

Part 4

Area specific matters

Development areas

DEV2 – Saxton development area

Introduction

Situated at the western boundary of Nelson, the Saxton Development Area covers approximately 42 hectares of greenfield land that will be developed as a new residential neighbourhood. It is located to the south of Saxton Fields, and once developed, will connect the Hill Street and Suffolk Road residential areas to the west and east.

The key elements of the Saxton Development Area are shown on DEV2 – Figure 1: Saxton development area – Concept plan and include the following:

1. a range of housing choices, including low-rise apartments, terraces, duplexes and stand-alone dwellings are enabled;
2. a highly connected street network is required that provides for all modes, with an east west sub-collector road between the Hill Street and Suffolk Road residential areas;
3. an open space corridor to accommodate transmission lines to ensure they can be safely operated, maintained and upgraded;
4. the Oaklands Homestead identified in APP34 – Heritage items, notable landscape and heritage trees identified in APP47 – Notable trees, and the trees in notable groups of trees identified in APP49 – Notable groups of trees are protected;
5. the Saxton Creek and its tributaries are maintained and enhanced;
6. a network of open spaces is provided that co-locates with key environmental and physical features and constraints; and
7. development is coordinated with required upgrades to infrastructure networks.

This chapter contains provisions for the Saxton Development Area. The General residential zone, the Medium density residential zone and the Open space zone apply to different parts within the Saxton Development Area. These zone provisions, and all other relevant provisions in Part 3 and 4 of the Whakatū Nelson Plan, apply unless otherwise varied by the rules in this chapter.

The DEV2 – Figure 1: Saxton development area – Concept plan shows the indicative zoning pattern, as well as the future street and open space network. Development is required to be in general accordance with the DEV2 – Figure 1: Saxton development area – Concept plan. Flexibility as to the exact location and shape of the component zones, alignment of roads, and location and shape of open space will be provided as part of the assessment through the resource consent process. Roads and open spaces will be vested in Council, as part of future resource consent processes. The resource consent decisions will deem that the rules of the relevant zones apply and the land will be rezoned to the relevant residential and open space zones through future plan change process.

The Medium density residential zone has been applied to the northern part of the Saxton Development Area reflecting its location closer to the Saxton Fields, the existing urban area and future east-west sub-collector road. The General residential zone has been applied to the southern portion of the Saxton Development Area, to provide a transition to the rural edge and integrate with the scale and form of development occurring in the Hill Street residential area.

Future development will need to demonstrate that there is sufficient capacity in the wastewater and water supply networks to service the site and that the timing of any required upgrades is coordinated with development.

Objectives

DEV2-O1 Integrated neighbourhood development [DP]

The Saxton development area is a comprehensively developed residential neighbourhood, which is attractive and safe, and supports a compact urban form.

DEV2-O2 Non-residential activities [DP]

A neighbourhood centre is provided in Saxton that supports social and economic well-being and is of a scale that is compatible with the planned character of the surrounding area.

Policies

DEV2-P1 Mix of development densities and housing types [DP]

Development in Saxton provides for a mix of development densities and housing types, and:

1. enables medium density residential development of generally up to three storeys in the most accessible and high amenity locations close to the planned east-west sub-collector road and the Saxton Fields;
2. enables residential development of generally up to two storeys to the south, to integrate with the Hill Street neighbourhood and transition to the rural boundary; and
3. provides an attractive and safe street environment, with building height and design details on the front facade that provide an attractive frontage, and opportunities for dwellings to overlook the street.

DEV2-P2 Residential amenity [DP]

Provide a good standard of amenity for residents, including by:

1. ensuring a reasonable level of daylight access and privacy for dwellings; and

2. ensuring outdoor living space has good sunlight access, is usable, private and suitable for the intended housing type.

DEV2-P3 Neighbourhood centre [DP]

Enable a neighbourhood centre to establish that provides for convenience activities and amenities that meet the day-to-day needs of the local community. Ensure that the neighbourhood centre is:

1. located in general accordance with the DEV2 – Figure 1: Saxton development area – Concept plan, being central within the development and co-located with key streets and open space to provide convenient access and amenity;
2. sized so that it does not adversely affect the role and vitality of Whakatū Nelson’s commercial centres hierarchy inclusive of the Commercial and mixed use zones; and
3. is consistent with the objectives and policies of the Neighbourhood centre zone.

DEV2-P4 Street network [DP]

Ensure the layout of streets is in general accordance with the DEV2 – Figure 1: Saxton development area – Concept plan, while allowing for variation where it would achieve a highly connected street network that integrates efficiently with the surrounding transport network. In particular:

1. require at least one sub-collector road to be provided that connects Hill Street North or Ngāti Rarua Street, or an alternative through to Champion Road, and Suffolk Road;
2. require a grid network of local streets that supports a low speed and pedestrian focussed environment, while recognising the natural and physical features of the site; and
3. encourage the street network and/or pedestrian and cycle connections to align with a potential new shared path to the Main Road Stoke cycleway.

DEV2-P5 Open space network [DP]

Provide a network of open spaces in general accordance with the DEV2 – Figure 1: Saxton development area – Concept plan, while allowing for variation where it would achieve an equal or better amenity outcome. In particular:

1. co-locate open spaces with streams, stormwater management areas, the Oaklands Homestead and surrounds;
2. encourage streets to front open spaces; and
3. utilise the required transmission line corridor to provide an open space network that avoids adverse effects on the operation, maintenance, upgrading and development of the transmission lines.

DEV2-P6 Infrastructure [DP]

Ensure that the staging of development is coordinated with the provision of new infrastructure and the required network upgrades for transport, stormwater, water supply and wastewater.

DEV2-P7 Natural features [DP]

Retain notable landscape and heritage trees and trees in groups of notable trees within the Saxton Development Area and integrate them with the planned street network and surrounding development to create a distinctive neighbourhood character. The Saxton Creek and its tributaries, the Oaklands Homestead,

DEV2-P8 Stormwater [DP]

Integrate the stormwater management system with the Saxton Creek and its tributaries and the open space network.

Rules

Rule interpretation and application

DEV2-R1 [DP]

1. Development is to be undertaken in accordance with the DEV2 – Figure 1: Saxton development area – Concept plan, and the rules that **apply** to activities in the Saxton development area are contained in the activity status table and standards as follows:
 - a. GRZ-R1 to GRZ-R18 for land shown as zoned GRZ – General residential zone ; and
 - b. GRZ-S1 to GRZ-S20 for land shown as zoned GRZ – General residential zone; and
 - c. MRZ-R1 to MRZ-R18 for land shown as zoned MRZ – Medium density residential zone; and
 - d. MRZ-S1 to MRZ-S20 for land shown as zoned MRZ – Medium density residential zone.
2. For land that is proposed to be developed as the Neighbourhood centre in accordance with the DEV2 – Figure 1: Saxton development area – Concept plan, the rules and standards in the NCZ – Neighbourhood centre zone apply instead of the underlying MRZ – Medium density residential zone.
3. Subdivision of land is to be undertaken in accordance with the following:
 - a. DEV2 – Figure 1: Saxton development area – Concept plan; and
 - b. SUB-R4 – Boundary adjustments; and
 - c. SUB-R5 – Creation of an allotment for a: Public work, network utility, reserve, or access: All zones; and
 - d. SUB-R6 – Creation of an allotment within the: GRZ – General residential zone, and MRZ – Medium density residential zone; and
 - e. SUB-R8 – Creation of an allotment within the: NOSZ – Natural open space zone, OSZ – Open space zone and SARZ – Sport and active recreation zone; and
 - f. SUB-R10 – Development area; and
 - g. SUB-R19– Heritage sites and overlays; and

h. SUB-R20 Notable trees.

DEV2 – Figure 1: Saxton development area – Concept plan

