

NELSON TASMAN FUTURE DEVELOPMENT STRATEGY IMPLEMENTATION PLAN 2024



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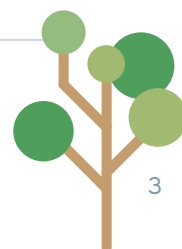
EXECUTIVE SUMMARY

The Nelson Tasman Future Development Strategy Implementation Plan 2024 provides an overview of the Nelson City Council and Tasman District Council (the Councils'), and stakeholders' actions required to implement the Nelson Tasman Future Development Strategy 2022 – 2052 (FDS). The Implementation Plan also provides an update on indicative staging of FDS greenfield sites and outlines the monitoring that will inform the next review of the Implementation Plan. The Implementation Plan is a requirement under the National Policy Statement on Urban Development 2020 (NPS UD).

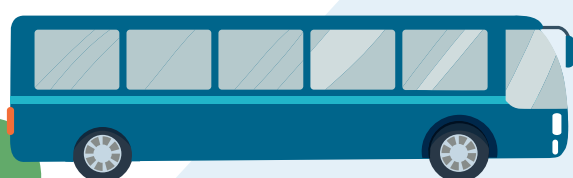
Table 1 below summarises the key actions that are needed to implement the FDS. These have been grouped into key actions being undertaken jointly by the Councils, those actions being undertaken independently by each Council (Nelson and Tasman) and implementation actions being undertaken by key stakeholders. Further information on these actions to implement the FDS is detailed in section 3.0 of this Implementation Plan.

Table 1. Summary of FDS implementation key actions by the Councils and key stakeholders

Council department responsible	Key action	Expected timescale
NELSON CITY COUNCIL AND TASMAN DISTRICT COUNCIL COMBINED		
Nelson – City Development Tasman – Environmental Policy	Implement monitoring and reporting measures identified in the FDS (see section 6) and under the NPS UD	Annual and every three years
Nelson – City Development Tasman – Environmental Policy	Undertake the Nelson Tasman Housing and Business Capacity Assessment	June 2027
Nelson – Climate Change Tasman – Strategic and Environmental Policy	Prepare the Regional Climate Change Risk Assessment	To be completed late 2024
Nelson – Transport Tasman – Service and Strategy (Transport) and Community Infrastructure	Regional Land Transport Plan	Reviewed every three years
Nelson – Transport Tasman – Service and Strategy (Transport) and Community Infrastructure	Regional Public Transport Plan	Reviewed every three years
Nelson – Transport Tasman – Service and Strategy (Transport) and Community Infrastructure	Nelson Tasman Speed Management Plan	The Councils' plan will now be reviewed to ensure compliance with the Government's recently released Setting of Speed Limits Rule
Nelson – Waste Tasman – Waste	Nelson Tasman Waste Minimisation and Management Plan 2025 – 2031	2025
Nelson – Parks and Facilities Tasman – Reserves and Facilities	Progression of the new joint regional cemetery	Short to medium term



Council department responsible	Key action	Expected timescale
NELSON CITY COUNCIL		
Environmental Planning	Private Plan Change 28 – Maitahi Bayview	Awaiting appeal decision from Environment Court
Environmental Planning	Plan Change 29 – Housing and Hazards plan change	Awaiting recommendation from Hearing Panel, expected by early 2025
Environmental Planning	Private Plan Change 30 and Notice of Requirement – Airport Runway Extension	Awaiting recommendation from Hearing Panel, expected late 2024
Environmental Planning	Review design guidelines for residential development	Commencing 2025
Climate Change	Commence development of adaptation options and pathways with communities affected by climate change	Commencing 2024
City Development and Planning	Undertake neighbourhood planning for priority intensification areas	Commencing 2024
Transport	Implementation of the Nelson Future Access Strategy to address capacity constraints on Nelson’s transport network including investigating priority lanes	Next 3 to 5 years. Pace of delivery likely to be influenced by level of co-investment from New Zealand Transport Agency
Transport	Undertake intersection upgrades to enable intensification	Next 3 to 5 years. Pace of delivery likely to be influenced by level of co-investment from New Zealand Transport Agency
City Development and Transport	Deliver Millers Acre Regional Bus Interchange	To be completed by 2025
City Development and Transport	Deliver Bridge to Better	To be completed by 2027
City Development and Property	Explore development opportunities for three Council-owned city centre properties to support revitalisation and/or residential living	Expressions of interest process to be completed by 2024
City Development and Property	Explore new combined Library, Community Hub and Civic Centre, and divestment of current Civic Centre	Expressions of interest process to be completed by 2025
City Development and Parks and Facilities	Deliver the Rutherford Park City Centre Play Space	To be completed 2027
All Departments	Adopt Long Term Plan 2027 – 2037, including information on infrastructure budget (three waters, transport, reserves and community facilities) to provide capacity for growth	June 2027



Council department responsible	Key action	Expected timescale
TASMAN DISTRICT COUNCIL		
Environmental Policy	Develop the Māpua Masterplan (includes planning for FDS sites T-11, T-33 and T-42)	Formal consultation late 2024, adopt early 2025
Environmental Policy	“Richmond on the Rise” spatial Plan 2024	Rezoning of land proposed through Plan Change 81
Environmental Policy	Motueka masterplan/climate adaptation plan	Scoping to commence 2024/25
Environmental Policy	Decision version of Plan Change 76 (Wakefield) notified September 2024	Appeal received
Environmental Policy	Plan change 80 – Motueka West (rezoning part of FDS site T-190)	Notified December 2023, hearing November 2024
Environmental Policy	Plan Change 81 Urban Plan Change rezoning FDS sites and Plan Change 1 Tasman Regional Policy Statement, giving effect to the NPS UD	Community engagement October 2024
Environmental Policy	Plan Change 84 – Will address land and freshwater issues in Tasman and provide support to the Te Waikoropupū Springs Water Conservation Order	Notification 2026
Service and Strategy	Plan Change 85 – review of natural hazards policy framework in the TRMP	Issues and options 2025, draft plan change 2026
Environmental Policy	Finalising Māori Urban Design Framework	Late 2024
Environmental Policy and Community policy	Growth model review for Long Term Plan 2027 – 2037	September 2025
Various Departments	Future Development Strategy Implementation Board set up to ensure effective project management, governance and delivery of the future development programme	Immediate
Service and Strategy	Climate Change Adaptation Planning – working with Tasman communities. Scope methodology, work programme and commence first community adaptation plan as a pilot	Medium term
Service and Strategy (transport) and Community infrastructure	Continued implementation in parts of the district, including residential greenways	Ongoing
Community infrastructure (reserves)	Open Space Strategy reviewed every 10 years	Commencing 2025/2026
Community Infrastructure (reserves)	Feasibility study for new community hub in Tapawera	Initial stages of project and scoping 2024/2025
Community Infrastructure	New or upgraded community facilities for Waimea South (Brightwater and Wakefield) and Motueka	Pre-initiation stage of project – rescoping following feedback from community engagement on feasibility of project 2024 – 2025



Council department responsible	Key action	Expected timescale
Community Infrastructure (reserves and facilities)	Murchison sport, recreation and cultural centre extension	Budgeted in LTP 2024 – 2034 for 2029
Revenue and Rates	Covers remission of general rate for community housing providers and papakāinga developments; and postponement and remission of rates on Māori freehold land	Adopted June 2024, to review 2027

KEY STAKEHOLDERS

Key action	Expected timescale
MINISTRY OF EDUCATION, TE TĀHUHU O TE MĀTAURANGA	

Investigating new schools to provide for growth. Maitai specialist school moving to Salisbury Road. Existing Maitai school to be repurposed. Satellite of Maitai school will be at Nayland College. Redevelopment of Salisbury School. New school planned at Berryfields, Richmond

Ongoing

Engagement with Councils on Plan Changes and Structure Plans

Ongoing

MINISTRY OF HOUSING AND URBAN DEVELOPMENT, TE TŪĀPAPA KURA KĀINGA

Engagement with Councils on Plan Changes and Structure Plans

Ongoing

Scoping a potential place-based partnership with both Councils

Continued engagement on this

Facilitate housing outcomes through various funding and support schemes

Funding and support for housing outcomes is currently being scoped by the Government

KĀINGA ORA

Deliver new state housing according to Government direction and renew existing stock through redevelopment, refurbishment or replacement.

Short term

Work closely with Councils to monitor delivery of IAF-funded infrastructure projects in Nelson City and Motueka, which are expected to enable new housing in the region

Medium term

HEALTH NEW ZEALAND NELSON MARLBOROUGH, TE WHATU ORA

Full hospital redevelopment and refurbishment

Long term

Implement a Nelson-Tasman-Marlborough health planning area as part of wider health system reforms; Work with Iwi Māori partnerships board to move towards increased care in the household

Short term

NELSON BAYS PRIMARY HEALTH, HAUORA MATUA KI TE TAI AORERE

Planning for growth by consideration of pharmacies providing more health services; specialist clinics establishing in growth areas; and creating General Practitioner (GP) hubs providing a wider range of services. Stoke medical centre satellite opening in Richmond. "Waimea medical" offering minor surgery and procedures

Next 5 – 10 years

Planning for provision of a dedicated GP practice for Māori patients

Short term

Key action	Expected timescale
NEW ZEALAND TRANSPORT AGENCY, WAKA KOTAHI	
Hope Bypass	2024 – 2038
Nelson Future Access Study projects	2022 – 2048
Richmond Programme Business Case projects – Pugh Road /McShane State Highway 60 intersection improvement	2027
TRANSPower NEW ZEALAND	
Continued engagement with Councils on Plan Changes and Structure Plans	Ongoing
Annual transmission planning report	Annually
NETWORK TASMAN LIMITED	
Constructing new, and upgrading substations to provide for growth (Brightwater, Hope, and Motueka)	Next 5 years
Monitoring demand from electric vehicles closely to determine if further substation upgrades are required	Next 5 years
New substation at Wakefield	Next 10 – 15 years
Accommodate renewable infrastructure where capacity exists to connect to the grid	Ongoing
NELSON ELECTRICITY LIMITED	
Upgrades to low-voltage systems	Ongoing
Asset Management Plan	Reviewed annually
NELSON REGIONAL DEVELOPMENT AGENCY	
Annual briefing to Ministers to outline regional priorities	Annual
Regional collaboration on the Kōkiri Forum – Nelson Tasman Regeneration Plan 2021 – 2031 economic development plan	Ongoing
NELSON REGIONAL SEWERAGE BUSINESS UNIT	
Adopt 50 year Masterplan	Short term
Develop a Regional Wastewater philosophy	Short to medium term
Procure land for new wastewater treatment plant to replace Bell Island	Medium term
Relocation of Beach Road pump station in Richmond away from natural hazard risk	10 years



1 PURPOSE

The Nelson Tasman region, encompassing both Councils, is classified as a tier two local authority under the NPS UD. As a result, the Nelson Tasman Future Development Strategy Implementation Plan 2024 (the Implementation Plan) for the FDS is a mandatory requirement under the NPS UD.

This Implementation Plan has been prepared jointly and will be reviewed and updated annually. The Implementation Plan outlines how the FDS will be implemented over the short, medium and long term. Implementation of the FDS will span at least 30 years, involving multiple parties, and ngā iwi and further community consultation such as through plan changes and Councils' Long Term Plans (LTPs).

2 FDS BACKGROUND

A FDS is a 30-year high level strategic plan that identifies potential sites in our region for future housing and business growth.

The first Nelson Tasman FDS was prepared under the National Policy Statement on Urban Development Capacity 2016 (NPS UDC) and adopted by the Councils in July 2019. The 2019 FDS became intrinsic to long term strategic planning by both Councils.

The NPS UD replaced the earlier NPS UDC from September 2020 onwards, with the new policy guiding the preparation of the second Nelson Tasman FDS adopted in August 2022. An implementation plan was not formally prepared for the 2019 FDS as it was not required by the NPS UDC. However, Intensification Action Plans were voluntarily adopted by each Council in 2020 with the purpose of setting out how the intensification objectives of the 2019 FDS would be implemented, including incentivising intensification of housing. Many actions have been completed, but outstanding actions of the 2020 Intensification Action Plans have been carried forward into this Implementation Plan and an update on progress is provided in Appendix 1. This FDS Implementation Plan supersedes the 2020 Intensification Action Plans.

The second Nelson Tasman FDS was prepared under the NPS UD and adopted by the Nelson City and Tasman District Councils in August 2022. The FDS became effective from the 19 September 2022. Appendix 2 provides resolutions from the Joint Committee, August 2022, relevant to this Implementation Plan, along with updates on each resolution.

As discussed further in section 3.0 of this Plan, the FDS is regularly used to inform Councils' projects, plans and strategies. Section 3.3.1 of this Plan sets out how the FDS is used to inform Councils' growth modelling, infrastructure strategies and funding decisions, which directly inform the Councils' LTPs.

2.1 IWI AND HAPŪ VALUES AND ASPIRATIONS

The FDS was prepared in collaboration with Te Taihu iwi and hapū. Figure 1 below shows the statement of hapū and iwi values and aspirations for urban development included in the FDS (as required by the NPS UD).¹

Iwi and hapū values and aspirations for urban development were drafted by a number of iwi and hapū including: Ngāti Apa ki te Rā Tō, Te Ātiawa o Te Waka-a-Māui, Te Rūnanga o Ngāti Rārua, Ngāti Tama, Rangitāne o Wairau and Manawhenua ki Mohua (MKM). MKM is an iwi mandated entity representing Ngāti Tama, Ngāti Rārua and Te Ātiawa within the area defined as Mohua (Golden Bay catchment) and Kahurangi National Park area. Whanau from Te Awhina Marae and Onetahua Marae also contributed, and the drafts were circulated to all iwi for contributions. These values include partnership between Tangata Whenua and the Councils, working in a Te Tiriti o Waitangi partnership to achieve their shared goals when implementing urban development.

1. As stated in the FDS document, there was not full consensus amongst iwi and hapū on this statement and it does not represent a completely shared view of whānau, hapū and iwi. However, this statement has fed into the FDS objectives and overall Strategy.



These iwi and hapū aspirations will continue to be implemented by both the Councils and various stakeholders through ongoing engagement with iwi and hapū on all relevant projects.

The Te Taihiti Intergenerational Strategy, Iwi Management Plans, ongoing hui with ngā iwi, background research into previous conversations with ngā iwi and information gathered by the Councils on the natural environment (such as waterways and waterbodies) are all used to inform and develop the Councils’ projects, plans and strategies. These tools ensure that the Te Pae Tawhiti (vision), Te Kaupapa (mission), Ngā Whaingā (desired goals) and Ngā Tikanga (values) (outlined in Figure 1 below) can be reflected in the Councils’ work.

A recent example is Plan Change 80 (Motueka West) to the Tasman Resource Management Plan (TRMP), to rezone FDS site T-190 in Motueka. This Plan Change to enable further growth in Motueka included conversations with ngā iwi. Feedback from Ngāti Rārua and Te Ātiawa highlighted the cultural significance of the Plan Change area and the limitations of the TRMP to allow for consideration of

adverse effects on cultural values from future development within the Plan Change area. Consequently an additional matter of control/discretion is proposed to address this matter and ensure that potential adverse effects on site sites of cultural significance to Māori are assessed.

In Nelson, an Iwi Working Group continued to meet regularly to discuss aspects of the Housing and Hazards Plan Change 29 to the Nelson Resource Management Plan (NRMP). These conversations have led to amendments to the papakāinga provisions aimed at enabling Whakatū iwi to express their cultural traditions and norms by providing increased opportunities for papakāinga.

The Māori Urban Design Framework currently being developed (discussed in section 3.2.2) has sought specific technical knowledge and expertise required to reflect ngā iwi values and aspirations and will form an appendix of the TRMP.

As discussed further in Section 3.8, stakeholders engage with local ngā iwi and hapū on a project-by-project basis, and the extent is dependent on the scope and scale of works.

Figure 1. Statement of iwi and hapū values and aspirations for urban development



2.2 FDS OBJECTIVES

The FDS is guided by 11 objectives (listed in Figure 2 below) that set out how the Councils want to provide for growth. Figure 3 (on page 11) shows the overall growth strategy that seeks to achieve all of these objectives, while recognising that at times a balance needs to be struck between competing objectives.

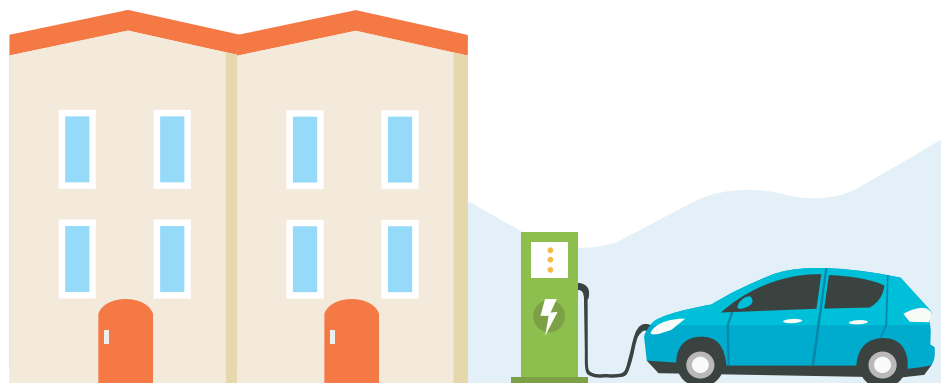
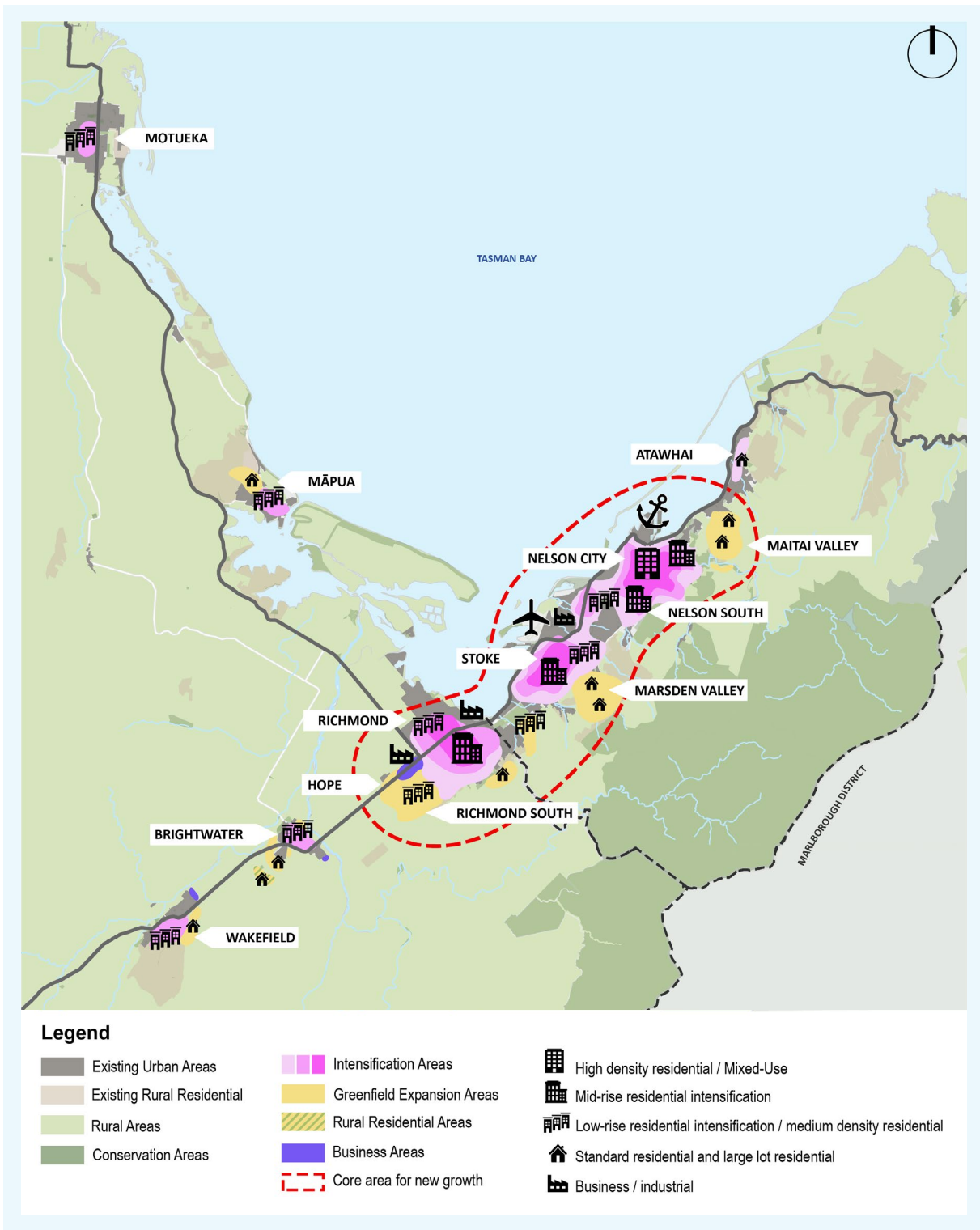
The growth strategy focuses on consolidating growth along the State Highway 6 corridor from Atawhai to Wakefield, while also providing growth opportunities in Motueka and Māpua and some of Tasman's rural towns. Further detail on how these objectives and the overall growth strategy is being implemented through the implementation programme is outlined later in this Implementation Plan.

Figure 2. Objectives of the FDS

-  Urban form supports reductions in greenhouse gas emissions by integrating land use and transport.
-  Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.
-  New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live.
-  A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options.
-  Sufficient residential and business land capacity is provided to meet demand.
-  New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth.
-  Impacts on the natural environment are minimised and opportunities for restoration are realised.
-  Nelson Tasman is resilient to and can adapt to the likely future effects of climate change.
-  Nelson Tasman is resilient to the risk of natural hazards.
-  Nelson Tasman's highly productive land is prioritised for primary production.
-  All change helps to revive and enhance the mauri of Te Taiao.



Figure 3. FDS adopted strategy



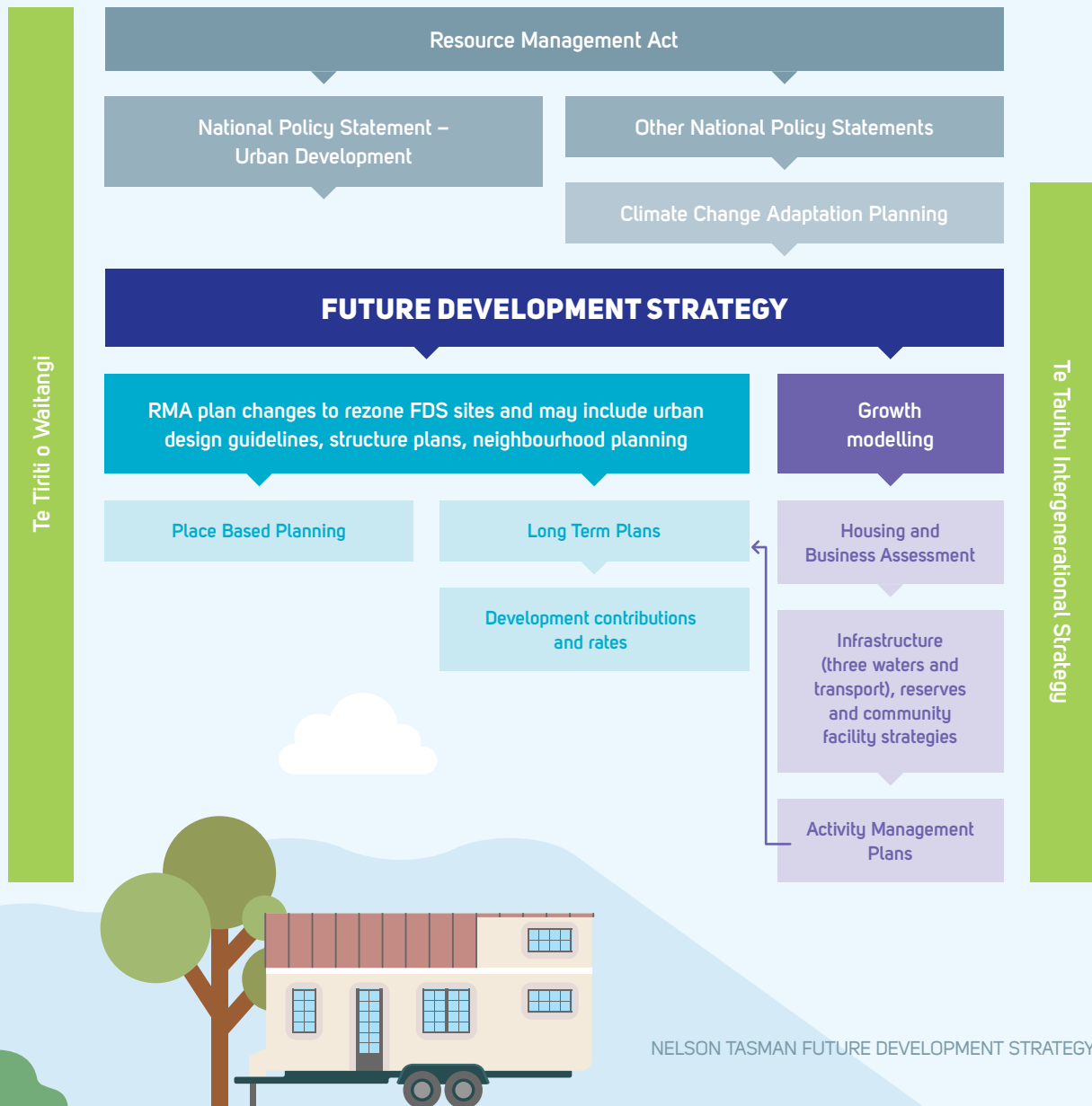
3 ACTIONS

The following implementation programme sets out the key actions for the Councils and external stakeholders to implement the FDS. Both Councils have important regulatory, policy and facilitation roles and provide key infrastructure (water, wastewater, stormwater, transport, reserves and community facilities). The actions have been grouped into key initiative areas for the Councils (Section 3.2) and stakeholder implementation mechanisms (Section 3.8). An overall summary is provided above in the executive summary.

3.1 HIGH-LEVEL OVERVIEW OF THE FDS AND OTHER COUNCIL PROCESSES

Figure 4 provides a high-level overview of how the FDS is implemented across the Councils. The toolkit includes Resource Management Act (RMA) mechanisms such as changes to the Unitary Plans; LTPs and Annual Plans under the Local Government Act (LGA); and national and regional land transport plans under the Land Transport Management Act (LTMA). Other tools include implementation mechanisms not required by legislation, such as exploring partnerships with Kāinga Ora, Ministry of Housing and Urban Development and Community housing providers to provide opportunities for more affordable housing.

Figure 4. Role of FDS in informing Council plans

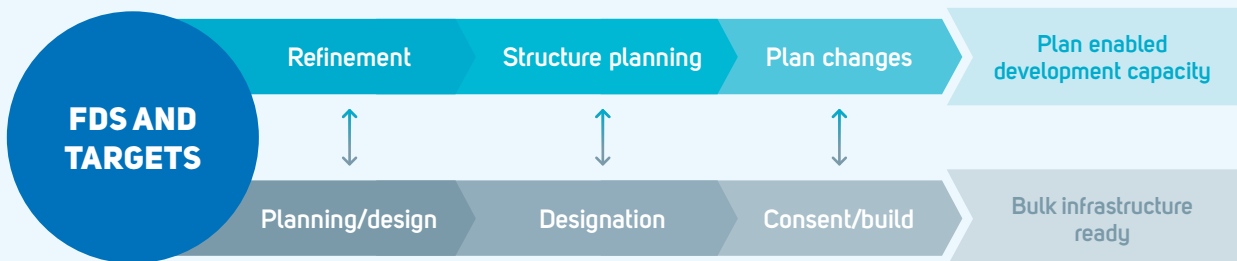


KEY INITIATIVE AREAS – COUNCILS

3.2 RMA IMPLEMENTATION MECHANISMS

Figure 5 below shows how the FDS is implemented through the planning and infrastructure process:

Figure 5. An integrated planning approach



Source: NPS UDC – Responsive Planning – Guide on producing a Future Development Strategy Dec 2017 (page 24)

Tasman has recently set up an FDS Implementation Board to provide governance oversight for the implementation of the FDS for Tasman. The Board will oversee alignment of the rezoning of FDS sites and infrastructure requirements to improve efficiencies and ensure sufficient capacity is provided to meet demand in a timely way.

3.2.1 STRUCTURE OR NEIGHBOURHOOD PLANS AND PLAN CHANGES

Following the adoption of the FDS and certainty over servicing availability, the Councils may consider a variety of tools, such as a structure or neighbourhood plan for FDS growth areas, a masterplan for a town, or prepare plan changes to the Councils' Unitary Plans to rezone FDS sites. Neighbourhood plans are usually prepared for previously developed land such as intensification areas, whereas structure plans are usually for greenfield sites.

Once completed, structure plans can provide a foundation for plan change processes to the Councils' Unitary Plans. Councils are currently progressing the following structure plans, masterplans and neighbourhood plans to identify how to best plan for housing and business land as recommended in the FDS:

- Richmond Spatial plan – adopted April 2024
- Māpua Masterplan (planning for FDS sites T-11 (Seaton Valley Flats), T-33 (Seaton Valley Hill), and T-42 (Seaton Valley Northern) – completed by early 2025
- Motueka masterplan/climate adaptation plan – scoping to commence 2024/25
- Neighbourhood planning for Nelson key intensification areas to commence in 2024/25

Structure Plans may identify, investigate and address matters related to the holistic growth of a town including:

- natural and physical features within the defined area
- types of land use and activity proposed including open space
- layout of transport networks (both passive and active) and community facilities
- location and type of infrastructure that is to be provided
- engagement – structure plan process will involve further work with ngā iwi to ensure iwi and hapū values and aspirations are reflected, such as protecting and recognising the cultural heritage of the area; it will also involve further engagement with our communities and stakeholders

A plan change under the RMA Schedule 1 requires a detailed assessment of whether the adopted FDS sites are appropriate, effective and efficient, including further investigations into when infrastructure services can be provided. This may result in adjustments of the boundaries of growth areas in the FDS, or a site not being progressed. Plan changes under the RMA also require significant further work with ngā iwi and consultation with stakeholders and the community. The plan changes rezone FDS sites for residential or business use.



The Councils are currently working on or have recently completed the following plan changes to their Unitary Plans which are relevant to implementation of the FDS:

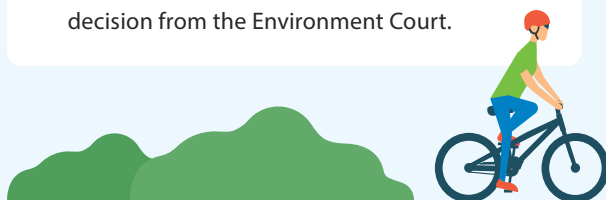
- ✓ Plan Change 76 to the TRMP – Wakefield (rezoning FDS site T-107, 177 Edward Street) – decisions notified September 2024, appeal received. At least 15% of the allotments to have an average net site area of 360 sq m or less, with a minimum of 200 sq m and a maximum of 450 sq m. The minimum net area for the remaining allotments is 200 sq m.
- ✓ Plan Change 80 to the TRMP – Motueka West (rezoning FDS site T-190, Motueka Intensification South) – hearing scheduled November 2024.
- ✓ Plan Change 81 to the TRMP – rezoning approximately 35 FDS sites in nine towns, including housing intensification, greenfield housing and business sites. Engagement commenced October 2024.
- ✓ Plan Change 1 to the Tasman Regional Policy Statement – giving effect to the NPS UD, referring to the FDS and providing for Council to be responsive to unanticipated or out of sequence plan change proposals for urban development. Draft plan change early 2025.
- ✓ Plan Change 84 – to address land and freshwater issues in Tasman and provide support to the Te Waikoropupū Springs Water Conservation Order. In Tasman there is a regulatory gap in the protection of freshwater from contaminated soil contaminants. The TRMP does not contain criteria and rules for clean fill and lightly contaminated soil is being stockpiled long term due to consent and landfill costs, as well as allegedly stalling development. Plan Change 84 to the TRMP will address this issue.
- ✓ Plan Change 85 to the TRMP – natural hazards plan change – reviewing the TRMP’s natural hazards policy framework.
- ✓ Private Plan Change 28 to the NRMP – To rezone approximately 287-hectares of land located within Kaka Valley, along Botanical Hill and Malvern Hill along with a number of integrated changes to associated provisions of the NRMP (rezoning FDS site N-106) appealed on 9 November 2022. Awaiting appeal decision from the Environment Court.

- ✓ Plan Change 29 to the NRMP – To introduce more flexibility around housing policies and rules. The changes are being made in response to population growth and demand for housing in the region, and to fulfil Council’s obligations under central government’s NPS UD and assists in implementing the intensification scenario identified in the FDS. Hearing completed in September 2024 with panel recommendation expected in early 2025.
- ✓ Private Plan Change 30 to the NRMP and Notice of Requirement – providing a clear planning framework regarding activities anticipated within the Airport designations and providing a consistent approach to managing activities sensitive to airport noise in order to manage reverse sensitivity effects and ensure communities around the Airport are developed with healthy living environments (not identified in the FDS). Hearing closed 11 October 2024 with Council decision expected by the end of 2024.
- ✓ Plan Change 31 to the NRMP – Amended Schedule N in the NRMP to enable supermarket activities in the Nelson Junction area (not identified in the FDS) – operative February 2024.

Monitoring the potential residential yields of newly zoned land is discussed in section 6.0 of this Plan.

3.2.2 URBAN DESIGN GUIDELINES AND MĀORI URBAN DESIGN FRAMEWORK

Design guidelines can be useful to assist prospective developers to implement the objectives of Plan Changes and ensure well-functioning urban environments. Design guidance may relate to a specific area or more generally, e.g. an urban zone. Tasman has urban design guidance appended to Part II of its TRMP applying to the Richmond South Development Area, Richmond West Development Area, Motueka West and the Coastal Tasman Area. New urban design guidelines will be incorporated into the rules of the new medium density residential zone (Plan Change 81) and a design guide will be prepared for Māpua following adoption of the masterplan. Nelson does not have urban design guidelines and instead references quality-built environment outcomes in its NRMP. This approach is also repeated in proposed Plan Change 29. Nelson will review design guidelines for residential developments following Plan Change 29 becoming operative.



Following feedback from ngā iwi, Tasman is assisting with the development of a Māori Urban Design Framework that represents the aspirations of ngā iwi across Te Taihū. The purpose of the Framework is to ensure values relating to te taiao, te whenua, te tangata and tikanga Māori are applied, central to Māori Urban Design, at both precinct and site scale. Once completed, the framework will form an appendix to the TRMP.

Both Councils facilitate an Urban Design Panel, which provides third-party advice for development proposals. This service is currently free in Tasman and user-pays in Nelson.

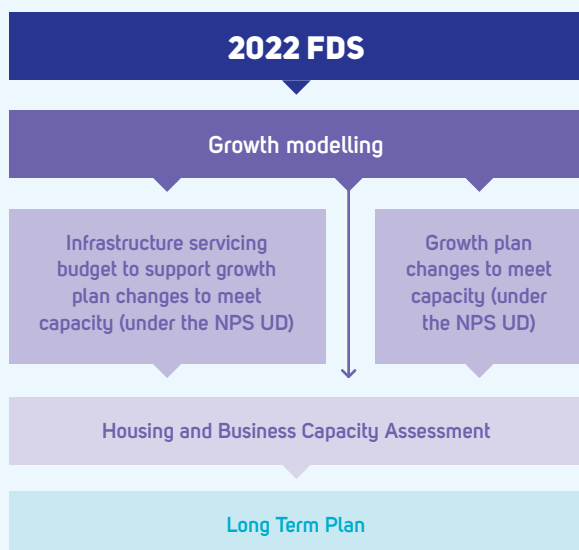
3.2.3 PLACE BASED PARTNERSHIP PLANNING

The Councils are considering the potential for Place Based Partnerships in Te Taihū with the Ministry of Housing and Urban Development. These partnerships operate in other parts of the country with aims to provide more affordable housing, through closer working relationships with Central Government agencies, key personnel and potentially funding. Overall, a Place Based Partnership could attempt to plug the gaps between regulatory systems and delivering affordable homes. Conversations on potential partnerships are continuing.

3.3 OTHER LOCAL GOVERNMENT ACT IMPLEMENTATION MECHANISMS

Figure 6 below sets out how the FDS is implemented through the LTP using the Local Government Act (LGA). The LTPs are prepared by each council every three years, and Annual Plans if required are prepared in the intervening two years. Both Councils have adopted their LTPs for 2024 – 2034 as of June 2024.

Figure 6. Further LGA implementation of the FDS



3.3.1 GROWTH MODELLING, THE NELSON TASMAN HOUSING AND BUSINESS ASSESSMENT AND THREE WATERS INFRASTRUCTURE

The FDS provides the overarching housing and business land capacity for the region and national policy encourages tier 2 local authorities to use the FDS to inform its LTP. Growth modelling occurs every two to three years for Councils' LTPs and provides latest estimates of demand for dwellings and business sites.

Tasman's growth model process and how it relates to the FDS and LTP is shown in Figure 7 below.

Figure 7. Tasman's growth model process



Housing and Business Capacity Assessments 2024

Both Councils have recently adopted their 2024 Housing and Business Capacity Assessments (HBA). The assessments demonstrated sufficient housing capacity in the short term and long term but not in the medium term (years 4-10) for the combined Nelson Tasman urban environment. A shortfall of 360 dwellings exists in Tasman around year 9 and this increases to approximately 600 when combined with the Nelson urban environment. This is largely due to insufficient infrastructure being available in time.

In terms of the split of attached and detached dwellings, there is insufficient capacity of attached dwellings in Tasman across all time periods and in Nelson, insufficient capacity in the medium and long terms. This combined insufficiency is significant amounting to 1,750 over the 30 year period and is therefore something that plan changes will seek to address.

Sufficient business land capacity exists in the combined Nelson and Tasman urban environments across all time periods, but Nelson has insufficient capacity for industrial and commercial/retail uses in the medium and long terms, though it is adequate in the short term. However, Tasman's business surplus provides for Nelson's shortfall.

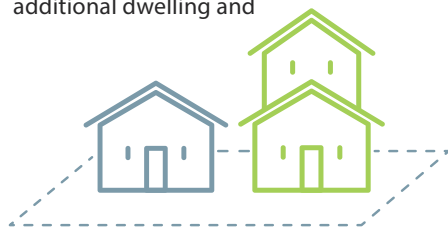
Despite these anticipated shortfalls in housing the FDS remains robust. The FDS is modelled using a high growth scenario, allowing Councils' models to take a more cautious approach. Both Council's LTPs 2024 – 2034 assume a medium growth scenario for future growth.²

FDSs therefore promote long term planning by setting out how a local authority will provide sufficient development capacity to meet demand over 30 years. An FDS assists with the integration of planning decisions, infrastructure planning and funding decisions. When the future legislative picture becomes clearer the FDS can be reviewed.

The Councils' three water teams (stormwater, drinking water and wastewater) rely on the FDS to plan for trunk infrastructure required in the future to service the housing and business sites. They need to know the likely yield of the FDS sites and their sequencing over time. Trunk infrastructure requires long lead in times to plan, design and build.

Modelling for intensification is more complex because it is difficult to predict where it will occur. Intensification occurs through both:

- Infill – where unoccupied land at the front or rear of an existing dwelling is utilised for an additional dwelling and



- Redevelopment – an original dwelling is removed from a site and replaced with a number of attached units/apartments.



In Nelson, when there are large scale intensification projects being proposed, budgets can be reprioritised to upgrade infrastructure in time for those developments. One such project is Bridge to Better which includes flood protection, pump station, three waters infrastructure and transport improvements, which is expected to enable additional capacity for 1,000 new dwellings in and around the city centre.

All of the above demand and capacity information from the growth modelling review is used to develop the Nelson Tasman Housing, and Business Capacity Assessment (HBA) required by the NPS UD, prepared every three years in time to inform the LTP and forms supplementary information to the LTPs. The purpose of the HBA is to demonstrate how the councils are providing sufficient development capacity to meet expected demand for housing and business over the next 30 years.

3.3.2 RATES AND DEVELOPMENT CONTRIBUTIONS

As shown in Figure 8 below, the FDS, and in turn the HBA, inform the financial policies of both Councils. Dwelling demand projections are used to calculate the growth in rating units. Sites identified for increased capacity are modelled and influence Activity Management Plans (AMP) and the LTPs. Development contributions (DCs) are calculated based on projects in the LTP that contribute to increased growth capacity. General rate remissions such as for community housing providers, papakāinga and Māori land are factored into forecasts of total rates revenue.

Figure 8. FDS informing Councils' financial policies



2. The FDS used a high growth projection by consultant Natalie Jackson and Nelson's scenario was peer reviewed by Infometrics. For the LTPs, both Council's used a medium growth projection by DOT Consulting, which is similar to the high growth projection by StatsNZ.

3.4 LAND TRANSPORT MANAGEMENT ACT (LTMA) IMPLEMENTATION MECHANISMS

Figure 9 below shows the connection between the Councils' Regional Land Transport Plan (RLTP), Regional Public Transport Plan (RPTP) and the FDS.

Figure 9. Relationship between FDS and the Councils' transport plans



3.4.1 TRANSPORT – PRIVATE, PUBLIC AND ACTIVE

The RLTP and RPTP are prepared jointly by the Councils and major projects within the plans are reviewed with each LTP. A new RLTP is prepared every six years and reviewed every three years. The most recent Nelson Tasman RLTP and RPTP were adopted in 2024. Central Government funding, including from the National Land Transport Fund (NLTF) usually helps implement projects in these plans, together with Council funding in the LTPs.

A number of transport projects in the RLTP and RPTP have been influenced by the FDS. This includes projects in Tasman's Walking and Cycling Strategy 2022 – 2052 to introduce new cycleways and reduce speed in parts of Māpua and Richmond, and Nelson's E tū Whakatū Active Travel Strategy 2022 – 2032 which also proposes new cycleways and low speed neighbourhoods. Some of the initial cycleway works are now complete but the strategies and the AMPs propose a long-term commitment to completing further improvements and changes to the transport network to support intensification. For example, residential greenways, speed limit reductions and high-quality separate cycle ways. For Nelson, there is investigation into priority lanes along Waimea Road

and various other growth-related safety and access projects to enable intensification. Councils' LTP 2024 – 2034 include some of these works.

Some of the bus routes in Nelson and Tasman have been directed by the growth pattern in the FDS. In August 2023, the Councils increased the frequency, routes and service times of eBuses and added new bus destinations (including Wakefield, Motueka and the Nelson airport). A review of the eBus is taking place in 2024 and minor network adjustments are proposed in the latest RPTP such as additional weekend services on regional routes to Wakefield and Motueka. Nelson is constructing a new Regional Bus Interchange at Millers Acre which is expected to be completed in 2025.

The Richmond Programme Business Case and the Nelson Future Access Project were both transportation planning projects completed jointly with New Zealand Transport Agency (NZTA) Waka Kotahi and were informed by the 2019 FDS. A significant project under the Richmond Transport Programme Business Case is the Hope bypass, now a Road of National Significance. Under the current Government the Hope bypass is included in the State Highway Investment Programme (SHIP).



Construction is indicated to commence 2033 assuming a successful business case is made in the next three years. The Hope bypass designation was extended late 2023 for a further 15 years to 2038. The long-term nature of the timescales for the Hope bypass could have a knock-on effect on scheduling other road network improvement projects such as the Lower Queen Street/ Gladstone Road intersection.

The Rocks Road improvement project, identified in the Nelson Future Access Project is a state highway project but was excluded from the SHIP. However, it remains in the Councils' RLTP, pending future funding sources.

Both Councils have progressed a joint Speed Management Plan, which is focused on implementing safe and appropriate speed limits in both urban and rural areas, with safety and liveability objectives. The plan will be reviewed to ensure compliance with the recently released Setting of Speed Limits Rule. This may result in changes to the plan and delay implementation.

Due to the reduced funding available to both Councils under the National Land Transport Programme 2024 – 2027, several of the projects identified in the Richmond Programme Business Case and the Nelson Future Access Project in the medium term will be subject to funding constraints.

The FDS focussed on slowing the growth in vehicle traffic by predominantly consolidating housing growth within urban areas and along a corridor from Atawhai to Wakefield, where public transport, and walking and cycling, can be most efficient and effective. Preparation of the FDS included greenhouse gas modelling for housing sites proposed in the urban environment and assessed likely emissions. This analysis informed deliberations of the FDS.

3.5 RESERVES AND COMMUNITY FACILITIES IMPLEMENTATION MECHANISMS

Tasman's Open Space Strategy is reviewed every 10 years, with the next review commencing 2025/6. The Strategy seeks to maximise benefits from Council's investment in Tasman's open spaces and better link existing areas of open space for improved ecological values and recreation access. The FDS influences future land acquisitions for

neighbourhood reserves as they are based on a level of service related to walking time within residentially zoned areas. An example would be the recently acquired 53 Paton Road in Richmond, within the Richmond South FDS area. Accessibility to reserves is reviewed as part of each LTP. The reserves departments are also actively involved in acquiring local purpose esplanades via subdivisions.

Nelson's Parks and Reserves AMP outlines the approach to providing for future demand. The FDS indicates where Council would expect to provide new reserves in greenfield areas (based on levels of service) and prioritise amenity improvements in intensification areas. Tasman's LTP 2024 – 2034 includes new or upgraded community facilities for Waimea South (Brightwater and Wakefield). The project is currently at the pre-initiation stage, but the construction programme may take place 2025 – 2028.

Both Councils will be continuing to progress a new joint regional cemetery in the short to medium term.

Using some of the 'Better Off' funding from Government, for community wellbeing projects, Tasman is progressing land acquisition for a new or upgraded community hub in Tapawera. If successful construction may commence 2026.

Tasman is also progressing the Motueka pool with construction planned by mid 2027 and an extension to the Murchison sport, recreation and cultural centre in 2029.

Nelson is progressing the Rutherford Park City Centre Play Space which is expected to be complete by 2027. It is also exploring the potential of a new combined Library, Community Hub and Civic Centre, and divestment of current Civic House, via an Expression of Interest process due to be completed by early 2025.

3.6 WASTE PLANNING

Both Councils are currently preparing the joint Waste Management and Minimisation Plan 2025 – 2031, required under the Waste Management Act 2008. The waste plan is implemented through AMPs for each LTP. The review will be complete by the end of 2025 and the plan, among other things, assesses future demand for waste services as well as providing the strategic direction for the region. The growth provided for in the FDS is an important factor for consideration in waste planning.



3.7 CLIMATE CHANGE ADAPTATION PLANNING AND MITIGATION

Both Councils are working with their communities on adaptation planning processes to increase community resilience to natural hazards and climate change, including sea level rise. For Tasman the focus for 2024/25 is scoping the methodology and work programme and commencing development of the first community adaptation plan as a pilot. This will be a multiyear work programme. In Nelson, the FDS states that intensification areas N-16 (Neale Park), N-17 (Vanguard Street), N-18 (Gloucester Street), N-34 (Tahunanui Drive West) and N-110 (the Wood North Nelson) would remain in the FDS subject to a Dynamic Adaptive Policy Pathway Process (DAPP) being undertaken. For this reason, the dwelling capacity these sites may yield was excluded from the FDS and the sites are shown on the FDS maps as deferred intensification areas (subject to DAPP). These areas have been excluded from upzoning in Plan Change 29. Nelson will commence development of adaptation options and pathways in 2024.

The Councils have worked together on a Regional Climate Change Risk Assessment which has helped to identify climate-related risks and will provide a foundation for local adaptation planning.

Tasman is also currently working on natural hazards Plan Change 85, reviewing the natural hazards policy framework in the TRMP. Work is currently underway on issues and options and the plan change is planned to be notified by 2027. Timeframes are dependent on the Government's national direction on natural hazards. Nelson's Plan Change 29 addresses both housing and natural hazard risks.

Nelson adopted Te Mahere Mahi a te Āhuarani Climate Action Plan in 2021, a living document which outlines what Nelson is doing to address the impacts of climate change over the next decade. Work is also underway on a Climate Change Strategy, which will set the long term direction and guide Council and community investment in climate action.

For Tasman, no sites were included in the FDS that are subject to sea level rise (2m sea level rise and 1% annual exceedance probability Storm tide scenario). They were discounted due to the larger size of the district and availability of choice of other sites not subject to such constraints. In Nelson the potential intensification areas referred to above are already occupied with an existing high density of valuable infrastructure.

Tasman recently adopted its Climate Response and Resilience Strategy and Action Plan 2024–2035. This strategy identifies the key areas that the Council will prioritise to reduce emissions from its activities and influence and encourage the wider community to also do. The FDS features in the action plan under the outcomes of reducing greenhouse gas emissions from transport and resilience to climate change impacts /natural hazards.

3.8 KEY STAKEHOLDER IMPLEMENTATION MECHANISMS

Officers held a number of meetings with key stakeholders in the region between August and October 2024 to understand how they use the FDS in their planning. The FDS has both directly and indirectly influenced work programmes and strategies which include both Council-owned and Government agencies and also private entities. Indicative sequencing of development over 30 years allows stakeholders to co-ordinate efforts.

Each stakeholder has their own protocols for how and when to engage with local ngā iwi and hapu; most do it on a project-by-project basis, and the extent is dependent on the scope and scale of works.

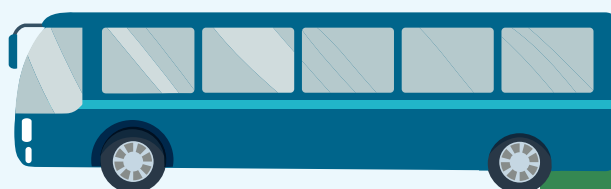
3.8.1 MINISTRY OF EDUCATION (MOE), TE TĀHUHU O TE MĀTAURANGA

The FDS informs MOE on where to investigate impacts on future capacity of school catchments. Spatial data relating to the school catchments, projected growth for school aged persons and trends in school choice inform its response. Its response is either to increase the school roll, introduce an enrolment scheme, propose new buildings on site, or a new school.

MOE is currently investigating demand for new schools to cater for growth. Based on the projected scale of growth and demographics of the area, the current network of schools is expected to be able to accommodate growth in the area. The Ministry will continue to engage with the Councils on plan changes and structure plans.

3.8.2 MINISTRY OF HOUSING AND URBAN DEVELOPMENT (MHUD), TE TŪĀPAPA KURA KĀINGA

Joint owner of the NPS UD with Ministry for the Environment (MfE), hence actively involved with RMA plan changes for housing. MHUD Affordable Housing Fund has previously assisted with provision of dwelling by Community Housing Providers (CHPs). MHUD is also currently discussing a place-based partnership with the Councils.



3.8.3 KĀINGA ORA HOMES AND COMMUNITIES

As an urban development agency, a variety of legislative and funding tools are available to enable high quality outcomes in FDS areas.

Kāinga Ora also administers the Infrastructure Acceleration Fund (IAF), on behalf of the Crown, which is supporting Council-led infrastructure projects in Motueka West and Nelson City, to enable new housing developments. In this instance, the role of Kāinga Ora is different to that of its developer or social housing functions.

Kāinga Ora assists with the provision of housing, realising the FDS' objectives. Kāinga Ora has 66 homes contracted for delivery in Nelson Tasman by June 2025. Kāinga Ora delivered 43 new state homes in Nelson Tasman in financial year 2024.

3.8.4 HEALTH NEW ZEALAND NELSON MARLBOROUGH, TE WHATU ORA

Planning is underway to determine the scope and form of health care in the Nelson Tasman region. As part of new health system that is expected to take a place-based and holistic approach to health services; this is expected to be initiated in 2024. There is a strong focus on achieving the government targets which involves organisations partnering to make expected gain on modifiable behaviours including smoking, alcohol consumption, nutrition, physical activity and social and environmental factors to improve the health and wellbeing of our local population.

Project Whakatupuranga – Nelson Hospital redevelopment will upgrade Nelson Hospital in a phased approach. Work is underway on a masterplan to ensure the hospital is fit for contemporary care models and future demand projections.

3.8.5 NELSON BAYS PRIMARY HEALTH (NBPH), HAUORA MATUA KI TE TAI AORERE

Follows the FDS growth projections and locations closely to plan for areas of increased health enrolments. Where an area changes from rural to urban, as a result of rezoning, it affects the primary health organisation's (PHO) funding for such areas.

The PHO relies on provision of fibre to enable its patients to undertake telehealth appointments. Chorus and Network Tasman are the fibre network providers in the region. They have confirmed that fibre rollout is developer led. Growth sites that are near to towns are easiest to provide fibre for and generally fibre capacity is not a constraint on development.

The PHO is planning for continued growth in health enrolments due to projected population increases by considering pharmacies providing more health services; specialist clinics establishing in growth areas; extending GP practice hours; and by the creation of GP hubs offering a wider range of services. The PHO is also planning for the provision of a dedicated GP practice for Māori patients in the short term.

As the health sector shifts its focus on services closer to communities and being integrated, NBPH will be providing accessible primary and community services in the community via satellite clinics. Local provision for health services requires accessible, timely quality care.

The PHO will continue to be involved in both Councils plan changes, implementing the FDS.

3.8.6 NEW ZEALAND TRANSPORT AGENCY WAKA KOTAHI (NZTA)

The NLTP has confirmed funding for key projects, including the Road of National Significance Hope bypass to improve safety, support housing development, boost economic growth, and provide a more resilient roading network. Pre-project development scoping will commence October 2024. Construction is scheduled to start in 2033 and the designation has been extended until 2038. As a Road of National Significance, there is an expectation that it will be assessed for tolling.

Other confirmed projects in the Richmond Programme Business Case include improvements to the Pugh Road McShane SH60 intersection. The Gladstone Road/ Church Street improved crossing is now complete as part of Streets for People project. However, Rocks Road was excluded from the NLTP despite remaining in the Council's Regional Land Transport Plans. For Nelson the focus is on pothole prevention and road maintenance.



3.8.7 TRANSPOWER NEW ZEALAND

Can meet demand for electricity based on current forecasts. Produces an annual transmission planning report and continues to be actively involved in Council plan changes. No new transmission lines are planned. If increased transmission capacity is needed, Transpower will increase the capacity of existing assets, working closely with Network Tasman Limited and Nelson Electricity Limited.

3.8.8 NETWORK TASMAN LIMITED

Uses the FDS to forecast additional capacity for electricity and importantly sequencing of growth sites. An increase in demand is communicated to Transpower and this influences their annual asset management plan. Capacity upgrade of Motueka substation is underway and the construction of the new exit grid point substation in Brightwater will connect and supplement Stoke, as a second source of bulk supply to Nelson City and the Tasman District. Network Tasman monitors demand from EV's closely to determine if further substation upgrades are needed. It accommodates renewable infrastructure where capacity exists to connect to the grid. Local renewables comprise 23% of the region's supply currently.

3.8.9 NELSON ELECTRICITY LIMITED (NEL)

Uses the FDS as an overview to offer guidance on zoning changes. As urban areas intensify, localised upgrades will be essential, these are driven by condition assessments and the age of existing infrastructure. Upgrading low-voltage systems in the network allows for a responsive approach to ongoing developments and infrastructure upgrades. The installation of ducting offers a cost-effective solution for future-proofing cable placements, particularly in designated development areas that may require additional network systems. The NEL Asset Management Plan spans ten years and includes annual reviews to ensure alignment with evolving infrastructure needs.

3.8.10 NELSON REGIONAL DEVELOPMENT AGENCY (NRDA)

The spatial growth pattern within the FDS informs NRDA's strategy and advice to stakeholders, including the front-footing of challenges to regional growth. This is captured within the region's Regeneration Plan, its Regional Investment Prospectus and its annual briefing to Ministers. The NRDA works with ngā iwi e.g. on the Kōkiri Forum (regional economic development collaboration), the RIF Economic Pou and Te Taihu Intergenerational Strategy prior to that.

3.8.11 NELSON REGIONAL SEWERAGE BUSINESS UNIT (NRSBU)

Works with utility teams from each Council to plan and deliver wastewater infrastructure that enables the growth in areas identified within the FDS. NRSBU is currently consulting the Councils and iwi on its 50 year Masterplan. A new wastewater treatment plant is required to replace Bell Island in the long term due to sea level rise, climate change, and cultural limitations.

The Nelson Tasman Regional Landfill Business Unit (NTRLBU) and the NRSBU AMPs were adopted by both Councils in September 2024. NRSBU will examine ways to add wastewater capacity to accommodate foreseeable storm flows and future growth e.g. duplicate pipelines, increase pump station capacity and provide emergency storage.

NTRLBU has constructed a temporary waste transfer facility at York Valley landfill, with plans for a permanent solution soon and will review discharge consent for future needs.



4 INDICATIVE STAGING OF FDS SITES

The introduction of the NPS UD in 2020 removed the requirement for FDSs to set out timing and sequencing of sites. This was previously a requirement in the NPS UDC (policy PC13). MfE guidance indicates this was so that councils could be more responsive to proposals coming forward from developers, in line with other parts of the NPS UD³. However, there is value in providing an indication of sequencing and timing to inform LTP decisions on infrastructure spending and use by some stakeholders and landowners.

Table 2 below provides latest staging of the FDS sites. This indicative staging is potentially subject to change depending on the programming of plan changes. Any change in the FDS site staging will be noted in each annual review of this Implementation Plan. These sites can be viewed on the FDS map viewer via Tasman's website⁴.

Table 2. Indicative staging of FDS sites

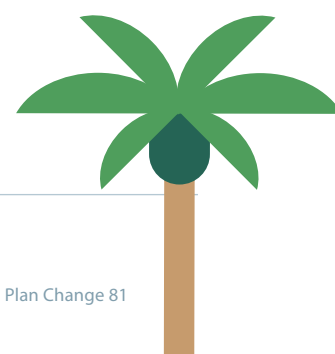
Unless otherwise stated, the sites in Table 2 are proposed for greenfield residential development of varying densities

Town	Medium term (1–10 years) (2024–2034) A large number of Tasman's sites are proposed for rezoning in Plan Change 81	Long term (11–30 years) (2035–2054)
Brightwater	<ul style="list-style-type: none"> T-002 and T-103 – Brightwater town centre infill intensification T-104 – Katania Heights intensification area T-198 – 65 Higgins Road T-005 – Wanderers Avenue* T-106 – 34 and 1/36 Ellis Street (commercial) T-171 – 46A Factory Road (light industrial) 	<ul style="list-style-type: none"> T-102 – 100 Bryant Road T-001 – Jefferies Road T-105 – 67 River Terrace (light industrial)
Collingwood		<ul style="list-style-type: none"> T-53 – Excellent Street T-158 – Orion Street (business)
Māpua	<ul style="list-style-type: none"> T-42 – Seaton Valley northern hills 	<ul style="list-style-type: none"> T-33 – Seaton Valley Hills T-11 – Seaton Valley Flats
Motueka	<ul style="list-style-type: none"> T-190 – Motueka greenfield intensification (south)* T-206 – 8 Hickmott Place intensification 	<ul style="list-style-type: none"> T-189 – Motueka intensification (north)
Moutere	<ul style="list-style-type: none"> T-17 – Mytton Heights Hills T-213 – 319 Motueka Valley Highway T-205 – 14 Waiwhero Road 	
Murchison	<ul style="list-style-type: none"> T-20 – 65 Hotham Street* T-37 – Fairfax Street* T-146 – 170 and 174 Fairfax Street (Holiday Park)* T-154 – 268 Mangles Valley Road* T-155 – Land opposite 702 Mangles Valley Road* T-156 – 40 Matiri Valley* T-175 – 2595 Kawatiri-Murchison Highway* T-148 – 155 Waller Street / Chalgrave Street (light industrial) T-150 – Murchison town centre (commercial) 	<ul style="list-style-type: none"> T-176 – 26A Grey Street

3. See <https://environment.govt.nz/assets/publications/Files/FDS-Fact-sheet-updated.pdf>

4. See <https://www.tasman.govt.nz/future-development-strategy>

*These sites are already recently rezoned and the plan change is operative or they form part of a current plan change other than Plan Change 81



Medium term (1–10 years) (2024–2034) A large number of Tasman's sites are proposed for rezoning in Plan Change 81		
Town		Long term (11–30 years) (2035–2054)
Nelson	<ul style="list-style-type: none"> • N-100 – Griffin Site • N-106 – Maitahi / Bayview** • N-111 – Marsden and Ngawhatu 	<ul style="list-style-type: none"> • N-11 – Saxton • N-32 – Orchard Flats • N-112 – Orphanage West • N-115 – Saxton extension • N-116 – Orphanage West extension
Richmond	<ul style="list-style-type: none"> • T-22 and T-23 – Richmond central intensification • T-112 – Salisbury Road intensification • T-115 – 405 Lower Queen Street 'Berryfields Crossing' • T-114 – 216 Champion Road • T-178 – 24/28 Gladstone Road • T-35 – Richmond South (mixed business) • T-122 – Main Road Hope, Richmond South (mixed business) • T-117 – Poutama Road (mixed business) 	<ul style="list-style-type: none"> • T-38 – Richmond South (Hope) • T-39 – Paton Road foothills • T-40 – Hill Street South foothills • T-120 – Richmond South between White Road and Ranzau Road (north of Paton Road) • T-121 – Richmond South between White Road and Ranzau Road (south of Paton Road)
St Arnaud	<ul style="list-style-type: none"> • T-181 – 3103 Korere-Tophouse Road • T-219 – 3177 Korere-Tophouse Road • T-195 – Massey Street* 	
Tākaka	<ul style="list-style-type: none"> • T-138 – 4 Rototai Road • T-144 – Park Avenue, central Tākaka • T-145 – Page Road (light industrial) • T-182 – 315 Tākaka-Collingwood Highway (light industrial) • T-140 – 259 Tākaka-Collingwood Highway • T-139 – Land bound by Commercial Street / Meihana Street (portion only) 	<ul style="list-style-type: none"> • T-143 – Willow Street
Tapawera	<ul style="list-style-type: none"> • T-217 – 79 Main Road 	<ul style="list-style-type: none"> • T-157 – Rata Avenue • T-192 – Part of 160 Tadmor Valley Road (business)
Wakefield	<ul style="list-style-type: none"> • T-107 – 177 Edward Street* • T-29 – Wakefield intensification • T-30 – Wakefield intensification • T-108 – 412 Main Road Spring Grove (light industrial) • T-194 – 144 and 200 Whitby Road 	

*These sites are already recently rezoned and the plan change is operative or they form part of a current plan change other than plan change 81.

**This site is awaiting a decision from the Environment Court.



5 NEXT STEPS

In accordance with the NPS UD, this Implementation Plan will be updated annually.

6 MONITORING, RISKS AND LIMITATIONS

Monitoring is a critical component of implementing the FDS. It will be important to understand the location and scale of growth over time once sites are implemented through rezoning. It will be equally important to compare the yield of the implemented sites with the yields predicted in the FDS. In this second FDS implementation plan, some of the FDS sites have been rezoned and others are in the process of being rezoned.

The plan rules for many of the greenfield sites will require a (mandatory) range of section sizes, therefore until they are consented or developed it is difficult to predict actual dwelling numbers. In future implementation plans, it will be possible to report on the density the greenfield sites have or may develop at, as well as continued monitoring of intensification uptake and whether less greenfield sites need to be brought forward for zoning and servicing as a result. Monitoring will inform subsequent adjustments to the future planning and funding decisions of infrastructure providers, including the two Councils. The monitoring will be reported in each annual update of the Implementation Plan, the annual NPS UD monitoring report and the HBA.

INTENSIFICATION UPTAKE RICHMOND, TASMAN

Uptake of intensification in the Richmond intensive development area (RIDA) (around the town centre) has been monitored since December 2018 when Plan Change 66, Richmond Housing Choice became operative. In that time there has been a net gain of 79 dwellings between December 2018 and December 2023 which shows the demand that exists for smaller medium density dwellings. This equates to an average of 15.8 dwellings per annum. The yield for 2023 was

lower than previous years, likely due to the downturn in the economy, but there have been a further 10 resource consent applications for intensification since the end of 2023 and the contribution they make to dwellings constructed will be reported in the next Implementation Plan.

Infill rather than redevelopment accounts for a significant proportion of the intensification taking place in RIDA. “Mum and Dad” developers are the vast majority of applicants with over 70% of the resource consents between 2018 – 2023 made by such applicants, where landowners are often seeking an additional dwelling on their land. Other applicants in RIDA comprise real estate agents and private developers (both first time and more established), Kāinga Ora and Habitat for Humanity.

THREE WATERS INFRASTRUCTURE

Uncertainty remains over the future of three waters infrastructure for both Councils. The Local Government (Water Services Preliminary Arrangements) Act 2024 became law in September 2024. By September 2025, councils need to produce a water service delivery plan for Department of Internal Affairs’ approval either by themselves or jointly with other councils. As part of this plan councils need to consult on a proposed model for water services which could include the status quo, a “water services” council-controlled organisation (CCO) or a joint arrangement. In addition, the Government will introduce its third piece of Local Water Done Well legislation which will implement the more comprehensive and permanent economic regulation regime and a new CCO model for water services in December 2024.

RESOURCE MANAGEMENT REFORM

The current Government has repealed both the recent Natural and Built Environment Act and Spatial Planning Act. Councils are currently awaiting replacement legislation expected in 2025, which will among other things inform the future preparation of FDSs.

APPENDIX 1

OUTSTANDING ACTIONS FROM TASMAN'S INTENSIFICATION ACTION PLAN 2020

The table below provides an update on outstanding actions from Tasman's Intensification Action Plan. All other actions in the plan have been implemented.

Issue	Action	Progress update
Housing preferences	Require high quality design standards for medium density housing	As part of Plan Change 81 Tasman proposes to include medium density urban design requirements as part of the new rules within the TRMP. Following feedback from ngā iwi, Tasman is also assisting with the development of a Māori Urban Design Framework that represents the aspirations of ngā iwi across Te Taihū
Housing preferences	Consider building on existing assets in the review of Council's Community Housing to improve quality and potentially quantity of small houses provided	Tasman will commence a review of its community housing in October 2024
Housing preferences	Maintain and build our relationship with Kāinga Ora	Frequent discussions were held during 2023/24 with Kāinga Ora and the Ministry of Housing and Urban Development over development in Tasman, however those discussions are currently on hold pending the outcome of the independent review into Kāinga Ora in 2024
Housing preferences	Ensure Plan rules continue to permit two storey and enable three storey in the future	Plan Change 81 will propose new rules for intensification in Richmond, Wakefield, Brightwater and Motueka, enabling two and three storey development
Housing preferences	Planning objectives to help encourage the evening activities in centres proposed for intensification e.g. pubs, cinema, restaurants	Plan Change 81 will encourage more people to live in the centres. The latest town centre audit 2024 confirms Tasman's centres are performing strongly. Activation of evening activities in Richmond remains an objective
Regulatory	Rules for intensive housing will be reviewed	Following adoption of the Richmond Spatial Plan in 2024, Plan Change 81 will propose new rules for medium density housing, not only in Richmond but also Brightwater, Wakefield and Motueka



Issue	Action	Progress update
Infrastructure	The large scale of intensification areas and associated infrastructure but slow uptake	The LTP 2024 – 2034 contains infrastructure that will assist intensification in the main towns. The FDS Programme Board will analyse the business cases for this infrastructure and seek efficiencies
Infrastructure	Improve amenity in intensification areas with trial of greenways (slow speed tree lined residential streets) in some streets – Richmond likely to be first. To be funded through transport budget in LTP and by Reserve Financial Contributions	This includes projects in Tasman’s Walking and Cycling Strategy 2022 – 2052 to introduce new cycleways and reduce speed in parts of Māpua and Richmond. Some of the initial cycleway works are now complete but the Strategy and the AMP proposes a long-term commitment to completing further improvements and changes to the transport network to support intensification, e.g. residential greenways, speed limit reductions, and high-quality separated cycle lanes. Tasman’s LTP 2024 – 2034 includes some of these works
Infrastructure	New Level of Service to be incorporated within LTP for transport function of greenways and standards for greenways to be provided in the Land Development Manual	Not to be progressed at this stage
Council costs	Rates remission policy potentially discouraging land use change to higher density housing	Standard life of rates remission is four years. Tasman’s rates remission policy adopted 2024 includes up to 50% remission of the general rate for community housing providers and papakāinga developments, for at least the next three years
Council costs	Existing Development Contributions discount for small dwellings needs refining	Tasman’s development contribution policy 2024 was simplified so that the remission for small dwellings is based on the number of bedrooms only. The remission also applies to developments on Marae, on Māori freehold land or Māori customary land
Council costs	Refunding DC discount to the housebuilder not the subdivider	Workable solution not yet found



OUTSTANDING ACTIONS FROM NELSON'S INTENSIFICATION ACTION PLAN 2020

The table below provides an update on outstanding actions from Nelson's intensification action plan. All other actions in the plan have been implemented or incorporated into the Council's business as usual.

Issue	Action	Progress update
Housing preference	Maintain and build relationships with Te Tau Ihu iwi, Kāinga Ora-Homes and Communities and local CHPs to maximise opportunities for more targeted housing in Nelson including social housing or papakāinga	Officers regularly attend Top of the South Impact Forum – Housing Working Group and Te Tau Ihu Māori Housing Forum The Council has entered into a relationship agreement with Kāinga Ora and has ongoing relationships with CHPs. Plan Change 29 proposes provisions for papakāinga
Housing preference	Continue to provide free independent advice for development proposals that have significant urban design implications through the Urban Design Panel	This action has been discontinued. The Urban Design Panel has moved to a user-pays model after a decision by Council as part of the Annual Plan 2023 deliberations
Housing preference	Review Council's Urban Design Protocol Action Plan	This action is a low priority and has not been started due to low staff capacity
Housing preference	Continue to require high-quality design standards for intensive housing through Plan objectives, policies and rules	The notified Plan Change 29 includes provision for well-functioning urban environments
Housing preference	Explore the possibility of facilitating a partnership to establish a collaborative exemplar housing development in the city centre/fringe area using Council-owned assets	The partnership with Kāinga Ora to build apartments at 69 to 101 Achillies Ave and 42 Rutherford Street has been discontinued. Council is considering expressions of interest for three city centre Council-owned sites, which could include housing and continues to work with city centre property owners as a part of Bridge to Better
Regulation	Ensure the Regional Policy Statement is drafted to provide clear support for housing intensification as recommended in the FDS and required by the NPS UD	This work is on hold pending the outcome of the RMA reform implications



Issue	Action	Progress update
Regulation	<p>For the NRMP⁵ to;</p> <ul style="list-style-type: none"> • provide for intensive housing in greenfield areas, and brownfield areas identified for intensification to encourage and enable these housing types to be provided and enable a mix of housing typologies • provide high-quality on-site amenity appropriate to the mix of uses and residents' needs as informed by HBA and continued testing of capacity provided by draft rules • reduce notification requirements for infill housing 	<p>Plan Change 29 would amend the NRMP to ensure that values associated with existing built form and character can be managed in a manner that is consistent with the direction of the NPS UD. While Plan Change 29 would provide for greater heights and densities, new rules and amendments to existing rules are also proposed to ensure new building typologies achieve an appropriate level of amenity. In a Nelson context this provides opportunity for new development to contribute positively to amenity values as the built environment changes over time</p>
Infrastructure	<p>Undertake Neighbourhood Asset Upgrade Plans for each FDS intensification area to guide current and future infrastructure investment in a coordinated way including use of road and reserve for low impact stormwater and amenity offsets</p>	<p>Neighbourhood planning is in the early scoping and initiation stage</p>
Infrastructure	<p>Alignment of lead and lag infrastructure budgeting to ensure capacity is enabled in each intensification area in a coordinated way</p>	<p>Prioritisation and sequencing for greenfield and intensification areas are considered during the AMP and LTP processes</p>
Infrastructure	<p>Develop new Level of Service and associated development programme for the upgrade of existing urban neighbourhood reserves in intensification areas and align with Neighbourhood Asset Upgrade Plans</p>	<p>Underway – work commenced in 2020 but is on hold.</p>
Cost	<p>Continue to deliver planned city centre programmes to reinforce the city centre as an attractive place for events and recreation as well as to live and work</p>	<p>Concept and develop design for the Bridge to Better was completed in September 2024. Detailed design and construction is on track for completion in 2027. The water ring main is being brought forward and construction will start in early 2025. This project will deliver an improved streetscape and improve underground services to enable additional capacity for 1,000 new dwellings in and around the city centre</p>
Cost	<p>Budget infrastructure is programmed to enable the provision of increased capacity through the LTP process at the right time in response to FDS and HBA results</p>	<p>The Council works alongside developers of greenfield and large intensification projects through the consenting pathway to align necessary enabling infrastructure and budget accordingly</p>
Cost	<p>Establish a Housing Reserve to allow Council to work with and support partners who have the ability to deliver social and affordable housing solutions for the community into the future</p>	<p>The Housing Reserve has committed \$11.75M of an original \$12M towards 11 projects (116 dwellings) to date</p>



APPENDIX 2

The Joint Committee of the Councils adopted the FDS on 29th August 2022. Resolutions in both the main body of the report (“Adoption of the 2022 – 2052 Future Development Strategy”) and attachment 1 of that report, relevant to the Implementation Plan are provided below, with an update against each.

Action	Purpose	Agencies involved	Update
Officers to prepare principles to guide the staging and rollout of development areas for inclusion in the final FDS and that these principles will be used in the preparation of the implementation plans	Fulfil Resolution (5) from the 29 August 2022 Joint Committee meeting report, where the FDS was adopted.	Lead agencies: Tasman and Nelson	Section 15 of the final FDS included implementation principles. Indicative staging of greenfield sites is contained within this Implementation Plan and is updated annually.
Notes that infrastructure providers will be consulted with during the preparation of implementation plans and that implementation plans will include preparation of neighbourhood and structure plans	Fulfil Resolution (6) from the 29 August 2022 Joint Committee meeting report, where the FDS was adopted.	Lead agencies: Tasman and Nelson Support agencies: Stakeholders including NZTA, Health New Zealand, Ministry of Education, Network Tasman, Transpower, NSRBU, NRDA, MHUD, Kāinga Ora	Infrastructure providers have been consulted with during the preparation of this Implementation Plan. Tasman is currently preparing a structure plan for Māpua and has adopted a spatial plan for Richmond in 2024. Nelson will look to commence neighbourhood planning in 2024.
Councils to consider how to support the FDS intensification goals through land aggregation including working with Kāinga Ora	Fulfil Resolution (10)(E) from the 29 August 2022 Joint Committee meeting report, where the FDS was adopted.	Lead agencies: Tasman and Nelson Support agency: Kāinga Ora	Both Councils have worked with Kāinga Ora during 2023/24 and now await the outcome of the independent review into Kāinga Ora. Both Councils commissioned consultants to advise on a possible urban development entity in 2023/24 to encourage intensification. The Joint Committee received a report from officers in March 2024 that showed the investigation study concluded a joint urban development entity was unlikely to be feasible.



Action	Purpose	Agencies involved	Update
Councils to align their growth strategies in terms of modelling and timing	Fulfil Resolution (10)(F) from the 29 August 2022 Joint Committee meeting report, where the FDS was adopted.	Lead agencies: Tasman and Nelson Support agency: Demographer (DOT Consulting) and peer reviewer Dr Natalie Jackson	Both Councils jointly procured population projections to inform their growth models and LTPs 2024 – 2034.
Notes the importance of neighbourhood plans for the successful implementation of the FDS	Fulfil Resolution (11) from the 29 August 2022 Joint Committee meeting report, where the FDS was adopted.	Lead agency: Nelson	Nelson will look to commence neighbourhood planning in 2024.
Recommends that officers report back as a priority to Nelson on options for preparing neighbourhood plans, to feed into the Nelson housing plan change process	Fulfil Resolution (12) from the 29 August 2022 Joint Committee meeting report, where the FDS was adopted.	Lead agency: Nelson	Work is expected to commence in early 2024.
Recommends Nelson provides additional resources to enable the neighbourhood plans to be completed	Fulfil Resolution (13) from the 29 August 2022 Joint Committee meeting report, where the FDS was adopted.	Lead agency: Nelson	Any additional resourcing requirements will be considered in the project planning.
Notes that Tasman is undertaking structure planning for its key neighbourhood areas as part of its plan change and plan review processes	Fulfil Resolution (14) from the 29 August 2022 Joint Committee meeting report, where the FDS was adopted.	Lead agency: Tasman	Tasman adopted “Richmond on the Rise” (Richmond Spatial Plan) April 2024. Work continued on the Māpua Masterplan with a consultation round planned for end 2024 and adoption early 2025.

Action	Purpose	Agencies involved	Update
FDS Implementation Plan (updated annually) to closely monitor population growth trends and the proportion of intensification and greenfield areas that are enabled by rezoning and rule changes in Plan Changes across the regions.	Fulfil Resolution 13 from 27 July 2022 Joint Committee meeting (resolution 1 from 9 August 2022 Joint Committee report) where the FDS was adopted.	Lead agencies: Tasman and Nelson	New population projections were obtained for the LTPs 2024 and the high growth scenario used in the FDS has not been exceeded. Future implementation plans will monitor yields from both rezoned sites and intensification uptake and inform decisions on future greenfield zonings and servicing.



