

# WHERE DO WE GROW FROM HERE?

Have your say.



**ROUND  
TWO**

Have your say on the Nelson Tasman  
Future Development Strategy



# INTRODUCTION

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

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

## A GROWING REGION

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

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

## GROWTH OPTIONS

An initial round of public feedback, at the start of 2019, gave us a broad idea of your preferences and priorities. We have developed three scenarios as examples of how future growth could occur. We want to get your feedback on the areas that have been included (and excluded) from these scenarios, as well as any other options, before preparing a final Future Development Strategy.

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

Common themes from the earlier feedback round were:

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

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



# WHAT IS A FUTURE DEVELOPMENT STRATEGY?

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

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

In the longer term (2029 – 2048) we do not have enough capacity to meet expected demand. That means our focus needs to be on the longer term to ensure that we have enough capacity.

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

## SOME THINGS TO KEEP IN MIND

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



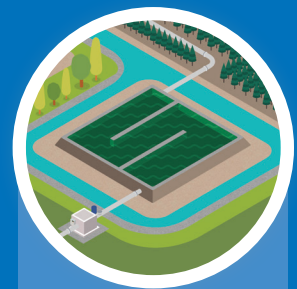
There will be more older adults, but under a high growth projection there could also be many more people of working age



Climate change will see sea levels rise and more extreme weather patterns



Roads will get busier, so we will need to build up public transport and walking and cycling networks



Types of infrastructure may change, for example, rather than reliance on large networks such as centralised wastewater treatment, there may be more small scale, locally based systems



How and where people work may change



Different models of housing and living arrangements may become more desirable



Housing needs to be more affordable for people on low to moderate incomes





## HOW THE SCENARIOS HAVE BEEN DEVELOPED

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

The possible growth areas have been identified based on previous work, iwi, community and stakeholder feedback. To help guide identification of possible growth areas, we have applied a set of development principles (see page 8.)

New housing developments can take many forms:

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

For more on the range of new housing possibilities, see development types on page 8.

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

The map on the following page shows all of the development areas identified. You get an opportunity to comment on all of these areas in the feedback form, available online at [tasman.govt.nz/feedback](https://tasman.govt.nz/feedback) or [nelson.govt.nz/future-development-strategy](https://nelson.govt.nz/future-development-strategy).

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

### THE SCENARIOS

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

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

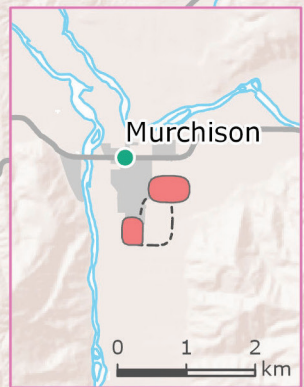
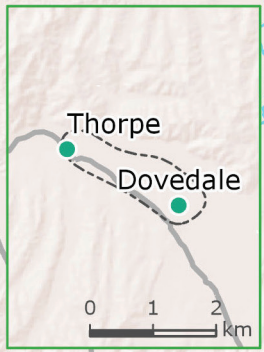
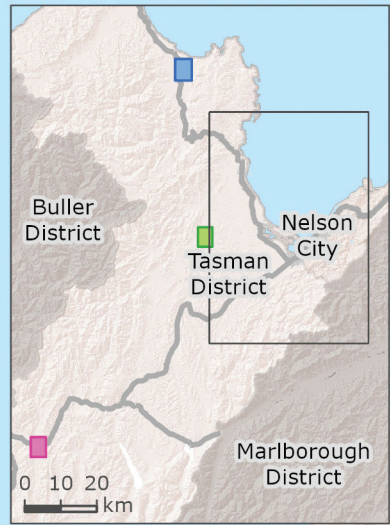
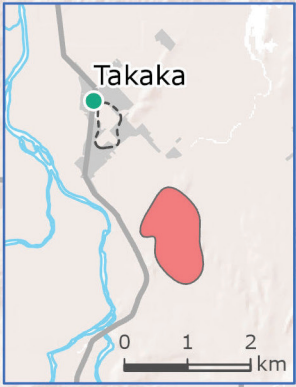
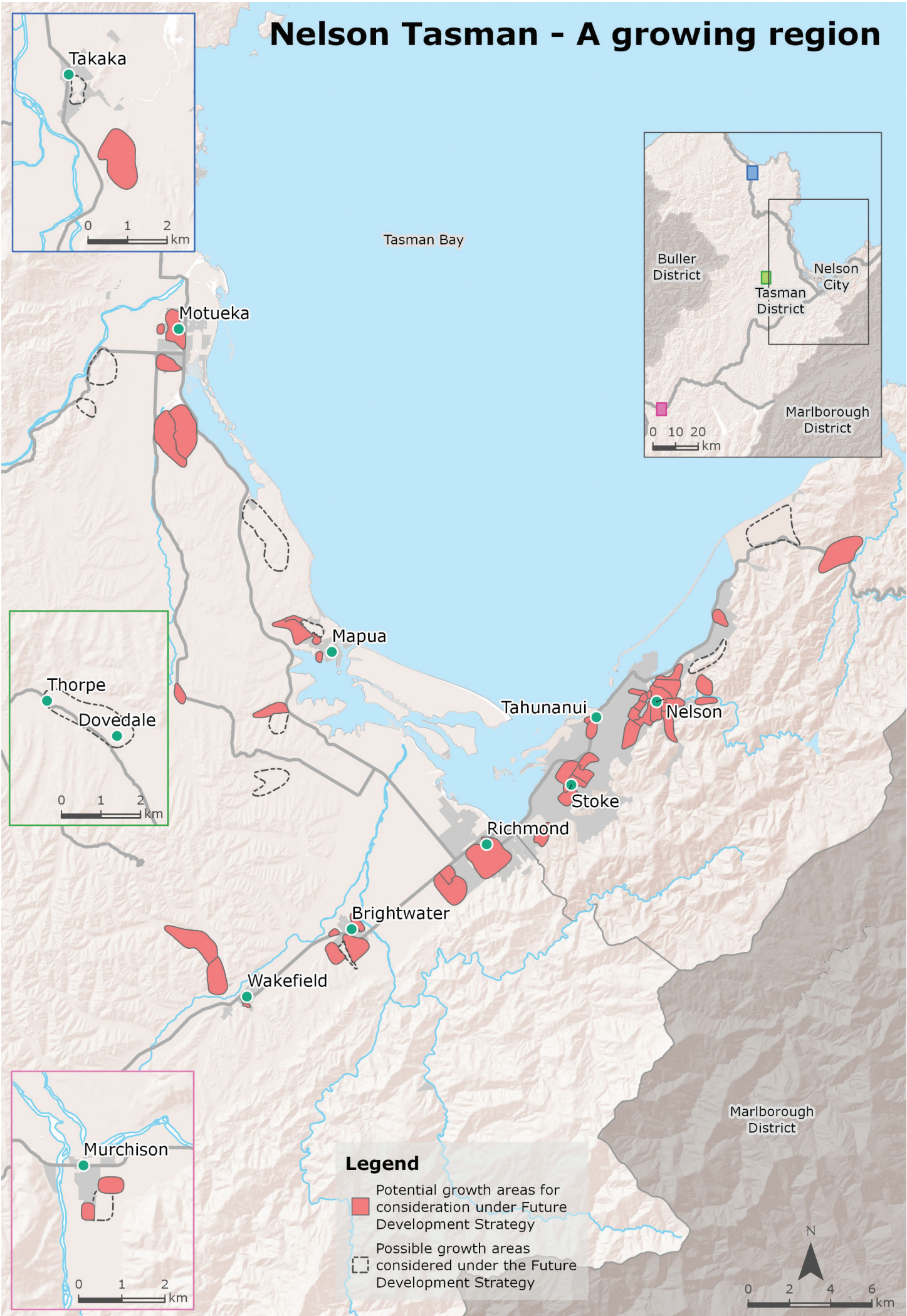
1. Enabling housing choices, while avoiding areas that are likely to be subject to sea level rise
2. Enabling housing choices while avoiding land of high productive value
3. Balanced option: Enabling housing choices while taking into account both these constraints.

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





# Nelson Tasman - A growing region



**Legend**

- Potential growth areas for consideration under Future Development Strategy
- Possible growth areas considered under the Future Development Strategy



## SCENARIO 1

### Enabling housing choices while addressing sea level rise

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

1. Financial feasibility. Areas that may be expensive to develop or costly to service with infrastructure are not included in this scenario.
2. Sea level rise. Areas that may be subject to long term sea level rise under current policy settings (which do not yet include a coastal hazards adaptation strategy) are not included in this scenario – for example, parts of the Nelson Central area, Tahunanui, and north of the city at Wakapuaka Flats.<sup>1</sup>

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

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

1. The potential sites for Tasman had already been filtered according to sea level rise and coastal inundation and erosion potential and they are situated outside the 2m sea level rise area.

## SCENARIO 2

### Enabling housing choices while protecting land of high productive value

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

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

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

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



## SCENARIO 3

### Balanced option

This scenario provides for a balance between enabling housing supply and avoiding areas subject to sea level rise or land of high productive value.

It retains some of the development areas that were not included in Scenarios One and Two where these areas provide an:

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

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

The main areas retained under this scenario are:

#### NELSON CITY CENTRE

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

#### VANGUARD

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

#### RICHMOND SOUTH

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

#### SEATON VALLEY FLATS – ELEVATED

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

#### MARIRI HILLS AND LOWER MOUTERE HILLS

The settlement of Motueka faces particular challenges due to sea level rise, flooding hazards and highly productive land. The Mariri hills area, both on the coastal and inland sides, represent an opportunity for Motueka to grow while avoiding those constraints. This draft option covers a significant area of land, with a range of productive values. This variability will be taken into account in any future investigations.

#### CENTRAL TAKAKA AND MURCHISON

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





# DEVELOPMENT PRINCIPLES

Development of any selected option should support good urban design within the development area (streets, open spaces, built environment, walking and cycling and should have good access to sun and natural light) ✓

Streams, coastlines, areas of native vegetation within development areas are protected and enhanced ✓

New stand-alone greenfield urban areas and areas of expansion should be of a sufficient size to support local neighbourhood services and community facilities ✓

Infill or redevelopment areas should support an improved network of centres and multi modal transport options and provide good access to open space ✓

Growth areas will be subject to structure / master planning before rezoning and development occurs, identifying areas to be set aside ✓

# DEVELOPMENT TYPES

## INTENSIFICATION

Additional infill units and town houses on some sites



Two storey terrace housing / town houses on some sites



Some 3 storey terrace, some low rise apartments, some mixed use – shops on ground floor, apartment above



Mixed use area in and around city centre – some 4 to 6 storey apartments



Papakainga



Tiny house



Co-housing



## URBAN EXPANSION

Subdivision into smaller lots or a mix of smaller and bigger lots: average lot size 300m<sup>2</sup>



Standard residential subdivision – average lot size 550m<sup>2</sup>



Lower density residential subdivision – average lot size 700m<sup>2</sup>



Larger sections - average lot size 1,000m<sup>2</sup>



Lifestyle-type development with an average lot size 1,500m<sup>2</sup>



Rural-residential with an average lot size 1ha



## BUSINESS

