

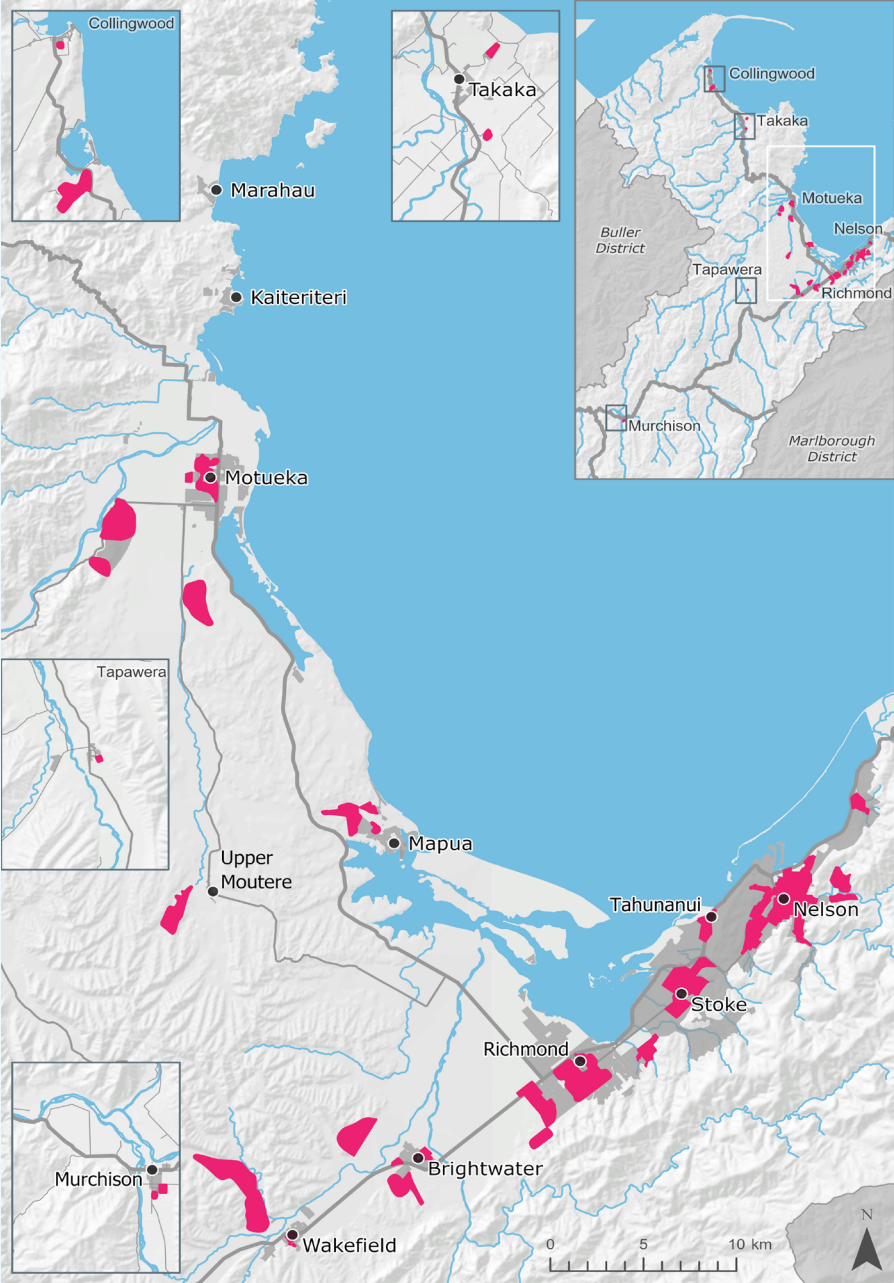


THE DRAFT WHAKAMAHERE WHAKATŪ NELSON PLAN

GROWTH AND INTENSIFICATION



RESIDENTIAL GROWTH AREAS ACROSS NELSON AND TASMAN AS IDENTIFIED IN THE NELSON TASMAN FUTURE DEVELOPMENT STRATEGY



RESIDENTIAL GROWTH AND INTENSIFICATION

The Draft Whakamahere Whakatū Nelson Plan (the Draft Plan) combines the current resource management plans for Nelson into one combined Plan that reflects central government requirements and direction, current best practice, and the latest research and local information. Once finalised the Nelson Plan will guide how we use our natural resources, where and how we develop land, and how we protect our environment.

Intensification is a key topic in the Draft Nelson Plan, and we've prepared this booklet to explain the reasons for intensification, and how the Draft Nelson Plan manages residential growth and intensification in the city.

WHAT IS DRIVING RESIDENTIAL GROWTH IN NELSON?

Nelson is growing fast, and growth forecasts indicate that Nelson and Tasman combined may need to find space for 40,000 extra people and 24,000 extra homes over the next 30 years. Nelson must grow to support its role as a vibrant Top of the South centre with a thriving community.

WHAT PLANNING HAS THE COUNCIL DONE ON THIS ALREADY?

The Nelson Tasman Future Development Strategy (FDS) was approved by the Nelson City and Tasman District Councils in July 2019. The FDS sets out a 30-year vision for Nelson and Tasman and identifies growth areas within the existing urban area and in greenfield locations. See the FDS regional map opposite for selected growth areas across Nelson and Tasman.

The FDS was developed after engagement with the community and other stakeholders. The feedback told us that new development needs to be close to employment, retail and open spaces.

In response to this feedback, the FDS suggests that 60% of growth should be achieved through intensification of existing urban areas, with some development at the edge of urban areas. This approach supports more efficient use of land and infrastructure and enables more people to live closer to work and amenities. You can read more about the FDS at: nelson.govt.nz/FDS

HOW DOES THE DRAFT NELSON PLAN PROPOSE TO PROVIDE FOR GROWTH?

In line with the FDS, the Draft Nelson Plan includes residential growth across Nelson's business and residential zones at a variety of densities.

This will support an increase in the supply, type and location of housing over time.

The Draft Plan proposes the Saxton and Maitahi development areas for provisional new greenfield residential growth. The Draft Nelson Plan sets out a concept plan to guide development at Saxton. Owners of the Maitahi development area are anticipated to submit a Private Plan Change to develop this area. A concept plan for the Maitahi area will be developed only when the outcome of the proposed Private Plan Change process is known.

Within the existing Nelson urban area, the Draft Nelson Plan also includes zone provisions that enable residential development to occur at higher densities. The rules in the zones require new residential development to be well designed and contribute to quality living and working environments.

Two areas at Tahunanui and The Wood were identified in the FDS for residential intensification. These areas have not yet been included in the Draft Nelson Plan as they are subject to further investigation and community discussion with respect to coastal and flood hazards, and for Tahunanui with respect to liquefaction.

The location of the new growth (Development areas) and intensification (Medium density residential zone) areas for Nelson are shown on the map on the following page and in more detail at shape.nelson.govt.nz.

HOW DOES THE DRAFT NELSON PLAN DIFFER FROM THE NELSON RESOURCE MANAGEMENT PLAN?

The Draft Nelson Plan supports a broader range of housing types across the Nelson urban area at a range of densities.

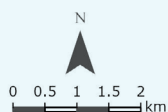
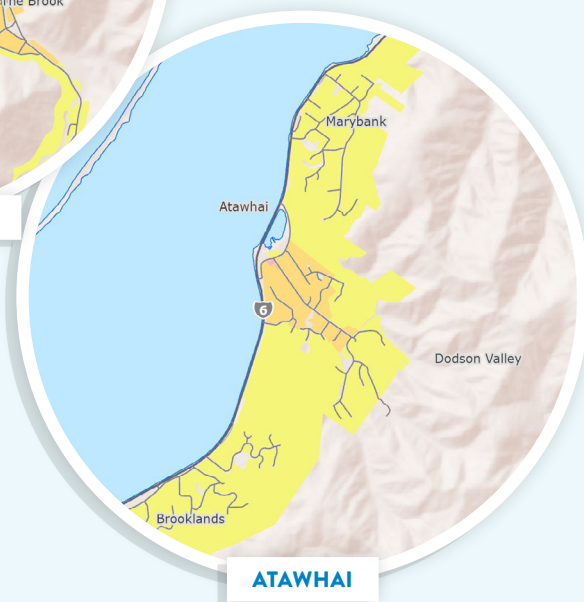
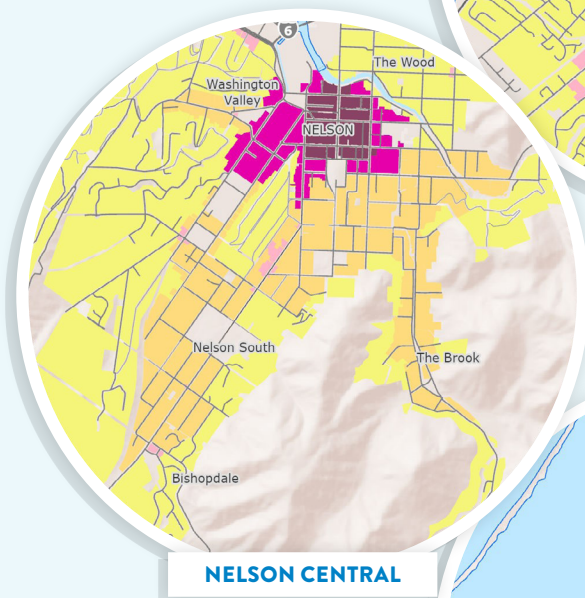
The greatest residential densities would be enabled in the most accessible locations, with the city centre as the focal point.

The key changes that are proposed to provide for residential growth in Nelson include:

1. Adjusting the zone rules to enable quality compact living in intensification areas by:
 - » Increasing building heights in the City centre, Mixed use and Local centre zones
 - » Removing on-site parking requirements consistent with the National Policy Statement Urban Development
 - » Adjusting the on-site amenity controls e.g. higher site coverage; smaller outdoor living courts.
2. Creating a Medium density residential zone that includes:
 - » Providing for multi-unit development and applying a non-notified assessment-based approach
 - » Enabling greater height closer to site boundaries
 - » Ensuring on-site amenity controls enable quality compact living
 - » The rezoning of existing residential zones to a Medium density residential zone in a number of areas including Fairfield through to The Brook and Hampden Street, Nelson East, Washington Valley, Nelson South, Dodson Valley and Stoke.

PROPOSED RESIDENTIAL GROWTH AND INTENSIFICATION AREAS

- City centre zone
- General residential zone
- Local centre zone
- Medium density residential zone
- Mixed use zone
- Neighbourhood centre zone



MEDIUM DENSITY RESIDENTIAL ZONE

WHAT IS THE MEDIUM DENSITY RESIDENTIAL ZONE ABOUT?

The Medium density residential zone is a new zone for Nelson and would provide for a range of housing types in areas that are close to the City centre zone, larger local shopping areas, and amenities like public transport and open spaces. The housing types that would be enabled include detached, semi-detached, terraced housing and potentially low-rise apartments, which may be between one and three storeys. This will support an increase in housing supply and choice in Nelson.

The Nelson-Tasman Future Development Strategy (nelson.govt.nz/FDS) and environmental factors have been used to decide the location of the zone.

A range of compatible non-residential activities would also be enabled, subject to limits on their size, to recognise the residential purpose of neighbourhoods.

WHAT IS THE MEDIUM DENSITY RESIDENTIAL ZONE TRYING TO ACHIEVE?

To enable our national direction requirements to provide for growth and the most efficient use of land, close to the City centre zone and other centres and amenities, for housing. The proposed Medium density zone is the most appropriate way to achieve this.

At the same time, the zone seeks to ensure that new development is high quality, and contributes to safe, attractive and pleasant neighbourhoods.

The zone seeks to achieve this by:

- Enabling a range of residential lifestyles, including residential units in a variety of forms, (e.g. second dwellings, division of existing dwellings into more than one unit, and two to three-storey apartments and townhouses), retirement homes and papakāinga (whānau housing)
- Ensuring new development contributes to attractive, safe and healthy neighbourhoods and streets
- Ensuring new residential units have open space, access to sunlight, privacy and outlook
- Providing a reasonable standard of amenity for adjoining sites, including access to sunlight and privacy
- Recognising that the existing character of neighbourhoods will change over time as development occurs, but at the same time requiring new development to complement some of the established character and pattern of development.

WHAT TYPES OF ACTIVITIES WOULD THE MEDIUM DENSITY RESIDENTIAL ZONE ALLOW FOR?

Up to three residential units would be permitted on a site and would not require a resource consent, provided that building standards are met.

Four or more residential units are encouraged, but would require a restricted discretionary resource consent

(non-notified) to enable the design and layout of the development to be assessed. This recognises that the need to achieve quality design is important as the scale of development increases.

Density is limited to one residential unit per 200m² of site area where the site already has an existing house (e.g. infill housing). A minimum site size of 1:300m² would apply to vacant lot subdivision in the zone.

Development in the zone would be required to comply with a range of standards, including:

- Building coverage of no more than 50%
- Front and side-yard setbacks from boundaries to neighbouring sites
- Maximum building height of 11m
- Outdoor living space – 20m² per unit at ground floor/6m² for balconies, daylight admission controls that limit the height of buildings in relation to neighbouring sites
- Privacy and outlook from living rooms and bedrooms.

THE BUILDING TYPES THAT COULD BE DEVELOPED IN EACH AREA



Greenfield development areas

Buildings between 8m and 11m / two-to-three storeys enabled



General residential zone

Buildings up to 8m / two-storeys enabled



Medium density residential zone

Buildings up to 11m / three-storeys enabled



Local centre zone

Buildings up to 10m / three-storeys enabled with residential above ground floor



Mixed use zone

Buildings between 12m and 20m / three-to-five storeys enabled



City centre zone

Buildings up to 24m / six-storeys enabled with residential above ground floor



Existing comprehensive housing development

HOW WOULD A RESOURCE CONSENT BE ASSESSED?

Resource consent would be required when developing four or more residential units, as a non-notified restricted discretionary activity. This is proposed to assess the design and layout of the development, and determine whether it achieves quality amenity for the site and the street, and visually integrates with the neighbourhood.

Resource consent would also be required where any of the standards of the zone are infringed. These consents would be assessed on a case-by-case basis and determined by whether it would meet the outcomes of the zone.

HOW DOES THE MEDIUM DENSITY RESIDENTIAL ZONE CHAPTER COMPARE WITH THE CURRENT NELSON RESOURCE MANAGEMENT PLAN (NRMP)?

The Medium density residential zone is provisionally proposed to be applied

to existing Residential zoned areas, including some areas with site specific 'Low density' or 'High density' overlays (e.g. the Bronte Street-Examiner Street Lower Density Area overlay).

Key proposed changes to the standards include:

- Increasing the height limit to 11m to enable three storeys
- Increasing the height allowed in relation to neighbouring sites while complying with the height limit
- Standardising the requirements for outdoor living space consistent with medium density living environments
- Introducing requirements for privacy and outlook to manage effects on neighbours
- Increasing building coverage from 40% to 50% to better provide for medium density housing.

GROWTH AND INTENSIFICATION FAQS

WHY DOES NELSON NEED TO PROVIDE FOR MORE HOUSING?

The National Policy Statement for Urban Development (NPSUD) was released in August 2020 and requires the Council to provide sufficient residential and business zoned land to cater for growth over the medium term.

WHAT WOULD RESIDENTIAL GROWTH LOOK LIKE IN NELSON?

Growth in Nelson will occur slowly over time, and in the short-to-medium-term there may not be much change to existing neighbourhoods. To accommodate growth over the long term only about 30% of sites in the urban area will need to be redeveloped. This is likely to take many different forms:

- Adding one or two minor household units to an existing house
- Adding a house at the back of an existing site
- Dividing an existing dwelling into units
- Smaller townhouses or duplex houses on existing sites
- Comprehensive housing developments on larger sites that could include terraces or low rise apartments
- Mixed use developments in the City centre and Mixed use zones with residential above the ground floor.

Nelson's residential areas already have many comprehensive housing developments that fit in well with the neighbourhood.





WOULD THE DRAFT NELSON PLAN MANAGE THE DESIGN QUALITY OF BUILDINGS?

Yes it would, but only for multi-unit developments of four or more units in both the General residential and Medium density residential zones, where such development would require resource consent. The layout of the development and the design and appearance of buildings will be a key consideration.

The zones would place a strong emphasis on delivering development with good on-site amenity and a safe and attractive street environment.

HOW WAS THE PROVISIONAL LOCATION OF THE MEDIUM DENSITY RESIDENTIAL ZONE DETERMINED?

The Nelson-Tasman Future Development Strategy was approved by Council in July 2019. This identifies intensification areas within the existing urban area and growth areas in greenfield locations at Saxton and Maitahi.

The Medium density residential zone is proposed to be applied to the residential intensification and growth areas shown in the FDS with some refinements to recognise environmental conditions including at Tahunanui, The Wood and Stoke north where further investigation and community consultation is needed on coastal and flood hazards before considering the suitability of the areas for intensification.

HOW WOULD THE DRAFT NELSON PLAN SUPPORT HOUSING AFFORDABILITY?

Housing affordability is driven by a range of factors including the cost of land, construction costs, finance/banking conditions, and the willingness and capacity of the development and construction sector.

The Draft Nelson Plan will have a role to play in supporting housing affordability by providing sufficient zoned land to cater for expected growth and enabling a range of housing types that allows the market to respond quickly to demand.

The Draft Nelson Plan would provide sufficient capacity to accommodate growth in the medium term in the urban area at the edge, and the zone rules would allow a wide range of housing types at varying scales.

WOULD THE DRAFT NELSON PLAN SUPPORT THE GREEN STAR RATING SYSTEM?

The Draft Nelson Plan would not require new buildings to achieve a minimum Green Star rating, as this is a non-statutory rating system managed by the New Zealand Green Building Council.

The Draft Nelson Plan strongly supports sustainable design outcomes by:

- Providing for growth in areas close to work and amenities to support alternative modes of transport
- Removing the need for on-site car parking – a requirement of the National Policy Statement for Urban Development
- Requiring the layout of developments to maximise benefits from solar gain
- Supporting renewable energy generation
- Encouraging development to adopt a water-sensitive design approach to development.



HOW WOULD THE DRAFT NELSON PLAN'S APPROACH TO MANAGING GROWTH DIFFER FROM OTHER COUNCILS?

Most councils in New Zealand provide for medium and high density forms of housing within their urban areas. Medium density residential zones typically provide for two and three-storey development and recognise that change will occur in neighbourhoods over time.

The rules for the Medium density residential zone in the Draft Nelson Plan are similar to other Medium density residential zones being developed around the country.

WOULD THE RULES SUPPORT THE DEVELOPMENT OF 'TINY HOUSES' AND OTHER TYPES OF SOCIAL AND AFFORDABLE HOUSING?

Yes they do. The Medium density residential zone would enable a wide range of housing types and the rules would provide flexibility to construct large or small houses.

The rules are focused on managing effects to neighbours and the street, and delivering good on-site amenity rather than controlling building size.

HOW WOULD THE RULES RECOGNISE THE EXISTING CHARACTER OF NEIGHBOURHOODS?

All multi-unit development of four or more units will require resource consent. A key consideration would be how the development responds to established patterns of development in the neighbourhood.

This can be achieved in many ways and will depend on the context of the site. Some methods include:

- Setting back the building from the street
- Including landscaping to the street edge
- Transitioning the form and placement of buildings
- Modulating or separating buildings into smaller groups
- Varying building heights.

The existing character of neighbourhoods can be respected while changing some aspects (such as the number of dwellings) to enable intensification to occur.



Multi-unit development



WOULD THE RULES REQUIRE DEVELOPMENT TO PROVIDE LANDSCAPING AND GREEN SPACE?

The residential zones proposes to require at least 20% of a site to be permeable, which provides opportunities for green space within a development. For a multi-unit development the retention of large trees that contribute to neighbourhood character is encouraged.

WOULD RESIDENTIAL DEVELOPMENT BE PROVIDED FOR IN COMMERCIAL ZONES?

Residential units are proposed to be permitted above the ground floor of the City centre, Mixed use, Local centre and Neighbourhood centre zones to provide for more housing choice and capacity.

WHY WOULD RESIDENTIAL UNITS NOT BE ALLOWED IN INDUSTRIAL ZONES?

Residential units are generally not provided for in the industrial zones. This is to manage the employment and operational function of the zones and ensure that there is sufficient supply of industrial land in different locations to meet demand.

Residential units that are ancillary to industrial activities or that have a functional need to locate in the zone are provided for.

WOULD DEVELOPMENTS STILL NEED TO GO TO THE URBAN DESIGN PANEL?

The Council will continue to provide the Urban Design Panel as a free service to applicants, going through the resource consent process.

Attendance at the panel will continue to be voluntary.

DOES THE DRAFT NELSON PLAN INCLUDE DESIGN GUIDES?

The Draft Nelson Plan does not propose to include design guides for residential or commercial development.

This means the design guidance for Wakefield Quay would be removed.

Applications for multi-unit development would be assessed against a concise set of design policies and criteria that sit within the zone rules.

HAVE YOUR SAY

We are now seeking feedback on the Draft Nelson Plan.

You can provide feedback online at shape.nelson.govt.nz,
by email to nelson.plan@ncc.govt.nz
or call us on 03 546 0200.



HAVE YOUR SAY

We appreciate your feedback on the intensification provisions of the Draft Nelson Plan. In particular we're interested in your responses to the following questions:

DOES THE DRAFT NELSON PLAN IDENTIFY APPROPRIATE AREAS FOR INTENSIFICATION?

DO YOU AGREE OR DISAGREE WITH:

- **THE HIGHER LEVELS OF BUILDING DENSITY**
 - **THE CHANGES TO HEIGHT LIMITS IN THE CITY CENTRE AND OTHER ZONES**
 - **THE REQUIREMENT FOR PRIVACY AND OUTLOOK TO MANAGE AMENITY?**
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Civic House, 110 Trafalgar Street, Nelson
03 546 0200 • **nelson.govt.nz**