

Part 2 – Resource management overview

SRMR – Significant resource management issues for the region

UFD – Urban form and development

Central government prepared the National Policy Statement on Urban Development 2020 (NPSUD) and it came into effect on 20 August 2020. The NPSUD sets out objectives, policies and actions to be undertaken to promote the provision of sufficient development capacity for housing and business land.

Given the short time period since the release of the NPSUD, the objectives and policies in the Draft Nelson Plan (particularly policies P1, P2, P5 and P7 below) need to be considered as the first stage in the development of objectives and policies to give effect to the NPSUD.

Issues

SRMR-UFD-11 Prosperous and flexible economy [RPS]

A prosperous economy that is able to grow and respond to changing local and global market conditions, is essential to support the well-being of the Whakatū Nelson community.

The Whakatū Nelson economy is integrally linked to the economies and well-being of the neighbouring Tasman and Marlborough regions at the top of the South Island. The economies, housing markets, infrastructure networks and community services of the Whakatū Nelson and Tasman District function as an integrated whole, including:

1. Port Nelson and the Nelson Airport are critical export and transport hubs;
2. Nelson Hospital provides health and community services;
3. Nelson Marlborough Institute of Technology and Cawthron Institute (amongst others) provide education and research services; and
4. New Zealand Transport Agency provides key transport links.

The conjoined urban environments of Whakatū Nelson and Tasman District are recognised by the National Policy Statement for Urban Development (2020) (NPSUD) for the purposes of achieving the objectives of the NPSUD. Managing growth and development, and maintaining the vibrancy and prosperity of the commercial and industrial centres within the Nelson Tasman urban environment, requires a coordinated and integrated approach. Future economic growth and development need to be supported by well-planned and coordinated infrastructure services, transport and community services.

Whakatū Nelson's economy is significantly reliant on national and international markets, including for produce and tourism. The local economy is therefore also vulnerable to national and international market fluctuations. Businesses need flexibility to respond to external fluctuations and flexibility is required to enable new businesses to emerge and thrive. Increasing integration of the digital economy into everyday life brings opportunities for creative enterprises to establish. It is very difficult to predict what forms of employment will prove more successful than others. For this reason, it is essential that some priority be given to not only maintaining existing employment activities but to also enabling economic diversity that will enhance resilience to external economic influences.

The land available within Whakatū Nelson’s zoned industrial areas is understood to be sufficient to meet forecast future needs but it is a limited resource. It is important that existing industrial employment areas are not undermined by a proliferation of incompatible non-industrial activities. Zoned industrial and business land should be managed to enable the widest variety of employment activities.

Significant economic activity occurs within Whakatū Nelson’s rural and marine environments. These activities also need flexibility to ensure they are able to thrive and adapt to future market conditions.

SRMR-UFD-I2 Whakatū Nelson’s City Centre [RPS]

Whakatū Nelson’s City Centre has an important role in sustaining its role as the principal commercial, visitor, civic and retail centre for the top of the South Island.

The continued success of the Nelson City Centre is essential to the attractiveness of Whakatū Nelson and adjoining areas as a place to live, work and visit. The Nelson City Centre is the acknowledged primary commercial centre for the top of the South Island, as well as the amenity values (including attractive design and streetscapes) to support its mixed use and activities. Nelson City Centre and Richmond town centre have different yet complementary and supporting roles. Together with the industrial centres and local and neighbourhood commercial centres within the Nelson Tasman urban environment, they support the economic prosperity and community well-being of the wider Nelson, Tasman and Marlborough regions. Sustaining the vibrancy of Nelson City Centre as the primary commercial centre in the top of the South Island’s centres hierarchy is essential to growing the wider area’s prosperity.

SRMR-UFD-I3 Supply of urban residential land [RPS]

The supply of zoned residential land in Whakatū Nelson is forecast to be insufficient before 2030 if historical residential development densities continue. Future housing supply cannot be met entirely by zoning additional land for greenfield expansion. New forms and increased densities of residential development and re-development are also needed to meet future demand.

The NPSUD requires that the Nelson City Council zones sufficient feasible land for residential and business purposes to meet forecast demand in the short term (a three-year planning period), short-medium term (within the next 10 years), medium term (a three to ten-year planning period) and long term (a ten to thirty-year planning period). Of that, the short term supply must be serviced. The medium term supply must be planned to be serviced within the Council’s long term plan. The long term supply must have servicing planned in Council’s 30-year infrastructure strategy. Based on population, Nelson Tasman (including Richmond) is defined as a ‘Tier 2 urban environment’. Nelson City and Tasman District Councils together must ensure that supply exceeds demand by at least 20% in the short term and 20% in the medium term (within ten years) and by 15% in the long term (within thirty years).

Maintaining the necessary supply of zoned and feasible residential and business land supports a competitive land market. This will help to ensure that the costs of developing housing and businesses are not artificially inflated, due to the scarcity and cost of suitable land. Maintaining a forward supply of zoned land will also allow the community to proactively engage with future planning for employment, schools, open spaces and other facilities. Engagement with the Whakatū Nelson and Tasman

communities in 2019 confirmed that continued expansion of the urban area is not favoured. In addition to increasing land supply, opportunities for intensification of housing density within existing built-up areas needs to be enabled.

Infrastructure availability has the potential to impede the supply of land if its delivery is poorly timed and poorly located. It is unaffordable to provide infrastructure to all growth areas at once, so there is a need to prioritise where and when growth and development occurs to improve efficiency. Supply of infrastructure is critical to ensure that there is enough feasible serviced business and residential land to meet future demand. Planned development also recognises the important role that efficient infrastructure plays in supporting vibrant centres, urban growth generally, environmental quality and community well-being.

The provision of sufficient housing, of the right type, to meet forecast household need is a significant issue for Whakatū Nelson. Housing that meets people's needs as their circumstances change (including as they age) allows people to remain active members in their community and feel safe. For most people, the choice about where to live will consider many factors including cost, distance from workplace, the quality of or access to nearby amenities, proximity to friends and family and support networks, and school or social support preferences. Flexibility is important to enable a wide variety of housing types to meet the community's needs. This must include flexibility for whānau, hapū, and iwi to live on and develop traditional kāinga.

Housing affordability is central to housing choice, and is generally accepted as meaning the relationship between household income, house prices and living costs. The determinants of housing prices are varied and many of the forces involved are beyond the influence of Nelson City Council. The Nelson City Council is able to assist by ensuring there is sufficient zoned and feasible (serviced) land for housing development and by enabling flexibility in the range of housing types provided by private developers and social housing providers.

SRMR-UFD-14 Location and timing of development [RPS]

The location and timing of development of any additional zoned urban land needs to be planned to avoid inefficiencies in infrastructure and transport services, protect productive rural land from sporadic and inefficient urban sprawl and to support community well-being.

Uncontrolled subdivision of rural land for residential living that is unrelated to rural production has the potential to create transport inefficiencies, diminish the limited resource of productive land and erode rural landscape character. Focusing growth within Whakatū Nelson's existing urban area, including the planned expansion areas, will improve efficiencies in infrastructure and transport networks. A compact urban form reflects the need to adapt our way of living to reduce the effects of climate change and will minimise any loss of productive land, acknowledging that the rural land at Whakatū Nelson's urban edge has generally lower productive value than rural land on the plains surrounding Richmond in Tasman District.

SRMR-UFD-15 Whakatū Nelson's natural capital [RPS]

The social and economic well-being of Whakatū Nelson's community is reliant on the region's 'natural capital'. These natural and physical resources, and the activities that rely on them, are vulnerable to natural hazards and climate change.

Whakatū Nelson's natural capital includes natural and physical resources, such as the coast, clean air, healthy rivers and streams, productive land, built and cultural heritage, recreation areas and indigenous biodiversity. It also includes the amenity values and character of rural and urban environments. The quality of these resources can be either improved or compromised by growth and development. Human settlement and economic development within Whakatū Nelson have historically been associated with the abundance and quality of natural and physical resources. Future economic prosperity and community well-being will continue to rely on this natural capital being available and being of sufficient quality to meet needs. Development of natural and physical resources can result in adverse environmental effects, including effects of climate change and adverse cumulative effects, which can have a negative impact on other existing activities and on community and economic well-being.

Amenity values are important to Whakatū Nelson's social and economic vitality, and community health and well-being. They contribute to making Whakatū Nelson an attractive and appealing place to live, work, play and visit, and contribute to people's quality of life. The way that development is configured and enabled has a significant impact on the quality of amenity values.

SRMR-UFD-16 Sustainability and vitality of commercial centres [RPS]

Whakatū Nelson's commercial centres are important contributors to economic and community well-being but their continued sustainability and vitality can be eroded by out-of-centre retailing and other commercial activities.

A proliferation of retail activities and commercial activities outside the zoned commercial centres can compromise the vitality of these centres and adversely affect Whakatū Nelson's long-term community and economic well-being. The concentration of specialist commercial activities, boutique retailing, offices, restaurant, entertainment and associated commercial activities within the compact form of Whakatū Nelson's City Centre is essential to maintaining the vitality and attractiveness of the centre as the principal commercial hub at the top of the South Island. The inclusion of residential apartment living above ground floor level in commercial centres will contribute to the vitality and sustainability of the centres and diversify the housing options available in Whakatū Nelson.

Maintaining a critical mass of business activities, civic and community services within established commercial centres will best support economic prosperity and community well-being. The vibrancy of commercial centres relies on the mix of commercial business activities (including retail, office, and commercial services), community services, amenities, civic functions and the quality of public spaces within each. Their vibrancy and prosperity will also be enhanced by having people living within the centres, including in apartments and in higher densities than are achievable in surrounding residential areas. Commercial activities that seek to establish outside the established commercial centres have the potential to undermine the vitality and function of the centres.

Objectives

SRMR-UFD-01 Regional economic prosperity [RPS]

Whakatū Nelson's prosperous economy continues to be sustained by a wide range of economic activities and employment opportunities, supported by well-planned infrastructure services, transport networks, community services and housing choices.

SRMR-UFD-02 Role of Nelson City Centre as the principal regional centre [RPS]

The role of Whakatū Nelson's City Centre as the principal regional centre for the 'Top of the South Island' is maintained.

SRMR-UFD-03 Business and housing land supply [RPS]

There is sufficient feasible business and housing land development capacity to meet the demand that needs to be accommodated in Whakatū Nelson during the thirty-year planning period from the date of public notification of the Nelson Plan.

SRMR-UFD-04 Planned and coordinated infrastructure services and transport [RPS]

Infrastructure services, community services and transport connections are available, or are planned and coordinated, to enable the development of land zoned for urban development in the Nelson Plan for the range and intensity of development anticipated, that supports a modal shift in transport as one way to respond to the effects of climate change.

SRMR-UFD-05 Compact urban form [RPS]

Whakatū Nelson maintains a compact urban form that is well-designed, well-serviced and well-functioning, with efficient transport and infrastructure service networks that meet the community's needs and supports climate change adaptation.

SRMR-UFD-06 Maintaining natural capital [RPS]

Whakatū Nelson's land and natural and physical resources are subdivided, used and developed at a rate and in a way that maintains the quality and character of those resources and maintains and enhances amenity values, to meet reasonably foreseeable future needs and sustain Whakatū Nelson's attractiveness as a place to live and work and as a visitor destination.

SRMR-UFD-07 Resilience to future change [RPS]

The resilience of the region's economy and community to future market and climate changes is sustained by a range of economic activities that can accommodate or adapt to change.

SRMR-UFD-08 Commercial centres hierarchy [RPS]

Commercial activity remains concentrated within the hierarchy of commercial centres identified in the Nelson Plan (the CCZ – City centre zone, MUZ – Mixed use zone, LCZ – Local centre zone and NCZ

– Neighbourhood centre zone), with the City Centre being the principal commercial centre at the top of the South Island.

Policies

SRMR-UFD-P1 Housing bottom lines [RPS]

Ensure that at all times there is at least sufficient development capacity to meet anticipated demand for housing in Whakatū Nelson for the following planning periods:

1. for the next three years (short term): housing land will be zoned and provided with all necessary infrastructure services and transport connections;
2. within the next ten years (short-medium term): there is capacity to accommodate the number of additional residential units estimated by the Housing and Business Development Capacity Assessment on land that:
 - a. is zoned for residential development;
 - b. is feasible and reasonably expected to be realised by the market; and
 - c. can be serviced by existing or funded infrastructure; and
3. between ten to thirty years (long term): there is capacity to accommodate the number of further residential units estimated by the Housing and Business Development Capacity Assessment on land that:
 - a. is zoned for urban development or is identified as suitable for urban development in the Nelson Tasman Future Development Strategy (FDS);
 - b. is feasible and reasonably expected to be realised by the market; and
 - c. can be serviced by infrastructure that is funded or identified in the Council's 30 year infrastructure strategy.

Explanation

The NPSUD requires that Nelson City Council and Tasman District Council together must ensure that at all times, there is at least sufficient development capacity to meet expected demand for housing over the short, medium and long terms. That capacity must be enabled by the zoning and planning rules, be infrastructure ready, be feasible and be reasonably expected to be realised. In addition, the capacity must meet a competitiveness margin that means capacity must exceed demand in the Nelson Tasman urban environment (which includes Richmond) by at least 20% in the short term, 20% in the medium term and by 15% in the long term.

The projected demand for housing, and the development capacity needed to provide for that demand, are set out in the Nelson Tasman Future Development Strategy. This strategy is a responsive planning document that will be fully reviewed every six years, updated every three years and be continuously monitored through the supporting implementation plan on an annual basis.

The Housing and Business Development Assessment (HBA) needs to be prepared every three years to inform the Nelson and Tasman councils' long term plans. The HBA provides information on the

demand and supply of housing and business land, and what the impact of that is on RMA planning documents, the Nelson Tasman Future Development Strategy, long term plans and infrastructure decisions.

SRMR-UFD-P2 Business land supply

Ensure that at all times there is at least sufficient feasible capacity to meet the expected demand for business land in different locations across Whakatū Nelson for different types of business sectors for the following periods:

1. for the next three years (short term): business land will be zoned and provided with all necessary infrastructure services and transport connections;
2. within the next ten years (short-medium term): there is capacity to accommodate the land area and/or gross floor area estimated by the Housing and Business Development Capacity Assessment on land that:
 - a. is zoned for business development;
 - b. is feasible and reasonably expected to be realised by the market; and
 - c. can be serviced by existing or funded infrastructure; and
3. between ten to thirty years (long term): there is capacity to accommodate the land area and/or gross floor area estimated by the Housing and Business Development Capacity Assessment on land that:
 - a. is zoned for urban development or is identified as suitable for urban development in the Nelson Tasman Future Development Strategy;
 - b. is feasible and reasonably expected to be realised by the market; and
 - c. can be serviced by infrastructure that is funded or identified in the Council's 30 year infrastructure strategy.

Explanation

The NPSUD requires that Nelson City Council and Tasman District Council work together to ensure that at all times there is at least sufficient development capacity to meet expected demand for business land and gross floor area.

Refer to the explanation for SRMR-UFD-P1 with respect to meeting residential capacity, as the same requirements for competitive margins, FDS and HBA apply.

SRMR-UFD-P3 Planning and coordinating infrastructure services and transport [RPS]

When determining the location, capacity, timing and funding of future infrastructure services and transport connections to support urban development within the Whakatū Nelson part of the Nelson Tasman urban environment, ensure that planning and programming of projects are coordinated between Nelson City Council, Tasman District Council, the New Zealand Transport Agency, Port Nelson, Nelson Airport and the Nelson Marlborough District Health Board.

Explanation

The Whakatū Nelson and Richmond urban areas are strongly integrated (economically and with transport connections and infrastructure services). The Nelson City Council and Tasman District Council work together, and with other key agencies, to ensure the coordinated provision of infrastructure services and transport connections.

SRMR-UFD-P4 Ensuring sufficient infrastructure service capacity [RPS]

Ensure that infrastructure service networks and the transport network are designed and have sufficient capacity to facilitate growth and economic development.

Explanation

It will be difficult to meet the housing and business land supply targets required by the NPSUD unless the infrastructure service networks and transport connections that support zoned land are planned and have sufficient capacity.

SRMR-UFD-P5 Achieving a compact urban form

1. Enable and encourage growth and intensification within the Whakatū Nelson part of the Nelson Tasman urban environment to achieve a compact urban form, and in particular:
 - a. enable the greatest level of intensification within centres that provide a wide range of commercial activities and community services, and have good accessibility by public or active transport;
 - b. enable intensification around other centres, and in other locations with good accessibility to commercial activities and community services by public or active transport; and
 - c. in other areas provide for a level of intensification relative to the demand for housing or business use and level of accessibility in that location.
2. Ensure that new growth areas are located and designed in a manner that:
 - a. contributes to a well-functioning urban environment;
 - b. promotes a quality compact urban form;
 - c. integrates with the existing transport network and provides for all modes;
 - d. supports the efficient provision of infrastructure; and
 - e. provides a strong natural or physical boundary between the urban and rural areas.
3. Limit or preclude new growth and intensification from locations that:
 - a. have poor accessibility by public or active transport to commercial activities and community services, and have low relative demand for housing or business use;
 - b. would have significant adverse effects on receiving waters and other natural resources;
 - c. would not protect historic heritage, natural heritage, landscape character, the coastal environment, Mana Whenua values, or natural resources; or
 - d. have natural hazards that cannot be avoided, remedied or mitigated.

Explanation

To achieve a compact urban form, the Nelson Plan encourages the greatest level of intensification within the City Centre and other centres, which have the broadest range of services, and are highly accessible by public and active modes of transport. Intensification is provided for in other accessible parts of Nelson or where there is identified demand. New growth areas need to integrate with the existing urban areas and maintain the compact urban form. This promotes an integrated approach to land use and transport, the efficient and timely provision of infrastructure, reducing greenhouse gases, avoiding significant natural hazards and supports an increase in the supply and diversity of housing and business land, consistent with the requirements of the NPSUD.

SRMR-UFD-P6 Managing subdivision, use and development [RPS]

Enable subdivision, use and development of land and natural and physical resources in a manner that:

1. supports regional economic prosperity;
2. maintains compact urban form;
3. achieves a well-designed urban environment with attractive, healthy residential neighbourhoods and business areas;
4. maintains and enhances environmental quality; and
5. lessens some but increases other amenity values to achieve an overall maintenance of amenity values within increasing residential densities and changes in residential location and character; and
6. is resilient and adapts to the changing climate.

Explanation

Subdivision, use and development support economic prosperity and community well-being. They also determine urban form and environmental quality. The limits placed on the type and rate of development elsewhere in the Nelson Plan, are intended to sustainably manage subdivision, use and development, to ensure that the Nelson Plan's objectives for urban form and environmental quality are met while responding to the effects of climate change.

A well-designed built environment is one which delivers attractive, healthy and safe environments that respond to Nelson's unique environmental features. This is important for enhancing people's social well-being and quality of life, particularly in the context of a changing and intensifying urban environment. It is recognised that individual amenity values will change over time – onsite outdoor space may be lessened but is compensated by increased access (via multi-modes of transport) to public space and amenities. However, taken as a whole, amenity value is maintained.

SRMR-UFD-P7 Responsive planning

When considering a plan change that provides for growth that is not anticipated by the Nelson Plan, in considering whether the plan change is adding significantly to development capacity, the Council must have particular regard to the following criteria:

1. the amount it contributes to maintaining or assisting in the development of a well-functioning and urban environment;

2. whether the proposed area is well-connected along transport corridors;
3. whether the proposed area is coordinated with the planned provision of infrastructure, including the provision of infrastructure that would enable other existing urban areas to intensify;
4. if it provides for additional intensification within the existing urban area;
5. the extent to which it avoids natural hazards;
6. that it does not increase the capacity for housing at the expense of capacity for business, and vice versa; and
7. if it is consistent with the direction set out in the Nelson Tasman Future Development Strategy.

Explanation

The NPSUD requires that councils have particular regard to any plan change application that would provide significant development capacity that is not otherwise enabled in a plan or is not in sequence with planned land release. Particular consideration would be given to any plan change that provides for additional intensification within the Nelson urban area, given that this would support a compact urban form.

The Nelson Tasman Future Development Strategy sets out the potential intensification areas, but not all of these areas have been zoned for development, due to environmental constraints or lack of infrastructure. Responsive planning recognises that the environment and development market will change over the life of the Nelson Plan and the Nelson Tasman Future Development Strategy, which may result in new development opportunities that were not originally anticipated. Where those opportunities provide significant development capacity and would contribute to a well-functioning urban environment, the NPSUD directs Council to consider them on their merits through the plan change process, in the context of the wider objectives and policies of the Nelson Plan and the criteria set out in this policy.

SRMR-UFD-P8 Sustaining the vitality of commercial centres [RPS]

Maintain the integrity of Whakatū Nelson’s commercial centres hierarchy and sustain the vibrancy of each commercial centre as a place to work, live and visit.

Explanation

The integrity of the centres hierarchy, and the vibrancy of individual commercial centres, is essential to community well-being and regional economic prosperity. Managing the location and type of commercial development, and the range of activities within centres, will support the vibrancy of centres including the City Centre.

Methods

Regulatory methods	Who	Links to policy
The Nelson Plan		

<p>SRMR-UFD-M1 [RPS]</p> <p>Include a framework of objectives, policies and rules to:</p> <ol style="list-style-type: none"> 1. rezone development areas and restrict subdivision and development to ensure development does not commence until appropriate infrastructure has been provided; 2. provide for and manage development within a hierarchy of commercial centres; 3. provide for intensification within existing residential areas; 4. establish a transport network that includes active modes of transport including pedestrian and cycling routes that maintains connectivity within the urban area; 5. maintain a compact urban form 6. control the location of rural residential development in the rural area; 7. provide for productive activities in appropriate locations; and 8. manage environmental effects. 	Council	SRMR-UFD-P5 SRMR-UFD-P6
Future plan changes to the Nelson Plan		
<p>SRMR-UFD-M2 [RPS]</p> <p>Use plan change and structure plan processes to identify and zone additional residential and/or business land to meet required land supply and to indicate the staging or prioritisation of infrastructure servicing.</p>	Council	SRMR-UFD-P1 SRMR-UFD-P2 SRMR-UFD-P7
Resource consent process		
<p>SRMR-UFD-M3 [RPS]</p> <p>Implement the Nelson Tasman Land Development Manual 2019 to ensure all urban development is appropriately serviced to support community well-being.</p>	Council	SRMR-UFD-P4 SRMR-UFD-P6
Other legislation, statutory policies, standards and plans		
<p>SRMR-UFD-M4 [RPS]</p> <p>Coordinate the supply of land and infrastructure, and any associated funding, with the Nelson City Council's Long Term Plan, Annual Plan, Infrastructure Strategy, Asset Management Plans and Development Contributions Policy.</p>	Council	SRMR-UFD-P1 SRMR-UFD-P2 SRMR-UFD-P3
<p>SRMR-UFD-M5 [RPS]</p>	Council	SRMR-UFD-P1

<p>Adopt a 30 Year Infrastructure Strategy that identifies the following on maps, including provision for a regular update mechanism:</p> <ol style="list-style-type: none"> 1. growth and redevelopment areas that have sufficient existing infrastructure capacity; 2. growth and redevelopment areas that do not have sufficient infrastructure strategy to support growth; 3. growth and redevelopment areas that are provided with infrastructure by Tasman District Council solely or jointly with Nelson City Council; and 4. infrastructure and networks that are subject to hazards risk (high, medium and low). 		<p>SRMR-UFD-P2 SRMR-UFD-P3 SRMR-UFD-P4</p>
<p>SRMR-UFD-M6 [RPS] Implement the Regional Land Transport Plan, Future Development Strategy and Intensification Plan.</p>	Council	<p>SRMR-UFD-P1 SRMR-UFD-P2 SRMR-UFD-P3 SRMR-UFD-P4</p>
<p>SRMR-UFD-M7 [RPS] Review Council bylaws to ensure they do not constrain the viability and vitality of commercial centres.</p>	Council	<p>SRMR-UFD-P6 SRMR-UFD-P8</p>
<p>SRMR-UFD-M8 [RPS] Ensure that Reserve Management Plans maintain or enhance the amenity values of adjoining residential properties.</p>	Council	<p>SRMR-UFD-P6</p>

Non-regulatory methods	Who	Links to policy
Non-statutory plans and strategies		
<p>SRMR-UFD-M9 [RPS] Work with Tasman District Council to develop and implement joint growth strategies and undertake asset management.</p>	Council	<p>SRMR-UFD-P1 SRMR-UFD-P2 SRMR-UFD-P3</p>
<p>SRMR-UFD-M10 [RPS] Work with Government agencies, infrastructure providers and relevant stakeholders to develop strategies to coordinate growth and infrastructure provision.</p>	Council	<p>SRMR-UFD-P1 SRMR-UFD-P2 SRMR-UFD-P3</p>
<p>SRMR-UFD-M11 [RPS]</p>	Council	<p>SRMR-UFD-P1</p>

Develop, implement and review a FDS Implementation Plan to identify and support the development of parts of the city suitable for intensive residential development.		SRMR-UFD-P2 SRMR-UFD-P3 SRMR-UFD-P8
Advocacy and education		
SRMR-UFD-M12 [RPS] Advocate for good quality urban design in commercial centres.	Council	SRMR-UFD-P8
SRMR-UFD-M13 [RPS] Promote Whakatū Nelson as a centre of employment and visitor destination and promote the availability and suitability of Whakatū Nelson's industrial zone for industrial development.	Council	SRMR-UFD-P8
SRMR-UFD-M14 [RPS] Advocate with developers for greater housing choice and variety.	Council	SRMR-UFD-P1 SRMR-UFD-P5 SRMR-UFD-P6
SRMR-UFD-M15 [RPS] Enable the Nelson City Council's Urban Design Panel to offer suggestions to applicants for resource consent about how to achieve quality urban design and maintain and enhance character and amenity values.	Council	SRMR-UFD-P6 SRMR-UFD-P8
Funding and assistance		
SRMR-UFD-M16 [RPS] Use development contributions to contribute to new infrastructure and upgrades to existing infrastructure required for growth, and ensure that the policy provides certainty and for the use of development agreements.	Council Land developers	SRMR-UFD-P1 SRMR-UFD-P2 SRMR-UFD-P3 SRMR-UFD-P4
SRMR-UFD-M17 [RPS] Review and implement the City Centre Programme Plan initiatives.	Council	SRMR-UFD-P8
Partnerships		
SRMR-UFD-M18 [RPS] Encourage the enhancement and restoration of natural systems on public land (including biodiversity corridors), including provision for landscaping, planting of large trees and street trees, including their reasonable maintenance and care.	Council	SRMR-UFD-P6

Principal reasons

SRMR-UFD-PR1 [RPS]

Whakatū Nelson anticipates and welcomes population and economic growth. The objectives, policies and methods for managing urban form and development will enable population growth and economic growth in a sustainable manner that meets the requirements of National Policy Statements and protects the natural and physical resources which sustain economic and community well-being. The objectives, policies and methods seek to manage and mitigate the adverse effects of growth and development and maintain and enhance local character, amenity values and environmental quality, to ensure that Whakatū Nelson continues to be an attractive, vibrant and progressive place to live, work and do business.

Anticipated environmental results

Relevant policies	Anticipated environmental result
<p>SRMR-UFD-P1 [RPS]</p> <p>Ensure that at all times there is at least sufficient development capacity to meet anticipated demand for housing in Whakatū Nelson for the following planning periods:</p> <ol style="list-style-type: none"> 1. for the next three years (short term): housing land will be zoned and provided with all necessary infrastructure services and transport connections; and 2. within the next ten years (short-medium term): there is capacity to accommodate the number of additional residential units estimated by the Housing and Business Development Capacity Assessment on land that: <ol style="list-style-type: none"> a. is zoned for residential development; b. is feasible and reasonably expected to be realised by the market; and c. can be serviced by existing or funded infrastructure; 3. between ten to thirty years (long term): there is capacity to accommodate the number of further residential units estimated by the Housing and Business Development Capacity Assessment on land that: 	<p>SRMR-UFD-AER1 [RPS]</p> <p>Nelson maintains its place as the primary economic, commercial and employment hub for the 'Top of the South Island'.</p>

- a. is zoned for urban development or is identified as suitable for urban development in the Nelson Tasman Future Development Strategy;
- b. is feasible and reasonably expected to be realised by the market; and
- c. can be serviced by infrastructure that is funded or identified in the Council's 30 year infrastructure strategy.

SRMR-UFD-P2 [RPS]

Ensure that at all times there is at least sufficient feasible capacity to meet the expected demand for business land in different locations across Whakatū Nelson for different types of business sectors for the following periods:

1. for the next three years (short term): business land will be zoned and provided with all necessary infrastructure services and transport connections; and
2. within the next ten years (short-medium term): there is capacity to accommodate the land area and/or gross floor area estimated by the Housing and Business Development Capacity Assessment on land that:
 - a. is zoned for business development;
 - b. is feasible and reasonably expected to be realised by the market; and
 - c. can be serviced by existing or funded infrastructure;
3. between ten to thirty years (long term): there is capacity to accommodate the land area and/or gross floor area estimated by the Housing and Business Development Capacity Assessment on land that:
 - a. is zoned for urban development or is identified as suitable for urban development in the Nelson Tasman Future Development Strategy;
 - b. is feasible and reasonably expected to be realised by the market; and

<p>c. can be serviced by infrastructure that is funded or identified in the Council's 30 year infrastructure strategy.</p>	
<p>SRMR-UFD-P3 [RPS]</p> <p>When determining the location, capacity, timing and funding of future infrastructure services and transport connections to support urban development within the Whakatū Nelson part of the Nelson Tasman urban environment, ensure that planning and programming of projects are coordinated between Nelson City Council, Tasman District Council, the New Zealand Transport Agency, Port Nelson, Nelson Airport and the Nelson Marlborough District Health Board.</p>	<p>SRMR-UFD-AER2 [RPS]</p> <p>The supply of serviced and feasible residential and business land meets or exceeds the requirements of the NPSUD, and the staging of development matches the staged extension of transport routes and infrastructure services.</p>
<p>SRMR-UFD-P4 [RPS]</p> <p>Ensure that infrastructure service networks and the transport network are designed and have sufficient capacity to facilitate growth and economic development.</p>	<p>SRMR-UFD-AER3 [RPS]</p> <p>Urban development is supported by sufficient capacity in infrastructure services and transport routes and services.</p>
<p>SRMR-UFD-P5 [RPS]</p> <p>1. Enable and encourage growth and intensification within the Whakatū Nelson part of the Nelson Tasman urban environment to achieve a compact urban form, and in particular:</p> <ul style="list-style-type: none"> a. enable the greatest level of intensification within centres that provide a wide range of commercial activities and community services, and have good accessibility by public or active transport; b. enable intensification around other centres, and in other locations with good accessibility to commercial activities and community services by public or active transport; and c. in other areas provide for a level of intensification relative to the demand for housing or business use and level of accessibility in that location. 	

2. Ensure that new growth areas are located and designed in a manner that:
 - a. contributes to a well-functioning urban environment;
 - b. promotes a quality compact urban form;
 - c. integrates with the existing transport network and provides for all modes;
 - d. supports the efficient provision of infrastructure; and
 - e. provides a strong natural or physical boundary between the urban and rural areas.
3. Limit or preclude new growth and intensification from locations that:
 - a. have poor accessibility by public or active transport to commercial activities and community services, and have low relative demand for housing or business use;
 - b. would have significant adverse effects on receiving waters and other natural resources;
 - c. would not protect historic heritage, natural heritage, landscape character, the coastal environment, Mana Whenua values, or natural resources; or
 - d. have natural hazards that cannot be avoided, remedied or mitigated.

SRMR-UFD-P7 [RPS]

When considering a plan change that provides for growth that is not anticipated by the Nelson Plan, in considering whether the plan change is adding significantly to development capacity, the Council must have particular regard to the following criteria:

1. the amount it contributes to maintaining or assisting in the development of a well-functioning and urban environment;
2. whether the proposed area is well-connected along transport corridors;

<ol style="list-style-type: none"> 3. whether the proposed area is coordinated with the planned provision of infrastructure, including the provision of infrastructure that would enable other existing urban areas to intensify; 4. if it provides for additional intensification within the existing urban area; 5. the extent to which it avoids natural hazards; 6. that it does not increase the capacity for housing at the expense of capacity for business, and vice versa; and 7. if it is consistent with the direction set out in the Nelson Tasman Future Development Strategy. 	
<p>SRMR-UFD-P6 [RPS]</p> <p>Enable subdivision, use and development of land and natural and physical resources in a manner that:</p> <ol style="list-style-type: none"> 1. supports regional economic prosperity; 2. maintains compact urban form; 3. achieves a well-designed urban environment with attractive, healthy residential neighbourhoods and business areas; 4. maintains and enhances environmental quality; 5. lessens some but increases other amenity values to achieve an overall maintenance of amenity values within increasing residential densities and changes in residential location and character;and 6. is resilient and adapts to the changing climate. 	<p>SRMR-UFD-AER4 [RPS]</p> <p>The Whakatū Nelson economy maintains diversity, including a range of urban and rural economic activities, and continues to grow.</p> <p>SRMR-UFD-AER5 [RPS]</p> <p>The amenity values identified in the Nelson Plan are maintained within a changing urban environment.</p> <p>SRMR-UFD-AER6 [RPS]</p> <p>Residential living environments are attractive, incorporate public and private green spaces, and are well connected by pedestrian, cyclist and vehicle routes to commercial centres, schools, employment centres and recreational facilities.</p> <p>SRMR-UFD-AER7 [RPS]</p> <p>Whakatū Nelson's open spaces, coastal and natural environment are valued by residents and visitors.</p>
<p>SRMR-UFD-P8 [RPS]</p> <p>Maintain the integrity of Whakatū Nelson's commercial centres hierarchy and sustain the vibrancy of each commercial centre as a place to work, live and visit.</p>	<p>SRMR-UFD-AER8 [RPS]</p> <p>Whakatū Nelson's City centre zone functions as the primary hub of commercial activity at the top of the South Island, and all other commercial centres are thriving hubs of economic and social activity offering a range of services to meet the</p>

	needs of the community within a well-defined hierarchy of centres.
	SRMR-UFD-AER9 [RPS] New built development in commercial centres is consistently of high design quality and, together with public spaces, create attractive environments.