

Public notice of proposed Plan Change 29 Housing and Hazards and Plan Change 31 The Junction to the Nelson Resource Management Plan.

[Clauses 5, 16A, and 21](#) of Schedule 1, Resource Management Act 1991

Nelson City Council proposes to change the Nelson Resource Management Plan (NRMP) to:

- Enable more housing choice and opportunity in existing urban areas of Nelson that are in close proximity to services, amenities and places of employment;
- Implement the intensification and capacity requirements (Policies 1, 2 and 5) of the National Policy Statement on Urban Development 2020 (NPSUD);
- Improve the community's resilience to natural hazards and update heritage provisions, including a new heritage precinct in Richmond Avenue;
- Provide for tangata whenua to develop papakāinga housing;
- Assist in implementing the intensification scenario identified in the 2022 Nelson Tasman Future Development Strategy (NTFDS) and the Te Ara o Whakatū - City Centre Spatial Plan.
- To remove a historical anomaly and make supermarket development a controlled activity at The Junction, Annesbrook (Plan Change 31).

Plan Change 29 will introduce three new residential zones allowing a range of intensification and development options and includes changes to other existing zones to better enable appropriate residential development. These development opportunities will be subject to updated hazard overlays relating to flood, liquefaction, earthquake fault rupture, and slope instability.

The proposals may be inspected online at [Shape.nelson.govt.nz](https://shape.nelson.govt.nz) (search phrase = Plan Change 29 or Plan Change 31). The information will also be available to view at terminals located at:

- Nelson City Council Customer Service Centre, Ground Floor, Civic House, 110 Trafalgar Street, Nelson;
- Elma Turner Library, 27 Halifax Street, Nelson;
- Nightingale Library Memorial, 2 Beach Road, Tahunanui; and
- Stoke Library, 35 Putaitai Street, Stoke.

The following persons may make a submission on the proposal:

- the local authority in its own area may make a submission; and
- any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that—
 - adversely affects the environment; and
 - does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to Nelson City Council online at shape.nelson.govt.nz or by:

- Email – environmental.planning@ncc.govt.nz
- Post - Nelson City Council, Freepost 76919, PO Box 645, Nelson 7040
- Delivering them to the Customer Service Centre at Civic House, 110 Trafalgar Street, Nelson.

The submission must be in [form 5](#) or like effect and must state whether or not you wish to be heard on your submission. Copies of this form are available on the website at shape.nelson.govt.nz, at the Customer Services Centre, and the Nelson libraries.

Submissions close on Tuesday 19 September 2023 at 4pm.

The process for public participation in considering the proposal under the Act is as follows:

- after the closing date for submission, Nelson City Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - any person representing a relevant aspect of the public interest;
 - any person who has an interest in the proposal greater than the general public has;
 - the local authority itself; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Nelson City Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and
- any person who has made a submission has the right to appeal against the decision on the proposal to the Environment Court if,—
 - in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
 - in the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

To the extent necessary and relevant, and with all necessary modifications under clause 29 of the First Schedule of the Resource Management Act, Plan Change 29 is a variation under Clause 16A of the First Schedule of the Resource Management Act to Plan Change 30 which was notified on 10 June 2023, in relation to the natural hazard overlays introduced by Plan Change 29. For the avoidance of doubt, the proposed Airport Zone introduced by Plan Change 30 includes natural hazard provisions applicable in the NRMP as at 10 June 2023 but these are updated and amended in Plan Change 29.

If you have any questions about the applications, please contact the Environmental Planning Manager on 03 546 0200 or email environmental.planning@ncc.govt.nz.

Mandy Bishop

Group Manager Environmental Management, Nelson City Council

On behalf of Nelson City Council

11 August 2023