

WHERE DO WE GROW FROM HERE?

Have your say.



HAVE YOUR SAY ON THE NELSON TASMAN FUTURE DEVELOPMENT STRATEGY

Nelson and Tasman are growing fast and we continue to need more houses for people to live in, places for people to work and earn a living, and spaces for relaxation, exercise and community events.

Nelson City Council and Tasman District Council are working together to plan for and manage urban growth over the next 30 years.

The Nelson Tasman Future Development Strategy will determine whether we keep growing our city and towns in the same way we have in the past, or if we take a different approach.

As well as planning for the extra homes and businesses our region will need, we must be aware that business

needs are changing, new housing needs to be affordable, and the make-up of our communities will change over time.

This is an important conversation for our community, and we want to hear your views. Thank you for taking the opportunity to play a part in planning for the future of Nelson-Tasman.

WHAT IS A FUTURE DEVELOPMENT STRATEGY?

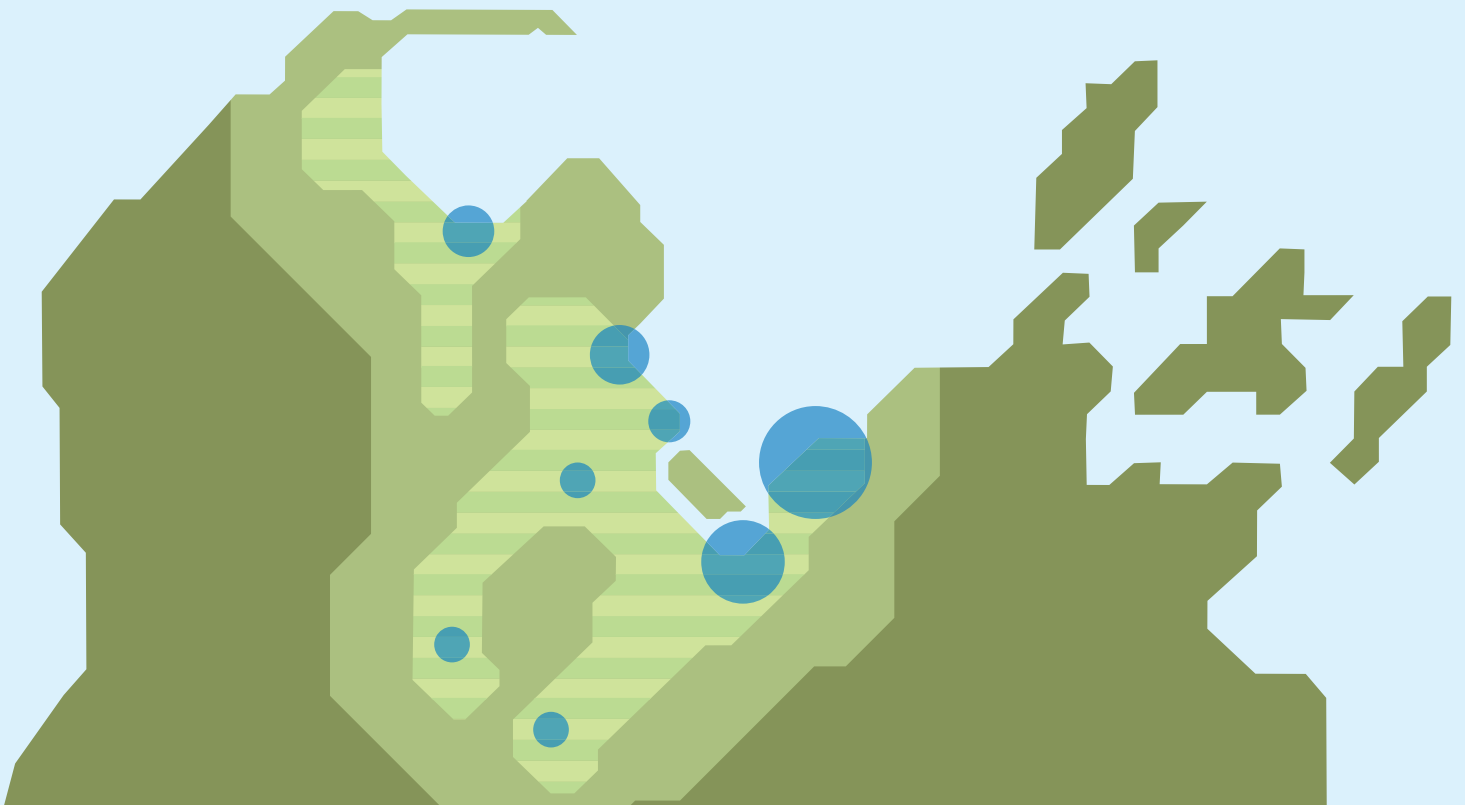
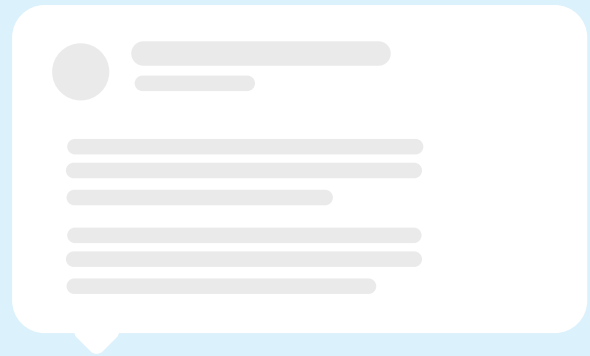
Councils with growing populations (like Nelson and Tasman) are required by central government under the National Policy Statement on Urban Development Capacity to:

- assess how much demand there will be for housing and business over the next 30 years,
- make sure there is enough land and development opportunities available to meet this expected demand, including a buffer of 'spare capacity' to meet unforeseen changes.

The Future Development Strategy will set out how and where we will accommodate housing and business growth across the region, with a focus on how the Nelson urban area (including Richmond) and other Tasman townships will grow.

The Future Development Strategy is a great opportunity to ensure the growth of our city, towns and rural settlements is well-planned to maximise opportunities, avoid risks and hazards, and to create high quality living environments.

The Future Development Strategy will input into the reviews of Nelson and Tasman's planning rules, as well as expansion and upgrades of infrastructure such as roads, water supplies, sewerage reticulation and open spaces. The strategy will be regularly reviewed.



THE CHALLENGES

Currently, Nelson and Tasman jointly have around 50,000 dwellings. To keep up with existing population growth trends we need to plan for between 10,000 and 20,000 new dwellings over the next 30 years. We also need to consider the possibility our population will grow faster than current forecasts – as has happened over the past decade.

Our analysis indicates that, overall, there is enough zoned residential land available to accommodate the next 10 years of growth. Analysis also suggests there is enough business land to meet short- and long-term demands but this needs to be further tested. The Future Development Strategy aims to ensure both Councils provide sufficient zoned land and infrastructure to accommodate growth over the next 30 years.

The type of housing that people will need over that period is likely to change. Median house prices have increased substantially in Nelson-Tasman over the past 10 years, placing financial pressure on some households (whether renting or buying). Long term, if house prices are too high relative to incomes, then people may shift out of the area. The number of aged people will increase in the future, and their housing needs will be different.

We recognise housing affordability is an issue in Nelson and Tasman. Through the Future Development Strategy, both Councils are implementing their role in ensuring that supply of zoned land and infrastructure is not impacting housing affordability. Both Councils are actively investigating other tools and levers they can use to address this issue.

THE TASMAN SITUATION

Tasman District has the capacity to accommodate all of Tasman's expected future demand for residential growth within the areas already identified for rezoning

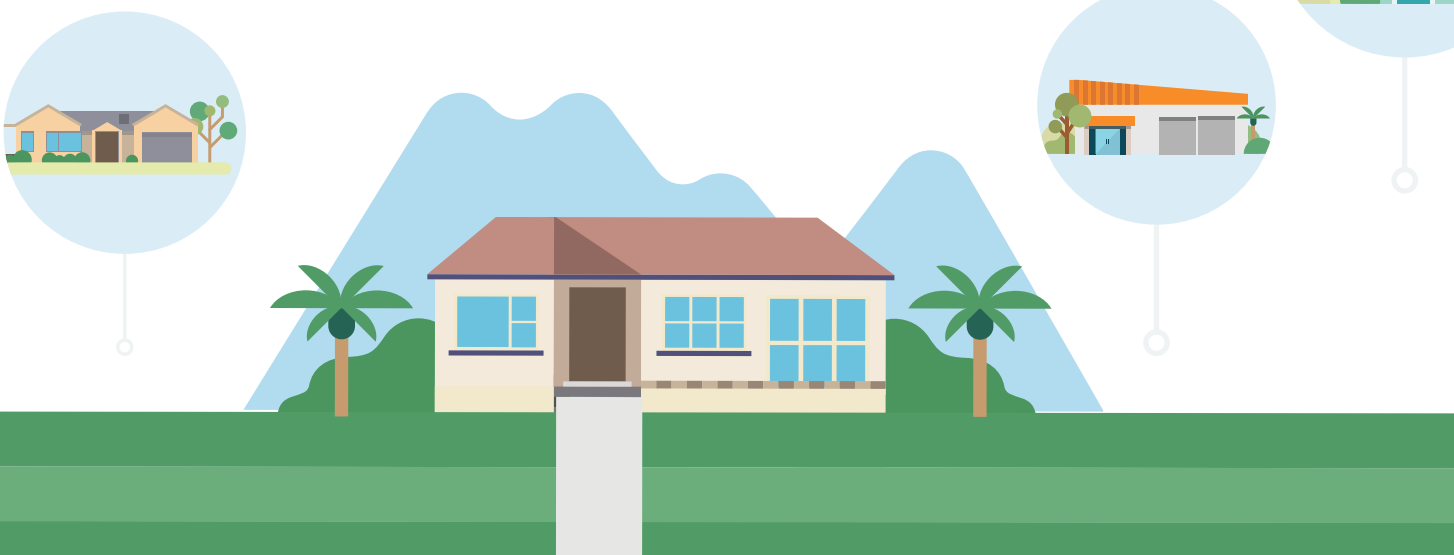
and infrastructure servicing. However, as priorities, opportunities and constraints change there may be a need to review where and how we grow. Tasman settlements have opportunities to intensify, and to avoid spreading onto productive land. In some locations there are constraints posed by natural hazards. There will also be a need for business land to support that growth.

THE NELSON SITUATION

Nelson City faces important choices in the long term as the 'easy' development opportunities currently available within the city's boundaries are taken up over the next decade. It is estimated Nelson City will face a shortfall of zoned and serviced residential land for several thousand homes between 2028 and 2048 if no more land is provided.

If the homes were only accommodated through greenfields development, and with reasonably large sections, this could mean up to 250 hectares of rural land would need to be converted for housing. At the other end of the spectrum, those dwellings could be accommodated by intensification of 125 hectares of existing urban area if its housing density was doubled. There are many options between these two ends of the spectrum. There will also be a need for business land to support that growth.

¹Based on scenarios compiled using Council and Statistics NZ data.





THE OPTIONS

We need to think carefully about where new development should be located and how best to invest in the services and infrastructure needed to support our existing and future communities.

The Nelson and Tasman communities face some important choices.

SPREAD OUT?

Much of the flat, easier land to develop for housing is in Tasman District. Current trends suggest some of its larger populated areas such as Richmond, Mapua/Ruby Bay and Motueka will continue to expand outwards. But in some places, this could see land with high productive value change from horticulture to roads and housing. There is sea level rise to consider, as well as upgraded infrastructure to pay for. Nelson City has some options to expand into the foothills on the eastern side of the city.

INTENSIFY?

We could accommodate growth within existing urban areas through infill housing, new town houses and terrace housing. This approach allows people to live near jobs, schools, community facilities, services and public transport. It will also lead to taller buildings, smaller properties and a more urban character overall. Existing infrastructure such as wastewater and stormwater systems and transport services would need to be upgraded.

Coastal living is attractive, but only if it is not affected by sea level rise or coastal erosion. Some rural residential areas in Tasman could be re-zoned for increased residential housing. Some existing urban areas may see more infill and redevelopment.

START FROM SCRATCH?

We could grow by creating new townships or suburbs, such as new or expanded neighbourhoods to the north of Nelson. Inland places in Tasman could expand into larger townships, rather than expanding existing urban areas. Elevated Coastal Tasman areas could also be considered. New townships need substantial infrastructure, including facilities such as schools and community halls, water infrastructure and much better transport and communication links back to main centres (for access to jobs and services). This requires a long term financial commitment from the councils.

HAVE YOUR SAY

The first round of consultation on the Nelson Tasman Future Development Strategy is open from 23 January – 11 February 2019. Your input will help us draft a set of options for further consideration.

SOME QUESTIONS TO CONSIDER FOR NELSON AND TASMAN:

- Where should our growing population live and work?
- How do we best manage the risk from known natural hazards?
- Should we allow communities to grow through development on the flat productive farmland around existing settlements, or preserve it for productive purposes?
- How will we manage, protect and improve the environment as we grow?
- What kind of transport systems and infrastructure do we need to support our growing regions?
- Are there more opportunities for growth and intensification around our main centres?
- Should we focus development in our larger city, towns and suburbs? If so which ones?
- Or should we focus development in our smaller townships? If so, which ones?
- Should we establish new townships to absorb growth? If so, where?
- Are there townships or locations where we should not grow. If so, where?
- How should we respond to climate change effects? Such as sea level rise, coastal erosion and transport-related CO2 production)
- How do we encourage different housing styles and choices?

SUBMIT FEEDBACK

LET US KNOW WHAT YOU THINK:

- Online at www.tasman.govt.nz/feedback or www.nelson.govt.nz/future-development-strategy
- Request a feedback form at any Tasman District and Nelson City Council office or library
- Fill out the feedback form in this consultation document and email it to futuredevelopmentstrategy@ncc.govt.nz or info@tasman.govt.nz (with Future Development Strategy in the subject line)
- Hand it in at, or post to, any Tasman District or Nelson City Council office

TIMELINE

- **January/February 2019** – Public feedback on high-level scenarios and ideas
- **March 2019** – shortlisting options and analysis
- **April/May 2019** – public consultation on draft strategy
- **June 2019** – finalise the strategy following consultation.

The Future Development Strategy is a very high level document that will guide and inform the more detailed proposals and processes that will follow.



FEEDBACK FORM NELSON TASMAN FUTURE DEVELOPMENT STRATEGY

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This is an important conversation for our community, and we want to hear your views. Thank you for taking the opportunity to play a part in planning for the future of Nelson-Tasman.

CONTACT DETAILS:

Name

Company organisation: (if applicable)

Telephone

Email:

Age: 0-17 / 18-24 / 25-34 / 35-44 / 45-54 / 55-65 / 65-74 older / 75 or older / I'd rather not say

Do you live in ☐ Nelson ☐ Tasman ☐ Other (please specify)

Which of the following are most important to you in considering urban settlement and growth in the region?

Please pick your top 5.

- | | |
|---|--|
| <input type="radio"/> Preservation of flat productive land | <input type="radio"/> Resilience to sea level rise and coastal erosion |
| <input type="radio"/> Diverse housing choices | <input type="radio"/> Climate change responsiveness and CO2 reduction |
| <input type="radio"/> Affordable housing (such as lowering land costs) | <input type="radio"/> Smart infrastructure/technology enabled |
| <input type="radio"/> More and better public places | <input type="radio"/> Other – please specify: |
| <input type="radio"/> Preservation of natural landscapes | <hr/> |
| <input type="radio"/> Being close to beaches, shops and activities | <hr/> |
| <input type="radio"/> Better road/transportation connections | <hr/> |
| <input type="radio"/> More frequent and efficient public transport | <hr/> |
| <input type="radio"/> Improved walking and cycling opportunities | <hr/> |
| <input type="radio"/> Being able to live close to work opportunities | <hr/> |
| <input type="radio"/> Ensuring that new development does not place people at risk from natural hazards, like flooding | |

Which growth scenario do you prefer?

We’re considering three growth scenarios - spreading out, intensifying existing centres, or starting new settlements from scratch. Continue with our survey to tell us what you think about these scenarios.

SPREADING OUT

Much of the flat, easier land to develop for housing is in Tasman District. Current trends suggest some of its larger populated areas such as Richmond, Mapua/Ruby Bay and Motueka will continue to expand outwards. But in some places, this could see land with high productive value change from horticulture to roads and housing. There is sea level rise to consider, as well as upgraded infrastructure to pay for. Nelson City has some options to expand into the foothills on the eastern side of the city.

Should we focus growth on the outskirts of existing urban areas and settlements? ☐ Yes ☐ No Why/why not?

What do you see as the main challenges of taking this approach and how could we overcome these?

INTENSIFYING DEVELOPMENT WITHIN EXISTING CENTRES

We could accommodate growth within existing urban areas through infill housing, new town houses and terrace housing. This approach allows people to live near jobs, schools, community facilities, services and public transport. It will also lead to taller buildings, smaller properties and a more urban character overall. Existing infrastructure such as wastewater and stormwater systems and transport services would need to be upgraded. Coastal living is attractive, but only if it is not affected by sea level rise or coastal erosion. Some rural residential areas in Tasman could be re-zoned for residential housing. Some areas may see more infill and redevelopment.

Should we focus growth in and around existing centres? Why or why not? ☐ Yes ☐ No Why/why not?

What do you see as the main challenges to taking this compact growth approach and how could we overcome these?

STARTING FROM SCRATCH

We could grow by creating new townships or suburbs, such as new or expanded neighbourhoods to the north of Nelson. Inland places in Tasman could expand into larger townships, rather than expanding existing urban areas. Elevated Coastal Tasman areas could also be considered. New townships need substantial infrastructure, including facilities such as schools and community halls, water infrastructure and much better transport and communication links back to main centres (for access to jobs and services). This requires a long term financial commitment from the Councils.

Should we focus growth in new settlements? ☐ Yes ☐ No Why/why not? Where should they be?

What do you see as the main challenges of taking this approach and how could we overcome these?

OTHER GROWTH SCENARIOS

Are there other options we should be considering and why? ☐ Yes ☐ No Please describe your options.

Do you have any other comments on how we should grow?

Any other comments? Please attach a separate sheet.

- ☐ Please tick here if you'd like to receive further information about the Future Development Strategy?
- ☐ Please tick here if you are interested in participating in more in-depth discussions with Council about the Future Development Strategy