

NELSON TASMAN FUTURE DEVELOPMENT STRATEGY IMPLEMENTATION PLAN 2023



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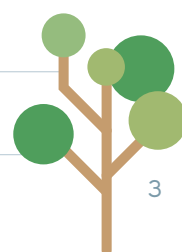
EXECUTIVE SUMMARY

The Nelson Tasman Future Development Strategy Implementation Plan 2023 provides an overview of the Councils' and stakeholders' actions required to implement the Nelson Tasman Future Development Strategy 2022–2052 (FDS). The Implementation Plan also provides indicative staging of FDS sites and outlines the monitoring that will inform the next review of the Implementation Plan. The Implementation Plan is 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 Nelson City Council and Tasman District Council, those actions being undertaken independently by each Council 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 (NCC) AND TASMAN DISTRICT COUNCIL (TDC) COMBINED		
NCC – City Development TDC – Environmental Policy	Implement monitoring and reporting measures identified in the FDS (see Appendix 2) and under the National Policy Statement on Urban Development	Annual
NCC – City Development TDC – Environmental Policy	Complete the Nelson Tasman Housing and Business Capacity Assessment	June 2024
NCC – City Development TDC – Environmental Policy	Investigate a Place Based Partnership with the Ministry of Housing and Urban Development	Ongoing conversations 2023
NCC – City Development TDC – Community Policy	Investigate an Urban Development Entity	By January 2024
NCC – Climate Change TDC – Strategic and Environmental Policy	Prepare the Regional Climate Change Risk Assessment	Completed mid 2024
NCC – Transport TDC – Service and Strategy (transport) and Community Infrastructure	Regional Land Transport Plan review (programme update)	Completed 2024
NCC – Transport TDC – Service and Strategy (transport) and Community Infrastructure	Regional Public Transport Plan review	Completed 2024
NCC – Transport TDC – Service and Strategy (transport) and Community Infrastructure	Nelson Tasman Speed Management Plan	Development of the Plan commencing late 2023 Implementation of the Plan commencing mid 2024
NCC – Waters and Waste TDC – Waste teams	Review of 2019 Joint Waste Management and Minimisation Plan	2024
NCC – Parks and Facilities TDC – Reserves and Facilities	Progression of the new joint regional cemetery	Short to medium term



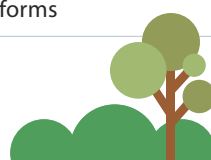
Council department responsible	Key action	Expected timescale
NELSON CITY COUNCIL		
Environmental Planning	Plan Change 29 – Housing and Hazards Plan Change	Notified August 2023
Environmental Planning	Plan Change 31 – The Junction	Notified August 2023
Climate Change	Commence development of adaptation options and pathways with communities effected by climate change	Commencing 2024
City Development and Planning	Undertake neighbourhood plans for priority intensification areas	Commencing 2024
Transport	Investigate priority lanes as part of the Nelson Future Access projects	Next 3 to 5 years
Transport	Undertake intersection upgrades to enable intensification	Next 3 to 5 years
City Development and Parks and Facilities	Deliver a city centre play space	To be completed by 2027
City Development and Transport	Deliver Bridge Street linear park upgrade	To be completed by 2027
City Development and Property	Facilitate exemplar housing project with Kāinga Ora at 69 to 101 Achillies Ave and 42 Rutherford Street	To be completed by 2027
All departments	Adopt Long Term Plan 2024 – 2034, including information on infrastructure budget (three waters, transport, reserves and community facilities) to provide capacity for growth	June 2024
TASMAN DISTRICT COUNCIL		
Environmental Policy	Develop the Māpua Masterplan (includes planning for FDS sites T-11, T-33 and T-42)	Completed by mid to late 2024
Environmental Policy	Develop the Richmond Structure Plan	Completed by early 2024
Environmental Policy	Plan Change 76 to the Tasman Resource Management Plan (TRMP) – Wakefield (rezoning FDS site T-107)	Operative by the end of 2024
Environmental Policy	Plan change 80 to the TRMP – Motueka West (rezoning FDS site T-190)	Operative by the end of 2024
Environmental Policy	Urban Plan Change to the TRMP to reassess and rezone appropriate FDS sites needed in the medium term	Scoping complete end of 2023; plan changes to be progressed through 2024
Environmental Policy	Scoping the updating and expansion of urban design guidance	Scoping in 2024
Environmental Policy	Assisting ngā iwi with the development of a new Māori Urban Design Framework	Completed by 2024
Environmental Policy	Investigating feasibility of introducing inclusionary zoning to the TRMP	2024 – 2027



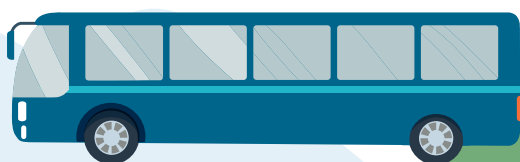
Council department responsible	Key action	Expected timescale
Environmental Policy and Community Policy	Finalise updated Growth model to inform Housing and Business Assessment and Long Term Plan 2024–2034	June 2024
All departments	Adopt Long Term Plan 2024–2034, including information on infrastructure budget (three waters, transport, reserves and community facilities) to provide capacity for growth	June 2024
Service and Strategy	Climate Change Adaptation Planning – scope natural hazards and climate adaptation work programme	Completed by the end of 2023
Service and Strategy	Climate Change Adaptation Planning– Working with ngā iwi and the community, consider issues and options, and responses via new resource management plan, to ensure new development is not in harm's way	Next 3 years
Service and Strategy (transport) and Community Infrastructure	Walking and Cycling Strategy projects	Completed mid 2024
Community Infrastructure (reserves)	Open Space Strategy review	Commencing 2025/2026
Community Infrastructure (reserves)	Feasibility study for new community hub in Tapawera	Complete end 2023
Community Infrastructure	New or upgraded community facilities for Waimea South (Brightwater and Wakefield) and Motueka	Medium term

KEY STAKEHOLDERS

Key action	Expected timescale
WAKA KOTAHI	
Richmond Programme Business Case projects	2022–2050
Nelson Future Access Study projects	2022–2048
TE TĀHUHU O TE MĀTAURANGA (MINISTRY OF EDUCATION)	
Investigating new schools to provide for growth	Ongoing
Engagement with Councils on Plan Changes and Structure Plans (such as Richmond South Structure Plan)	Ongoing
HAUORA MATUA KI TE TAI AORERE (NELSON BAYS PRIMARY HEALTH)	
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	Next 5–10 years
Planning for provision of a dedicated GP practice for Māori patients	Short term
TE WHATU ORA NELSON MARLBOROUGH	
Redevelopment of Nelson Hospital Acute Services Building	Completed by 2031
Full hospital redevelopment and refurbishment	Completed by 2033
Investigate a Nelson Tasman locality as part of wider health system reforms	Short term



Key action	Expected timescale
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
Accommodate renewable infrastructure where capacity exists to connect to the grid	Ongoing
KĀINGA ORA	
Implement the Public Housing Plan 2021 – 2026, including renewal of existing stock by intensification and provision of new housing on greenfield sites	Short term
Work closely with NCC and TDC 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
NELSON REGIONAL DEVELOPMENT AGENCY (NRDA)	
Annual briefing to Ministers to outline regional priorities	Annual
Regional collaboration on the Kōkiri Forum – economic development plan post Covid	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
MINISTRY OF HOUSING AND URBAN DEVELOPMENT	
Engagement with Councils on Plan Changes and Structure Plans	Ongoing
On reference group with MfE for the scoping exercise for Tasman and Nelson to implement the new resource management system	Initial stage complete end 2023
Scoping a potential place-based partnership with both Councils	Conversations ongoing 2023
Facilitate housing outcomes through various funding and support schemes	Ongoing



1 PURPOSE

The Nelson Tasman Future Development Strategy Implementation Plan 2023 (the **Implementation Plan**) for the FDS is a mandatory requirement under the National Policy Statement on Urban Development (NPS UD).

The Nelson Tasman tier 2 urban environment comprises parts of two Local Authorities. 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, working with ngā iwi and further community consultation.

2 FDS BACKGROUND

A FDS is a 30-year high level strategic plan that indicates 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 Nelson City and Tasman District Councils in July 2019. The 2019 FDS became intrinsic to long term strategic planning by both Councils.

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. Resolutions of the Joint Committee of 29 August 2022, relevant to the Implementation Plan are provided in Appendix 2 with an update against each.

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 Taihū iwi and hapū. Figure 1 (on page 8) 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. Whānau from Te Āwhina Marae and Onetahua Marae also contributed and the drafts were circulated to all iwi for contributions.

¹As 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 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.

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 Taihi 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.

An example is the recent Plan Change 75 to the TRMP, to rezone FDS site T-05 in Brightwater. This Plan Change to enable further growth in Brightwater included conversations with ngā iwi to ensure the Pitfure stream

is protected and enhanced from the effects of urban development. Measures included an indicative reserve to contribute to Te Mana o te Wai by ensuring that any new housing will be setback from the river and will promote public access to, and care for, the waterway.

In Nelson, an Iwi Working Group was established to enable Nelson City Council to engage with iwi authorities on the Whakamahere Whakatū Nelson Plan (currently on hold), and more recently, 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 making it easier for iwi to undertake these types of development.

The Māori Urban Design Framework currently being developed (discussed in Section 3.2.3) has sought specific technical knowledge and expertise required to reflect ngā iwi values and aspirations.

As discussed further in Section 3.9, 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

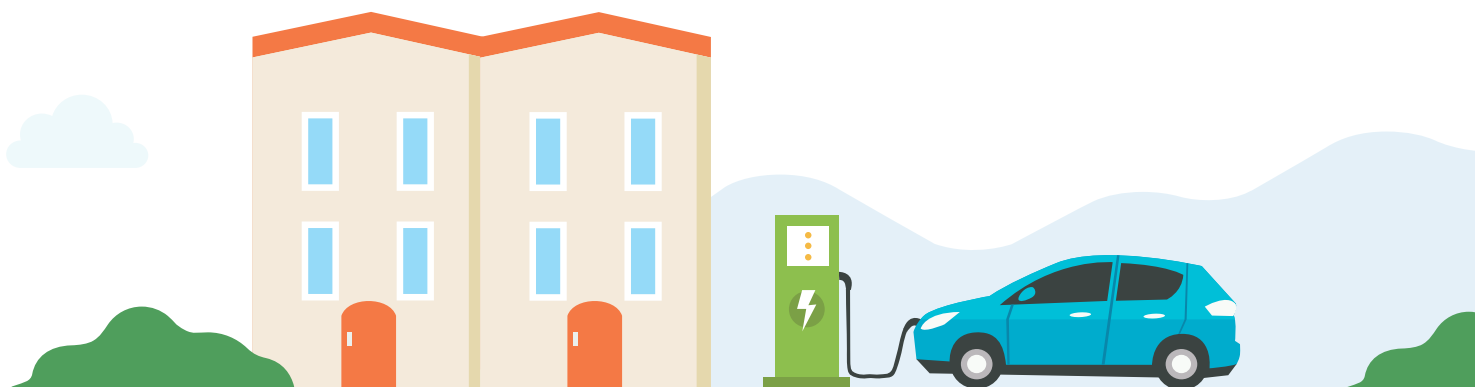
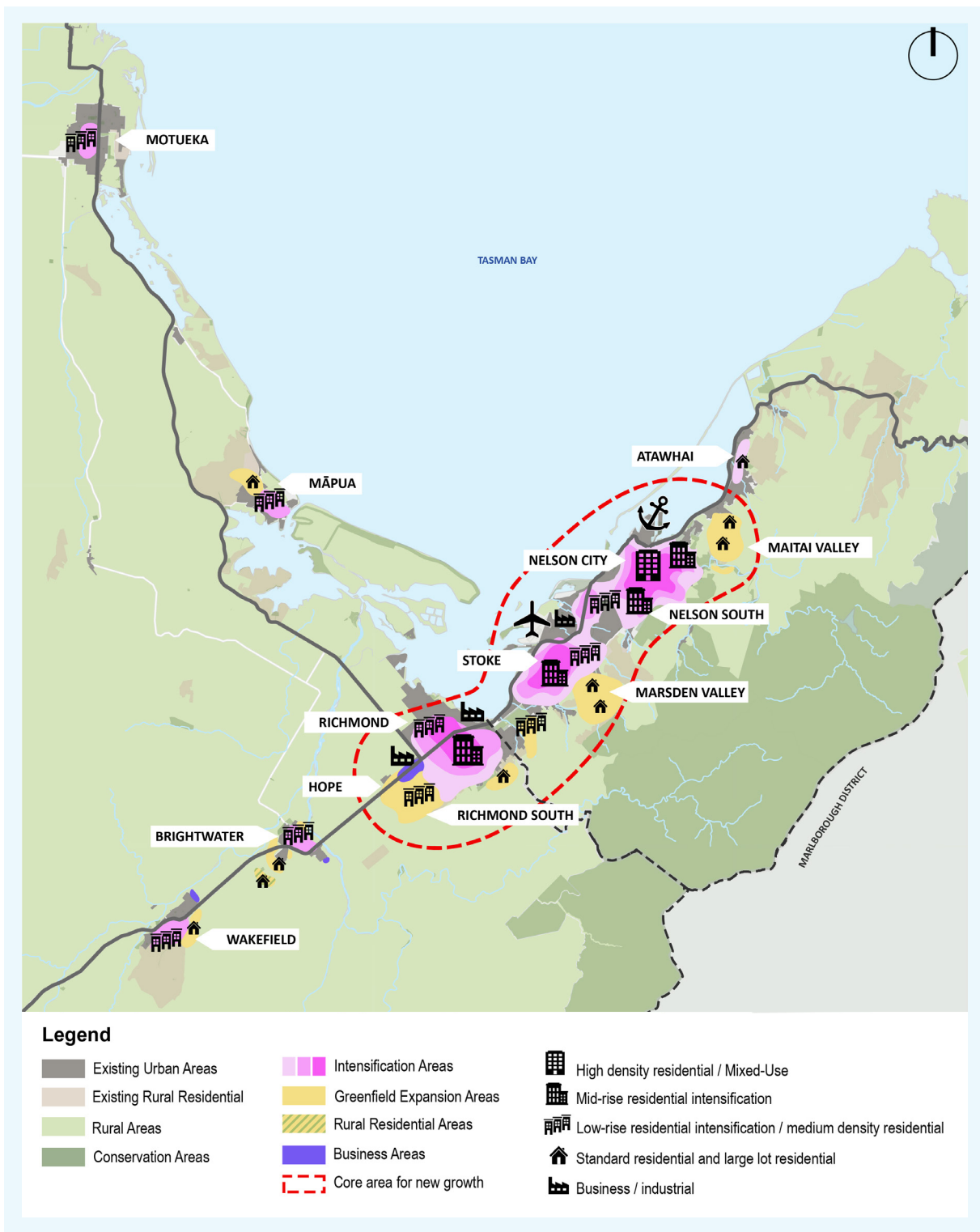
The FDS is guided by 11 objectives (listed in Figure 2 below) that set out how the Councils want to provide for growth. Figure 3 (on page 10) shows the overall growth strategy that seeks to achieve all of these objectives, while recognising that at times a balance needs to be struck between competing 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 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



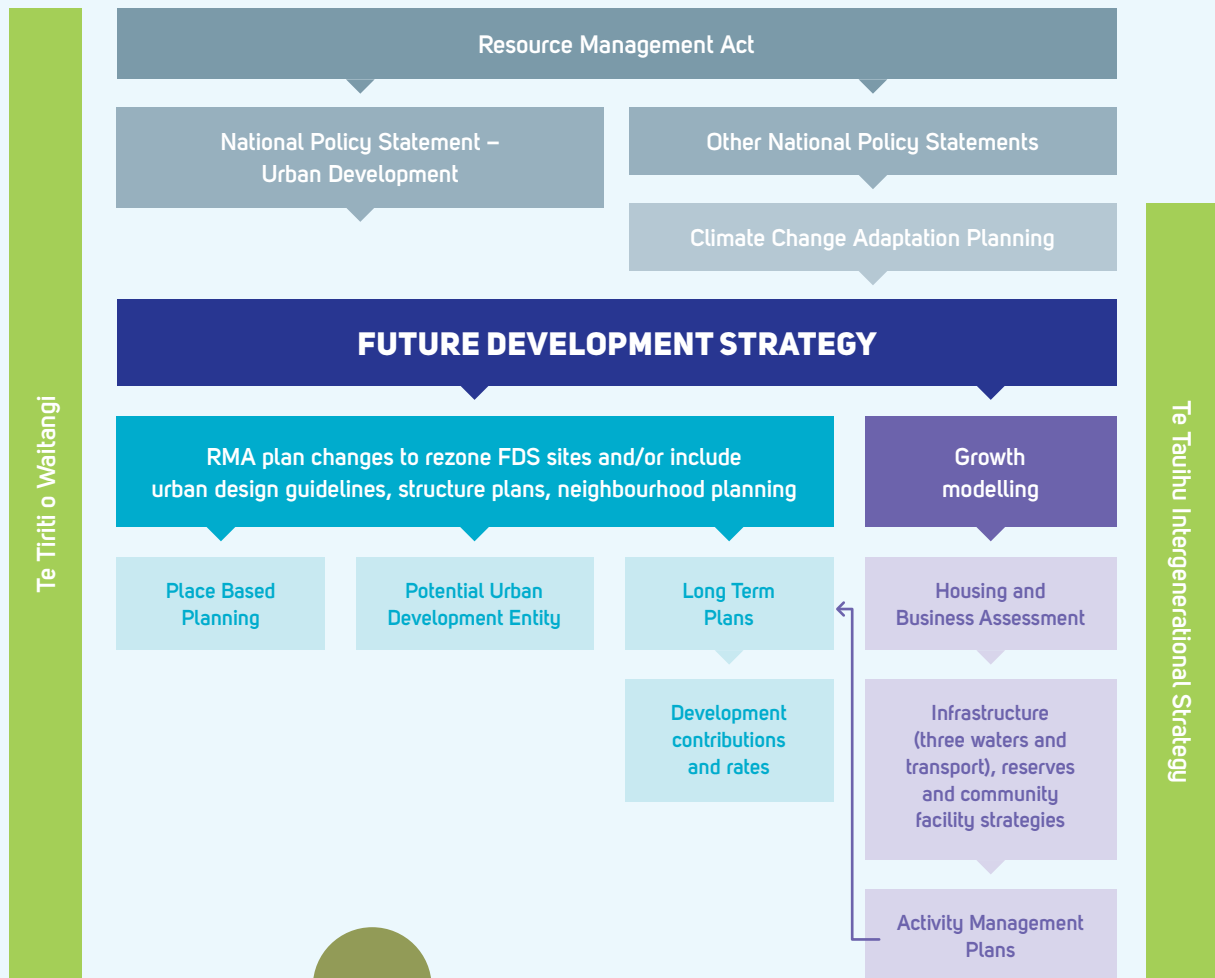
3 ACTIONS

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; Long Term 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). It also includes implementation mechanisms that are not required by legislation, such as working on partnerships with Kāinga Ora, Ministry of Housing and Urban Development and Community housing providers to explore opportunities for more affordable housing.

Figure 4. Role of FDS in informing Council plans

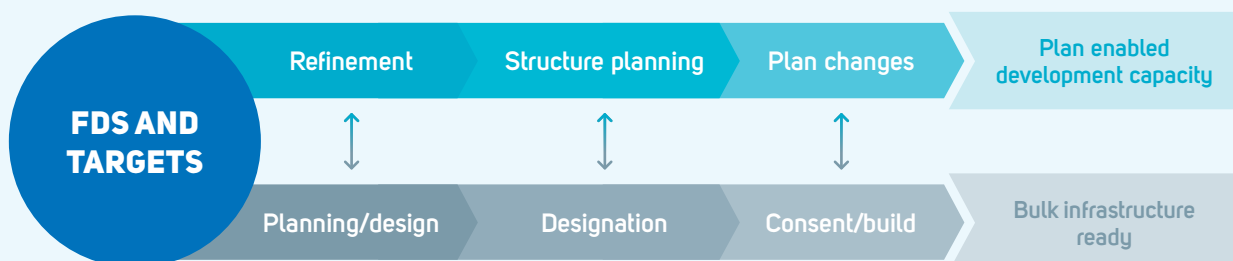


KEY INITIATIVE AREAS – COUNCILS

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)

3.2.1 STRUCTURE OR NEIGHBOURHOOD PLANS (LGA) AND PLAN CHANGES (RMA)

Following the adoption of the 2022 FDS and certainty over servicing availability, the Councils may determine to either develop a structure or neighbourhood plan for FDS growth areas (using the LGA) or go straight into preparing plan changes to the Councils' Unitary Plans (using the RMA) 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.

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
- 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; it will also involve further engagement with our communities and stakeholders

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 and neighbourhood plans to identify how to best plan for housing and business land as recommended in both the 2019 and 2022 FDS:

- Richmond Spatial plan – completed by the beginning of 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 mid to late 2024
- Neighbourhood plans for Nelson City Council key intensification areas to commence in 2024.

A plan change under the RMA Schedule 1 requires a more fine grain 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 fine tuning of the approximate boundaries of growth areas in the FDS. Plan changes under the RMA also require further work with ngā iwi and consultation with stakeholders and the community.

The FDS recommends growth locations for a number of towns and the city centre. Plan changes will involve updating / amending urban zoning plan provisions to support development of these FDS sites as well as identifying where services are to be provided.

The Councils are currently working on or have recently completed the following plan changes to their Unitary Plans to rezone land for housing and business as recommended in both the 2019 and 2022 FDS:

- ✔ Plan change 78 to the TRMP – St Arnaud (rezoning FDS site T-195, Massey Street) – operative March 2023
- ✔ Plan Change 75 to the TRMP – Brightwater (rezoning FDS site T-05, Wanderers Avenue) – operative August 2023
- ✔ Plan Change 77 to the TRMP – Murchison (rezoning FDS sites T-20 (Hotham Street), T-37 (Fairfax Street), T-146 (the Holiday Park), T-154 (Mangles Valley Road), T-155 (Land opposite 702 Mangles Valley Road), T-156 (40 Matiri Valley) and T-175 (Kawatiri-Murchison Highway) – operative August 2023
- ✔ Plan Change 76 to the TRMP – Wakefield (rezoning FDS site T-107, 177 Edward Street) – notified September 2022
- ✔ Plan Change 80 to the TRMP – Motueka West (rezoning FDS site T-190, Motueka Intensification South) – to be notified end of 2023
- ✔ Private Plan Change 28 to the NRMP – Maitahi / Bayview (rezoning FDS site N-106) – notified 8 December 2021
- ✔ Plan Change 29 to the NRMP – Nelson Intensification (assists in implementing the intensification scenario identified in the FDS) – notified 11 August 2023
- ✔ Private Plan Change 30 to the NRMP – Nelson Airport Runway Extension (not identified in the FDS) – notified 10 June 2023
- ✔ Plan Change 31 to the NRMP – Nelson Junction (not identified in the FDS) – notified 11 August 2023

A large number of changes to the TRMP are anticipated in the short to medium term to implement FDS sites. The programme for these changes is currently being scoped, including confirmation of available servicing. The pending transition to the new Water Services Entities is delaying this process.

Monitoring the yields of newly zoned land is discussed in Section 6.0 of this Plan.

3.2.2 INCLUSIONARY ZONING

In the longer term the Councils are investigating the feasibility of introducing inclusionary zoning or inclusionary housing into their new Resource Management Plan. In summary, inclusionary zoning or inclusionary housing is a planning tool that would require a certain percentage of a developer's development to be affordable housing in perpetuity. Inclusionary zoning or inclusionary housing provides for affordable homes to be built alongside market supply, with the aim of creating balanced communities with mixed incomes and mixed tenure.

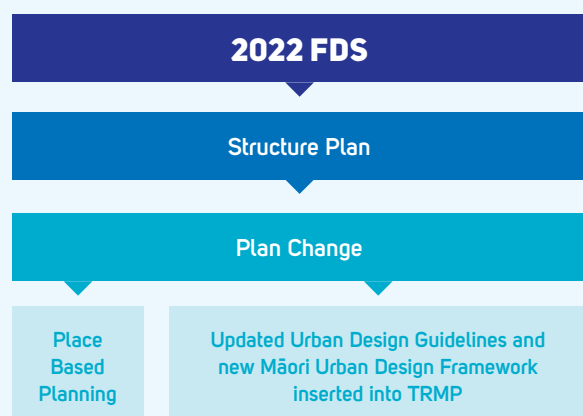
3.2.3 URBAN DESIGN GUIDELINES AND MĀORI URBAN DESIGN FRAMEWORK

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 District Council is currently updating and expanding its urban design guidance. Once complete, this will be incorporated into the TRMP (as shown in Figure 6 below). Nelson City Council does not have urban design guidelines and instead references quality built environment outcomes in its NRMP. This is also repeated in proposed Plan Change 29.

Following feedback from ngā iwi, Tasman District Council 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 can be implemented as part of 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.

Figure 6. RMA and LGA implementation of the FDS



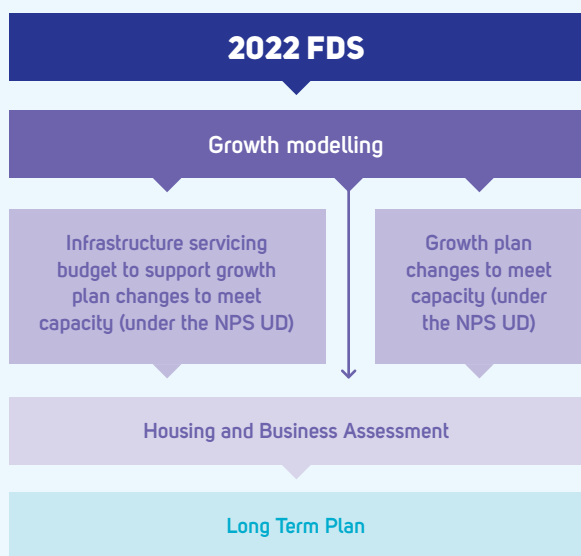
3.2.4 PLACE BASED PARTNERSHIP PLANNING

The Councils are currently discussing 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 LGA IMPLEMENTATION MECHANISMS

Figure 7 below sets out how the FDS is implemented through the Long Term Plan (LTP) using the LGA. The LTPs are prepared by each council every three years, and Annual Plans, if required are prepared in the intervening two years. The Councils are currently preparing their LTPs 2024 – 2034, which will be adopted in June 2024.

Figure 7. Further LGA implementation of the FDS



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

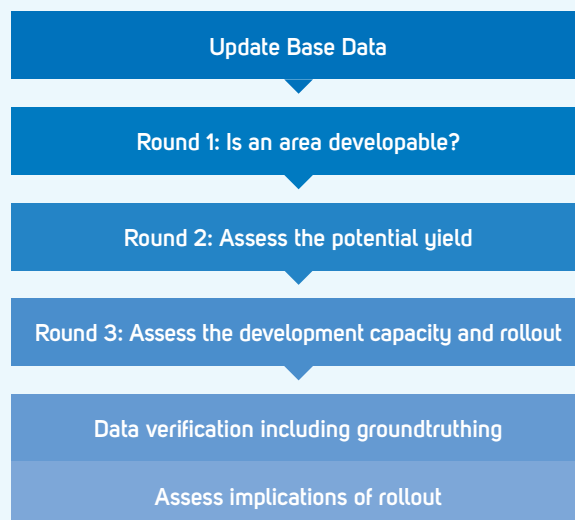
The FDS provides the overarching housing and business land capacity for the region and national policy encourages tier 2 local authorities to use the FDS to inform its LTP. Growth modelling occurs every two to three years for Councils' LTPs and provides latest estimates of demand for dwellings and business sites. Tasman District Council's growth model process is shown in Figure 8 below.

The latest demand and land capacity situation forms part of the three yearly Nelson Tasman Housing and Business Assessment (HBA), the purpose of which is to inform Councils' LTPs.

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.

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.

Figure 8. TDC's growth model process



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

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



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



Feasible capacity for both types of intensification was analysed at a parcel level in the 2021 Housing and Business Assessment (HBA) by considering:

- Hazards (slope, fault, inundation)
- Zoning (parcel shape, minimum lot size, and maximum site coverage)
- Covenant restrictions
- Capitalisation ratio (a metric used to predict future development potential against actual development observed in Nelson).

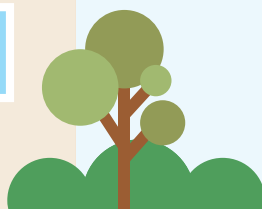
At Nelson City Council, when there are large scale intensification projects being proposed, budgets can be reprioritised to upgrade infrastructure in time for those developments. One such project is the upgrade to Paru Paru pump station and the Bridge Street Linear Active Transport Corridor, which is expected to enable additional capacity for 1,000 new dwellings in and around the city centre, including the proposed Kāinga Ora apartments at Achillies Ave and Rutherford Street.

All of the above information from the growth modelling review is used to develop the Nelson Tasman HBA (required by the NPS UD), prepared every 3 years in time to inform the LTP. The Nelson Tasman HBA forms supplementary information to Nelson and Tasman's 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 (DCS)

As shown in Figure 9 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 and the LTPs. DCs are calculated based on projects in the LTP that contribute to increased growth capacity.

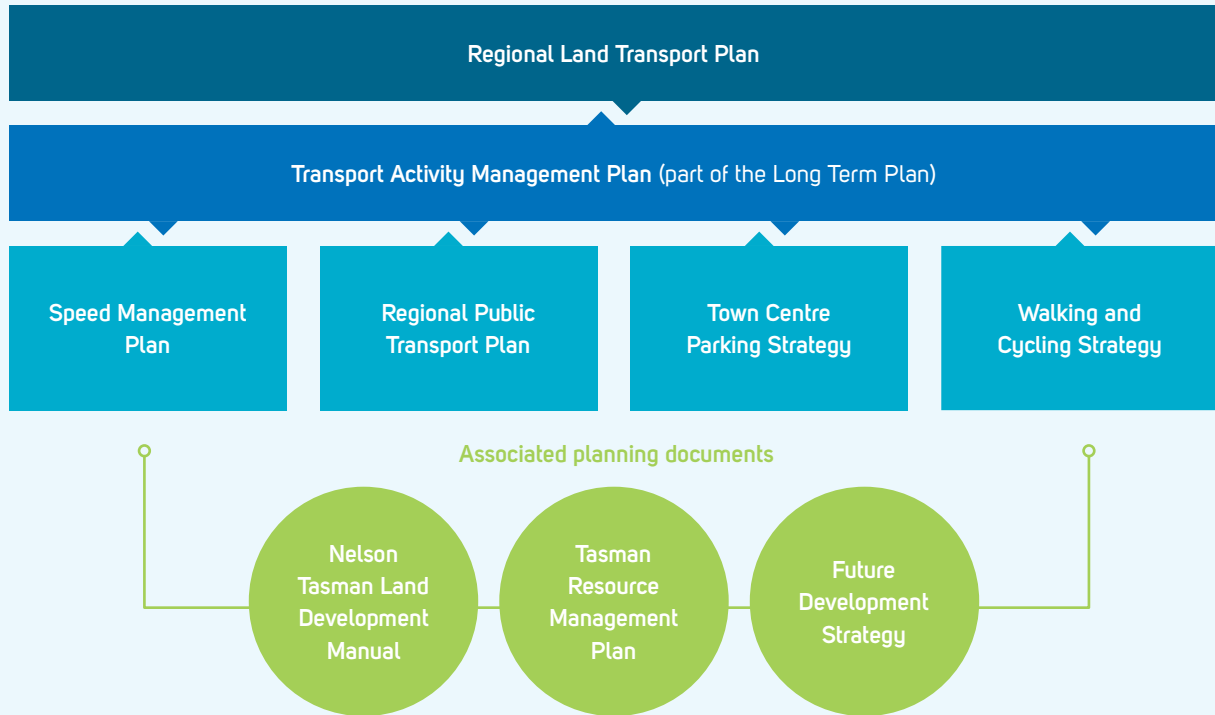
Figure 9. FDS informing Councils' financial policies



3.4 LAND TRANSPORT MANAGEMENT ACT (LTMA) IMPLEMENTATION MECHANISMS

Figure 10 below shows the connection between the Councils’ Regional Land Transport Plan (RLTP), Regional Public Transport Plan (RPTP) and the FDS.

Figure 10. 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. Central Government funding, including from the National Land Transport Fund (NLTF) and other sources, such as Streets for People and Transport Choices helps implement projects in these plans, together with funding in the LTPs.

A number of transport projects in the RLTP and RPTP have been influenced by the FDS. This includes projects in the Walking and Cycling Strategy 2022 – 2052 to introduce new cycleways and reduce speed in parts of Motueka, Māpua and Richmond. These will be completed by mid 2024. For Nelson, projects include investigation into priority lanes, Streets for People projects, Transport Choices projects (such as the Maitai shared pathway extension and Domett Street improvements), and various growth related safety and access projects to enable intensification. For both Councils combined projects include consultation on speed management plans and other access projects.

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 number of Ebuses, routes, service times and added new bus destinations (including Wakefield, Motueka and the Nelson airport).

The Richmond Programme Business Case and the Nelson Future Access Project were both transportation projects with Waka Kotahi that were informed by the 2019 FDS. Short term projects within these programmes form part of both Councils’ RLTPs and their programming is influenced by the FDS 2022. A significant project under the Richmond Transport Programme Business Case is the Hope bypass. Support for this bypass was pledged by the incoming Government in its manifesto.

The Councils are currently working on preparing their AMPs for their LTPs, including a Transportation AMP which will provide an overview of new transportation projects and the cost for the same. The AMPs inform the LTPs and will be adopted in 2024.

Both Councils have commenced work on 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 Government advised tier 2 urban environments (such as Nelson and Tasman) in March 2023, that preparation of vehicle kilometres travelled (VKT) reduction plans, to reduce total VKTs by cars and other light vehicles was a priority for tier 1 urban environments. For tier 2 urban environments, the focus was to be more on slowing the growth in vehicle traffic. The FDS 2022 focussed on slowing the growth in vehicle traffic by predominantly consolidating housing growth in 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 informed deliberations of the FDS.

3.5 RESERVES AND COMMUNITY FACILITIES IMPLEMENTATION MECHANISMS

Tasman District Council's Open Space Strategy is reviewed every 10 years, with the next review commencing 2025/6. The Strategy seeks to 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. Such reserves are reviewed as part of each LTP, by inclusion in the AMPs, leading to designation in the resource management plan. The reserves departments are also actively involved in acquiring local purpose esplanades via subdivisions.

Nelson City Council'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 District Council will continue to consider plans for new or upgraded community facilities for Waimea South (Brightwater and Wakefield) and Motueka in the medium term.

Both Councils will be progressing a new joint regional cemetery in the short-medium term.

Using some of the 'Better Off' funding from Government, for community wellbeing projects, Tasman District Council is exploring a new or upgraded community hub in Tapawera. A feasibility study is to be complete by the end of 2023. Nelson City Council is

exploring a city centre play space which is expected to be complete by 2027.

3.6 WASTE PLANNING

Both Councils are currently undertaking a review of the 2019 Waste Management and Minimisation Plan, 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 2024 and the plan, among other things, assesses future demand for waste services. The 2019 plan has a goal of reducing waste per capita by 10% by 2030. The growth provided for in the FDS is an important factor for consideration in waste planning.

3.7 CLIMATE CHANGE ADAPTATION PLANNING

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. This work is guided by national direction and tools, including the Ministry for the Environment's 2017 Coastal Hazards and Climate Change Guidance. The Councils are also currently working together on a Regional Climate Change Risk Assessment which will help to identify our climate-related risks and inform future decision-making. The Councils are supportive of the strengthened climate change and natural hazards provisions in the new resource management legislation, and await the proposed Climate Adaptation Bill and supporting national guidance which will address the challenges associated with existing development in hazard-prone locations.

In Tasman, work over the last few years has focused on identifying and mapping coastal hazards and sea level rise scenarios, and working with our communities on how to respond by identifying high-level options that enable communities to adapt. A multi-year work programme focusing on natural hazards and climate change is currently being scoped, including future community engagement opportunities and partnership working with ngā iwi, that will inform our resource management plan. The planning framework will focus on ensuring that people and assets are not put in harm's way by avoiding new development in places that may be more exposed to climate hazards.

Nelson City Council adopted Te Mahere Mahi a te Āhuarani Climate Action Plan in 2021, a living document which outlines what Nelson City Council 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.



The FDS states that intensification areas N-16 (Neale Park), N-17 (Vanguard St), N-18 (Gloucester St), 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 underway. However, 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 Nelson City Council's current Plan Change 29. Nelson will commence development of adaptation options and pathways with affected communities in 2024.

For Tasman, no sites were included in the FDS that are subject to sea level rise. 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.

3.8 INVESTIGATING A POTENTIAL NELSON TASMAN URBAN DEVELOPMENT ENTITY

Using some of the 'Better Off' funding from Central Government, for community wellbeing projects, both Councils have commissioned consultants to advise on a business case and methods that the Councils could use to assist intensification of housing land in fragmented ownership. This may result in the creation of an urban development entity. Such a vehicle would assist with the implementation of the FDS's objectives as 47% of all housing capacity is to be provided by intensification. This advice is expected to be provided by 2024.

3.9 KEY STAKEHOLDER IMPLEMENTATION MECHANISMS

Officers held a number of meetings with key stakeholders in the region between August and October 2023 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 its own protocols for how and when to engage with local ngā iwi and hapū; most do it on a project-by-project basis, and the extent is dependent on the scope and scale of works.

3.9.1 WAKA KOTAHI

The FDS influences staging and programming of future infrastructure projects captured within the Nelson Future Access Study and Richmond Programme Business Case 2022 – 2050. In particular the sequencing of the FDS sites is influential.

Waka Kotahi is currently extending the designation period of the Hope bypass to 2038 (application submitted Sept 2023). In the medium term, Waka Kotahi will investigate other Richmond Programme Business Case projects e.g. single stage business case and funding commitment for Hope bypass. It is jointly funding cycle lanes along key routes in Tasman and targeted safety treatments for pedestrians and cyclists. Significant investment in Tasman and Nelson in electric buses occurred in August 2023. In Nelson, Waka Kotahi is focusing on Rocks Road sea wall replacement, priority lanes and walking/cycling safety improvements for both Councils, and a speed management plan.

Waka Kotahi administers a number of funding mechanisms, including: National Land Transport Fund, Transport Choices, Climate Emergency Fund, and Streets for People.

3.9.2 TE TĀHUHU O TE MĀTAURANGA (MINISTRY OF EDUCATION)

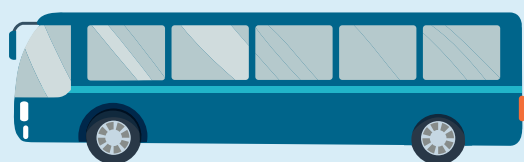
The FDS informs the Ministry where to investigate impacts on future capacity of school catchments. Spatial data relating to the school catchments, projected growth for school aged persons and trends in school choice inform its response. Its response is either to increase the school roll, introduce an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

The Ministry 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.

3.9.3 HAUORA MATUA KI TE TAI AORERE (NELSON BAYS PRIMARY HEALTH)

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; 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.

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

3.9.4 TE WHATU ORA NELSON MARLBOROUGH

Planning is underway to determine the scope and form of health care 'localities' 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.

Redevelopment of the Nelson Hospital acute services building has an expected completion of 2031, with the full redevelopment/refurbishment estimated to be completed by 2033.

3.9.5 TRANSPower NEW ZEALAND

Can meet forecast demand for electricity, with demand having decreased in Nelson in recent years. Produces annual transmission planning report and will continue to be actively involved in Councils' plan changes.

3.9.6 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. Planning is underway for a new substation in Haycock Road, Brightwater (2027) to improve resilience and provide for growth, as well as an upgrade for Hope and Motueka substations in short term. 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.

3.9.7 KĀINGA ORA

As a social housing provider, intensification is sought for renewal of existing stock and, 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), which is supporting Council-led infrastructure projects in Motueka West and Nelson City, to enable new housing developments. Kāinga Ora assists with the provision of housing, realising the FDS' objectives. In October 2023, Kāinga Ora announced plans to build approximately 270 new homes across Nelson with an expected completion of 2025/2026. Plans were also announced for 35 new homes in Tasman in the same time period.

3.9.8 NELSON REGIONAL DEVELOPMENT AGENCY (NRDA)

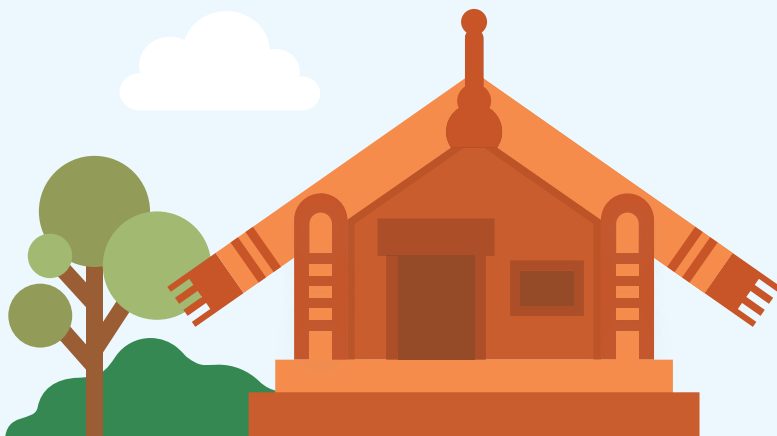
The spatial growth pattern within the FDS informs NRDA's strategy and advice to stakeholders, including the front-footing of challenges to regional growth. This is captured within NRDA's Regeneration Plan, its Regional Investment Prospectus and its annual briefing to Ministers. The NRDA works with ngā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

3.9.9 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 and climate change limitations.

3.9.10 TE TŪĀPAPA KURA KĀINGA (MINISTRY OF HOUSING AND URBAN DEVELOPMENT, OR HUD)

Joint owner of the NPS UD with MfE, hence actively involved with RMA plan changes for housing. HUD is a member of the reference group for the scoping exercise with Nelson and Tasman Councils to be an early adopter of the new resource management plans under the new Acts. The Ministry administers funding for public housing (both through Kāinga Ora and Community Housing Providers), transitional housing, Whai Kāinga Whai Oranga (iwi, hapū, and Māori-led housing initiatives), Land for Housing, the Progressive Home Ownership Fund, and the Affordable Housing Fund. HUD is also currently discussing a place-based partnership with the Councils.



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 UD. However, there is value in providing an indication of sequencing and timing to inform LTP decisions on infrastructure spending and for use by some stakeholders.

Table 2 below provides indicative staging of the FDS sites. This indicative staging is potentially subject to change depending on the content of the adopted LTPs, (to be made operative in June 2024) and the outcomes of the potential new Water Services Entity's programming for the regions. Any change in the FDS site staging will be noted in the annual review of this Implementation Plan.

Table 2. Indicative staging of FDS sites

Unless otherwise stated, the sites below are proposed for greenfield residential development.

Town	Medium term (1–10 years) (2024–2034)	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

*These sites are already part of a Plan Change, as detailed further in Section 3.2.1 of this Implementation Plan

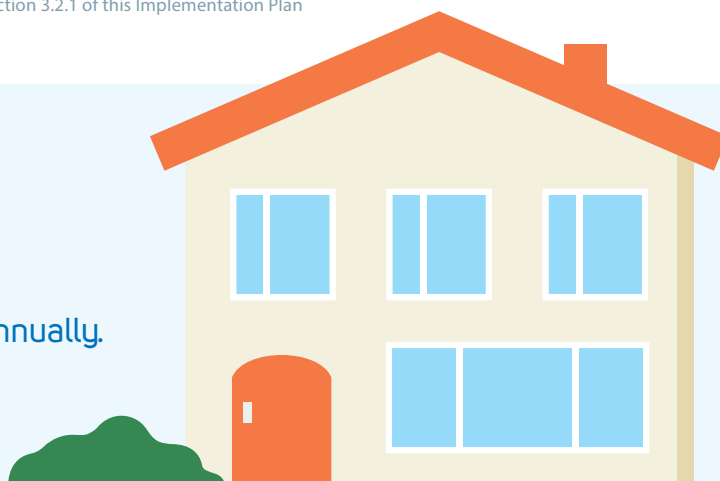


Town	Medium term (1–10 years) (2024–2034)	Long term (11–30 years) (2035–2054)
Nelson	<ul style="list-style-type: none"> • N-100 – Griffin Site • N-106 – Maitahi/Bayview* • N-111 – Marsden and Ngawhatu 	<ul style="list-style-type: none"> • N-11 – Saxton • N-32 – Orchard Flats • N-112 – Orphanage West • 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 • 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 (portion only) • T-144 – Park Avenue, central Tākaka (portion only) • T-145 – Page Road (light industrial) • T-182 – 315 Tākaka-Collingwood Highway (light industrial) 	<ul style="list-style-type: none"> • T-139 – Land bound by Commercial Street/Meihana Street (portion only – could swap for T-138) • T-140 – 259 Tākaka-Collingwood Highway • T-143 – Willow Street
Tapawera		<ul style="list-style-type: none"> • T-157 – Rata Avenue • T-217 – 79 Main Road • 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) 	<ul style="list-style-type: none"> • T-194 – 144 and 200 Whitby Road

*These sites are already part of a Plan Change, as detailed further in Section 3.2.1 of this Implementation Plan

5 NEXT STEPS

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



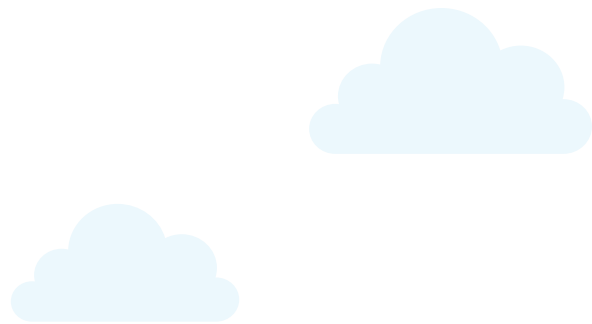
6 MONITORING, RISKS AND LIMITATIONS

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.

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 also be possible to record the actual uptake of intensification 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.

Uncertainty currently exists over the future of three waters infrastructure and whether its management will transition to new entities outside of the Councils. Similar uncertainty exists over the implementation of the new Natural and Built Environment Act and Spatial Planning Act and when the FDS may be replaced by a new Regional Spatial Strategy. Following clarity on the incoming Government's intentions this will become clearer. These uncertainties have a knock on effect on implementation of the FDS by the Councils.

Both Councils are currently preparing an HBA. This may find that the housing and business capacity that can be serviced over 30 years is insufficient to meet demand. While a problem may exist with the implementation of the FDS, the FDS itself is expected to remain robust since it assessed a high growth scenario and identifies plenty of capacity.



APPENDIX 1

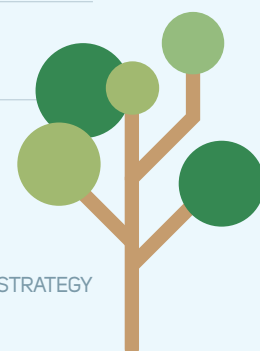
OUTSTANDING ACTIONS FROM TASMAN'S INTENSIFICATION ACTION PLAN 2020

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.	Council is currently updating and expanding its urban design guidance, which will be incorporated into the TRMP. Following feedback from ngā iwi, TDC 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.	As part of the LTP 2024, consultation will occur on a review of TDC's role in provision of community housing, with a steering group having been recently established. This will include consideration of infill on these sites.
Housing preferences	Maintain and build our relationship with Kāinga Ora.	Holding regular discussions with Kāinga Ora, including as part of this FDS Implementation Plan. Also in discussions about a potential place based partnership.
Housing preferences	Ensure Plan rules continue to permit two storey and enable three storey in the future.	'Richmond on the Rise' engagement September 2023 – spatial plan for Richmond increasing density of intensification to four storeys and six in some places. Structure planning will be undertaken in due course for Wakefield, Brightwater and Motueka.
Housing preferences	Planning objectives to help encourage the evening activities in centres proposed for intensification e.g. pubs, cinema, restaurants.	Consideration in Richmond spatial plan (see above) and potential urban development entity using Better off funding. Both to encourage more people living in the centre of Richmond which in turn will improve the commercial offer.



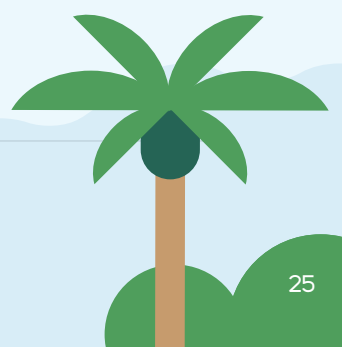
Issue	Action	Progress update
Regulatory	Rules for intensive housing will be reviewed.	Partly addressed by Omnibus Plan Change 73 to the TRMP (operative end 2022) but will be further progressed through Richmond spatial plan and subsequent plan changes for Richmond, Brightwater, Wakefield and Motueka.
Infrastructure	The large scale of intensification areas and associated infrastructure but slow uptake.	Some new infrastructure for intensification is now in place e.g. water infrastructure for Motueka West. Others are in progress e.g. infrastructure to pump wastewater from Motueka West to treatment plant. Other infrastructure for intensification in Richmond, Wakefield and Brightwater will form part of the LTP 2024.
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 action led to the adoption of the Walking and Cycling Strategy 2022 which is being implemented in a phased manner, to be complete 2024 (see body of FDS Implementation Plan).
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. Consideration being given to inclusion of community housing providers for rates remission in next LTP 2024. Consideration also being given to rates remission for Papakāinga on iwi land operating like a registered Community Housing Provider (CHP) and rates remission on Māori freehold land subject to certain criteria – considered in next LTP 2024.
Council costs	Existing Development Contributions discount for small dwellings needs refining.	The discount was refined in the LTP 2021 but is proposed to be further refined and simplified so that the development contributions discount is based on number of bedrooms only – not also requiring a building footprint threshold.
Council costs	Refunding DC discount to the house builder, 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, particularly through the Housing Reserve process.
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 housing and hazards plan change (PC29) 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.	Work continues on a partnership with Kāinga Ora to build apartments at 69 to 101 Achilles Ave and 42 Rutherford Street.
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.
Regulation	<p>For the Whakamahere Whakatū Nelson Plan 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. 	Work on the Whakamahere Whakatū Nelson Plan is on hold pending the outcome of the RMA reform implications. Plan Change 29 seeks to enable intensive housing and choice.



Issue	Action	Progress update
Infrastructure	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.	Project initiation is planned for 2024. Uncertainty around the timing of the PC29 process, intensification uptake, the new Water Entity's work programme, and resourcing may further effect delivery of this action.
Infrastructure	Alignment of lead and lag infrastructure budgeting to ensure capacity is enabled in each intensification area in a coordinated way.	Prioritisation and sequencing for greenfield and intensification areas will be evaluated in this year's HBA, which will in turn influence the LTP 2024 – 2034.
Infrastructure	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.	Underway – work commenced in 2020 but is on hold due to resourcing issues.
Cost	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.	Early engagement for the Bridge Street Linear Active Transport Corridor began in September 2023. 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.
Cost	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.	The Council works alongside developers of greenfield and large intensification projects through the consenting pathway to align necessary enabling infrastructure and budget accordingly.
Cost	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.	The Housing Reserve has allocated \$6.95 million of an original \$12 million towards five projects (50 dwellings) to date.



APPENDIX 2

The Joint Committee of the Nelson City and Tasman District 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: TDC and NCC	Section 15 of the final FDS included implementation principles. Indicative staging of greenfield sites is contained within this Implementation Plan.
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: TDC and NCC Support agencies: Stakeholders including Waka Kotahi, Te Whatu Ora, Ministry of Education, Network Tasman, Transpower, NSRB, Nelson Regional Development Agency, Ministry of Housing and Urban Development, Kāinga Ora	Infrastructure providers have been consulted with during the preparation of this Implementation Plan. Tasman is currently preparing structure plans for Māpua and Richmond. Nelson will look to commence neighbourhood plans 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: TDC and NCC Support agency: Kāinga Ora	Both Councils are working with Kāinga Ora to identify opportunities for affordable housing. Both Councils have commissioned consultants to advise on a possible urban development entity to encourage intensification.
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: TDC and NCC Support agency: Demographer (DOT Consulting) and peer reviewer Dr Natalie Jackson	Both Councils jointly procured population projections to inform their growth models and LTPs for 2024.



Action	Purpose	Agencies involved	Update
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: NCC	Nelson will look to commence neighbourhood plans in 2024.
Recommends that officers report back as a priority to NCC 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: NCC	Work is expected to commence in early 2024.
Recommends NCC 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: NCC	Any additional resourcing requirements will be considered in the project planning.
Notes that TDC 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: TDC	Engagement on Richmond on the Rise (Richmond Spatial Plan) September 2023. Engagement on Māpua Masterplan September 2023. Richmond South structure plan engagement planned 2025.
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: TDC and NCC	New population projections have been 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.

