

I hereby give notice that an ordinary meeting of the Full Council will be held on:

Date: Thursday 28 March 2019
Time: 9.30am
Meeting Room: Tasman Council Chamber
Venue: 189 Queen Street
Richmond

Full Council

ATTACHMENTS

ATTACHMENTS UNDER SEPARATE COVER

ITEM	PAGE
8.5 Nelson Tasman Future Development Strategy Consultation - Attachments to Report	
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Draft outline for consultation**WHERE DO WE GROW FROM HERE?****HAVE YOUR SAY ON THE NELSON TASMAN FUTURE DEVELOPMENT STRATEGY****Introduction**

Nelson and Tasman are growing fast. We need to determine how we best manage this growth for the long-term benefit of the community and the environment. Managed well, growth can make our two regions better places to live, work and play.

We are asking for your views on three different scenarios for how we grow over the next 30 years. This is also your chance to suggest other places where you think we should allow housing or business to be located.

A Growing Region

Growth forecasts vary but the two Councils will need to find space for up to 12,000 extra homes over the next 30 years – this is on top of the extra residential land we have already planned for. Along with more houses, will come more shops, offices and commercial services.

If high-growth population forecasts eventuate, there will also be more industrial activities taking place in our region. We know that we have industrial land which is not currently being used or could be better used and this should be sufficient to meet future needs. However, to ensure some flexibility we have looked at a number of possible new industrial/business areas.

Growth Options

An initial round of public feedback, at the start of 2019, gave us a broad idea of your preferences and priorities. This has helped us develop three potential growth options outlined in this document.

Planning where we should grow in the future means we need to make choices and there will be trade-offs, no matter what direction we take. How we grow in the future depends on what we value as a community. It is likely that we will need to change the way we accommodate growth. Now we need to hear from you – which option or mix of options do you prefer?

Common themes from the earlier feedback round were:

- new housing developments should occur in areas that are close to employment, services and open spaces and in a way that promotes social well being
- avoid developing land of high productive value and areas prone to sea level rise.

Most feedback supported building up existing urban areas rather than building out. But there were a range of views.

What is a Future Development Strategy?

A Future Development Strategy sets out the long-term picture for future urban growth. It looks out over 30 years – 2018 to 2048.

In the short term (the next 10 years) the plans that we have in place provide enough capacity to meet expected growth. Given how fast we have been growing we are continuing to plan for high growth, but we will monitor and track how and where we are growing to enable us to respond to changing trends. This approach will help us future proof our strategy.

In the longer term (2029-2048) we do not have enough capacity to meet expected demand. Our focus, therefore, needs to be on the longer term to ensure that we have enough capacity.

The Future Development Strategy is a high-level strategy; it does not set out the detail of how or where future housing and business areas will be developed. This detail will be developed through a series of subsequent, more detailed, plans and strategies that the Councils will also consult on.

Some things to keep in mind

Our communities and environment will change over the next 30 years. When planning for the future we need to remember:

- There will be more older adults, but under a high growth projection there could also be many more people of working age
- Housing needs to be more affordable for people on low to moderate incomes
- Climate change will see sea levels rise and more extreme weather patterns
- How and where people work may change
- Types of infrastructure may change, for example rather than reliance on large networks, there may be more small scale, locally based systems
- Roads will get busier and so alternatives like building up public transport and walking and cycling networks are needed
- Different models of housing and living arrangements may become more desirable.

How the options have been developed

We have identified a range of areas in Nelson and Tasman where growth might be accommodated and then evaluated (at a high level) their relative advantages and disadvantages against environmental, social, economic and cultural criteria.

The possible growth areas have been identified based on previous work, iwi, community and stakeholder feedback. To help guide identification of possible growth areas, we have applied a set of general design and planning principles ([see box](#)).

New housing developments can take many forms:

- Intensification of existing urban areas can range from small units being added to a property through to redevelopment involving apartments in and around the edges of town centres.
- Expansion areas may be rural-residential areas through to new master planned communities with a mix of housing types.

For more on the range of new housing possibilities, see the types of developments box.

Realistically we will need to provide for a mix of building up existing urban areas (intensification) and some expansion (building out) into rural areas. There may even be the need for a new settlement if population growth is high.

This map shows all of the development areas identified. ([Refer Regions-wide map, with insets for Murchison, Takaka and outlying settlement areas](#)). You get an opportunity to comment on all of these areas in the feedback form attached ([insert link](#)).

Possible urban intensification areas are purple
 Possible urban expansion areas are yellow
 Possible business areas are orange
 Possible rural residential areas are turquoise
 Possible mixed-use areas (residential and commercial) are maroon.

Insert map

photo of map with areas (to refresh people's memory and make it easier for people to know which areas they wish to provide feedback on)

Showing these areas does not mean that all of these areas will be need to be developed. Also, the strategy looks out over 30 years, so some areas, if needed, may not be developed for 15 or 20 years.

The options

There are some important choices and trade-offs to be made as we select the combination of development areas that best meet our communities' long term needs.

To help work through the options, we have developed three different scenarios:

1. Enabling housing choices, while avoiding areas that are likely to be subject to sea level rise
2. Enabling housing choices while avoiding land of high productive value
3. Balanced option: Enabling housing choices while taking into account both these constraints.

Each scenario can provide enough housing to meet a high growth population projection (that is, they provide room for at least 12,000 extra dwellings, between 2028 and 2048).

Scenario 1: Enabling housing choices while addressing sea level rise

Under this scenario, the possible development areas have first been selected through two criteria:

1. Financial feasibility. Areas that may be expensive to develop or costly to service with infrastructure are not included in this scenario.
2. Sea level rise. Areas that may be subject to long term sea level rise are not included in this scenario. For example parts of the Nelson Central area, as well as in Tahunanui, Mapua and north of the city at Wakapuaka Flats.

Insert map

Under this scenario, around 40% of future growth is accommodated through intensification and 60% through urban expansion.

Residential intensification could take place in Nelson South, Stoke, Richmond, Motueka, Brightwater and Wakefield. Urban expansion would be possible in places like Kaka Valley, Saxton, Richmond South, Brightwater, and inland of Mapua and Motueka.

Scenario 2 Enabling housing choices while protecting land of high productive value

Under this scenario the possible development areas have also been selected through two criteria:

1. Financial feasibility. Areas that may be expensive to develop or service with infrastructure are not included in this scenario
2. Land of high productive value. Areas that are on high productive land that is feasible for intensive rural uses are not included in this scenario.

Land south of Richmond, Brightwater, Mapua, Coastal Tasman and Motueka has been excluded under this scenario. Possible development areas at Murchison and Takaka are also not included in this scenario.

Insert map

Under this option, there is around 50% of growth occurs through intensification and 50% through expansion areas. The intensification areas are similar to the first scenario. Possible urban expansion areas include Hira, Kaka Valley, Pigeon Valley, Stringer Road and Seaton Valley.

Scenario 3 Combination of outcomes

This scenario provides for a balance between enabling housing supply and avoiding areas subject to sea level rise or land of high productive value. It retains some of the development areas that were not included in Scenarios One and Two where these areas provide an:

- Ability to support social cohesion
- Ability to support a good geographic distribution
- Ability to support the regions centres hierarchy
- Ability to provide affordability and choice of dwelling prices and types.

Under this scenario, if all urban expansion areas were developed, then 30% of growth would occur through intensification and 70% through urban expansion.

The main areas retained under this scenario are:

Nelson City Centre

Initial consultation on the Future Development Strategy signalled the importance of building on existing urban centres. Increasing the proportion of residents living within the city centre supports economic vibrancy, social connectedness and community well-being. Whilst part of the Nelson City Centre is subject to flooding and (in the longer-term coastal inundation), measures can be taken to reduce the exposure to these risks for residents and businesses.

Vanguard

As an extension of the City Centre, this area could potentially provide for a mix of smaller-scale business activities and apartments, providing for a transition between residential areas and the Centre.

Richmond South

This proposed residential area is on the south-west side of Richmond and features land of relatively high productive value. The area is a mix of smaller titles that are not used for intensive production, and larger sites that are used productively. This area rates well in relation to proximity to existing settlements, low carbon emissions, and feasibility and attractiveness for development. On this basis it is appropriate that the suitability of this site be tested further through public consultation. Richmond has also been recognised in economic models as providing capacity for some of Nelson City's business demand. Having recently converted 50 hectares of zoned business land to housing areas in the Lower Queen Street area, it is important that we continue to provide for business land demands.

Seaton Valley Flats – elevated

This is a relatively small and constrained area that sits alongside a substantial area that is suitable for further investigation. The site forms a cohesive whole with the surrounding development areas and could be considered for residential development.

Mariri Hills and Lower Moutere hills











The settlement of Motueka faces particular challenges due to sea level rise, flooding hazards and highly productive land. The Mariri hills area, both on the coastal and inland sides, represent an opportunity for Motueka to grow while avoiding those constraints.

Central Takaka and Murchison

Exclusion of sites on the basis of highly productive land means that the more remote and isolated settlements (such as Takaka and Murchison) are left with few development options. Therefore, it is appropriate that growth sites in these locations be included for discussion.

Development Principles
Development of any selected option should support good urban design within the development area (streets, open spaces, built environment, walking and cycling and should not be south facing)
Streams, coastlines, areas of native vegetation within development areas are protected and enhanced
New stand-alone greenfield urban areas and areas of expansion should be of a sufficient size to support local neighbourhood services and community facilities
Infill or redevelopment areas should support an improved network of centres and multi-modal transport options and provide good access to open space
Growth areas will be subject to structure / master planning before rezoning and development occurs, identifying areas to be set aside

Development Types

Type of residential development		Description
Intensification		Additional infill units and town houses on some sites
		Two storey terrace housing / town houses on some sites
		Some 3 storey terrace, some low rise apartments, some mixed use – shops on ground floor, apartment above
		Mixed use area in and around city centre - some 4 to 6 storey apartments
Urban expansion		Subdivision into smaller lots or a mix of smaller and bigger lots: average lot size 300m ²
		Standard residential subdivision - average lot size 550m ²
		Lower density residential subdivision - average lot size 700m ²
		Larger sections - average lot size 1000m ²
		Life style type development with an average lot size 1,500m ²
		Rural-residential with an average lot size 1ha

Map screenshots


Legend – same for all scenarios

Legend


Existing Centre




Scenario 1

 Expansion

 Intensification

 Business

 Rural Residential

 Not Selected

 Mixed Use

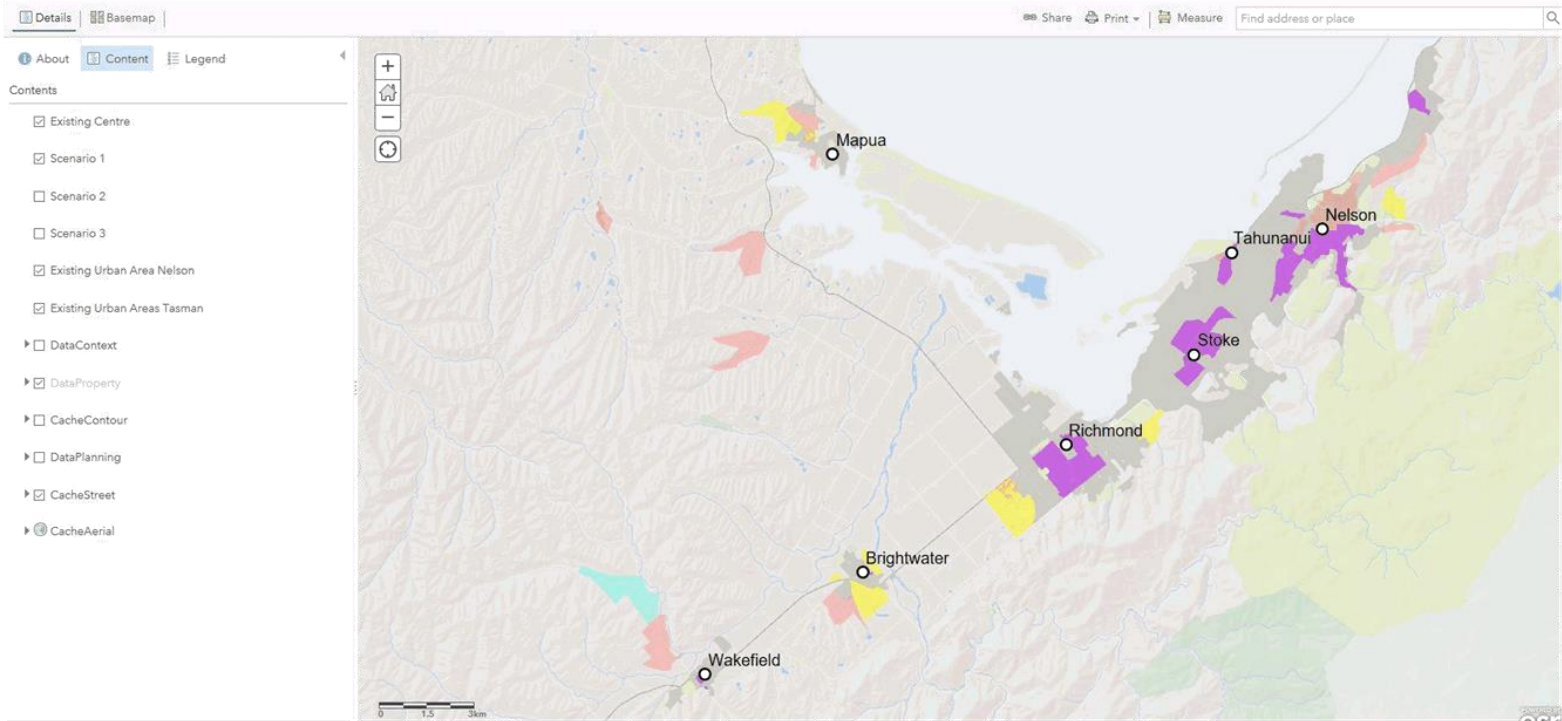
Existing Urban Area Nelson

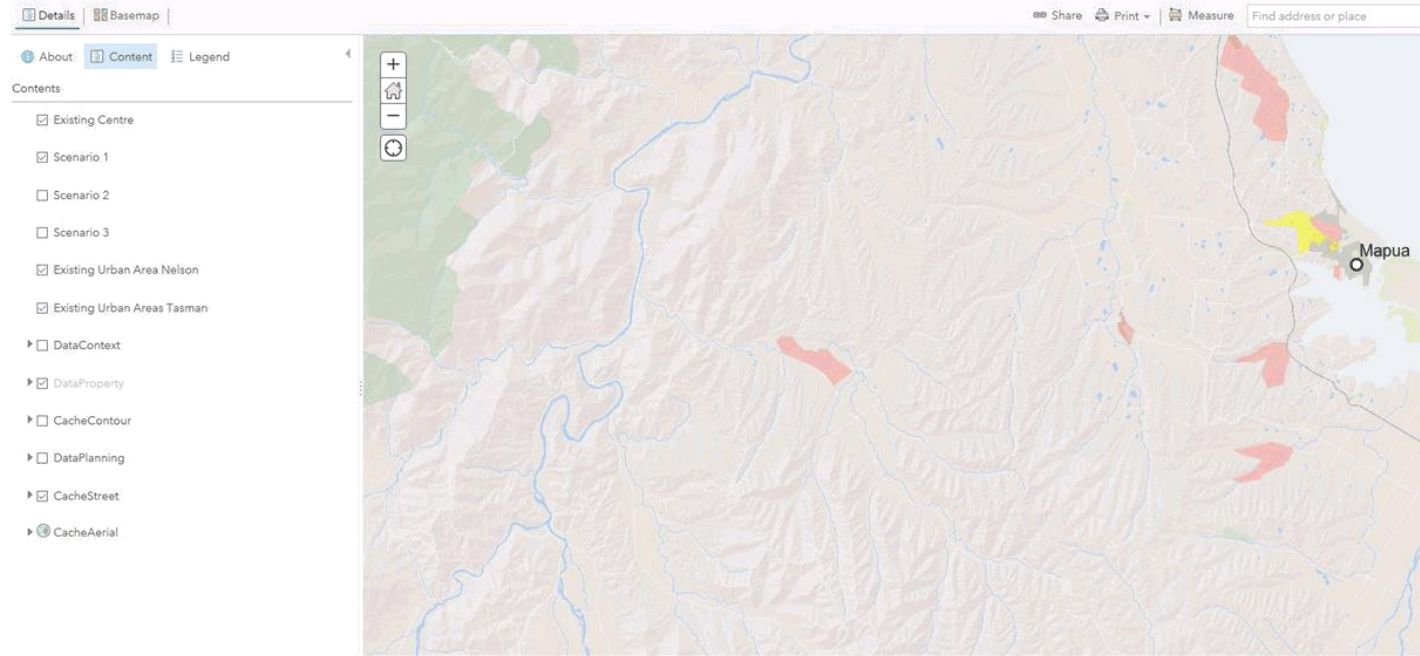


Existing Urban Areas Tasman

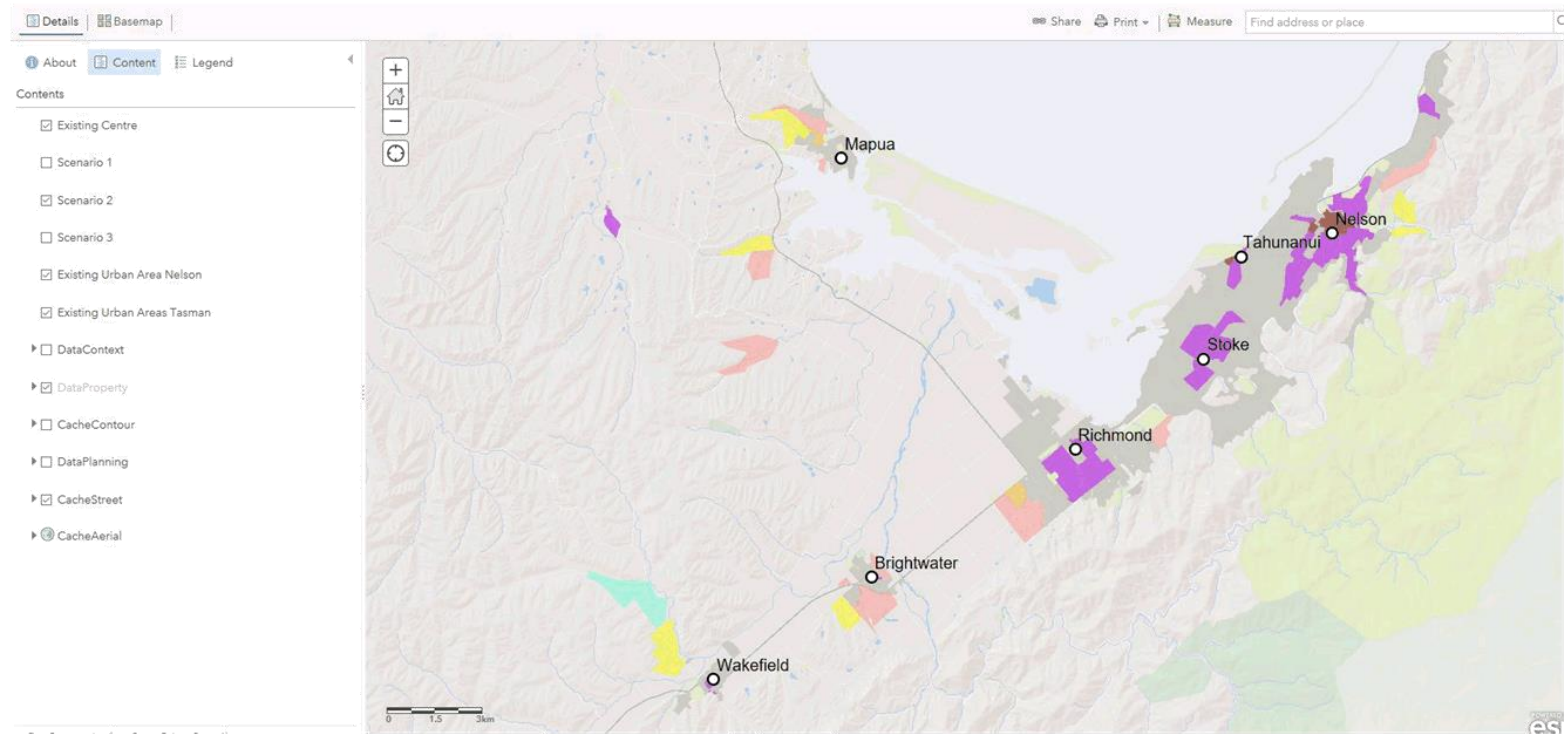


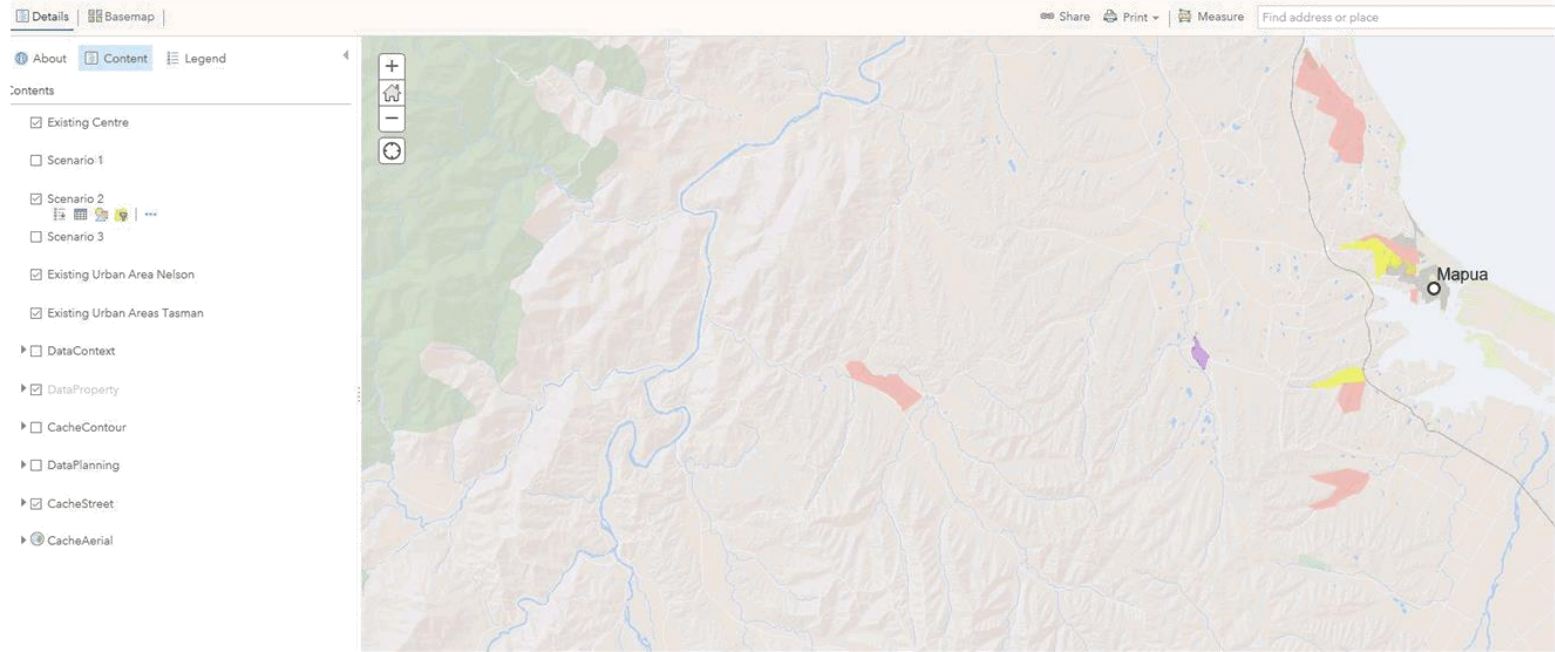
Scenario 1 - Enabling housing choices while addressing sea level rise



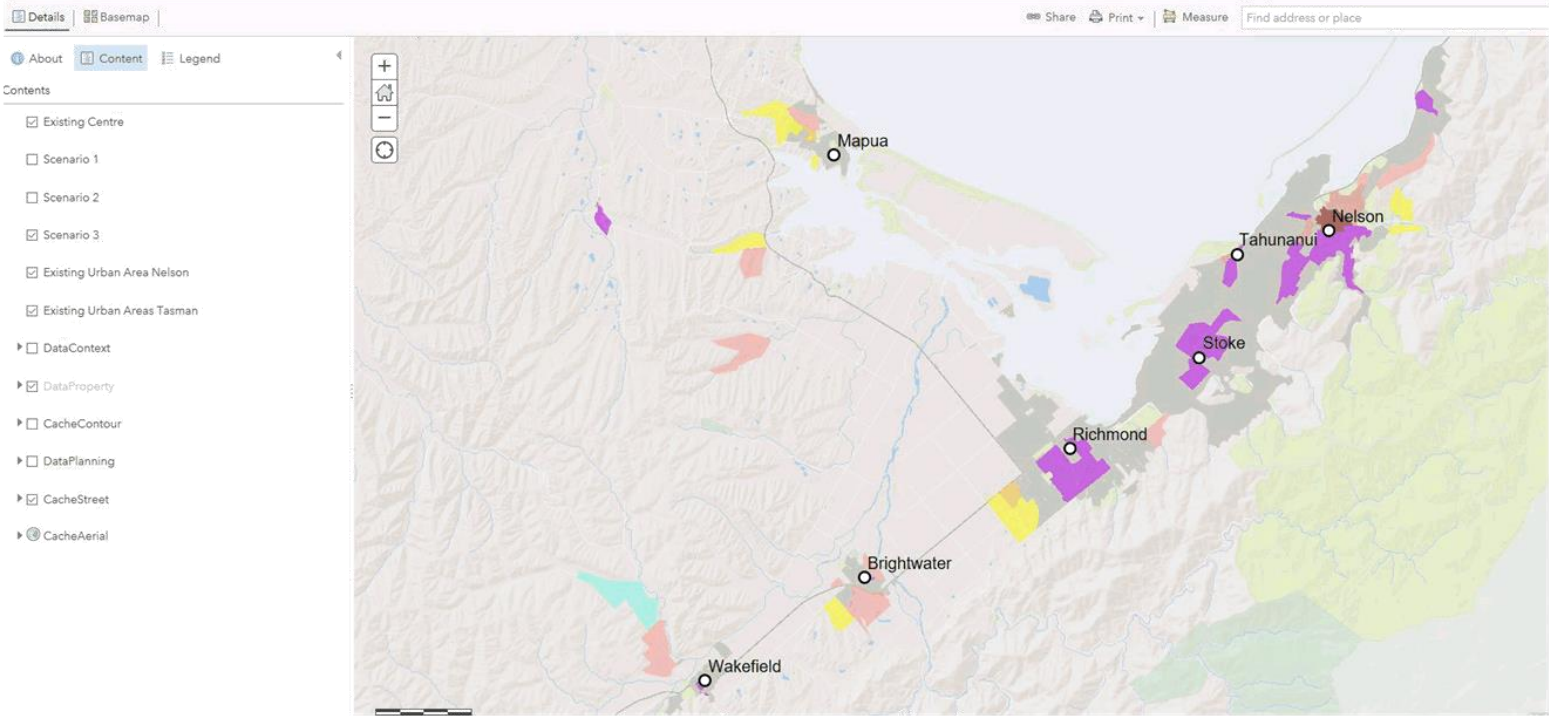


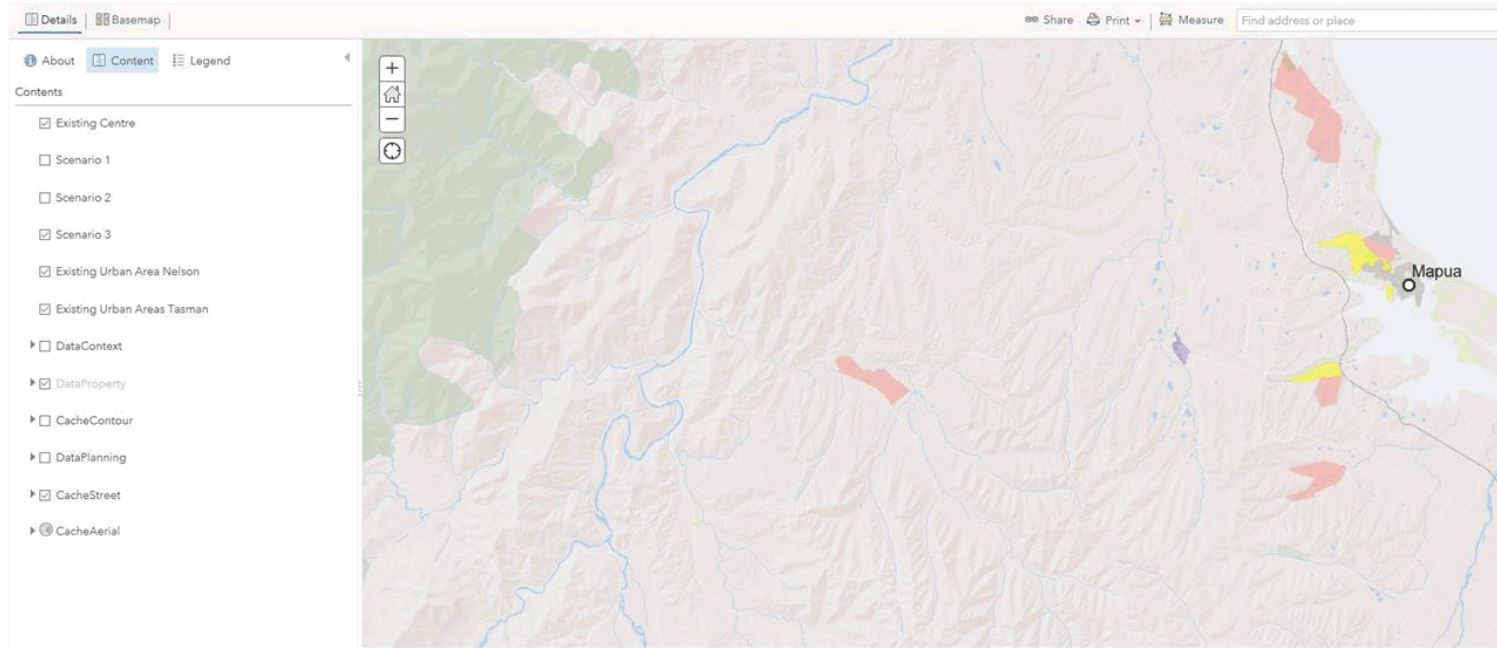
Scenario 2 – Enabling housing choices while protecting land of high productive value



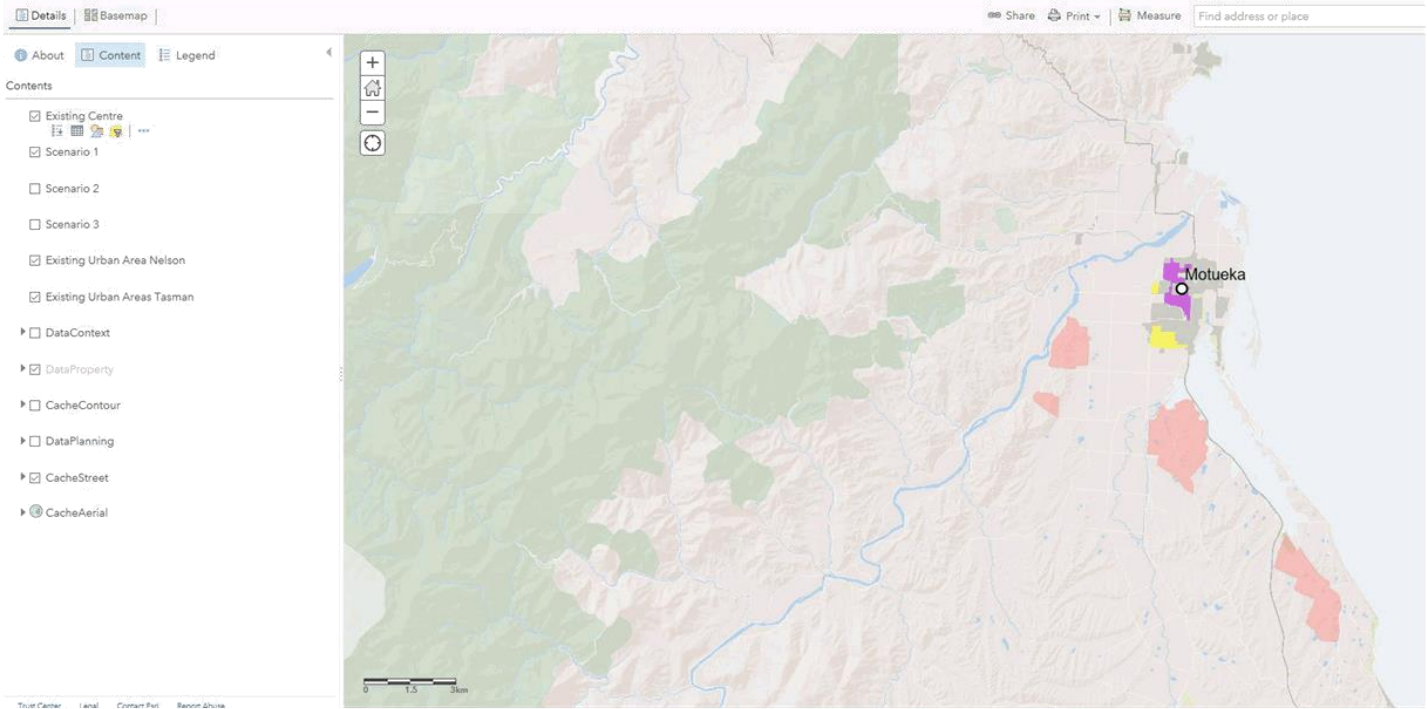


Scenario 3 – combination of outcomes, retaining some of the development areas that were excluded by the first two scenarios

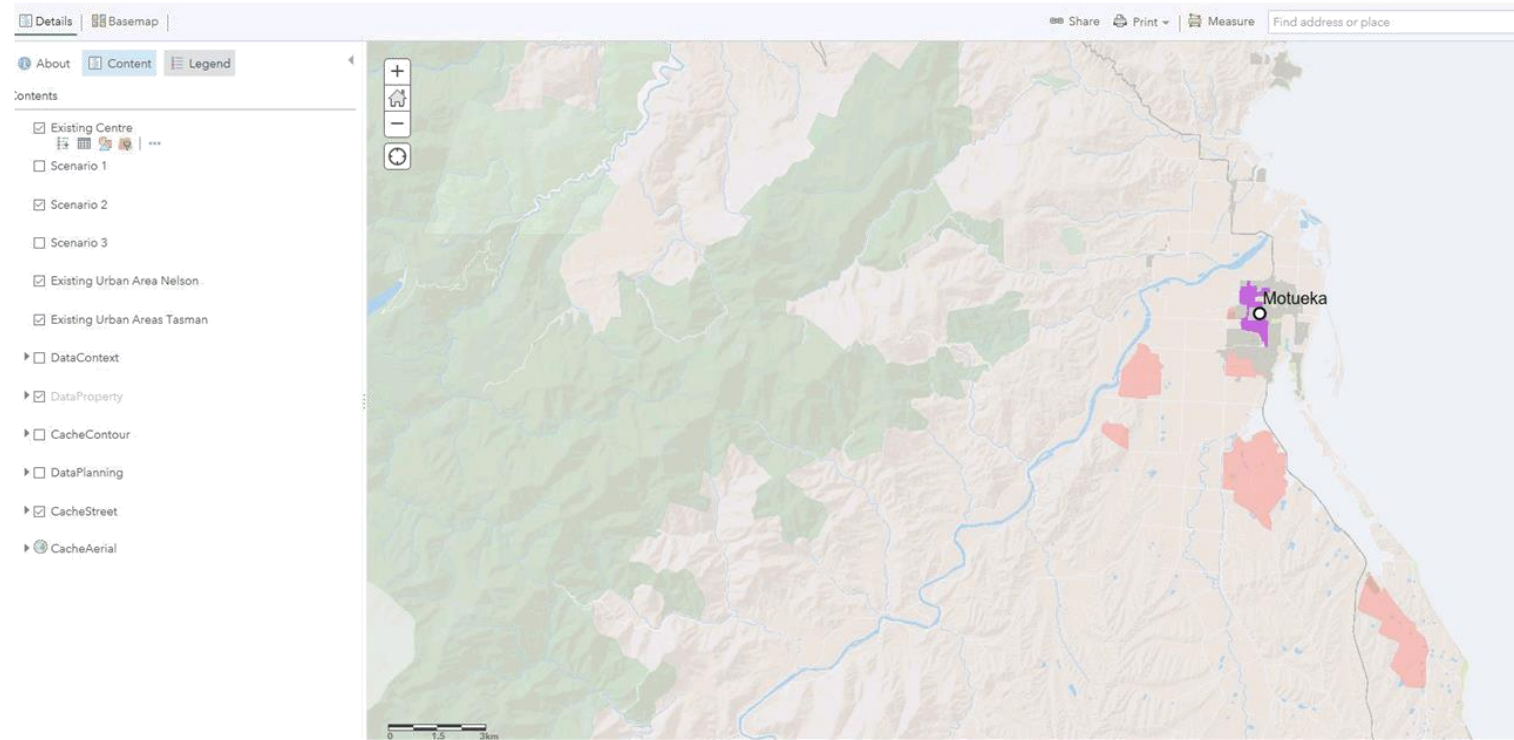




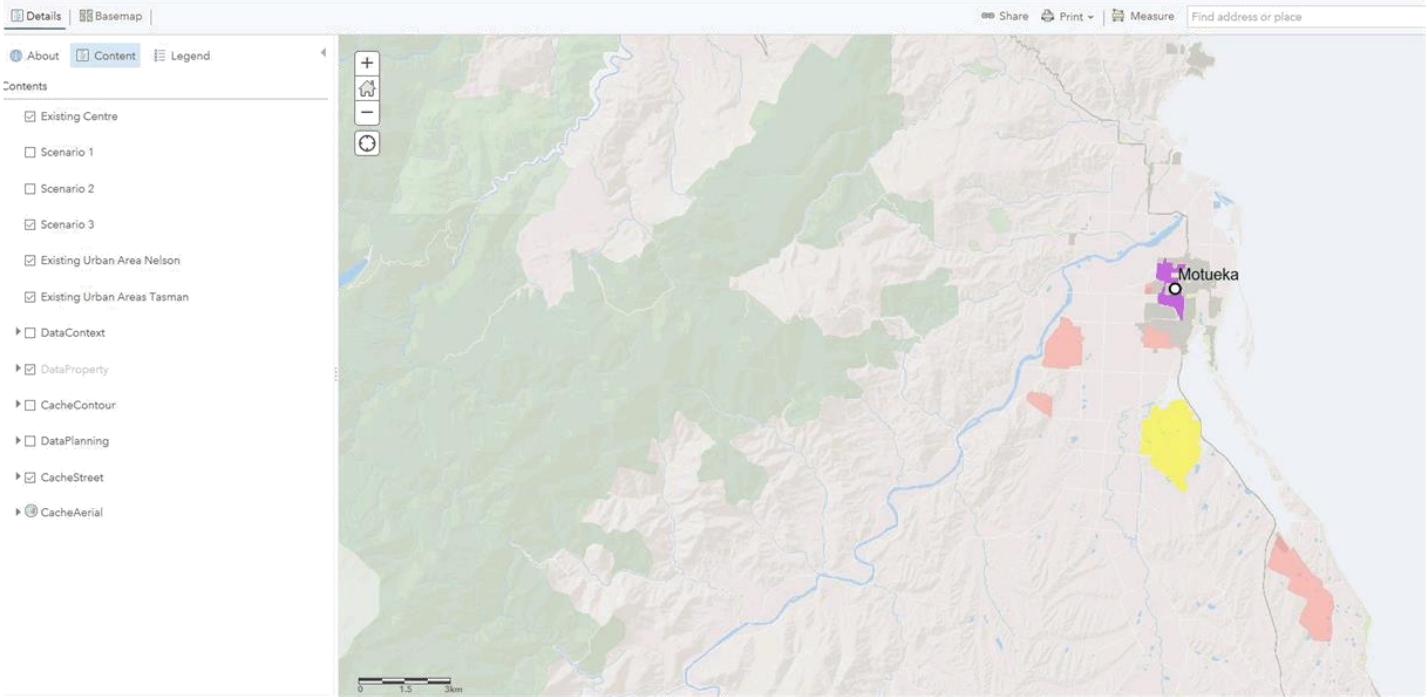
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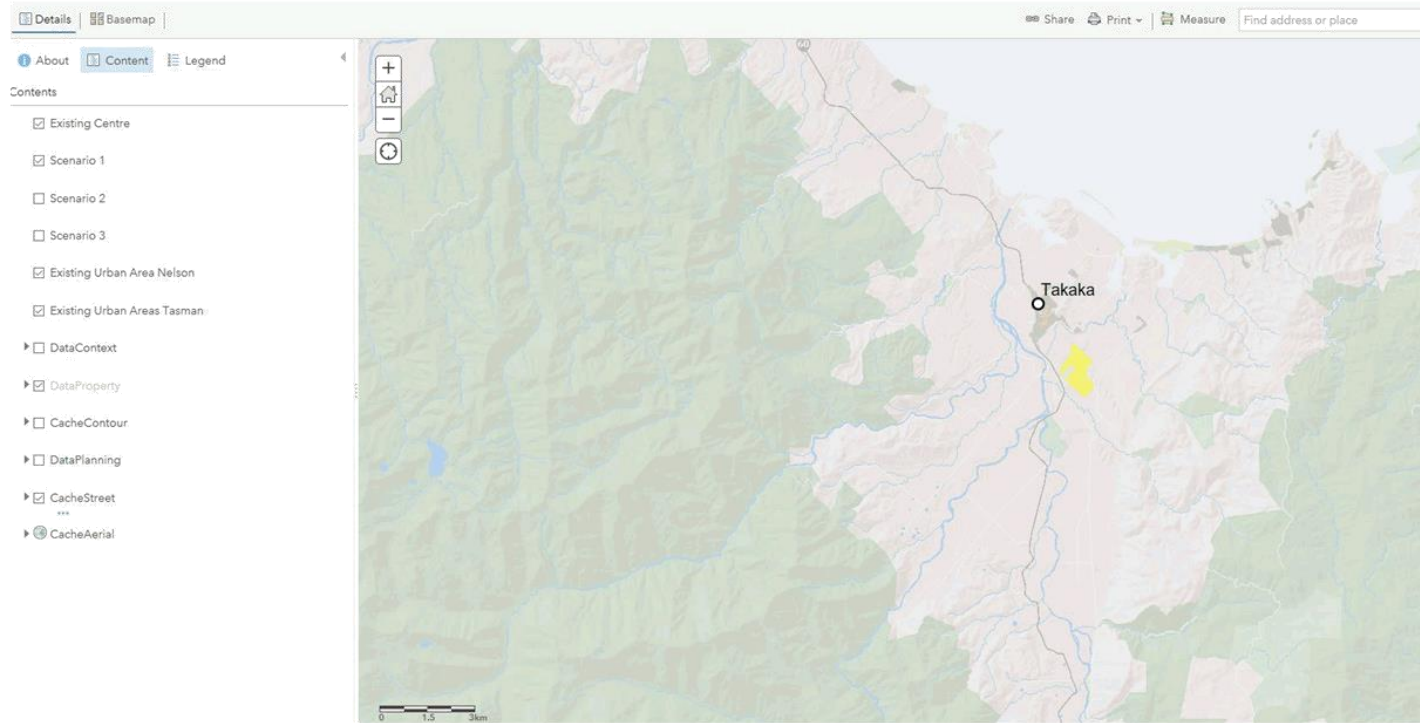
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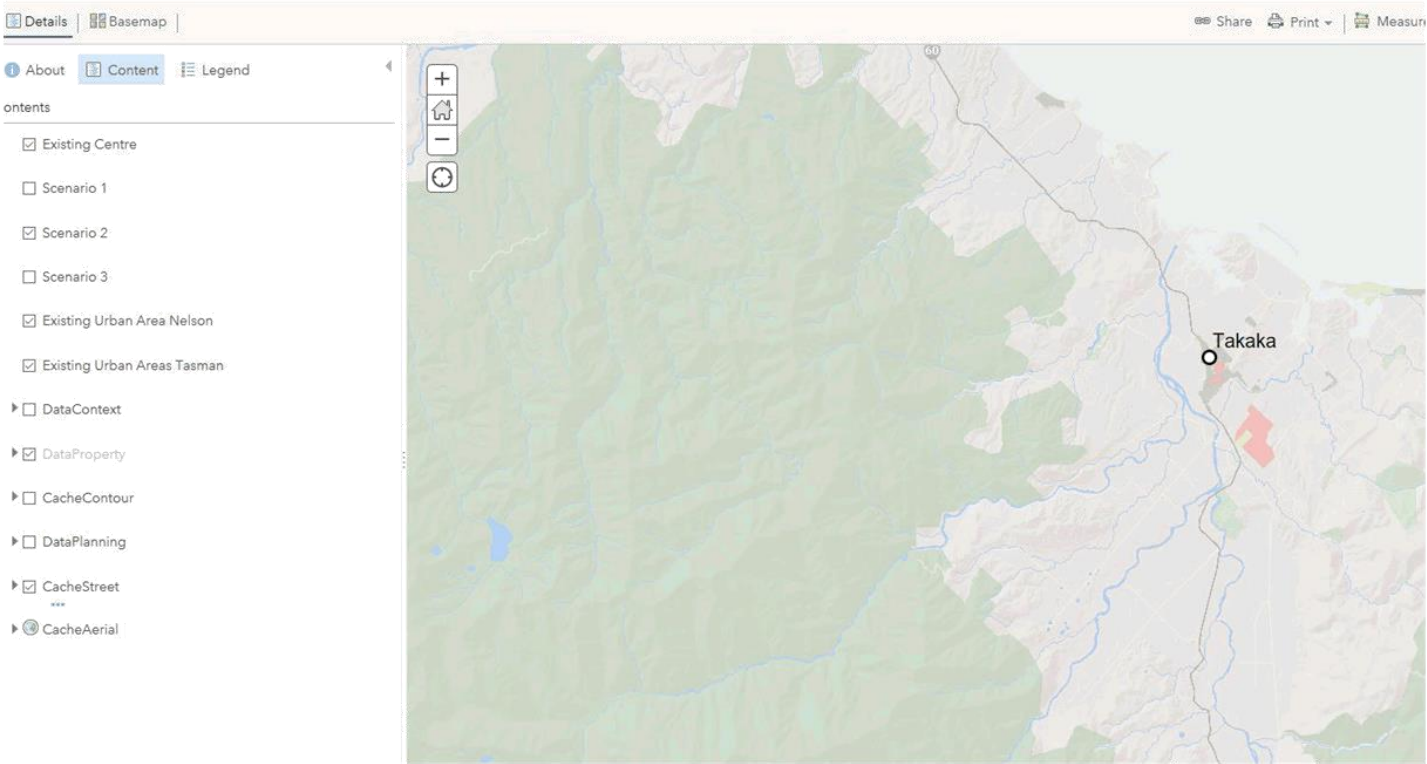
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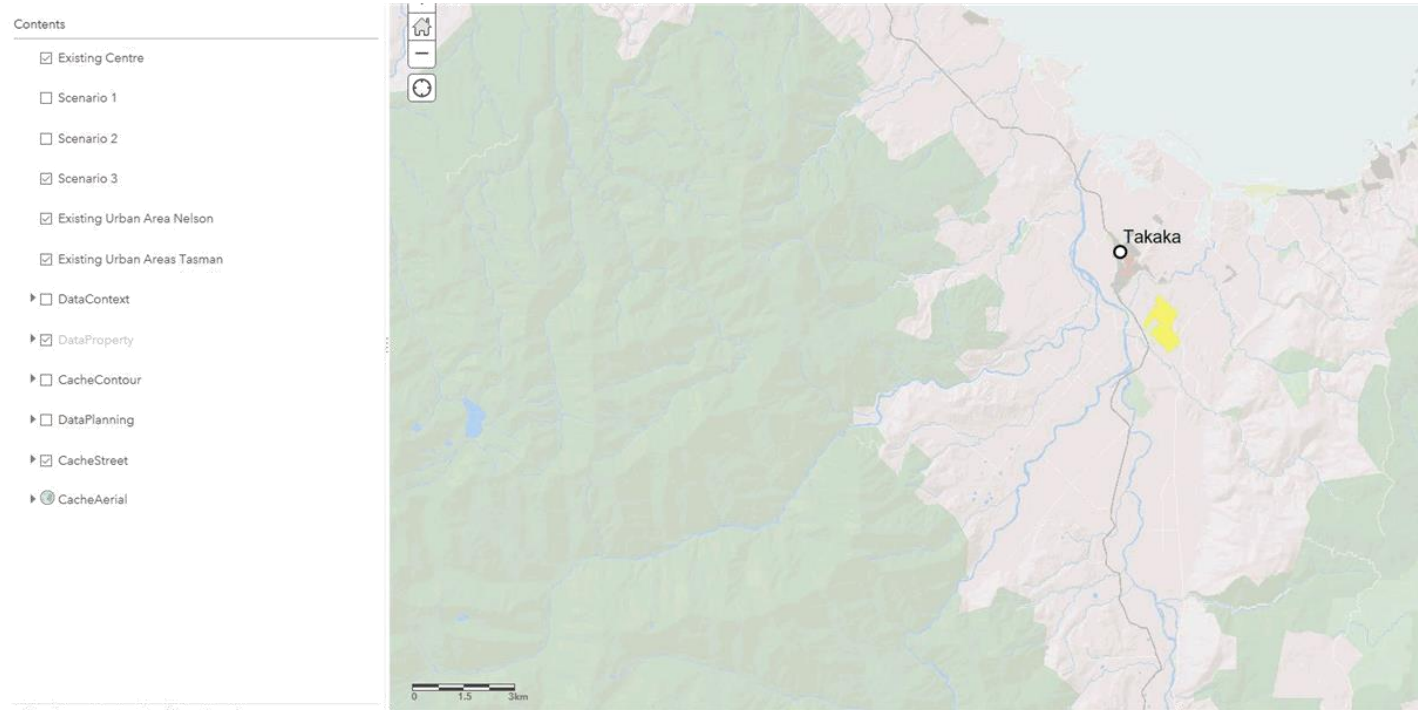
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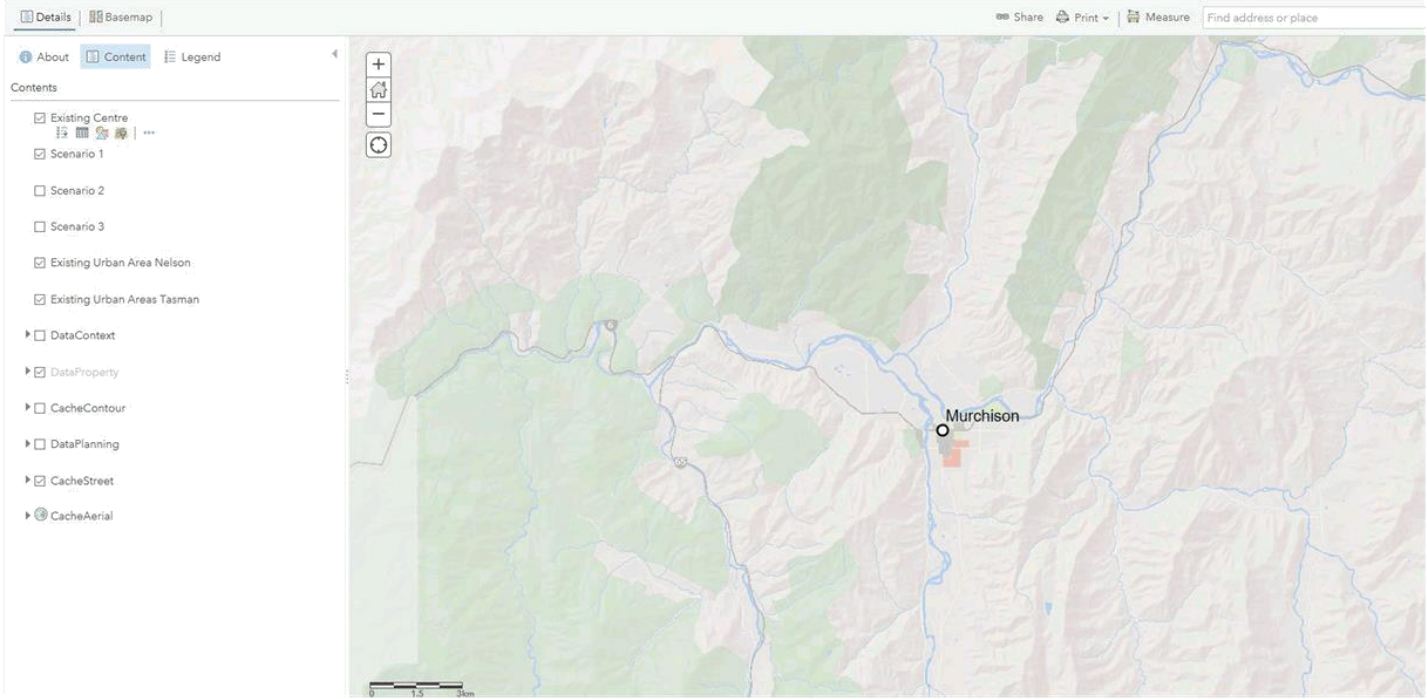
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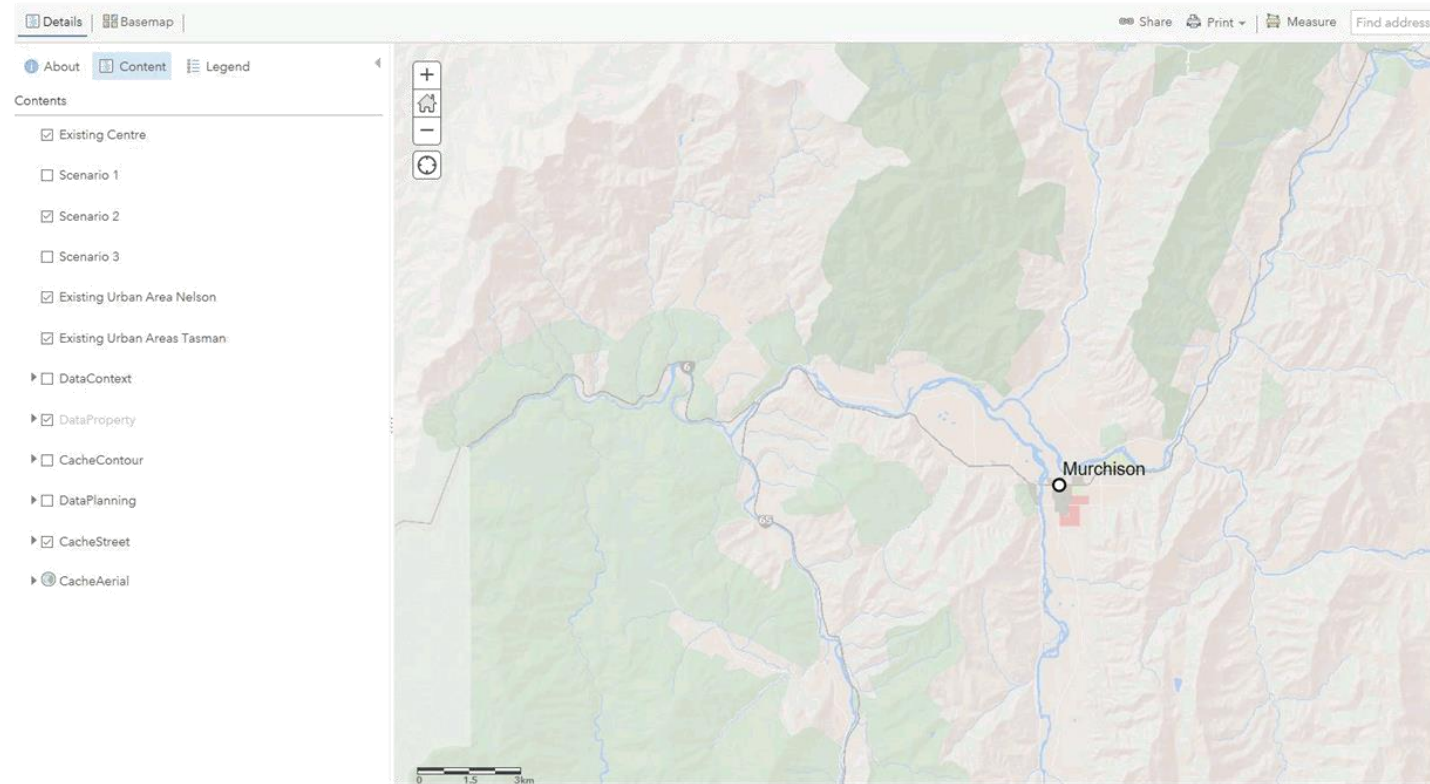
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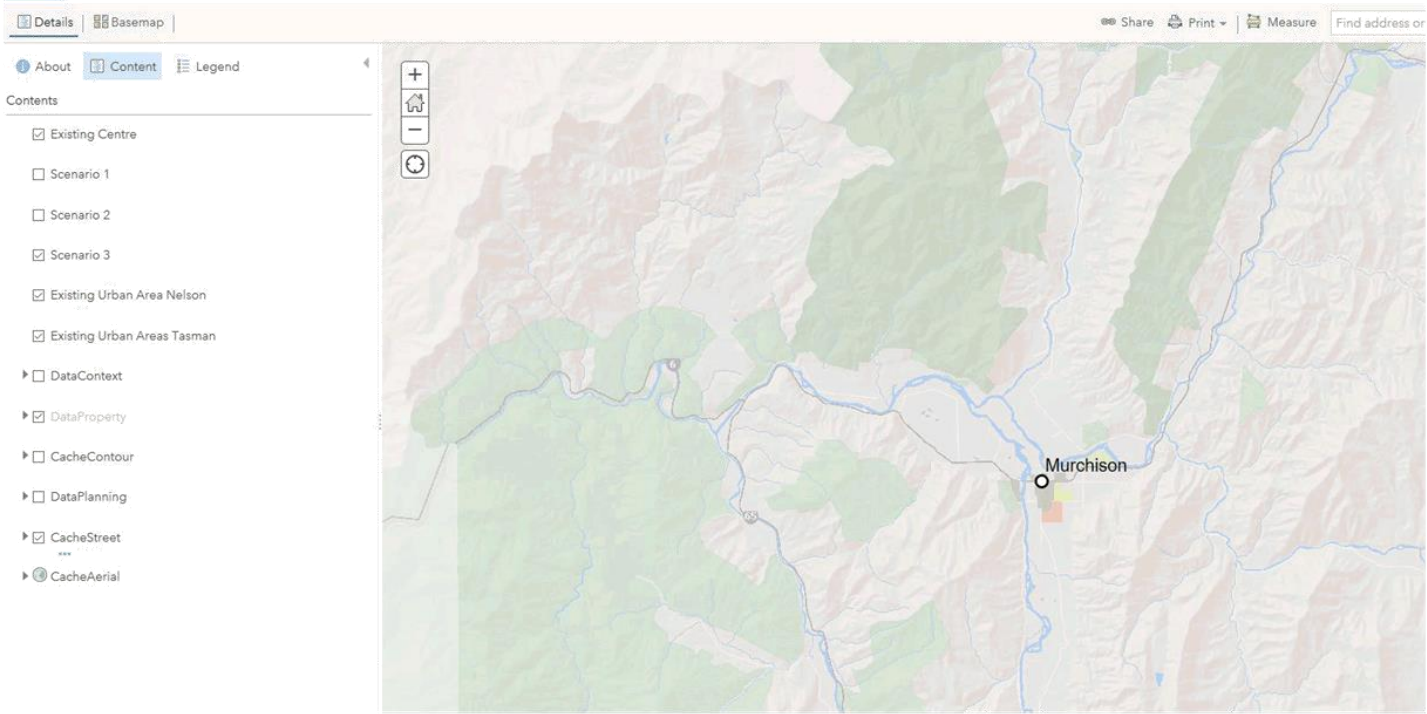
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Scenario 2 – Enabling housing choices while protecting land of high productive value



Scenario 3 – combination of outcomes, retaining some of the development areas that were excluded by the first two scenarios



Draft outline for consultation**WHERE DO WE GROW FROM HERE?****HAVE YOUR SAY ON THE NELSON TASMAN FUTURE DEVELOPMENT STRATEGY**

Nelson and Tasman are growing fast. We need to determine how we best manage this growth for the long-term benefit of the community and the environment. Managed well, growth can make our two regions better places to live, work and play.

We are asking for your views on three different scenarios for how we grow over the next 30 years. For more information about the different scenarios [click here](#).

Feedback

The final strategy is likely to be a blend of different growth options. It may also include areas that have not yet been assessed but are suggested in feedback, or have been excluded from the scenarios above.

In getting to that final strategy, the scenarios highlight some key choices to be made. Your feedback will help us work through the options.

The survey below is three parts.

In the first section, we want to understand which of the three scenarios you think is best.

We then want to get your feedback on key choices we have to make about the scenarios before we finalise the strategy.

Finally, we will ask you about any comments you have about the specific areas identified on the scenario maps.

Contact and Demographic Information

Name:

Company or organisation (if applicable):

Telephone:

Email:

Age:

Nelson / Tasman / other resident

Scenarios:

1. *Which of the three scenarios do you think is best for the long-term future of the two Regions?*
2. *Is there anything you would change in your preferred scenario?*

Key choices:**Adapting to sea level rise**

Some of the best places for intensification are in areas potentially subject to sea level rise, such as Central Nelson including areas to the north, for example the Wood. Without controls, (whether through individual site remedies or larger community protection schemes) there is uncertainty around the future impacts of flooding events. Higher tides and/or storm surges are already having an impact on development in this area. Nelson City Centre has been excluded under the first scenario due to exposure to coastal inundation, but it is an area that rated very well in the evaluation against a wide range of criteria.

3. *Would you support Nelson City Council exploring a climate change adaptation strategy to reduce risks to coastal areas?*

Yes/No

4. *If yes, why?*

5. *If not, why?*

Safeguarding land of high productive value

To protect land of high productive value, there is an emphasis on intensification, with housing proposed around centres such as Nelson City Centre, Tahunanui, Stoke and Richmond, as well as in Motueka and Brightwater. Urban expansion areas are also identified, but they are located some distance away from main centres, increasing infrastructure and transport costs. For example, Hira to the north of Nelson City may be needed as a large new housing area if we are to avoid developing land of high productive value in Tasman.

6. *Do you think longer travel distance and bigger infrastructure costs are an appropriate trade off for protecting land of high productive value?*

Yes / No

7. *If yes, why?*

8. *If no, why not?*

9. *Do you think greater intensification of existing urban areas is a better alternative than developing land of high productive value?*

Yes/No.

If no, why not?

Making a balanced decision

Under Scenario Three, several development areas are identified as possible housing areas even though they are located on productive land or are subject to sea level rise. These areas provide for a range of desirable social and economic outcomes, as well as a better geographical spread of options.

Scenario Three provides for a wide range of choices in terms of total housing capacity. In particular, there are a range of possible urban expansion areas in Tasman District. Up to 20,000 dwellings could be provided if all these areas were developed but this is unlikely, even under a high growth future.

10. *If only some of the possible urban expansion areas were to be incorporated into the final strategy, which areas would you chose, and why? Of the main areas shown, which do you think should be developed? (drop down list)*

(Hira, Richmond South, areas around Brightwater, Pigeon Valley, Mapua extension, Tasman /Aporo, Lower Moutere / Mariri Hills).

11. *The only options to expand Takaka and Murchison townships involve land of high productive value. If these areas cannot be used for housing, then this may slow the growth of these townships. Do you think these areas should be developed?*

Yes/No

Why/Why not?

12. *Two options have been explored in each of Takaka and Murchison. Do you think that the correct option has been included in this scenario?*

Yes/no

13. *Which option do you think is preferable and why?*

Specific development areas

Here you can comment on any of the development areas shown, including those that did not score well for the assessment under the three scenarios (shown as salmon coloured areas on the map).

14. *If you want to comment on any specific development areas, then list the areas here.....*

- *Do you see any issues with more houses in this area?*
- *What are some of the advantages of having more housing here?*
- *Thinking about the next 20 or 30 years, what type of housing do you think would be appropriate?*
- *If the development area is for business, do you see any issues with business land here?*
- *Do you think we should provide some new business opportunities around the District, or rely on current vacant business land?*

15. *If more housing is not to be accommodated in this area, then where would you suggest housing go instead?*

16. Are there other development areas that should be considered? List the area

Other comments

17. Are there other points you wish to make to inform the final strategy?

Next steps

- Public feedback received
- Drop ins held across Nelson and Tasman
- Public feedback closes 8 May 2019
- Council workshop 11 June
- Finalise strategy in June / early July.