

Infrastructure Acceleration Fund

Expression of Interest



Nelson needs more housing

A lack of affordable housing close to our city centre is an issue that is raised time and time again by our community as one that Nelson City Council needs to address. Working with partners on addressing these needs can help alleviate Nelson's housing crisis faster.

Accelerating development in the Nelson city centre is a priority for Council in its Long Term Plan (LTP). Our shared 30-year vision is to create a place for people. To achieve this vision, housing intensification in the city centre is critical. This vision was endorsed through feedback from over 80 community meetings in 2021. It is included in a draft spatial plan strategy to activate and revitalise the city centre – Te Ara ō Whakatū, that is proposed to be consulted on in August/September 2021.

To accelerate housing intensification in Nelson's city centre, supporting infrastructure is needed. With support from the Infrastructure Acceleration Fund (IAF) Nelson will be able to bring infrastructure projects forward to facilitate much needed housing developments faster.

A key focus of Council's IAF application is through fast-tracking a significant and transformative project - the Linear Active Transport Corridor (Corridor). Concept images are shown throughout this document. The corridor focuses on creating a space for people whilst improving active transport that will also allow the upgrade of critical below ground three waters infrastructure.

The corridor proposal will run through the heart of Nelson, connecting Anzac Park in the west to Queens Gardens in the east - two of Nelson's highly valued places in the city. It will create an environment that connects people to places and enables effective, safe, healthy and rewarding movement from one side of our city to the other. It will exemplify Nelson's transformation into a place for people and provide the infrastructure necessary for the city's new residents.

By partnering with the IAF, Council will be able to deliver the bulk of this corridor significantly earlier than planned and will realise many benefits for our community including improving and encouraging active modes of transport in our city. It will enable developments (such as the potential housing development by Kāinga Ora on land currently owned by Council) to build on a stable and secure infrastructure base. The associated infrastructure upgrades will have an added benefit of providing confidence to other developers in our city centre that the network is capable of supporting new developments.

Council is committed to creating affordable housing development opportunities within the

city centre and, where available, using Council-owned land to enable this. Two potential sites are Achilles Avenue and Rutherford Street - both of which are at the western end of the Linear Active Transport Corridor and are being considered by Council to be sold to Kāinga Ora to provide at least 175 new affordable housing units, subject to a public feedback process running from 30 August to 24 September 2021.

With IAF support, Council will be able to futureproof the critical underground three waters infrastructure in that area. This will enable the Kāinga Ora housing development (if final decisions are made to proceed) to accelerate, delivering all the transport benefits of the corridor. It will also accelerate the future development and provide a significant pathway to unlocking up to 850 additional housing units within this part of the city centre (regardless of whether the Kāinga Ora housing development proceeds).



Improving Living and Active Transport

Residents and visitors say they find it challenging, and often intimidating, to use active transport to move through and within our city centre, despite its compact size and good connectivity from the suburbs.

Their desire is for a city centre that has people focused streets and walkways. To achieve this, slow speed transport corridors are both desirable and necessary. This will allow a wide range of transport options to be used, including micro mobility, bicycles, walking, buses and cars for those that require them.

Residents have also told Council that they value the greening of the urban environment and the shade it brings, for both practical, environmental and mental health benefits. They want the city's streets to be a more pleasant place to spend time, which in turn has a positive impact on the culture of our community and the performance of Nelson's retail and hospitality sectors.

The goal of increasing city centre living from the current count of less than 100 residents

to over 2,000 is one that has wide community support. As well as enabling Nelson to address its chronic housing shortage and housing affordability challenges, it would also bring life and energy to the city centre 24/7.

Nelson needs to transform its city centre from a place where people primarily drive in to work or shop, to one where they also live, connect, socialise, play, relax and gather to celebrate and enjoy life. An increase in city centre living and the subsequent reduction in car use and ownership provides an opportunity to rebalance the dominance of motor vehicles in favour of a range of active transport options. The corridor will become the front garden for many of our city's new residents, as well as being a beautiful, relaxing and safe active transport corridor.



Developing our three waters infrastructure

To enable use of Council land for accelerated housing developments, such as the potential Kāinga Ora housing development, and to lay the pathway for future growth within the city centre, Nelson's three waters infrastructure needs to be upgraded.

Water

Intensification within the city centre is expected to result in a greater number of buildings that are four storeys or higher. To make sure that these types of buildings have adequate flow and pressure (for both domestic use, sprinklers and firefighting purposes), it is necessary to upgrade the water ring main around the lower portion of the city centre. This IAF proposal is for funding to upgrade the existing 150-200mm diameter pipes with a 300mm diameter trunk main in Bridge, Rutherford, Halifax and Collingwood Streets, that will provide network resilience both operationally and to natural hazards such as earthquakes and liquefaction.

Wastewater

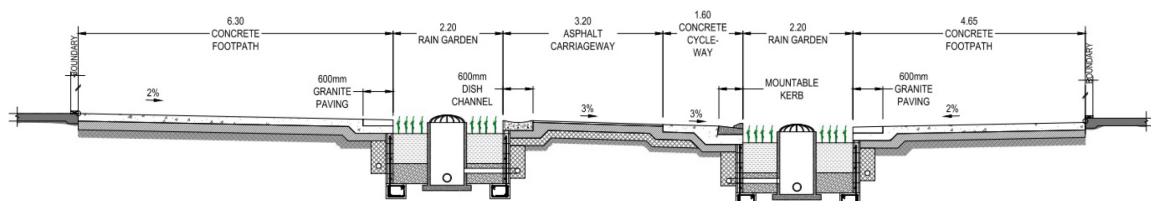
Council has already prioritised intensification within the city centre and the surrounding communities including Washington Valley, Victory, Waimea Road and Nelson South. The wastewater from these areas drain to

the city centre. The potential Kāinga Ora housing developments sites in the city centre are located at the downstream point of the wastewater network. This network is under capacity for wet weather events, and an upgrade is needed to enable this potential development, or other future intensification, to occur.

The upgrades are also critical for reducing the likelihood of wastewater overflows entering the Maitai River and the coastal marine area during times of heavy rainfall.

The proposed works included in the bid for IAF funding include upgrading the wastewater pump station on Paru Paru Road and wastewater upgrades on Rutherford Street, Achilles Avenue and Bridge Street.

The pump station upgrade also provides the added benefit of providing greater wastewater storage to enable network resilience in the event of network failure and natural hazards such as earthquakes.



Stormwater

The land around the potential Kāinga Ora housing development sites is subject to flooding during specific high tides and weather events. During these events, the tide tracks up the existing stormwater network and emerges at the lowest points around the city centre, typically along Vanguard Street and Wakatu Square car park.

To reduce the likelihood of these areas flooding during high tides and tidal surges, it is proposed that new flood gates are installed on the outlets of the stormwater network at Saltwater Creek on Halifax Street.

A large focus for the active transport corridor will be improving stormwater quality from the road and surrounding catchment. This will be achieved through the installation of treatment devices such as rain gardens and tree pits to improve stormwater quality prior to discharging into the Maitai River. As part of this work the stormwater network on Bridge Street will be upgraded at the same time.

Enabling housing development and timing

Nelson is excited by the opportunity provided by the IAF to enable supporting infrastructure to improve housing supply in Nelson. Not only will this assist in enabling the potential Kāinga Ora housing development to occur sooner (if final decisions are made to proceed), it will also provide infrastructure that will enable other future housing projects in the city centre to be accelerated.

In terms of timing, it is possible for the transport corridor to be staged if that approach is preferred by the IAF. This would mean that Council would focus on the development of the ANZAC Park end of the corridor and the infrastructure needed to enable the Kāinga Ora project to progress (if final decisions are made to proceed). This would also include street and transport improvements through to Trafalgar Street (the **halfway point from east to west**).

Further stages (with IAF funding) would continue to extend the corridor to its final destination at Queens Gardens in the east. This would complete the transport corridor project and deliver a significant boost to Nelson's social, cultural and economic development.

Council is pleased to submit its expression of interest seeking financial support from the IAF to help fund the Linear Active Transport Corridor and associated three waters infrastructure. If successful, the transport corridor will form the centerpiece of Nelson's active transport infrastructure and create the foundations needed to address Nelson's significant affordable housing needs.

