

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.

SAXTON DEVELOPMENT AREA

What is the Saxton development area?

The proposed Saxton development area lies on the western margins of Whakatū Nelson, south of Saxton Field. This area was identified in the Nelson Tasman Future Development Strategy (FDS) as suitable for a new residential neighbourhood. Future development of this area would be aligned with the existing natural environment, heritage buildings and notable trees.

The Saxton development area is capable of providing for a range of residential options, from smaller apartments to larger family homes, all of which would be required to be connected by a comprehensive network of streets, parks and utilities.

The Draft Nelson Plan suggests an initial vision for the Saxton development area but its precise makeup and layout would be determined by a mixture of future growth requirements, and landowner intentions and desire for development.

What is the Saxton development area trying to achieve?

The Saxton development area aims to provide a safe, pleasant and cohesive living space, which offers convenient opportunities to combine work, rest and play and is in keeping with the planned character of the surrounding area.

A phased approach to growth in the area would ensure the smooth integration of new and upgraded systems and infrastructures. This would reduce any inconvenience or disruption to the wider Saxton Field community.

What activities are likely to be supported by Council?

A wide range of activities relating to the Saxton development area would be permitted including:

- Building a range of suitable housing which meets demand and could include detached, semi-detached, terraced and low-rise apartments
- Operating convenient commercial and retail services which contribute to meeting day-to-day living needs of the local community
- Developing transport routes which encourage alternative means of travel.

Development would be undertaken in accordance with the Saxton development area – Concept Plan. Some parts of the Saxton development area would need to consider other associated provisions in the Draft Nelson Plan. For example, the General residential zone, the Medium density residential zone and the Open Space zone may have applicable rules to consider.

To enable the design and layout of the area to remain open and flexible to potential demands and opportunities, applications to Council to seek permission to undertake certain activities could be required through the resource consent process.

An application for resource consent considers how the activity fits with objectives and policies of the Chapter. Each resource consent is assessed on a case-by-case basis.



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How does this approach differ from the current Nelson Resource Management Plan (NRMP)?

The Saxton development area is a new proposition – there is no such development area in the NRMP.

Further information on the Nelson Plan

This key information sheet is a summary of the provisions in the Draft Nelson Plan that relate to the Saxton development area. 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 the Saxton development area provisions refer to Part 4 Development areas Dev2 – Saxton development area.

Related provisions include Part 2 UFD – Urban form and development; Part 3 UFD – Urban form and development; Part 3 EIT – Energy, infrastructure and transportation (network infrastructure design and development); Part 3 SUB – Subdivision (subdivision development standards).

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