

Draft Nelson Plan – Frequently asked questions

Residential growth and intensification

Why does Nelson need to provide for more housing?

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.

The National Policy Statement on Urban Development (NPSUD) was released in August 2020 and requires the Council to:

- Provide at least sufficient residential and business zoned land to cater for expected demand over the medium term.
- Enable greater height and densities in accessible areas, or those with high demand for housing, taking into account environmental constraints.
- Be responsive to the market.

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 (depending on the density of development that is achieved). 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 multi-unit 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.

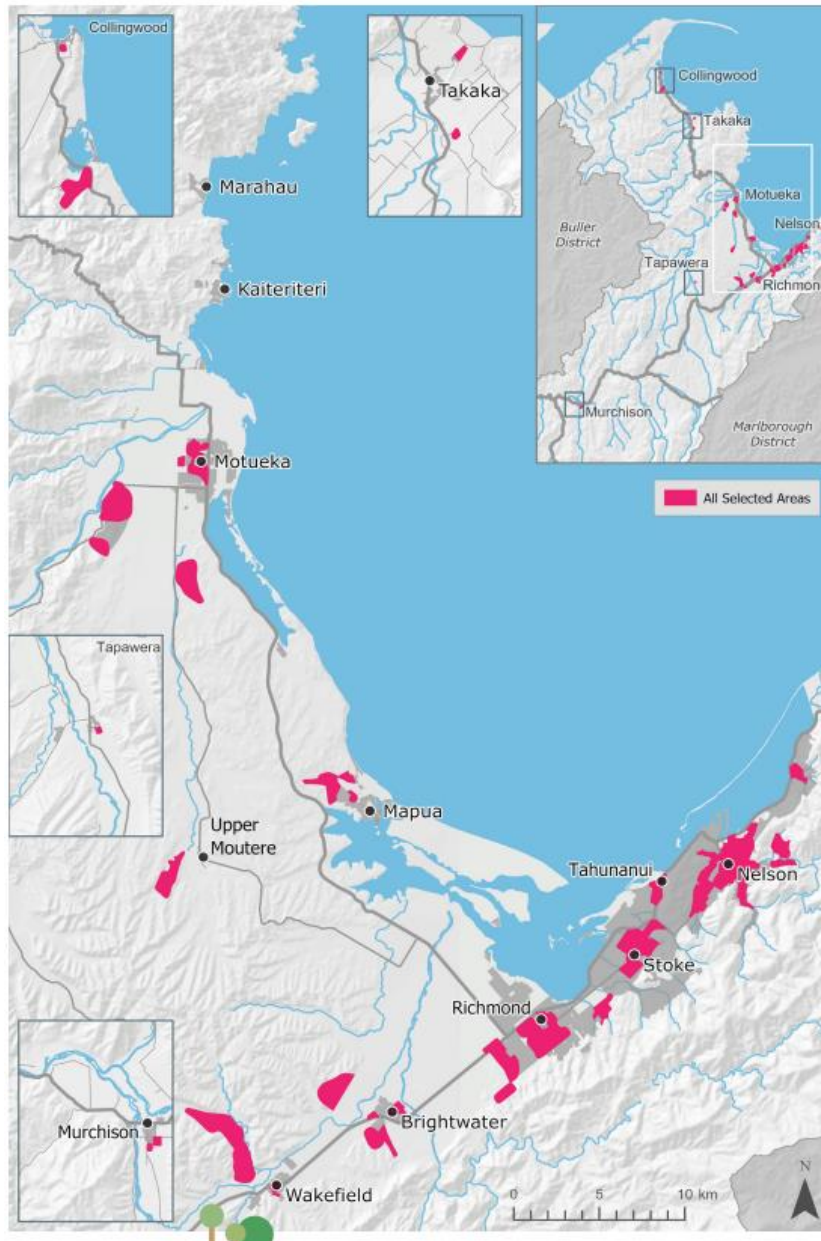
How was the provisional location of the Medium density residential zone determined?

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, Stoke north where further investigation and community

consultation is needed on coastal and flood hazards before considering the suitability of the areas for intensification.

Figure 1. Selected growth areas



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.

But 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 will 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 the 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.

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 would 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.

These 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.

Links to the Draft Nelson Plan

This 'frequently asked questions' sheet addresses a few of the key provisions in the Draft Nelson Plan. It should not be used as a definitive representation of content. To view actual Draft Nelson Plan content, please go to shape.nelson.govt.nz.