

# TE ARA Ō WHAKATŪ



## THE PATHWAY OF NELSON



## Take part in your city's future

What do you get if you add 81 meetings with 275 attendees, 200 hours of discussion, and 247 cups of tea?

The answer is Te Ara ō Whakatū – the pathway of Nelson, Nelson's Draft City Centre Spatial Plan.

Informed by community groups representing a wide variety of people in Nelson, the Plan is a bold vision for the future of our Smart Little City.

It comprises eight actions that will transform our city into an even greater people-focussed place, full of green spaces, where more people live, and visitors want to stay for longer.

### Our 8 key actions:

**Raising Residents:** Imagine how full of life Nelson's streets would be if we raised the number of people who live in our city centre from 100 – 2000? Busier streets, late opening for shops, more opportunities for restaurants and bars, and a sense that Nelson is alive even after the sun sets.

**Seeing Ourselves:** Nelson's unique heritage and culture should be an intrinsic part of our planning and designs. Our unique mix of independent shops, restaurants, cafes and bars can make us stand out from the crowd.

**Streets for People:** A reimagining of our city centre streets that gives greater priority to people, turning Nelson into a destination where people live, socialise, relax and enjoy life rather than simply driving in for work or a trip to the shops.

**Great Places:** A growing worker and resident population will demand more exciting social spaces offering greater appeal to people across a wide age range. Some, like the Queen's Gardens and Piki Mai we have already, others could be completely new.

**Greener Streets:** What would happen if we planted 1000 trees in our city centre? Improvements to natural shade and the beauty of our streets. Mental health benefits and sequestering carbon emissions would also be enhanced. With more people living centrally, our green streets will be many people's front yards.

**Linked up laneways:** Nelson's laneways can link our city together in a very human way. They encourage people to explore and stay in the area, thereby benefitting local businesses and the community. They are places for play, pop-up markets, events and art.

**Precinct Power:** Our city centre must have strong links to other nearby precincts. The students at NMIT, library users at the Riverside Precinct, and knowledge workers at the new Sci-Tech Precinct all need to be connected. We need to make it easier for people to walk between these areas, so they choose not to use their car, and we also need to provide a city centre that these people want to visit.

**People at Play:** Our public life survey showed very little evidence of young children in our city centre. That has to change, so we aim to create more places for people to play dotted throughout our city.

You can find out more about the eight actions inside this newspaper, or visit [shape.nelson.govt.nz/city-centre-spatial-plan](https://shape.nelson.govt.nz/city-centre-spatial-plan) to read the plan in full.

City Centre Development Lead Alan Gray says Nelsonians have plenty in common when it comes to our city centre's future.

"What really came through in our engagement with community groups is a set of shared values. We all want to see our city become a destination for a day out, or a special evening with friends."

Have you thought about what Nelson's city centre will look like in the future? How will we move around it? How will we live in it? How will it enable our retail, business, and art sectors to thrive? What can we do to make it more resilient to the impacts of climate change?

Council has been exploring these questions and many more with a wide range of stakeholders and experts to produce Te Ara ō Whakatū, and we would love to get your feedback on the plan.

Feedback is open from Monday 30 August until Friday 24 September.

### Submissions can be made:



Online at [shape.nelson.govt.nz](https://shape.nelson.govt.nz)



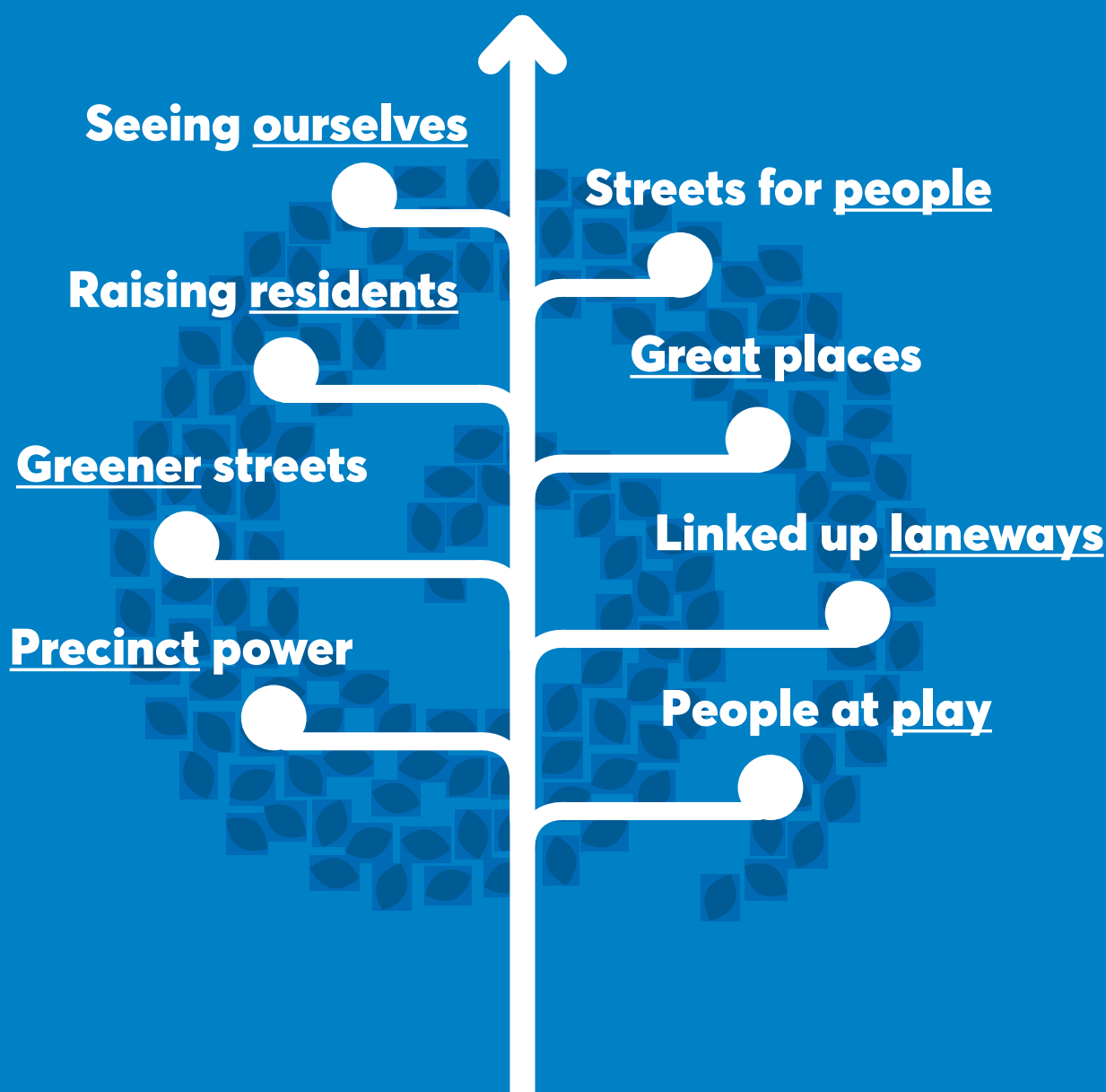
Email [submissions@ncc.govt.nz](mailto:submissions@ncc.govt.nz)



Posting to Te Ara ō Whakatū: Nelson City  
Spatial Plan, PO Box 645, Nelson 7010



# Our 8 key actions



## Foreword from the Mayor

### Mayor Rachel Reese

Nelson's city centre plays a critical role in our region's social, cultural and economic heart.

We want our Smart Little City to be an exciting destination for people – for residents to live, businesses to succeed, great places for visitors – a purposefully excellent place.

Nelson City Council has been responding to the needs of our businesses and residents. We have invested in a new Science and Technology Precinct for 1000 knowledge workers. We've partnered with Kāinga Ora on proposals for critical housing projects. And underpinning our planning is the development of resilient infrastructure.

Te Ara ō Whakatū, Nelson's City Centre Spatial Plan, weaves together our planning, housing and infrastructure work with a 30-year vision for the city centre. It builds on our existing framework – our streets and laneways, our parks and gardens, our cultural venues – and positions them as places where people come first and urban spaces thrive.

It reimagines Bridge Street as a Linear Park, connecting our stunning ANZAC Park to the Queens Gardens, inviting passive and active recreation, supporting existing commercial activity, incentivising future investment, and providing a "front yard" for city centre residents.

Hardy Street provides a social corridor, linking Nelson's great eating venues with it's cultural venues – Suter Art Gallery, Nelson Provincial Museum, Refinery Art Gallery and the Theatre Royal – so people can come together to eat, drink, socialise and celebrate.

Te Ara ō Whakatū is designed to help us deliver the city we want to enjoy now, and a city of the future that responds to the climate emergency and the need for intensification, urban greening and enhanced modal choices.

Thank you for taking the time to read through the Plan and share your thoughts, we want to hear from as many Nelsonians as possible about the future of their city.

## Foreword from the Chair of Urban Development Sub-Committee

### Deputy Mayor Judene Edgar

Informed by more than 80 community meetings, Te Ara ō Whakatū, Nelson's City Centre Spatial Plan, is the result of one of Nelson City Council's most extensive and rewarding pre-engagement processes.

Te Ara ō Whakatū provides the pathway to achieving our 30-year vision to transform Nelson into a people-focused place, full of green spaces, where more people live, and visitors want to linger longer.

The Plan builds on our heritage, culture, arts, infrastructure and existing facilities to produce a blueprint for the future of our City through eight actions that would guide future development in Nelson. These actions include giving people priority on our central streets, more great places linked by laneways, a greater focus on our cultural identity, increased urban greening and more opportunities for play.

Nelson's city centre is often the focus of submissions to Council plans. If one thing links those submissions, it's passion. People are passionate about the future of their city centre; it's our soul and our heartbeat. Te Ara ō Whakatū sets out a clear vision for change, and in our engagement so far, the one uniting factor is that everyone believes change is necessary.

We recognise change can be hard, but it can also be exciting and filled with opportunities. Our city centre has changed significantly over the past 30 years, and will continue to change going forward – our economy, people, and climate. We need your feedback to help us set the direction of change and help to shape our future city.

Please join us on this journey by providing your thoughts on our vision for Nelson Whakatū.

# Raising residents

A greater number of residents living in the city is a win-win for Nelson; it contributes to the activation of the city centre as well as providing smart living options. People living in the city centre both benefit from and help to create safer streets, more vitality, extended shop hours, reductions in the need for driving and demand on parking, and justify increased public space investment leading to increased well-being for all city centre users.

## Objectives

- 2,000 people – providing residential living in the city centre catering for a range of price points and housing types
- Great city centres support a range of activities for longer hours for all age groups
- Leveraging a range of benefits from increased residents in the city centre
- Supporting our sustainable transport and carbon reduction

For Nelson to be A Smart Little City, a vibrant place to live where business and innovation thrive, it is vital that Council plays its part in helping ensure that housing development keeps up with demand. Council's work on housing two thousand includes investment to kick start the market and provide exemplar investments by:

## Using surplus property

Council is a significant property owner in the city centre and intends to use property that is surplus to requirements to leverage housing supply of different types and price points in partnership with others. The Betts Apartments are an example of turning a car park into intensified housing at the upper end of the housing market.

## Partnering with Central Government

To increase our supply of affordable housing in the city centre, Council is partnering with Central Government. Many of the factors affecting housing affordability, such as rising prices due to increasing demand, and the level of household income, are not within Council's control so it is crucial that we work closely with central government to ensure Nelson is receiving as much help as possible. The government's recently released public housing plan recognises Nelson's housing challenges and acknowledges that we are a priority area for assistance.







# 175 new affordable homes in Nelson

A lack of affordable housing close to Nelson's city centre is an issue often raised by our community. Alongside Te Ara ō Whakatū, we are running a separate feedback process on a proposal to sell land in the city centre to Kāinga Ora for a high-quality affordable and social housing development of approximately 175 homes.

For more information about this proposal and to tell us what you think please visit [shape.nelson.govt.nz/kainga-ora-consultation](https://shape.nelson.govt.nz/kainga-ora-consultation)



## Judene Edgar - Deputy Mayor

Chair Urban Development Sub-committee

*"Dr Kay Saville-Smith, Director of the Centre for Research, Evaluation, and Social Assessment, spoke to Council last year about the need to address housing for the 'missing middle'. Many people have relatively secure, low-to-middle income jobs but still struggle to access and afford secure housing. This is a critical gap in Nelson's housing supply."*



# Streets for people

As Nelson prepares for more residents and workers in the city centre, the ability of the inner-city street network to cater to people and place will need careful consideration. Streets will also play a key role in climate action and supporting a prosperous innovative economy.

## Objectives

### Prioritise pedestrian activity

Streets are the primary areas of public space in most city centres. They are also usually balanced heavily toward vehicle movements and storage. Rebalancing these in favour of pedestrians, where human-scaled activities are prioritised, is an obvious step to invite and support a higher level of public life and can be achieved without overly compromising functional streetscape requirements, such as vehicle movements and parking.

### Activate the edges

Cities are the people inhabiting them. Invite people to stay a little longer and the vibrancy will follow. Activity

'spilling' out of buildings and into the street contributes to an engaging and dynamic street environment. A greater focus on the pedestrian environment will ensure that this type of activity is both invited and supported.

### Invite diversity

Great city centres support a range of activities for longer hours for all age groups. User diversity within the centre is currently low, with very little presence of children and youth, and low levels of activity occurring outside of business hours. A public realm that invites and supports more diverse user groups will help shift this imbalance and support the city as a resilient and lively centre, with more users, more often.





# Seeing ourselves

Seeing ourselves is about ensuring our local stories, culture, artists and people are the inspired source of design, place names and artistic expression in Nelson's city centre over the next 30 years.

## Objectives

1. Local arts and artists will be integral to achieve the unique outcomes of design and expression that reflect Nelson and its people through public art such as sculpture, murals, light displays, playful furniture, etc.
2. Iwi and Te Aranga principles

**Te Aranga Principles** provide an iwi partnership framework to reveal stories, history, names, landmarks and enhance environmental qualities inherent in our unique place. Te Aranga will be applied at both the core values and project design levels.

Te Aranga design principles include:

- **Mana** – Growing employment and a resident population in the city centre, close to essential services such as food, education and employment. Social and affordable housing are opportunities Council can achieve in partnership with others including Kāinga Ora.
- **Whakapapa** – Naming possibilities for new places and links exist at the

specific project level, including a cultural laneway.

- **Taiao** - Implementation of low impact stormwater design through rain gardens and collection systems to treat stormwater prior to releasing back into our healthy waterways.
- **Mauri Tu** – Measures related to city centre greening will grow 1000 new street trees to enhance biodiversity amongst a mix of exotic and native tree species. Biodiversity will mean renewal to bird habitats within our city.
- **Mahi Toi** – Opportunities to reveal narratives are captured and expressed creatively and appropriately.
- **Tohu** - Opportunities to reveal significant sites and cultural landmarks within the city centre are acknowledged.
- **Ahi Ka** – Access to natural resources such as weaving species, mahinga kai, waterways, etc are enhanced by improved accessibility to the Maitai/ Mahitahi River and the implementation of city centre greening measures.





# Greener streets

Greener streets offer the most cost-effective and amenity-positive start to welcoming an increased resident population and supports climate change mitigation.

## Objectives

### Enhance ecological diversity and resilience

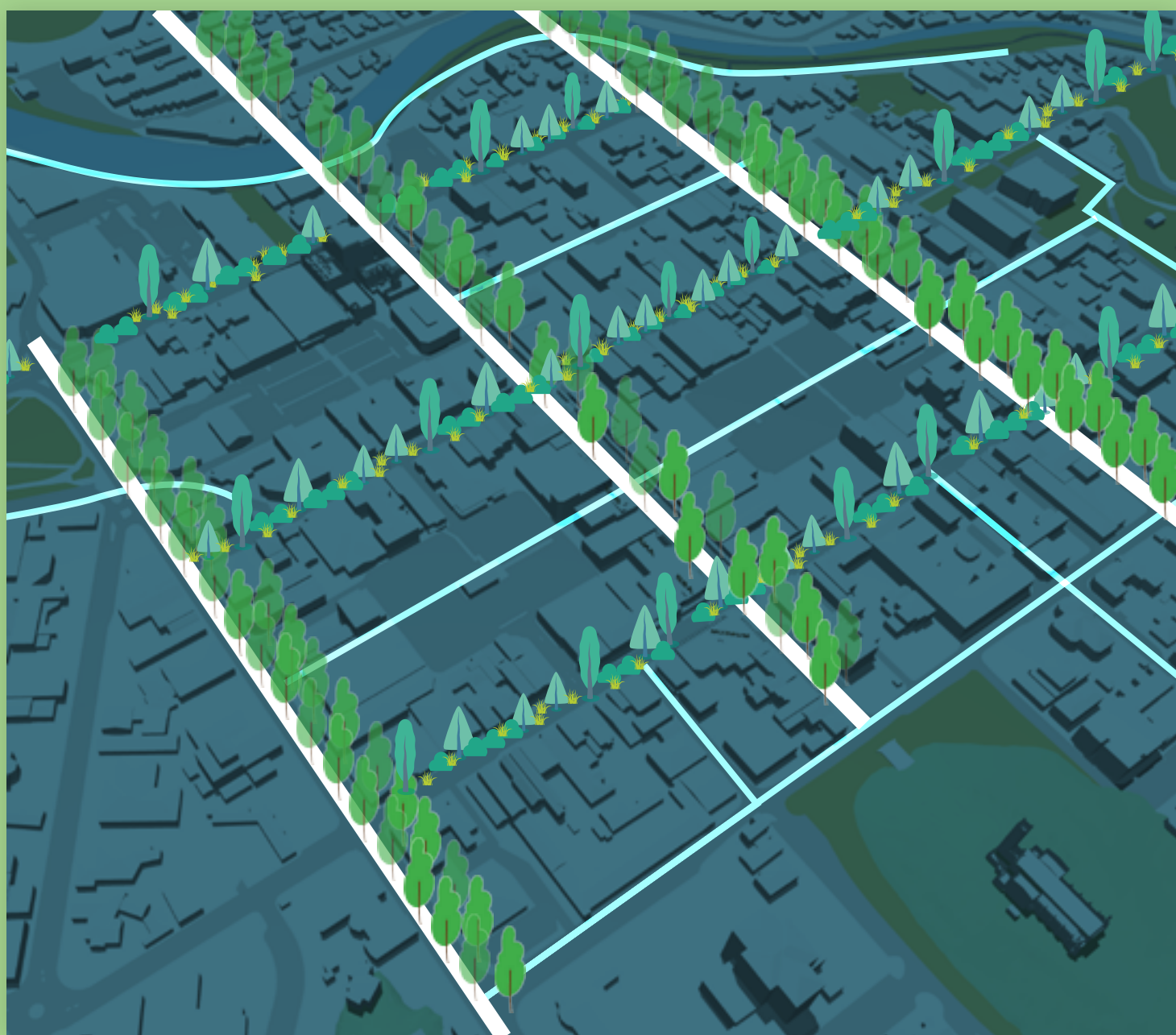
Greener streets will provide enhanced treatments to waterways and associated ecologies through improved stormwater treatment. Growing a stronger network of trees across the city centre will encourage more bird life and a denser canopy will assist in the management of increased storm activity associated with climate change.

### Strengthen connectivity between harbour and hills

Green Boulevards that orient north-south will strengthen the connection between the hills and harbour, making it more pleasant to walk or cycle from The Wood and Brook to the city centre.

### Improve social, economic and cultural outcomes

Greener streets provide a range of social benefits: improve health and well-being, reduce the urban heat island effect (capture and retention of heat inside buildings), provide shade, and enhance visual amenity. Economic benefits include increased property values and reduced flood, energy and healthcare costs. Cultural benefits include education, enhanced mauri and greater cultural heritage.





# Linked up laneways

Laneways are narrow streets, service lanes and alleyways that can add diversity and character to the city's overall public space offering. Laneways provide an opportunity for people to explore and be part of the life of the city.

## Objectives

### Providing new links to explore and access the city

Laneways provide a range of choice for pedestrians and cyclists to move across the city centre. Lanes also provide the opportunity for new shops, offer new routes for walking and more public art, making the city centre experience rich, rewarding, and memorable.

Enabling new places and destinations  
Laneway links offer new places and reveal new destinations in the city centre. Imagine a Nelson market operating with a strong place along the east-west spine with food trucks and places for people to gather and

socialise on Market Day, Nelson's busiest day. There also exists the opportunity to work with the Department of Conservation (DoC) to create a new link and destination in Albion Square at the edge of Queens Gardens.

### Opportunities to reveal a special cultural story

A laneway providing a link between Theatre Royal to Albion Square/Queens Gardens could feature strong examples of Māori cultural expression. Key features of this cultural laneway will explore distinct lighting, paving, planting and seating elements.





# Precinct power

The city centre is peppered with distinct areas, identified within the plan as precincts, that contribute to a creative and vibrant user experience. Some of these precincts, such as Upper Trafalgar Street, are readily identifiable, while others are still emerging. Each of these precincts will have their own unique character reinforced through the promotion of precinct plans, to ensure that each is fit for purpose, complementary, and well connected to the city centre as a whole.

## Objectives

### Connect the dots

While the city centre is dotted with formal and informal precincts, connectivity to key destinations, attractions and activities within these precincts, is often missing. Strengthening physical connectivity between these places and the places where people want to be – work, home, school, retail, open space and recreation, is the first step towards powering the precincts.

### Mix the uses

While no two precincts are alike, prosperous precincts often integrate a successful business sector, varied residential communities, quality retail, and engaging entertainment options. When these elements intersect, communities begin to establish, public life is high,

ground floors are active, and connectivity, either by foot, bicycle, public transport or other sustainable travel, with quality open space is prioritised. This diversity of offerings is what attracts users to invest, live, work, visit and linger.

### Work smarter

As a smart little city, emerging and future developments must focus on delivering mutually beneficial outcomes for the developer, workers and residents, visitors, business owners, and the greater public. Early partnerships between Council and developers, both public and private, are a fundamental step to achieving this, as are partnerships with the existing business community. These partnerships are one way in which better outcomes can be achieved that support the city's existing economy, while also inviting new investment, new talent, and new skills, into the community.





# People at play

Play is serious business. For children and young people, play is paramount for health and well-being. For families, the provision of play helps to create a safe place to meet friends, go shopping, run errands or to simply spend time together. For cities, the provision of play brings a sense of inclusiveness, inviting users of all ages to explore and engage with their environment in new ways.

## Objectives

### A playful city

With an inner-city street environment categorised by slow moving traffic, playfulness can be meaningfully integrated into almost all areas of the city centre environment. From Trafalgar Street to Wakatu Square, and everything in between, opportunities for integrated play are high.

Te Ara ō Whakatū acknowledges there is high demand from the community for a destination playground near the city centre. Work will be undertaken by Council in the next year to find opportunities for places to play in and near the central city.

### An inclusive city

An inclusive city is one where the needs of all users are considered equally. Safe and playful environments invite young and old alike, and support a safe and hospitable environment for all user demographics. Planning for play is planning for inclusiveness.

### Streets as places, not just thoroughfares

Designing playfulness into the urban environment goes further than simply providing activities for youth. Playful attributes help shift the perception of our streets as thoroughfares to streets as places – a benefit that can be shared by all.





# Great places

By transforming some of Nelson's good spaces into great places, the city can offer a greater variety of places for people to engage with the city. Unique spaces in the city centre provide more opportunities to linger, attracting different age groups at different times of the day through the seasons.

## Objectives

### Places for respite

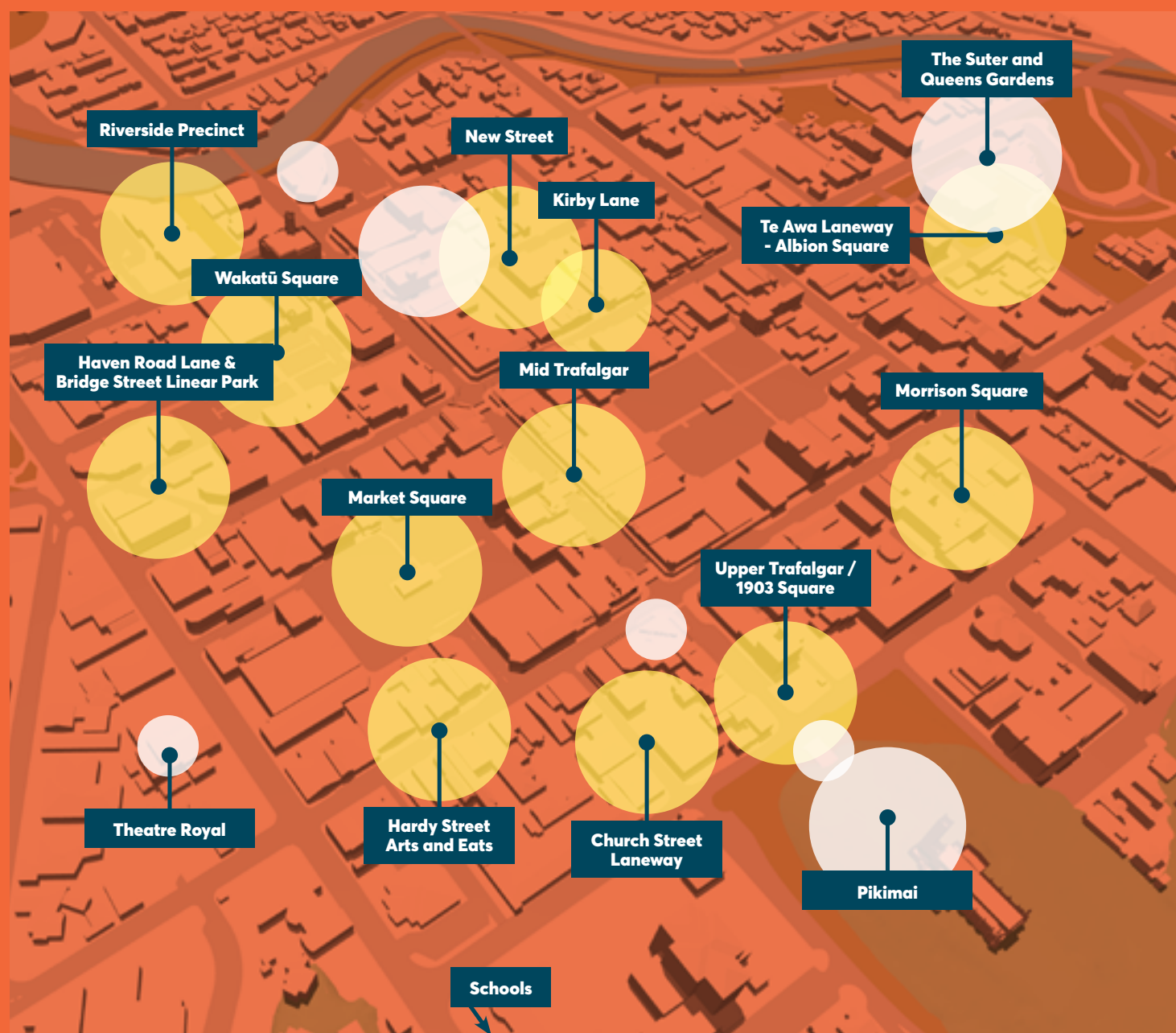
The city needs to offer places where we can escape the hustle and bustle of people moving between shops and meetings, or to catch your breath between appointments.

### Places for socialising

City centres are places where we bump into friends, family and colleagues. 'Great Places' offer the opportunity to turn those chance encounters into a proper sit down and catch-up.

### Places for watching city life

What attracts people to the city centre? Other people! Having 'Great Places' throughout the city provides opportunities to observe public life: people moving, people eating, people meeting and people performing. Public life is the strong pulse of a great city.







**200**  
hours of  
discussion



**81**  
meetings



**247**  
cups of  
tea



**275**  
attendees



**6L**  
of orange  
juice

# Shared values

Values agreed in discussions with the Nelson community during pre-engagement for Te Ara ō Whakatū:

- Celebrate and share our heritage and history
- Support by most groups for street layouts that prioritise people
- A city focused on people will require behaviour change
- Strong consensus for more residential living in or near the city centre
- Better views and links to the river and green spaces
- Eclectic businesses celebrated as a point of difference
- Stronger role for Nelson arts community in shaping our identity and places
- Youth and older adults need more from their city centre
- Nelson's identity stronger throughout the city
- Tell the success stories!





# Your feedback

**The objective of this proposal is to provide a people-focused, place-based vision for Whakatū Nelson over the next 30 years.**

Council adopted the Six Key Moves of the City Centre Programme Plan in 2019 and over the past six months has undertaken extensive targeted community pre-engagement on this strategy. Council has a good range of views from that pre-engagement process. However, community views on this specific proposal for Te Ara ō Whakatū a 30-year vision for Nelson's city centre are now being sought.

## We want to know what you think:

Do you support Te Ara ō Whakatū as a people-focused, place-based 30-year vision for Nelson's city centre serving as a guide for future development? What are the reasons for your view?

### Submissions can be made:



Online at [shape.nelson.govt.nz](https://shape.nelson.govt.nz)



Email [submissions@ncc.govt.nz](mailto:submissions@ncc.govt.nz)



Posting to Te Ara ō Whakatū: Nelson City  
Spatial Plan, PO Box 645, Nelson 7010

*Public Information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Nelson City Council website. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions.*