

THE DRAFT WHAKAMAHERE WHAKATŪ NELSON PLAN KEY INFORMATION

The Draft Whakamahere Whakatū Nelson Plan combines the current resource management plans for Nelson into one combined Plan that reflects Central government requirements and direction, current best practice, and the latest research and local information. Once notified, the Nelson Plan will guide how we use our natural resources, where and how we develop land, and how we protect our environment.

RESIDENTIAL GROWTH AND INTENSIFICATION

What is driving residential growth in Nelson?

Nelson is growing fast, and 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. Nelson must grow to support its role as a vibrant Top of the South centre with a thriving community.

What planning has the Council done on this already?

The Nelson Tasman Future Development Strategy (FDS) was approved by the Nelson City and Tasman District Councils in July 2019. The FDS sets out a 30-year vision for Nelson and Tasman and identifies growth areas within the existing urban area and in greenfield locations.

The FDS was developed after engagement with the community and other stakeholders. The feedback told us that new development needs to be close to employment, shops and open spaces.

In response to this feedback, the FDS suggests that 60% of growth should be achieved through intensification of existing urban areas, with some development at the edge of urban areas. This approach supports more efficient use of land and infrastructure and enables more people to live closer to work and amenities. You can read more about the FDS at nelson.govt.nz/FDS.

How does the Draft Nelson Plan propose to provide for growth?

In line with the FDS, the Draft Nelson Plan indicates residential growth across Nelson's business and residential zones at a variety of densities. This will support an increase in the supply, type and location of housing over time.

The Draft Plan proposes the Saxton and Maitahi development areas for provisional new greenfield residential growth. The Draft Nelson Plan sets out a concept plan to guide development at Saxton. Owners of the Maitahi development area are anticipated to submit a Private Plan Change to develop this area. A concept plan for the Maitahi area will be developed only when the outcome of the proposed Private Plan Change process is known.

Within the existing Nelson urban area, the Draft Nelson Plan also includes zone provisions that enable residential development to occur at higher densities. The rules in the zones require new residential development to be well designed and contribute to quality living and working environments.

Two areas at Tahunanui and The Wood were identified in the FDS for residential intensification. These areas have not yet been included in the Draft Nelson Plan as they are subject to further investigation and community discussion with respect to coastal and flood hazards, and for Tahunanui with respect to liquefaction.

The location of the new growth (Development areas) and intensification (Medium density residential zone) areas for Nelson are shown on the map below and in more detail at shape.nelson.govt.nz.



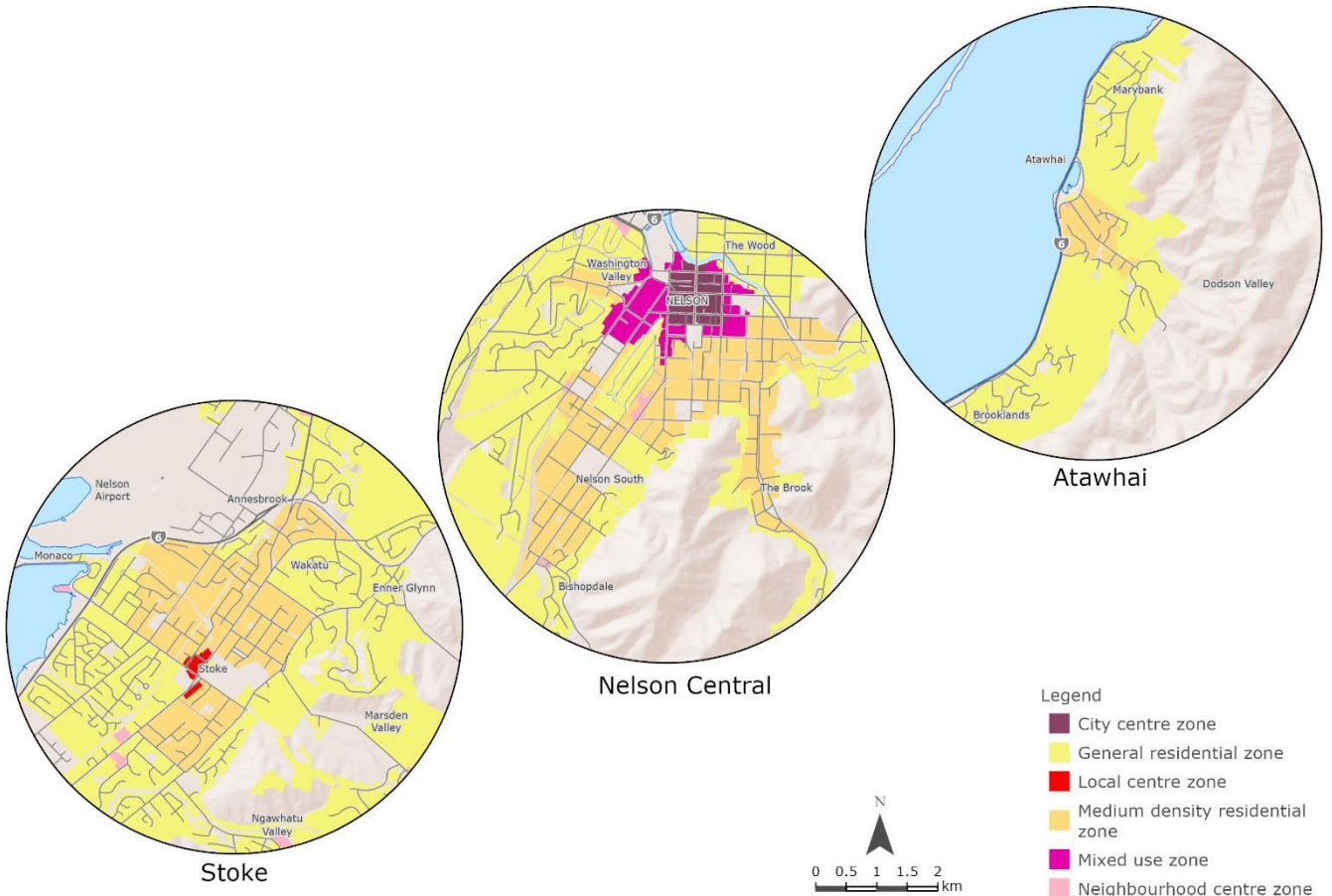
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Proposed Residential Growth and Intensification Areas



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Greenfield Development Areas

Buildings between 8m & 11m / two-to-three storeys enabled



General Residential Zone

Buildings up to 8m / two-storeys enabled



Medium Density Residential Zone

Buildings up to 11m / three-storeys enabled



Local Centre Zone

Buildings up to 10m / three-storeys enabled with residential above ground floor



Mixed Use Zone

Buildings between 12m & 20m / three-to-five storeys are enabled



City Centre Zone

Buildings up to 24m / six-storeys enabled with residential above ground floor

Diagrammatic representation of the forms of residential development in the different zones

How does the Draft Nelson Plan differ from the Nelson Resource Management Plan (NRMP)?

The Draft Nelson Plan supports a broader range of housing types across the Nelson urban area at a range of densities. The greatest residential densities would be enabled in the most accessible locations, with the city centre as the focal point.

The key changes that are proposed to provide for residential growth in Nelson include:

1. Adjusting the zone rules to enable quality compact living in intensification areas by:

- Increasing building heights in the City centre, Mixed use and Local centre zones
- Removing on-site parking requirements consistent with the National Policy Statement Urban Development
- Adjusting the on-site amenity controls e.g. higher site coverage; smaller outdoor living courts.

2. Creating a Medium density residential zone that includes:

- Providing for multi-unit development and applying a non-notified assessment-based approach
- Enabling greater height closer to site boundaries
- Ensuring on-site amenity controls enable quality compact living
- The rezoning of existing residential zones to a Medium density residential zone in a number of areas including Fairfield through to The Brook and Hampden Street, Nelson East, Washington Valley, Nelson South, Dodson Valley and Stoke.

Further information on the Nelson Plan

This key information sheet is a summary of the provisions in the Draft Nelson Plan that relate to residential growth and development. 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. To find provisions relating to residential growth and development refer to: Part 2 UFD – Urban form and development; Part 3 UFD Urban form and development; Part 3 SUB – Subdivision; Part 4 Development areas DEV1 and DEV2.

Related provisions include: Part 4 GRZ – General residential zone; Part 4 MRZ – Medium residential zone; Part 4 CMUZ – Commercial and mixed use zones.

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