

# **Draft Nelson Plan – Frequently asked questions**

## **Saxton development area**

### **What is a Development area?**

A Development area identifies and manages areas where future residential growth may occur, and it signals what further plans may take into account when developing the area. Development areas seek to manage the effects and demands of the development of larger areas in an integrated, holistic and orderly way.

### **Why does the Draft Nelson Plan propose new Development areas?**

Nelson population is growing fast, which means we will need space for more houses. The National Policy Statement on Urban Development 2020 (NPS-UD) requires some Councils to prepare a Future Development Strategy to show how they will provide sufficient capacity over the next 30 years to provide for the needs of their growing community. One mechanism to provide for future housing is to ensure there is sufficient land identified that is appropriate for housing development.

### **How have these proposed Development areas been identified?**

The Nelson Tasman Future Development Strategy 2019 (FDS) identified areas that are close to centres, employment areas and can be serviced with infrastructure, where expansion to the urban area or new growth areas could be located. It provides for more housing choice while minimising loss of highly productive rural land.

### **Would the new Development areas enable affordable housing?**

Providing a new greenfield growth area that includes a range of housing choices, including low-rise apartments, terraces, duplexes and stand-alone dwellings would enable the provision of affordable housing. However, there is no specific requirement proposed in the Draft Nelson Plan that any development must include a proportion of affordable housing.

### **Would the existing Saxton Field recreational facility lose land to new development?**

No. The land identified for potential future development is located to the south of the Saxton Fields and once developed, will connect the Hill Street and Suffolk Road residential areas to the west and east.

### **What stage is the Saxton development area at now?**

The proposed Saxton development area and Concept Plan outlines the key elements that development in this area should include. A resource consent would be still be required to develop this area. The Concept Plan shows the indicative zoning pattern, as well as the future street and open space network. Any development would be required to be in general accordance with the Concept Plan.

### **Will I be consulted on the development and if so, how will the Council take my comments into account?**

Consultation on the draft Saxton development area will be undertaken as part of the community engagement on the whole Draft Nelson Plan. Comments made will be taken into account in the

drafting of the provisions for the Proposed Nelson Plan. A further opportunity to make formal submissions will be available when the Proposed Nelson Plan is publicly notified.

Also, the provisions of the draft Saxton development area propose that a resource consent will be required to subdivide and develop this area. As part of that process an assessment as to whether the resource consent should be limited or fully publicly notified would be made. Submissions could be made on any limited or fully publicly notified resource consent application.

**How can I get more information on the Saxton development area and can I see the Concept Plan?**

The Saxton Development Area and Concept Plan can be viewed on our website [shape.nelson.govt.nz](http://shape.nelson.govt.nz) under Part 4 of the Draft Nelson Plan.

**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](http://shape.nelson.govt.nz).