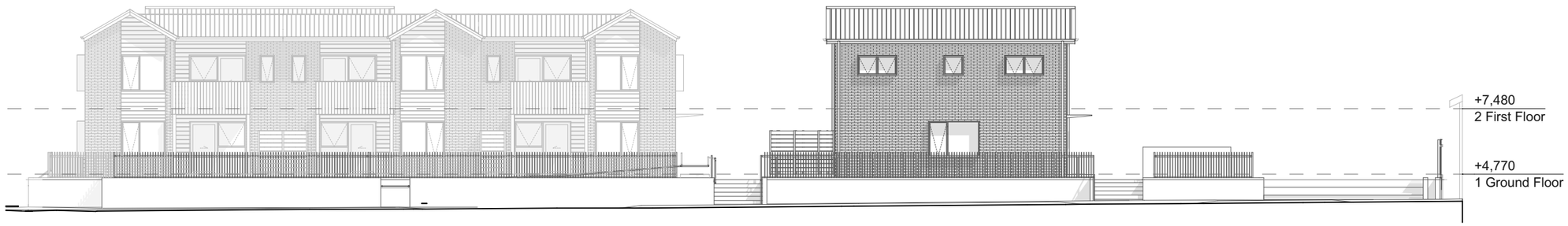

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| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Project Details** | | **Status** | | **Drawing** | | **Drawing ID** | **Rev** |
| **MILTON STREET FOR KĀINGA MAHA** | | **RESOURCE CONSENT** | | **TYPOLOGY FLOOR PLANS** | | **A09** | **01** |
| Job Number | 2504 | | | | | | |
| Project Address | 117-121 Milton Street, The Wood, Nelson 7010 | Date | 17/10/2025 | Scale | 1:100 @ A3 | **DO NOT SCALE** | **PRINT IN COLOUR** |

RM255243, RM255244, RM255258
APPROVED PLANS




1 BLOCK 1 - NORTH ELEVATION
1:200




2 BLOCK 1 - WEST ELEVATION
1:200




3 BLOCK 1 - SOUTH ELEVATION
1:200




4 BLOCK 1 - EAST ELEVATION
1:200

**KEY**

DAYLIGHT-OVER INFRINGEMENT

RELATIVE LEVELS SHOWN ARE EXPRESSED IN TERMS OF THE NCC DATUM

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**Project Details**
**MILTON STREET FOR KĀINGA MAHA**

Job Number 2504
Project Address 117-121 Milton Street, The Wood, Nelson 7010

**Status**
**RESOURCE CONSENT**

Date 17/10/2025

**Drawing**
**ELEVATIONS - BLOCK 1**

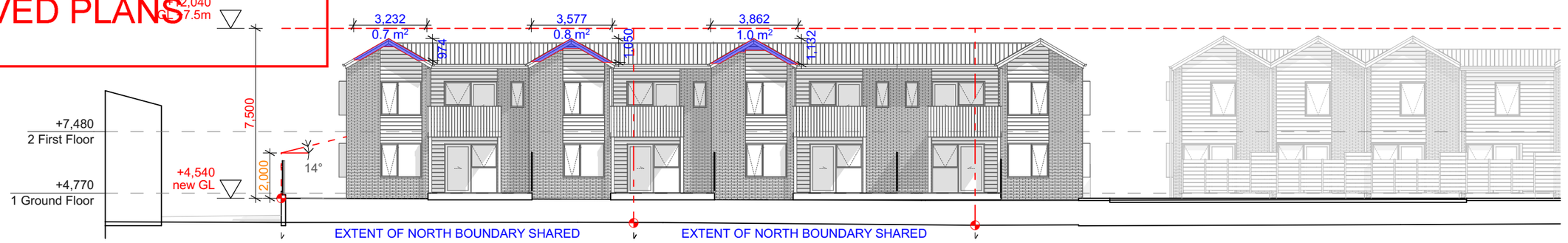
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**Drawing ID** **A10**
**Rev** **01**

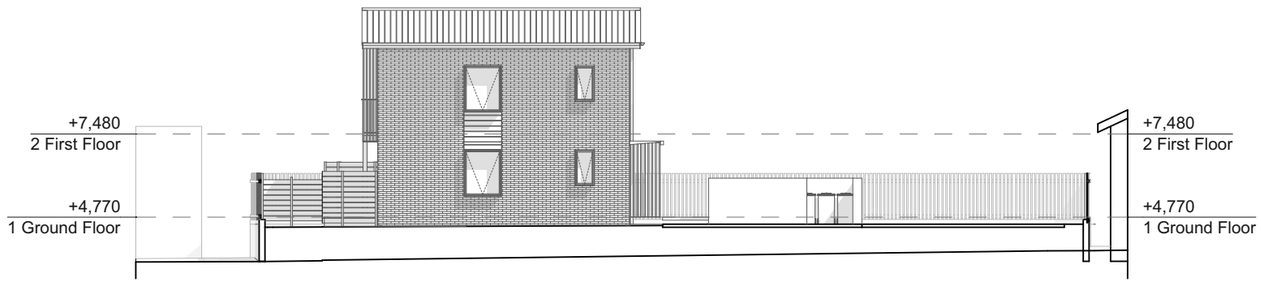
DO NOT SCALE PRINT IN COLOUR

Friday, 17 October 2025 @ 3:46 pm BIMcloud: BIMNN - BIMcloud Basic for Archicad 25/2504 Milton Street - Kainga Maha/Milton Street - Kainga Maha Liam

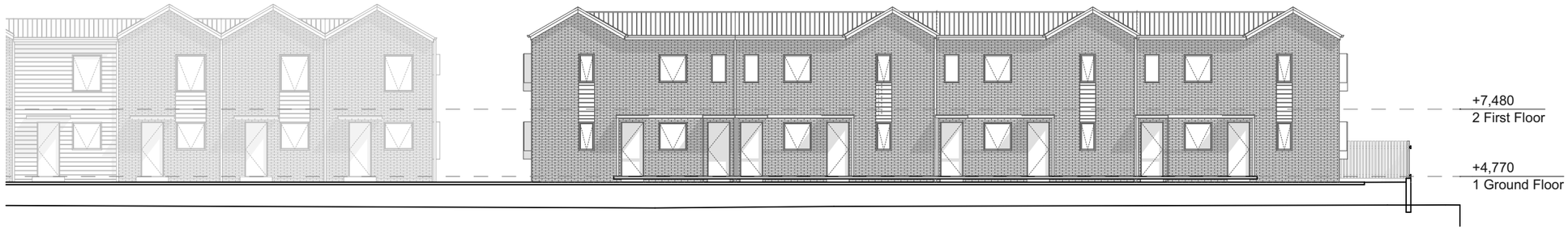
RM255243, RM255244, RM255258
APPROVED PLANS




1 BLOCK 2 - NORTH ELEVATION
1:200




2 BLOCK 2 - WEST ELEVATION
1:200

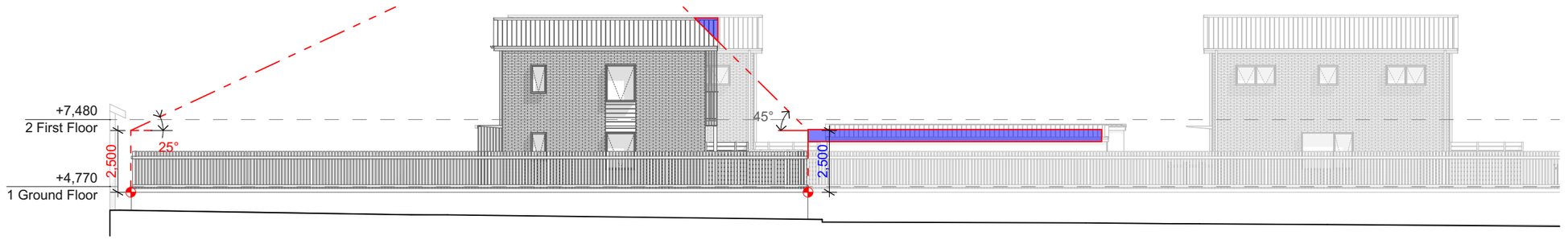



3 BLOCK 2 - SOUTH ELEVATION
1:200

**KEY**

DAYLIGHT-OVER INFRINGEMENT

RELATIVE LEVELS SHOWN ARE EXPRESSED IN TERMS OF THE NCC DATUM




4 BLOCK 2 - EAST ELEVATION
1:200

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**MILTON STREET FOR KĀINGA MAHA**

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Project Address 117-121 Milton Street, The Wood, Nelson 7010

**Status**
**RESOURCE CONSENT**

Date 17/10/2025

**Drawing**
**ELEVATIONS - BLOCK 2**

Scale 1:200 @ A3

**Drawing ID**
**A11**

**Rev**
**01**

DO NOT SCALE PRINT IN COLOUR

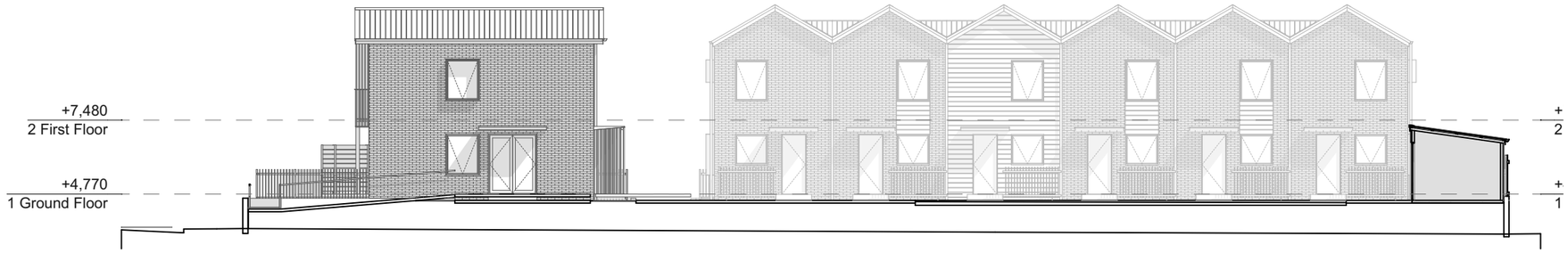
RM255243, RM255244, RM255258
APPROVED PLANS



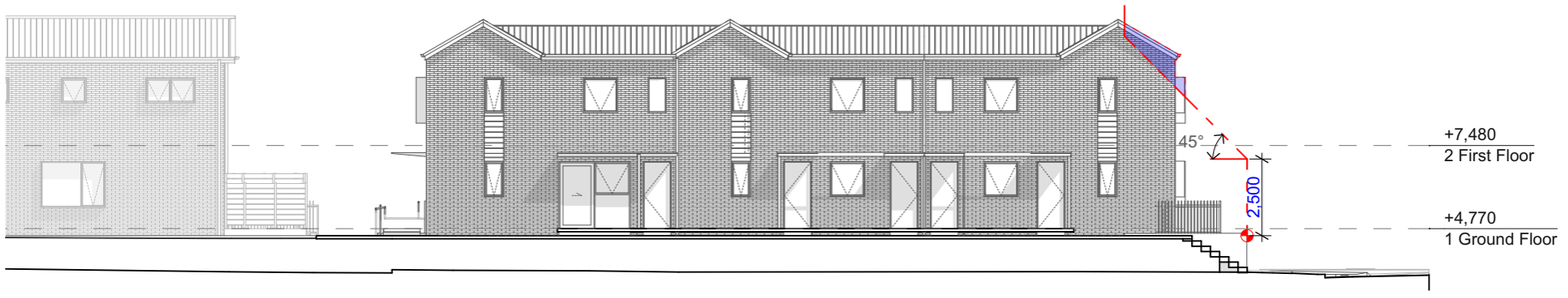

1 BLOCK 3 - NORTH ELEVATION
1:200




2 BLOCK 3 - WEST ELEVATION
1:200




3 BLOCK 3 - SOUTH ELEVATION
1:200




4 BLOCK 3 - EAST ELEVATION
1:200

**KEY**

DAYLIGHT-OVER INFRINGEMENT

RELATIVE LEVELS SHOWN ARE EXPRESSED IN TERMS OF THE NCC DATUM

Friday, 17 October 2025 @ 3:46 pm BIMcloud: BIMNN - BIMcloud Basic for Archicad 25/2504 Milton Street - Kainga Maha/Milton Street - Kainga Maha Liam

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**Project Details**
**MILTON STREET FOR KĀINGA MAHA**

Job Number 2504
Project Address 117-121 Milton Street, The Wood, Nelson 7010

**Status**
**RESOURCE CONSENT**

Date 17/10/2025

**Drawing**
**ELEVATIONS - BLOCK 3**

Scale 1:200 @ A3

**Drawing ID**
**A12**

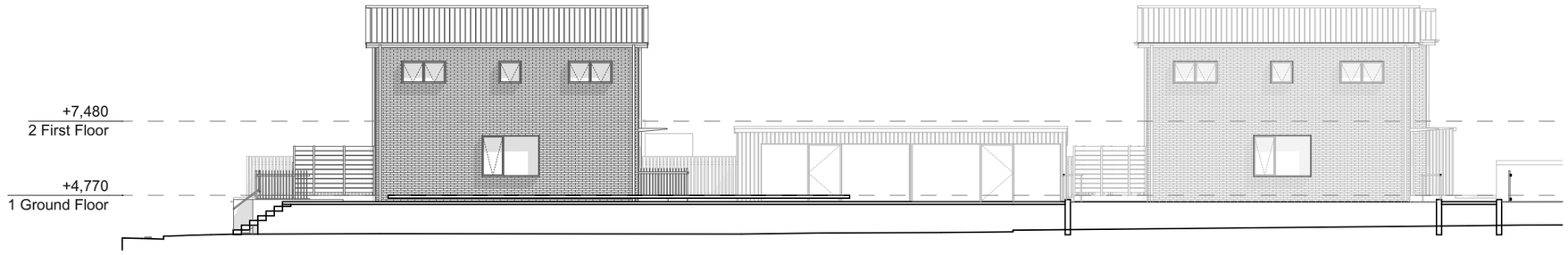
**Rev**
**01**

DO NOT SCALE PRINT IN COLOUR

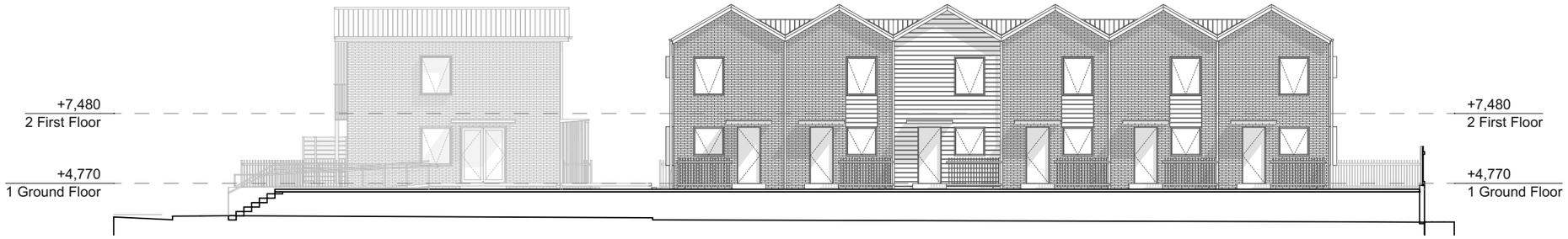
RM255243, RM255244, RM255258
APPROVED PLANS




1 BLOCK 4 - NORTH ELEVATION
1:200




2 BLOCK 4 - WEST ELEVATION
1:200

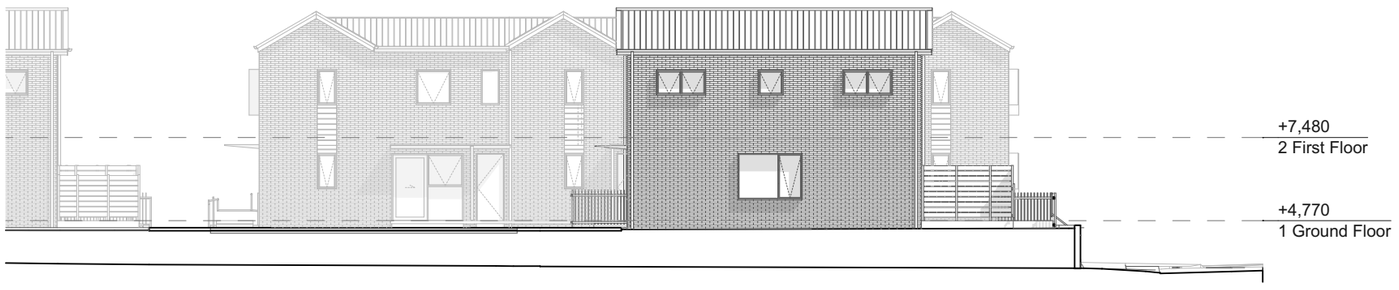



3 BLOCK 4 - SOUTH ELEVATION
1:200

**KEY**

DAYLIGHT-OVER INFRINGEMENT

RELATIVE LEVELS SHOWN ARE EXPRESSED IN TERMS OF THE NCC DATUM




4 BLOCK 4 - EAST ELEVATION
1:200

Friday, 17 October 2025 @ 3:46 pm BIMcloud: BIMNN - BIMcloud Basic for Archicad 25/2504 Milton Street - Kainga Maha/Milton Street - Kainga Maha Liam

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**Project Details**
**MILTON STREET FOR KĀINGA MAHA**

Job Number 2504
Project Address 117-121 Milton Street, The Wood, Nelson 7010

**Status**
**RESOURCE CONSENT**

Date 17/10/2025

**Drawing**
**ELEVATIONS - BLOCK 4**

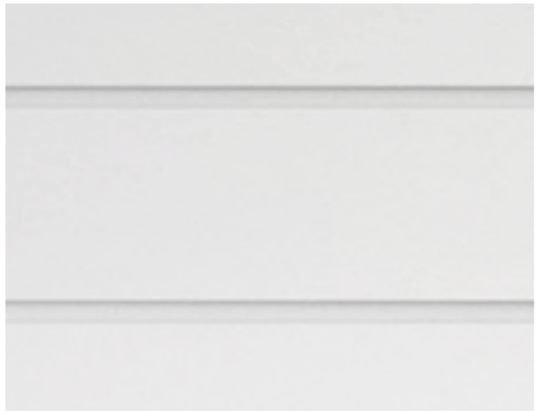
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**Drawing ID**
**A13**

**Rev**
**01**

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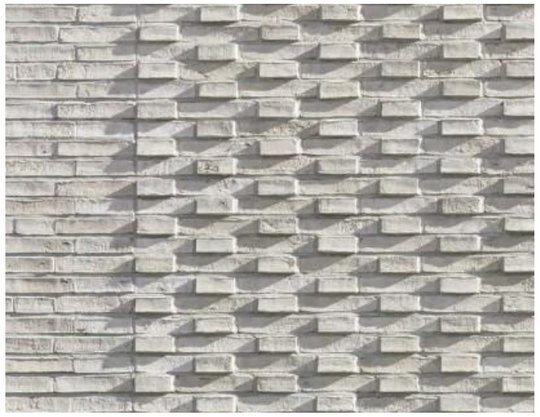
RM255243, RM255244, RM255258
APPROVED PLANS



1 WEATHERBOARD CLADDING - PAINTED



2 BRICK CLADDING WHITE



3 BRICK RELIEF PATTERN



4 WEATHERBOARD CLADDING - PAINTED



5 ROOFING SANDSTONE GREY



6 JOINERY - DARK FRAMED CONTRASTING

Friday, 17 October 2025 @ 3:46 pm BIMcloud: BIMNN - BIMcloud Basic for Archicad 25/2504 Milton Street - Kainga Maha/Milton Street - Kainga Maha Liam

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Project Details
**MILTON STREET FOR KĀINGA MAHA**

Job Number 2504
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Status
**RESOURCE CONSENT**

Date 17/10/2025

Drawing
**MATERIALS PALETTE**

Scale @ A3

Drawing ID
**A14**

Rev
**01**

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RM255243, RM255244, RM255258
APPROVED PLANS




The proposed multi-unit residential development is thoughtfully designed to respond to the site's physical, environmental, and urban context, while meeting the future residents needs. The landscape aims to create a cohesive, functional, and visually engaging environment that complements the urban form, enhances residential amenity, and contributes to the Milton Street streetscape. The layout promotes safety and inclusivity through CPTED principles, with clear sight-lines, defined communal and private areas, and opportunities for passive surveillance. Outdoor spaces are designed for comfort, usability, and accessibility for all ages and abilities. Durable, low-maintenance materials and cohesive plant palettes are selected to ensure long-term performance. Overall, the landscape strategy supports integration with the local urban fabric, encourages sustainable living, and enhances the experience for residents and the broader community.

1. Street trees provide softening and connect the development with the wider landscape.
2. Secondary pedestrian access.
3. Direct street access for Units 22-27.
4. Aluminum fencing (1.2m above finished ground level) provides security while maintaining visibility.
5. Private mailboxes for Units 22-27.
6. Timber slat screens / gates (1.5/1.8m above finished ground level) provide private patio spaces.
7. Easy-care plantings provide floral and textural interest.
8. Mailbox hub for Units 17-21.
9. Communal Herb Garden.
10. Primary Staircase and Accessible Entry provides links to Public Transport and the wider community.
11. Community Courtyard with playspace, BBQ area, Village Green and Orchard.
12. Stormwater tank.
13. Visitor Cycle Parking.
14. Additional clothesline space for second story 1 bedroom apartments.
15. Communal Bike Sheds.
16. Gardens at existing ground level.
17. Mailbox hub for Units 1-16.
18. Shared car parking.
19. Communal Bins.
20. Accessible Car parking.

kūmānu ENVIRONMENTAL
2 Bullen Street, Tāhunanui, Nelson 7011
T. 0800 635 622
E. info@kumanuenviro.co.nz

# MILTON STREET FOR KĀINGA MAHA
## LANDSCAPE CONCEPT PLAN
119 MILTON STREET, THE WOOD, NELSON 7010

0m 15m

| | | | |
|---|---|---|---|
| SCALE: | 1-300@A3<br>1-150@A1 | DATE: | OCT 2025 |
| DESIGNED: | WM | CHECKED: | BR |
| DRAWN: | WM | APPROVED: | BR |
| | | REVISION: | 02 |

RM255243, RM255244, RM255258
APPROVED PLANS




## Outdoor Spaces

| | |
|---|---|
| Community Courtyard | 638.4 m2 |
| Unit 1 | 20.0 m2 |
| Unit 2 | 19.4 m2 |
| Unit 3 | 19.4 m2 |
| Unit 4 | 19.4 m2 |
| Unit 5 | 19.4 m2 |
| Unit 6 | 19.4 m2 |
| Unit 7 | 19.4 m2 |
| Unit 8 | 19.2 m2 |
| Unit 9 | 31.2 m2 |
| Unit 10 | 44.9 m2 |
| Unit 11 | 45.5 m2 |
| Unit 12 | 46.1 m2 |
| Community Room | 38.1 m2 |
| Unit 17 | 47.6 m2 |
| Unit 18 | 50.5 m2 |
| Unit 22 | 30.4 m2 |
| Unit 23 | 30.9 m2 |
| Unit 24 | 32.4 m2 |
| Unit 25 | 28.5 m2 |
| Unit 26 | 29.3 m2 |
| Unit 27 | 30.7 m2 |
| Remaining Outdoor Spaces | 1304.6 m2 |

kūmānu ENVIRONMENTAL
2 Bullen Street, Tāhunanui, Nelson 7011
T. 0800 635 622
E. info@kumanuenviro.co.nz

# MILTON STREET FOR KĀINGA MAHA

## LIVING COURT PLAN

119 MILTON STREET, THE WOOD, NELSON 7010

0m 15m

| | | | |
|---|---|---|---|
| SCALE: | 1-300@A3<br>1-150@A1 | DATE: | OCT 2025 |
| DESIGNED: | WM | CHECKED: | BR |
| DRAWN: | WM | APPROVED: | BR |
| | | REVISION: | 02 |

RM255243, RM255244, RM255258
APPROVED PLANS

## FEATURE TREES


Rhopalostylis sapida


Magnolia 'Blanchard'


Liriodendron 'Arnold'


Assorted Fruit Trees


Pseudopanax ferox


Cornus 'Eddies White Wonder'

## WALLS AND FENCING

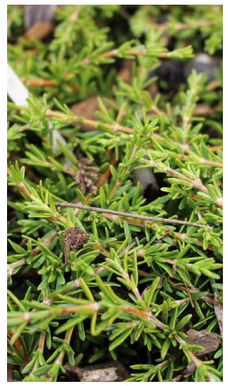

Block and Plaster Walls


Axis Fencing


Timber Screens - Material TBC

## AMENITY PLANTING


Phormium 'Emerald Green'


Coprosma hawera


Muehlenbeckia axillaris

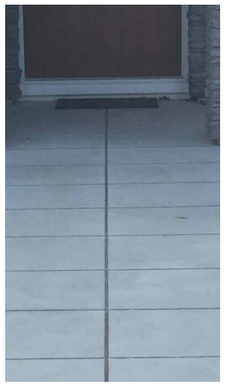

Arthropodium cirratum


Lomandra tanika


Liriope 'Monroe White'

## GROUND TREATMENTS


Exposed Aggregate

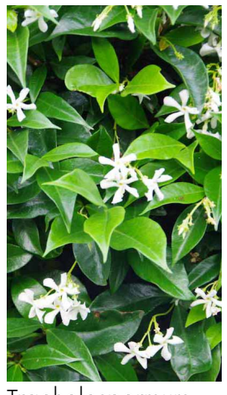

Natural Tone Concrete


Waipave Permeable Paving

## SCREENING PLANTING


Griselinia littoralis


Citrus spp


Trachelospermum jasminoides

The built structures of the development are complemented by a carefully considered palette of hard landscape materials designed to enhance both the aesthetic and functional qualities of the site. Timber screens and aluminum fencing are used strategically to provide privacy, define outdoor spaces, and establish a cohesive architectural language throughout the development. Block and plaster walls add a modern and refined edge, contributing to a strong visual identity. Hardscape materials have been selected to harmonise with the buildings, with an emphasis on durability, ease of maintenance, and practical circulation, while integrating seamlessly with the surrounding soft landscaping.

The planting design utilises an easy-care mix of native species, supplemented with selected exotics to introduce seasonal floral interest, fruit and textural variety. The overall garden style is lush, green, and low-maintenance, providing privacy, softening the built form, and integrating with hard surfaces. Textural specimen trees and screening plants add vertical structure and further enhance privacy, contributing to a resilient, high-impact landscape.

Please note this palette provides the general 'Look and Feel' of the development. However, suitable substitutions may be required at the time of installation. The Landscape Architect will ensure any substitutions are of a similar scale and provide similar amenity values.

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# MILTON STREET FOR KĀINGA MAHA
## PLANTING AND MATERIALS PALETTE
119 MILTON STREET, THE WOOD, NELSON 7010

| | | | |
|---|---|---|---|
| SCALE: | NTS | DATE: | OCT 2025 |
| DESIGNED: | WM | CHECKED: | BR |
| DRAWN: | WM | APPROVED: | BR |
| | | REVISION: | 02 |