



STAFF REPORT

TO: Environment & Planning Committee

FROM: Steve Markham, Policy Manager

REFERENCE: L332-8

SUBJECT: **RECOMMENDATIONS FROM THE NELSON RICHMOND FUTURES WORKING GROUP - REPORT EP07/02/04** - Report Prepared for 7 February Meeting

1. PURPOSE OF REPORT

This report outlines for approval the projects the Nelson Richmond Futures Working Group has recommended that Nelson City Council and Tasman District Council carry out together.

2. BACKGROUND

Nelson City Council and Tasman District Council formed the Nelson Richmond Futures Working Group to coordinate the work the two councils are doing to manage growth in Nelson and Richmond. The Working Group met on 26 January 2007 to consider three project briefs for work areas that had been identified as the priorities for joint work between the Councils. The project briefs are on:

- An integrated urban development plan for Nelson South – Richmond East.
- Jointly investigating the feasibility of urban intensification and identifying what the two councils should do to enable and encourage intensification.
- Developing and maintaining a business land use database for Nelson and Tasman.

The Working Group resolved:

THAT the Nelson Richmond Futures Working Group recommend to the Nelson City Council and Tasman District Council that they approve the three project briefs with the amendments agreed to at the 26 January 2007 meeting of the Working Group.

Staff have made the changes to the project briefs agreed to at the Working Group meeting (see Attachments 1-3). Each Council is now being asked to consider approving the project briefs. Tasman District Council is considering the project briefs at their Policy Committee meeting on 7 February.

3. CONSULTATION

The project briefs are part of work to implement the Nelson Urban Growth Strategy (NUGS) and Richmond Development Study that were widely consulted on. The feedback received stressed the need for the two Councils to work together to manage growth.

No additional funding is being sought for these projects as provision for implementing RDS workstreams was included in the Long Term Council Community Plan.

It is recommended the Committee approve the project briefs. This will ensure the projects are initiated in a timely manner and that cooperation between the councils continues to improve.

4. RECOMMENDATION

It is recommended that the Committee **approve** the project briefs recommended by the Nelson Richmond Futures Working Group (Attachments 1-3) for implementation as described in each brief.

Steve Markham
Policy Manager

NELSON SOUTH-RICHMOND EAST INTEGRATED URBAN DEVELOPMENT PLAN

PROJECT BRIEF 26 JANUARY 2007

Purpose

This project brief describes a joint TDC/NCC project with the objective of developing an integrated structure plan for the residential development of appropriate parts of the shared area of Nelson south and Richmond east. This plan will allow the alignment of the respective resource management plan changes and services development programmes of each council to implement the structure plan.

Background

Work undertaken by both councils in their urban development strategies (RDS, NUGS) has identified the opportunity for residential development in the precinct of land north and south of Champion Road and east of Hill Street, on the eastern margin of Richmond but adjoining rural land on the southern margin of Stoke in Nelson City (refer to attached map of study area). Tasman District Council's Hill Street East Study, an adjunct to the RDS, recommended that infrastructure constraints to this development be identified and planned for, in conjunction with provision for residential rather than rural residential development, extending upslope to a landscape-determined boundary, and accounting for appropriate densities, geotechnical constraints, and connections with existing development and open space..

In both NUGS and RDS and their community responses, issues flagged for the land within Nelson City were the extent of residential development within Nelson South competing with long term public open space needs of the developing Saxton Field complex, and cross-boundary issues with rural properties, including the large rural estate to the east owned by the Raine family, and the visual landscape value of the rural backdrop in both districts.

More recently, some of the rural land north of Champion Road within Nelson City has been sought to be subdivided for residential development. Two applications if both are approved, will allow nearly 200 residential sites to access Champion Road, with other services provided by both councils. In addition, residential development is proceeding in a sporadic way in the rural area south of Champion Road in Richmond. Urban design and infrastructure provision are issues with these developments, and there is now an immediate opportunity to address such urban development issues and avoid others, by collaborative and integrated structure planning across the wider precinct. The precinct for focus is shown on the map of the study area. The precinct and its environment has important values to be accounted for:

- the further provision of public recreational land for Saxton Field and its access to the south;
- the rural backdrop to the east and its future; and
- the existing low density residential area of Richmond east and its connection with other areas in the precinct.

A further context to the situation is the set of issues and proposals from research into affordable housing in Nelson-Tasman, provided by the CHRANZ report published August 2006, and the need for both councils to consider how these matters might be addressed in urban development planning.

Scope

The scope of this project is to develop an integrated structure plan of future land use, including provision for necessary services, for urban development in the study area (shown on the attached map of Nelson south – Richmond East), after assembling and using information and understanding of urban development issues and options in this area. As far as possible there should be a seamless integration between the two districts of urban development in the area.

Objective

To develop an integrated structure plan for urban development of the Nelson South – Richmond East precinct, accounting for connections with its environment, residential developments under approval, and likely infrastructure constraints and requirements for programming, and providing a defensible basis for integrated plan changes and infrastructure programming by both councils.

Deliverables

1. An agreed detailed project brief.
2. A report that includes a structure plan for the study area that delivers on the above objective, including explanations of relevant urban design principles, preferred options to deliver on these principles, description of any necessary staging of implementation, and outlines of services development programmes for each council's territory or services networks.

Timing

The project is to be completed by end July 2007.

Budget

The project has a budget of \$20,000, with Nelson City Council contributing \$10,000 and Tasman District Council contributing \$10,000.

Project Team

Project Manager: Steve Markham (TDC, Manager Policy) (or nominee)

Peter Thompson (TDC, Manager Engineering Services) (or nominees)

Lloyd Kennedy (TDC, Manager Community Services) (or nominees)

Mike Schruer (NCC, Manager Infrastructural Assets) (or nominees)

Paul McArthur (NCC, Manager Parks and Facilities) (or nominees)

Martin Workman (NCC, Manager Environmental Policy) (or nominees)

Next Steps

Initial project brief adopted by working group.

Confirm funding and timing of project.

Expressions of interest requested from two-three different consultancies.

Preferred consultant asked to develop detailed project brief with Council staff.

Consultant contracted.

**NELSON-RICHMOND INTENSIFICATION
PROJECT BRIEF
26 JANUARY 2007**

Purpose

This project brief describes a joint Tasman District Council and Nelson City Council project with the objective of identifying what the Councils should do to enable and encourage urban intensification.

Background

Growth strategies for Nelson and Richmond have identified urban intensification as a preferred option for managing future growth for the following reasons:

- Intensification offers efficient use of infrastructure where existing capacity exists.
- Intensification is an efficient use of scarce land resources.
- There is a large body of national and international research supporting intensification as being more sustainable and good planning practice.
- Intensification is in line with the trend to smaller households and supports public transport options.

The strategies propose a number of mixed use intensified nodes for detailed investigation, including central Richmond, Stoke, Tahunanui and central Nelson, connected by transport corridors. Each node is proposed to include high density residential development, commercial, or other employment generating developments, and the necessary community facilities and infrastructure. Rather than just look at residential intensification in isolation, it is intended to investigate how each node can be developed in an integrated way that will result in pleasant and liveable centres.

Nelson City Council and Tasman District Council now seek advice on how feasible urban intensification is in the Nelson and Richmond context, options for achieving it, and specifically what roles the two councils could have. The advice should be based on lessons learnt nationally and internationally and applied to the specific context of Nelson and Richmond. The Councils are keen not to 'reinvent the wheel'. Consultants should build on the work already completed or already underway elsewhere in New Zealand.

Consideration should be given to the region's existing experience with intensification and what has worked and what has not, and the reasons behind this. Consultation with commercial developers and real estate agents with suitable experience is also required to help assess commercial feasibility of intensification options.

Scope

The scope of this project is to determine the feasibility of urban intensification in the Nelson and Richmond context over an appropriate timeframe, and to analyse options for what the two councils should do to enable and encourage intensification. This project is stage one of a three stage work programme:

- Stage 1: Assess feasibility of urban intensification in the context of Nelson and Richmond, analyse options, and identify a preferred pathway forward.
- Stage 2: Identify intensification locations, document constraints and opportunities for each location, and requirements for successful intensification, and define the process

and specific actions required for the intensification of each node. Prioritise each location and address one at a time.

- Stage 3: Implementation of the work programmes for each node.

Stage 1 Objectives

1. Identify the obstacles to urban nodal intensification.
2. Assess the feasibility of overcoming these obstacles.
3. Analyse options and recommend what the Councils should do to enable and encourage urban nodal intensification.
4. Use central Richmond and central Nelson as examples to illustrate what could be done and how.

Deliverables

1. Report that delivers on the above objectives.
2. An agreed detailed project brief.

Timing

The project is to be completed in the 2007-08 financial year.

Budget

The project has a budget of \$30,000 for contracting the necessary expertise, with each Council contributing \$15,000.

Project Team

Project Manager: Martin Workman (NCC, Manager Environmental Policy)

Mike Schruer (NCC, Manager Infrastructural Assets) or nominee

Paul McArthur (NCC, Manager Parks and Facilities) or nominee

Steve Markham (TDC, Manager Policy) or nominee

Peter Thompson (TDC, Manager Engineering Services) or nominee

Lloyd Kennedy (TDC, Manager Community Services) or nominee

Developer or real estate agent representative that knows the market

Next Steps

Initial project brief adopted by working group.

Confirm funding and timing of project.

Expressions of interest requested from two-three different consultancies.

Preferred consultant asked to develop detailed project brief with Council staff.

Consultant contracted.

**NELSON/TASMAN BUSINESS LAND USE DATABASE
PROJECT BRIEF
26 JANUARY 2007**

Purpose

This project brief describes a joint TDC/NCC project with the objective of setting up and maintaining a regional database on the availability and other features of land in Nelson/Tasman for business land use, and sets out the next steps required.

Background

Through recent urban development planning processes by both councils (RDS, NUGS) it is recognised by both that there is a need to develop a regional spatial database which provides information on the availability of land for business activities including industrial and commercial activities. The generic term “business activities” is used in this brief to describe buildings and sites and their current or potential use for a spectrum of land use activities covering storage, trade, processing or manufacturing and office and other accommodation centres, for a wide range of goods and services. This spectrum is economically driven and the common feature is a site of employment. The terms “industrial” and “commercial” are potentially narrower in scope. Many different environmental effects may arise from different types of business activities.

The values or benefits of this database are to:

- assist in accurately identifying the availability through time and location, of land for business activities
- inform strategic urban land use planning for provision for business activities, through projected or predictive studies
- Providing information to assist in integrating improved transport planning with urban land use planning
- assist in monitoring land use change and in assessing the effectiveness of statutory plans

Work undertaken by both councils in NUGS and RDS has generated significant information on projected demand for business development, but has relied on information on available supply locations that is in need of verifying and updating in many respects. This project is an important means of increasing our confidence about the supply of business land, primarily in the Nelson-Richmond urban area, but also in time, further afield in the main urban centres elsewhere in Tasman.

Scope

The scope of this project is to develop a relational database which has the following features:

1. Time relevant data on the location and amount (area) of land that is available or used for business activities in the following locations:

Area	Priority
Nelson	1
Richmond	1
Brightwater	1
Wakefield	1

Waimea plains	1
Motueka	2
Mapua-Ruby Bay	3
Takaka	3

2. Data is to include the following fields:

- Unique spatial identifier (e.g. valuation assessment or SUFI) of site
- Area of site
- Built or unbuilt status of site
- Area of building footprint
- Gross floor area
- Occupancy status (vacant or occupied)
- Development status (vacant, consent granted)
- Category of land use – classification scheme could follow ANZIC coding
- Nelson or Tasman Resource Management Plan layers applicable (needs only to be accessible for database)

Objective

To design, populate, and maintain a Nelson – Tasman business land use database as a regional strategic urban planning resource for NCC and TDC.

Stages

There are four stages required for this project:

Stage	Options based on discussions to date	Constraints/issues
1. Design the database	TDC, NCC or outsource	NCC has the skilled staff, but has capacity constraints. TDC has both skill and capacity constraints. This suggests outsourcing for the design of the database.
2. Host the database	TDC or NCC on SQL	No obvious constraints.
3. Develop a user interface	Access, SQL and GIS interface – possible pilot project for regional GIS	May be some capacity constraints depending on the format to be used.
4. Capture and maintain the data	TDC & NCC	Initial data capture and processing by staff, data purchase from local informant sources and some field verification; and an operational agreement between the two councils for ongoing maintenance and development.

Deliverables

1. A SQL hosted relational database on business land use activity in the urban areas of Nelson-Tasman region
2. An operational agreement between the two councils covering hosting, maintenance and development of the database

Timing and Budget

Stage	Time	Costs estimate
1. Design the database	four weeks?	\$5000
2. Host the database	on-going	\$500 annually (nominal)
3. Develop a user interface	two weeks?	\$2000
4. Capture and maintain the data	An initial four weeks and six weeks per annum	Initial data capture up to \$15000 including \$5000 for information purchase and \$5000 for research time and ground truthing. Ongoing maintenance and development up to \$10000 (\$5000 from each council)

Project Team

Project Manager Steve Markham (TDC, Manager Policy)

	Environment & Planning	GIS	Data management
NCC	Martin Workman Paul Sheldon	Jackie Bennion	Martin Erasmussen
TDC	Steve Markham Mary Honey Glen Stevens	Pete Frew	Sue Greatrex Monique Harvey Pete Inwood

Next Steps

Initial project brief adopted by working group

Confirm funding and timing of project

Meeting between TDC and NCC (information technology and planning) to:

- confirm project methods
- confirm timing
- resolve issues
- allocate tasks and resources

Implement stages 1 to 4 as agreed