

LGOIMA

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Information requested by the media, from public sector organisations and MPs will always be published while information specific to an individual or their property will not generally be published.

**Request
from:**

For: Planning process and other Requirements relating to the Maitai Valley

**Response
by:**

Clare Barton
Group Manager Environmental Management



Ref: SR2026500

Civic House, 110 Trafalgar Street
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3 September 2020

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nelson.govt.nz

[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

OFFICIAL INFORMATION REQUEST FOR INFORMATION RELATING TO PLANNING PROCESS AND REQUIREMENTS

I refer to your official information request dated 10 August for information relating to planning processes and requirements in Nelson.

The information you requested is enclosed.

- 1. Who should be contacted to give some overall guidelines / estimates / process on establishing sewer, water, electricity, cable internet in such an area [the Maitai Valley] if it were to be signed over for residential development.*

Estimates for all infrastructure for a private development (such as the Mahitahi/Bayview development) are provided by the sub-developer via their appointed consultants.

- 2. How does the Council learn how many new residents are needed?*

Council determines the number of new dwellings that are needed to account for the growth in population over time. To determine this, the following process is typically followed:

- Statistics New Zealand publishes population and household projections for each territorial authority each year. The household projections are expressed as a cumulative total.
- To determine the demand for new dwellings over time, the number of existing households in Nelson is subtracted from the projected households.
- To allow for unmet demand for housing, the number of new households projected for the previous three years is compared to the number of building consents for new dwellings and the difference added to the demand in the step before.

With the additional uncertainties caused by the delay in Statistics NZ providing projections based on the 2018 census and COVID19 the process for determining the very latest household projections has been slightly different. The process followed has been broadly as follows:

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- The components of the Statistics NZ population projections (births, deaths and net migration) have been examined over time in relation to each of the recessionary periods since the 1950s. This process then allows a high, medium or low series for each component to be chosen independently for each period based on the trends observed.
- An additional allowance has been made to account for the expected effects of COVID.
- The individual components have then been combined to determine a likely population projection scenario.
- The final population projection scenario has then been used to develop a household projection based on an average home occupancy of 2.4 people/household in 2020 and reducing over time as the population ages.
- The process used above and the resulting projections have been peer reviewed by an external economics/demographics specialist.

3. *What projections/date do they use to decide how the city is going to grow?*

Depending on the purpose of the strategy or plan the population projection used varies as follows:

- 2018 Nelson Long Term Plan – Statistics NZ 2013 census base high projection for the first ten years then medium series after that.
- Nelson Tasman Future Development Strategy – Statistics NZ 2013 base high series (This was chosen so the document would have a long life and could be adjusted to the actual growth over time).
- The latest population projection is broadly low growth for 3 years, medium for a further 7 years and back to high growth after that. This hasn't been formally adopted by Council yet so is still in draft form.

4. *Where else might the Council look at purchasing land for recreational purposes?*

Please note that the Maitahi development area is on private land, no part of the site is owned by Council. Details of reserve areas within any proposed development have not yet been provided as the Plan Change application has not been received.

5. *How does Council keep up with growing requirement for recreational 'real estate' for its ratepayers?*

Council plans for the recreational demands of its population through the Parks and Reserves Activity Management Plan which sets out a 10 year programme of reserves development based on demand.

6. *Is data collected to help them answer this question as the city grows?*

Additional land purchase for Neighbourhood Reserves is based on an accessibility guide for new residential properties and their walking distance to reserve land. Land for sporting use is undertaken on a city wide approach and considers the numbers of players and the grounds needed to match their needs. The various sports codes and Sport Tasman supply that data. Additional land for conservation purposes is assessed on the availability of such land and its merits.

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at www.ombudsman.parliament.nz or Freephone 0800 802 602.

If you wish to discuss this decision with us, please feel free to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Clare Barton', with a stylized, flowing script.

Clare Barton
Group Manager Environmental Management

Venus Sood

From: [REDACTED]
Sent: Monday, 10 August 2020 9:26 AM
To: Genevieve Morrissey
Cc: [REDACTED]
Subject: Fwd: Kaka Valley

Morena Genevieve - It appears that [REDACTED] is taking the lead here & obviously more experienced than me. However I remain enthusiastic !!

May I add to [REDACTED] request herewith - the following -

Our Mayor & some of her team support inner city living for the future - so - considering recognition of climate changes & environmental factors relating to pollution & congestion etc etc - are these acknowledged anywhere in future inner city planning (I have a copy of " draft Nelson central city strategy 2008 !!) Is there a recent update on this ?

If Kaka area became residential, & development were to proceed - to escape inner city for some relaxation after work on a summer evening for example - where to go without a vehicle ???

[REDACTED] is probably indirectly covering this in her requests below - however ?

IE - My concern is the huge recent changes to the " pulse " of inner city Nelson - the majority of the main street is dominated by the ugly builds of BBB 's (Banks & the Big Boys) - some claiming the area is " dying " - so - if inner city living idea was to continue - is there recognition & a more recent plan for the future ? -

Its best to work with [REDACTED] on a time related to meeting up with you - I cant on a Thursday - plus from late mornings onward are usually OK for me.

Many thanks for your time & I look forward to meeting up with you Genevieve -

Begin forwarded message:

From: [REDACTED]
Date: 9 August 2020 10:22:11 AM NZST
To: "genevieve.morrissey@ncc.govt.nz" <genevieve.morrissey@ncc.govt.nz>
Cc: [REDACTED]
Subject: Kaka Valley

Hi Genevieve

Further to our email exchange, I feel a bit clearer about what I am looking for.

I can research the public places like the invaluable Papers Past.

So, thinking only of internal NCC records (and perhaps spilling over geographically to the old Waimea Council?), how much can we find of the Council's intentions around this area, and

around the Maitai Valley. At one stage it was referred to as the 'lungs' of Nelson. Where else might the Council look at purchasing land for recreational purposes?

Also, is there a way at looking at Council planning around recreations requirements in general, for example, some Maitai land was purchased for recreation. So how does the Council keep up with the growing requirement for recreational 'real estate' for its ratepayer inhabitants. Is there data collected to help them answer this question as the city grows?

Further, how does the Council learn how many new residents are needed? What projections/data do they use to decide how much the city is going to grow?

Let me know when you have fixed on a time that we can come to see you, Genevieve.

Nga mihi

