

What is the Major Projects Team?

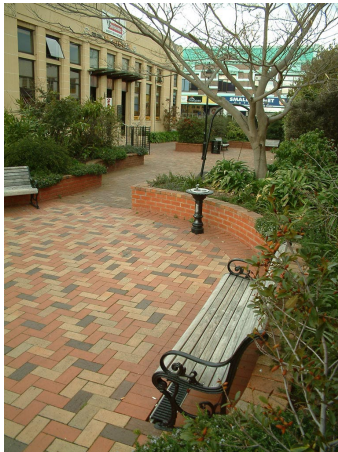
The major projects team is a group of inter-departmental Council staff who provide pre application advice to applicants on proposed major development projects.

This team allows for a 'one Council voice' on development proposals which will mean a more efficient and effective consenting process once applications are formally lodged with Council.

Input from the major projects team is free.

What is the Purpose of the Major Projects Team?

- To build a collaborative approach to design and implementation of projects between the private sector and the Council.
- To provide timely, co-ordinated advice to developers before they lodge their applications.
- To provide better customer service.
- To create a more efficient process for taking projects from conception to implementation.



Which developments will trigger input from the Major Projects Team?

If it is a non-Council development, which:

- creates new public space (e.g. new roads, reserves, open spaces), or
- involves mixed zoning, or
- is of strategic or community value, and
- involves a significant urban design issue.

Examples include:

- subdivisions seeking the use of site specific road standards and/or low impact design approaches to development, or
- inner city commercial developments seeking to create good public to private space integration, or
- private plan changes to re zone land, or
- proposals which impact on existing sensitive environments, for example open space areas and the coastal environment.

Certain Council developments will also require input from the major projects team.

Projects will be assessed in terms of their significance, in some cases, after being reviewed, it may be decided that some proposals do not require input from the major projects team.



The Council team

The Council staff involved in the major projects team will vary depending on the issues raised and expertise required. It could include staff from the Strategy and Environment and Infrastructure departments.

Consents and Compliance staff involvement

Staff involvement in discussions will be on a "without prejudice" basis. Only through the formal application process will processing decisions or assessments be made.



How will the Major Projects Team work?

Council encourages developers to contact the major projects team at the initial design stage of any development to ensure that any changes recommended by the team can be more easily incorporated into the proposal.

Developers are required to provide to the Major Projects Team Council contact Lisa Gibellini a sketch or outline of the proposal at least 10 working days prior to a meeting.

A meeting will be arranged by Council between the applicant and major project team staff.

Notes will be taken at this meeting (recording agreements reached, actions to be taken, responsibilities, time frames) and circulated to all parties.

All information remains confidential until a formal application is received.

What are proposals assessed against?

Assessment considerations will include the Nelson Resource Management Plan provisions, Engineering Standards and the Urban Design Objectives for Nelson City (from the NCC Urban Design Protocol Action Plan, available on www.nelsoncitycouncil.co.nz).

Where an applicant deviates from these standards, they will be assessed against:

- quality urban design, and
- sustainable development, and
- low impact design, and
- current policy reviews.



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Major Projects Team

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