

Response ID ANON-URZ4-5FJG-1

Submitted to Fast-track approval applications
Submitted on 2024-05-01 09:51:27

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
Health New Zealand

2 Contact person

Contact person name:
Monique Fowler

3 What is your job title

Job title:
Head of Land and Property

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

Nelson Hospital
Entrance off Tipahi St,
7010 Franklyn Street,
Nelson South,
Nelson 7010

File upload:
No file uploaded

Upload file here:

No file uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

No file uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Health New Zealand

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Health New Zealand own the land

Section 2: Project details

What is the project name?

Please write your answer here:

Nelson Hospital Redevelopment

What is the project summary?

Please write your answer here:

The focus of the Nelson Hospital redevelopment is addressing critical risks and shortfalls with existing facilities, affecting seismic resilience, quality of care and capacity to meet changing demographic needs.

What are the project details?

Please write your answer here:

The redevelopment of Nelson Hospital will address the following problems:

- The Nelson region has a high seismic risk due to the Alpine Fault and Waimea - Flaxmore fault system, consequently, the sparse distribution of the population and poor seismic resilience of critical hospital infrastructure jeopardise post-disaster service delivery following a significant seismic event.
- The functional configuration and design of facilities constrains innovation and opportunities to improve operational efficiencies, quality of care, patient experience and deliver Kaupapa Māori approaches.
- Changing population demographics, health needs, expectations, and care growth are not met by current facilities, compromising service delivery and the ability to address Māori health equity.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

Phase 1 - design and enabling works with enabling works commencing in Jan 25. Consent application made in Nov/Dec 24.

Phase 2 Ward Block - subject to funding, construction to begin in 2026 and end 2029

Phase 3 Additional theatres- subject to funding, construction to begin 2029 and end 2031.

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource Management Act

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Nelson City Council

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

None to date

Is approval required for the project by someone other than the applicant?

Yes

Please explain your answer here:

Yes, the programme business case has been endorsed by Cabinet but funding only provided through to developed design and enabling works. A detailed business case will be developed for Phase 2 which will required Cabinet approval of the funding required to undertake the capital works. This will occur for Phase 3 as well.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

See above answer.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Only the local authority may be affected.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Upload file here:
No file uploaded

Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

None to date

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

None Known.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Although not settled, some land at Nelson Hospital may be subject to the the property claim The Nelson Tenth, also known as the Stafford Case.

In the 1840s, Māori landowners around Nelson sold 151,000 acres of land to the New Zealand Company on the condition that 10 percent of their land would be reserved for Māori in perpetuity. The Stafford Case is seeking ownership of that 10 percent.

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

No known adverse affects at this time.

Upload file:

No file uploaded

Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

No assessment undertaken to date.

File upload:

No file uploaded

Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

No

Please explain your answer here:

Given where we are with our planning, including developing our consenting strategy, we do not know whether the fast-track process will enable the project to be processed in a more timely and cost-efficient way than normal processes. The underlying zoning for the current hospital site is likely very permissive and, subject to final design, the project may be a complying activity, therefore not requiring consent. Once further planning is undertaken and a consenting strategy developed, it may be that a fast-track approach will enable the project to be processed in a more timely and cost-efficient way and we would like the opportunity at that time to make an application to joint Ministers.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

Please see comment above. Given where this project is in terms of planning, it may be too early to consider the fast-track process.

Has the project been identified as a priority project in a:

Central government infrastructure priority list

Please explain your answer here:

The Nelson Hospital redevelopment has been endorsed by Cabinet and funding for design and enabling works secured. Future phases are also included in the Health NZ Infrastructure Investment Plan, that is still subject to final approvals and funding. It was also included in the Hospital Redevelopment Programme Tranche 1 supported by the Minister of Health.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The Nelson Hospital is the main acute services hospital for the region.

Will the project:

contribute to a well-functioning urban environment

Please explain your answer here:

The redeveloped hospital will support improved delivery of health services to the community that it serves and help to support ease of access to quality healthcare for everyone.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project will deliver broader outcomes, not only through the construction phase and the investment in workforce and sub-trades, but through the ongoing operations by supporting better health outcomes for the community and providing ongoing employment opportunities.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

Any new buildings will be built to Greenstar 5 or equivalent environmental standards.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

Any new Priority building will be built to IL4 seismic standards and incorporate resilience through improved contingent capacity in the event of disruption due to natural hazards.

Will the project address significant environmental issues?

No

Please explain your answer here:

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

The project will be built on the existing hospital site.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

The project will be designed to be able to deal with climate change and natural hazards.

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

None known

Load your file here:

No file uploaded

Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Monique Fouwler

Important notes