

From: [CAN](#)
To: [Mark Lile](#)
Cc: [Penny Molnar](#); [Jean Simpson](#); [Chloe Howorth](#)
Subject: follow up to meeting on Kaka Valley proposal
Date: Friday, 2 October 2020 4:33:38 p.m.

Hi Mark

Thank you for the opportunity to meet with you, Graham and Andrew a few weeks back. We are very interested in the proposal you are developing for Kaka Valley.

It was good to hear you have what seems to be an integrated plan, particularly the inclusion of the reinstated river being the "spine" of the development. The focus on improving the biodiversity and retaining large swathes of green space both sides of the valley makes sense and incorporating ways to ensure good public transport that is environmentally friendly is, of course, critical these days.

We said at our meeting that we would forward some of the key ideas that have emerged from conversations in our "What is a Home?" open space.

Those involved in discussions come from a range of backgrounds and provide a considerable breadth and depth of expertise and knowledge. Common threads in the conversations are a recognition that housing is very expensive in Nelson, yet everyone needs a home to live in that is affordable, safe, secure and of good quality. Homes that meet these criteria will be very diverse. One model does not fit all.

The following is a brief outline of some of the themes that emerged in the conversations.

Diversity: There needs to be a greater diversity of housing types. Overall, more options for smaller homes are needed. Nelson's demographic will reflect an ageing population over the next 30 years. Significant changes will be needed to meet the older population's requirements.

Affordability: More affordable housing is urgently needed, that is, housing that costs well below the current median of \$670K. These would provide options for first home buyers, single person households (max 60 - 65m²), and older people who would like to downsize to age-appropriate (universal design) housing.

Affordable housing is also about 'affordable living' not just the purchase/ rental price. Incorporating measures that reduce household running costs (e.g. transport, or energy costs) is an excellent addition to house design. There are measures (e.g. use of natural sunlight for heating) or incentives not currently recognised or incorporated in marketing strategies.

Land only options: A strong common theme is that people want the option to buy land and design their own house (not just buy a house and land package). Commonly this was because they believe there are considerably more good options available now for housing designs that are smaller, that are more affordable, are much more energy efficient, and meet sustainability criteria. Having a range of sections (including some smaller/ more affordable ones) that are land only (not house and land package) is seen as desirable, while accepting that these would still need some sort of design guidelines..

Higher density housing: Options for higher density are not currently available in town - e.g. terrace, townhouse, dual occupancy. It would be great to include some large multi-unit sections that could be appropriate for co-housing or townhouse style development in new developments. One option suggested was a sale 'by tender' process for a multi-unit package of land (with the tender awarded on innovative design as well as price).

Three social housing providers in Nelson spoke at one session. All of them could be interested in purchasing up to 20 sections within new developments and selling land to them would attract a waiver in Development Contributions. These agencies are experts in multi-section/ comprehensive developments and currently provide affordable options for long term rental and/or rent to buy. All are highly reputable.

Co-housing options: There was considerable interest in incorporating co-housing/ multi-unit housing options within the city. Several examples of ways of sharing facilities and outside spaces were shown. Underlying this discussion was the recognition of the importance of shared space for social connection or spaces for sharing resources and activities within communities.

Being an eco-village: The concept of developing "eco villages" in Nelson was raised. We were not discussing Kaka Valley at the What is a Home? Presentations, but we do note that Kaka Valley is the only greenfield development identified by Council for the next 30 years. Using an eco-village approach could widen the possibilities for innovation and would contribute to the environmental sensitivity which such a valley requires for the long term future.

We would be happy to talk through any and all of these points, and can give visual examples of all.

We welcome the opportunity for an ongoing conversation with your developer team as the proposal gains momentum, in the belief that it will provide a better outcome for all.

Penny, Jean, Chloe and Kindra

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