



# AGENDA

**Extraordinary meeting of the**

**Nelson City Council**

**Thursday 30 June 2016  
Commencing at 10.00am  
Council Chamber  
Civic House  
110 Trafalgar Street, Nelson**

Membership: Her Worship the Mayor Rachel Reese (Chairperson), Councillors Luke Acland, Ian Barker, Ruth Copeland, Eric Davy, Kate Fulton, Matt Lawrey, Paul Matheson (Deputy Mayor), Brian McGurk, Gaile Noonan, Pete Rainey, Tim Skinner and Mike Ward

## **Opening Prayer**

### **1. Apologies**

- 1.1 Apologies have been received from Councillors Eric Davy and Luke Acland

### **2. Confirmation of Order of Business**

### **3. Interests**

- 3.1 Updates to the Interests Register
- 3.2 Identify any conflicts of interest in the agenda

### **4. Public Forum**

- 4.1 Jose Gay-Cano, Brian Riley and David Wallace - Arthouse Architects

Jose Gay-Cano will be joined by Brian Riley and David Wallace of Arthouse Architects to speak about Special Housing Areas – Option 7, Barcelona Lofts, 237 Haven Road.

- 4.2 Natalia Harrington - Hybrid Homes and Living Ltd

Natalia Harrington, of Hybrid Homes and Living Ltd, will speak about Special Housing Areas (Dodson Valley).

- 4.3 Tony Ally from Davis Ogilvie and Bernard Downey - Saltwater Creek Investments Ltd

Tony Ally, from Davis Ogilvie, and Bernard Downey will speak about proposing that 81-83 Haven Road be incorporated into Special Housing Areas.

- 4.4 Mark Lile and Granville Dunstan - Landmark Lile Ltd

Mark Lile and Granville Dunstan, from Landmark Lile Ltd, will speak about Special Housing Areas (371 Wakefield Quay).

4.5 Aaron Smail - Summerset Group Holdings Ltd

Aaron Smail, from Summerset Group Holdings Ltd, will speak about Special Housing Areas (Saxton).

4.6 Dolly and Mike Brennan

Dolly and Mike Brennan will speak about the Special Housing Areas (42 Domett Street).

4.7 Steve Cross

Steve Cross will speak about Special Housing Areas (1 & 5 Tahunanui Drive).

4.8 Aaron Walton - Aaron Walton Architecture and Design Ltd, and Rachel Dodd - Arthouse Architects Ltd

Aaron Walton from Aaron Walton Architecture and Design Ltd, and Rachel Dodd from Arthouse Architects Ltd, will speak about Special Housing Areas (1&5 Tahunanui Drive and 19-21 Beach Road).

**5. Mayor's Report**

**6. Special Housing Areas**

**5 - 71**

Document number R6101

Recommendation

**Receive the report Special Housing Areas (R6101) and its attachments (A1568203, A1570355, A1565848, A1566195, A1567418, A1570343, A1569049, A1570300, A1570087, and A1563031);**

**Approve the amendment to the qualifying development criteria for the number of storeys from 4 to 5 storeys for the Barcelona Lofts (237 Haven Road) Special Housing Area (A1568203);**

**Approve 19 & 21 Beach Road (A1570355) as a potential Special Housing Area;**

**Approve 371 Wakefield Quay (A1565848) as a potential Special Housing Area;**

**Approve 81 – 83 Haven Road (A1566195) as a potential Special Housing Area;**

**Approve 42 Domett Street (A1567418) as a potential Special Housing Area;**

**Approve 1 & 5 Tahunanui Drive (A1570343) as a potential Special Housing Area;**

**Approve that Her Worship the Mayor recommend all potential Special Housing Areas approved as a result of considering report R6101 to the Minister of Building and Housing for consideration as Special Housing Areas under the Housing Accord and Special Housing Areas Act 2013.**

**7.      Trafalgar Centre - Main Building Roof Replacement      72 - 76**

Document number R6110

Recommendation

**Receive the report Trafalgar Centre - Main Building Roof Replacement (R6110);**

**Revoke, in accordance with Standing Order 3.9.18, the following part of the Council resolution CL/2016/078 made on 14 April 2016:**

**AND THAT funding of \$250,000 be approved to install a new roof over the current roof on the main building on the understanding that \$70,000 is already allocated in the budget and available;**

**Approve funding of \$240,000 to replace the roof cladding over the main building on the understanding that \$70,000 is already allocated in the budget and is available.**

**Note:**

- This meeting is expected to continue beyond lunchtime.
- Lunch will be provided at 12.30pm.
- Youth Councillors Jenna Stallard and Fynn Sawyer will be in attendance at this meeting.



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**REPORT R6101**

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**Special Housing Areas**

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**1. Purpose of Report**

- 1.1 To approve five potential Special Housing Areas (SHAs), and approve an amendment to an existing gazetted SHA.
- 1.2 To agree that Her Worship the Mayor recommend to the Minister of Building and Housing the SHAs and amendment for consideration under the Housing Accord and Special Housing Areas Act 2013 (HASHA).

**2. Summary**

- 2.1 This report seeks approval of:
- An amendment to the qualifying development criteria of the gazetted SHA at 237 Haven Road known as Barcelona Lofts SHA;
  - The proposed SHA left to lie on the table at the 2 June and 16 June Council meetings, being 19 & 21 Beach Road;
  - The proposed SHA at 1 & 5 Tahunanui Drive following receipt of further information;
  - Three further proposed SHAs at 42 Domett Street, 81 – 83 Haven Road and 371 Wakefield Quay which have not been reported on before.
- 2.2 Two other proposed SHA requests, Farleigh Street and two options for a reduced extent Saxton SHA, are assessed in this report but are not recommended as suitable. If Council wishes to recommend those SHAs, then as a minimum, the recommendation should be subject to the developer(s) entering into a legal deed with Council.
- 2.3 The report provides a cost, risk, benefit analysis of all proposed SHAs to be considered, along with identification of the permitted baseline (i.e. what could currently be allowed through the Nelson Resource Management Plan) for each site. This information is provided to aid Council's consideration of the SHAs. Developers have been invited to present any concepts available for the proposed SHAs at public forum.

### 3. Recommendation

It is recommended that the Council:

**Receive the report Special Housing Areas (R6101) and its attachments (A1568203, A1570355, A1565848, A1566195, A1567418, A1570343, A1569049, A1570300, A1570087, and A1563031);**

**Approve the amendment to the qualifying development criteria for the number of storeys from 4 to 5 storeys for the Barcelona Lofts (237 Haven Road) Special Housing Area (A1568203);**

**Approve 19 & 21 Beach Road (A1570355) as a potential Special Housing Area;**

**Approve 371 Wakefield Quay (A1565848) as a potential Special Housing Area;**

**Approve 81 – 83 Haven Road (A1566195) as a potential Special Housing Area;**

**Approve 42 Domett Street (A1567418) as a potential Special Housing Area;**

**Approve 1 & 5 Tahunanui Drive (A1570343) as a potential Special Housing Area;**

**Approve that Her Worship the Mayor recommend all potential Special Housing Areas approved as a result of considering report R6101 to the Minister of Building and Housing for consideration as Special Housing Areas under the Housing Accord and Special Housing Areas Act 2013.**

If Council wishes to approve any Special Housing Areas outside of existing residential, suburban commercial, city centre or city fringe zonings (the urban environment), then it is recommended that any approval for a SHA outside those zones be subject to:

**Approve ...<insert address>..... potential Special Housing Area subject to the developer(s) entering into a legal Deed with Council which requires, amongst other matters, the following:**

- **That the developer specify the SHA Outcome (including the design, layout, scale, density);**

- ***That the developer, at its sole cost, shall design, obtain all necessary consents for, and construct any additional infrastructure, or upgrades to the Councils infrastructure, required to support the development of the SHA.***
- ***That the establishment of the SHA shall not be relied on as part of the receiving environment or permitted baseline to justify the imposition of any objectives, policies, standards or rules relating to the zoning of the SHA land or any applications for resource consent.***
- ***That the Deed does not bind, restrict or in any other way fetter the Council's powers and obligations under the RMA, HASHA, or any other relevant legislation.***

#### **4. Background**

- 4.1 Council entered into a Housing Accord with the Minister of Building and Housing on 11 June 2015 under HASHA.
- 4.2 In order to meet its obligations under the Housing Accord, especially in relation to targets, Council can consider using Special Housing Areas as a tool under HASHA. Under the Accord Council can recommend the creation of Special Housing Areas to the Minister of Building and Housing.
- 4.3 On 17 December 2015 Council approved for recommendation to the Minister of Building and Housing the creation of 9 Special Housing Areas and an Order in Council was passed by Cabinet on 15 February 2016 declaring those 9 areas as SHAs.
- 4.4 On 17 December 2015 Council also approved Saxton SHA subject to a master plan exercise in order to retain control over the practical and efficient roll out of infrastructure for the area given its rural zoning, thereby resolving:

*AND THAT Council approve option 4 (Saxton) subject to an agreement between Council and the landowners requiring a master planning exercise for the purpose of ensuring infrastructure and open space network connectivity to be completed by the landowners prior to resource consent applications being lodged;*

- 4.5 The Saxton SHA landowners and developers have been working together to achieve the required master plan agreement but have been unable to reach agreement. As a result requests for a reduced extent Saxton SHA have been received and these are discussed later in this report.

- 4.6 On 3 March 2016 Council approved for recommendation to the Minister of Building and Housing the creation of an additional SHA at 45 & 47 Beach Road. This was approved by Order in Council on 16 May 2016.
- 4.7 On 2 June 2016 Council considered part of the recommendations contained in report R5858. At that meeting, a motion was put and lost for the proposed SHA at 1 & 5 Tahunanui Drive. The remaining recommendations were left to lie on the table with the SHA at 19 & 21 Beach Road having been moved and seconded.
- 4.8 On 16 June 2016 Council considered part of the recommendations left to lie on the table at the 2 June 2016 Council meeting, and approved the amendment to the gazetted Ocean Lodge Special Housing Area (SHA) qualifying development criteria. The remaining SHA requests from the 16 June report 5858 were left to lie on the table for consideration at the 30 June Council meeting.
- 4.9 In the intervening time officers have been working with applicants to gather the information requested by Council to assist the decision making process. The information that has been prepared includes: a cost benefit analysis; permitted baseline analysis; and investigation of the use of a legal deed. SHA applicants were also invited to attend the public forum for the 30 June Council meeting to speak in support of their proposals and enable Council to ask questions. The time has allowed applicants to prepare concepts and presentations for public forum.
- 4.10 Council has yet to receive any resource consent applications under HASHA, however advice from the majority of developers of gazetted SHA's is that they are on track to submit an application before the September 2016 deadline.
- 4.11 Due to the partial repeal of HASHA on 16 September 2016, and Council and Cabinet meeting schedules up to that time, this will be the last time that Council receives a request for SHA(s) under the HASHA Act 2013.

## 5. Discussion

- 5.1 Officers have received requests for further SHAs, and an amendment to the qualifying development criteria for an existing SHA (Barcelona Lofts). Details of the SHA's proposed qualifying development criteria and infrastructure requirements are provided in Attachments 1 to 9.
- 5.2 An assessment of the costs, risk, benefits and the permitted baseline for each SHA are provided in Attachment 10. A summary of each proposal is provided below.

### Barcelona Lofts Amendment

- 5.3 Officers have received a request from the developer of Barcelona Lofts for an amendment of the qualifying development criteria for the existing SHA. The amendment proposed is for an additional storey with the overall height remaining the same. The existing and proposed qualifying

development criteria for Barcelona Lofts are summarised in the table below:

<b>Existing Qualifying Development Criteria</b>	
Maximum number of storeys	4
Maximum calculated height	20
Minimum dwelling capacity	9
<b>Proposed Qualifying Development Criteria</b>	
Maximum number of storeys	5
Maximum calculated height	20
Minimum dwelling capacity	9

- 5.3 The amended qualifying development criteria are proposed in Attachment 1. The reason for the amendment is to allow a partial 5<sup>th</sup> storey which will be the bedrooms of the units contained on the 4<sup>th</sup> level. The 5<sup>th</sup> storey will be stepped back from the other storeys and away from the road frontage.

### **19 & 21 Beach Road – Beach Apartments**

- 5.4 Officers have received a request from the landowner of 19 & 21 Beach Road that the property be considered as a SHA. This site is close to the existing gazetted Ocean Lodge and 45 & 47 Beach Road SHA's (all being located on Beach Road). The landowner seeks similar qualifying development criteria for the site as that approved for the Ocean Lodge. Further details of the proposed SHA are provided in Attachment 2 and a cost, risk, benefit and permitted baseline analysis is provided for the proposal in Attachment 10.

### **371 Wakefield Quay**

- 5.5 Officers have received a request from the landowner of 371 Wakefield Quay that the property be considered as a SHA. Further details of the proposed SHA are provided in Attachment 3 and a cost, risk, benefit and permitted baseline analysis is provided for the proposal in Attachment 10.

### **81 – 83 Haven Road**

- 5.6 Officers have received a request from the landowner of 81 -83 Haven Road that the property be considered as a SHA. Further details of the proposed SHA are provided in Attachment 4 and a cost, risk, benefit and permitted baseline analysis is provided for the proposal in Attachment 10.

### **42 Domett Street**

- 5.7 Officers have received a request from the landowner of 42 Domett Street that the property be considered as a SHA. Further details of the proposed SHA are provided in Attachment 5 and a cost, risk, benefit and permitted baseline analysis is provided for the proposal in Attachment 10.

### **1 & 5 Tahunanui Drive – Tahuna Lifestyle Apartments**

- 5.8 At the 2 June Council meeting a motion was put and lost for an amendment in the qualifying development criteria for 1 & 5 Tahunanui Drive from that proposed in report R5858. Since that meeting the qualifying development criteria and the availability of supporting information to address the issues raised by Council has changed.
- 5.9 Officers have received a request from the landowner of 1 & 5 Tahunanui Drive that the property be considered as a SHA and that they will provide further information via public forum on the anticipated design outcome for the site. Officers have also investigated the infrastructure issues raised by Council at the 2 June Council meeting and provide further information in relation to those in Attachment 6 and in the cost, risk benefit and permitted baseline analysis in Attachment 10.
- 5.10 Qualifying development criteria consistent with the Beach Road SHAs is sought for this site. The consideration of this SHA is not inconsistent with any other previous Council decision; the proposed SHA has been amended and further information provided.

### **35 Farleigh Street**

- 5.11 Officers have received a request from Hybrid Homes who wish to have 35 Farleigh Street considered as a SHA. The yield qualifying development criteria proposed has changed from that of 14 lots included in the 2 June Council report R5858 and the greater yield density proposal of 24 lots that was presented at public forum by the applicants' surveyor on 2 June 2016, to the now proposed 19 lots. The revised criteria are as a result of further discussions between officers and the applicant in terms of infrastructure requirements. Revised qualifying development criteria and a map of this rural site in Dodson's Valley are provided in Attachment 7. A cost, risk, benefit and permitted baseline analysis is provided for the proposal in Attachment 10.

### **Saxton SHA – Reduced Extent – Options 1 and 2**

- 5.12 Officers have received a request from Summerset Retirement Village (developer of Raine's farm part of the SHA) and the Scott's (adjoining landowner within original Saxton SHA proposal) that the extent of the SHA be reduced to include just the two properties and the map and qualifying development criteria revised accordingly as shown in Attachment 8 – Saxton Option 1.

- 5.13 Officers have also received a request from Summerset Retirement Village that the Saxton SHA extent be reduced to include just one property, that part of the Raine Farm to be developed by Summerset Retirement Village. The map and qualifying development criteria for this option have been revised accordingly and are shown in Attachment 9 – Saxton Option 2.
- 5.14 A cost, risk, benefit and permitted baseline analysis is provided for both options in Attachment 10.

## 6. Options

- 6.1 The criteria used to evaluate SHA suitability and each site's assessment are detailed in Attachments 1 to 9, along with a map identifying each area. The assessment criteria include the HASHA requirements that need to be satisfied (adequate infrastructure and demand for residential housing), consistency with the Accord, and alignment with the Nelson Resource Management Plan.
- 6.2 A cost, risk and benefit analysis including an analysis of the permitted baseline for each SHA proposal is also provided to assist Council's decision. This analysis is provided in Attachment 10.

A summary of the officer's recommendation in relation to each SHA request is provided in the table below and a summary of the overall costs, risks and benefits of the SHAs is contained in the remaining part of section 6 of this report:

Name	Recommendation
Barcelona Lofts Amendment	suitable
19 & 21 Beach Road - Beach Apartments	suitable
1 & 5 Tahunanui drive - Tahuna Lifestyle Apartments	suitable
371 Wakefield Quay	suitable
81 – 83 Haven Road	suitable
42 Domett Street	suitable
Farleigh Street	not suitable
Saxton – Option 1 (Summerset and Scott)	not suitable
Saxton – Option 2 (Summerset)	not suitable

- 6.3 Some sites already have sufficient infrastructure connections. Other sites require additional connection and/or capacity to be provided. Where this isn't already a project in the Long Term Plan the necessary infrastructure will need to be provided by the developer. Developers are also able to seek that projects be included in the LTP and Council can choose to consult with the community on their inclusion. The recommended SHA's will not result in any additional infrastructure costs on Council from that included in the current or future Long Term Plan(s). Council can impose a condition of resource consent requiring a financial

contribution to mitigate the effects of any SHA on the infrastructure network.

- 6.4 Council has the option of approving these SHA's and the SHA amendment for recommendation to the Minister, or declining to recommend them to the Minister. Council has committed through the Housing Accord to enhance housing supply.
- 6.5 The current likely yield from the ten gazetted SHA's is 417 residential units and if Council approves the SHA's in this report the likely total yield Council has enabled through the Housing Accord will be 510 residential units.
- 6.6 The SHA's will assist Council to meet the Accord targets, and to enhance the supply of townhouses and apartments in the Nelson market, thereby enabling a range of housing choice.
- 6.7 If Council decides not to recommend the additional SHA's and SHA amendment, the development opportunity of some of those sites will likely be lost as developers indicate the HASHA process enables them to overcome current economic viability and process barriers on these sites.
- 6.8 The proposed SHAs at Farleigh Street and the reduced extent(s) of Saxton are not supported by officers. The reasons for that are outlined in the attached cost, benefit, risk and permitted baseline analysis in Attachment 10 and are summarised generally in the bullets in 6.12 below.
- 6.9 The original Saxton SHA was supported by officers subject to the landowners entering into the master plan agreement to ensure infrastructure and open space connectivity. The requirement for this agreement mitigated any concerns in relation to efficient and effective servicing of the area, between adjoining properties, and reduced the risks that Council would be responsible for retrofitting after development occurs (as has been the case in the area of Plan Change 18).
- 6.10 The size of the original Saxton SHA containing 5 properties, and being the logical extension of the residential zone to the north, mitigated concerns of the need for comprehensive planning in the area primarily because all 5 landowners were included in the SHA, there were no spatial gaps in the urban area to be defined. The proposed reduced extent SHA does not offer any mitigation of these issues and risks. It effectively provides for an island of intense development surrounded by Rural Zoned properties with private infrastructure provision not providing for comprehensive development of the area.
- 6.11 The lower yield of the reduced extent SHA means any future commitment of Council to the construction of supporting infrastructure (i.e. such as the link road from Hill Street North to Suffolk Road considered during the Annual Plan) needed to support urban development in this rural area, is less economic and places a greater financial burden on ratepayers.



- 6.12 Officers have investigated the potential use of a legal deed through which to control SHA outcomes where the risks of approving a SHA to Council and the community are potentially significant. This applies to both the Farleigh and Saxton reduced extent SHA proposals which are located in the Rural Zone where:
- supporting infrastructure was not planned to accommodate development in this location and therefore there is no financial provision for any required upgrades or extensions of the network in the LTP or the Development Contributions Policy;
  - infrastructure needs to be integrated across and with adjoining urban areas to ensure efficient future development and avoid the need for retrofitting by Council;
  - any development should be considered in a comprehensive manner, considering the effects and likelihood of development on any other adjoining rural zoned land with which there is a need to integrate the provision of infrastructure and urban form;
  - the adjoining property owners would not, and could not have, anticipated development of an urban nature and scale occurring on the Farleigh site and Council has limited control over the SHA outcome to mitigate these concerns. This issue is less significant for the surrounding neighbours of the Saxton SHA having being included in the consultation for Plan change 18 and the original SHA request;
  - the establishment of a SHA could be used to argue that it becomes part of the 'existing environment' or 'permitted baseline' for any future resource consent or plan change applications or submissions under the RMA, thereby potentially undermining the Nelson Plan review.
- 6.13 A legal deed could address the above issues, but is considered to be an aspirational (designed to set the tone) agreement between the developer and Council. It provides some assurance in terms of the risks of approving a SHA in the Rural Zone, in that it provides a degree of certainty in relation to the outcome, where costs lie and the intention that the SHA should not be relied upon in RMA processes. The Deed concept does have limitations in that while it sets out the intentions of both parties, should a developer default, then Council would need to take legal proceedings to ensure the Deed is enforced. Such proceedings come with their own costs and risks.
- 6.14 Entering into a legal deed for SHAs in the Rural Zone does not however overcome the fact that there has been no public consultation over the use of SHAs in the Rural Zone. The community can expect that development will occur on sites with urban zoning. However existing residents adjoining the Rural Zone in Farleigh Street would not be anticipating development of a residential nature to occur on those sites,

and Council has not sought the views of those potentially affected by such a proposal.

- 6.15 In the case of the Saxton SHA, residential development of the Rural Zone area the SHA is located in was subject to public consultation as part of the work informing Plan Change 18 prior to 2010. While Council has sought the views of those potentially affected by urban development in the area in the past, and the views of those in the first Saxton SHA proposal are known, the current views of those potentially affected in the wider Saxton urban area are not known.
- 6.16 In recommending SHAs in existing areas zoned to permit residential development of an urban density (i.e. in the Residential Zone, Inner City Zone, City Fringe Zone and Suburban Commercial Zone) adjoining landowners would be anticipating such development. In assessing those SHA applications officers are able to rely upon the permitted activity development rights afforded to those Zones by the NRMP, and that any breach of those will be considered on its merits through the resource consent process provided for by HASHA. That HASHA assessment process requires consideration of the intent of those Zones (their objectives, policies and rules) contained in the NRMP as well as urban design principles set out by the MFE Urban Design Protocol. This assessment is albeit of less weighting than that of enhancing housing supply, thus the Governments intent behind HASHA. HASHA also states that Council's regulatory unit may notify adjacent property owners as part of that assessment process.

## **7. Conclusion**

7.1 This report seeks approval of:

- An amendment to the qualifying development criteria of the gazetted SHA at 237 Haven Road known as Barcelona Lofts SHA;
- The proposed SHA left to lie on the table at the 2 June and 16 June Council meetings, being 19 & 21 Beach Road;
- The proposed SHA at 1 & 5 Tahunanui Drive following receipt of further information;
- Three further proposed SHAs at 42 Domett Street, 81 – 83 Haven Road and 371 Wakefield Quay which have not been reported on before.

7.2 Two other proposed SHA requests, Farleigh Street and two reduced extent Saxton SHA options, are assessed in this report but are not recommended as suitable. If Council wants to recommend those SHAs, then as a minimum, the recommendation should be subject to the developer(s) entering into a legal deed with Council.

Lisa Gibellini  
**Development Projects Planner**

**Attachments**

- Attachment 1: A1568203 SHA Barcelona Lofts (amendment)
- Attachment 2: A1570355 SHA 19 & 21 Beach Road
- Attachment 3: A1565848 SHA 371 Wakefield Quay
- Attachment 4: A1566195 SHA 81-83 Haven Road
- Attachment 5: A1567418 SHA 42 Domett Street
- Attachment 6: A1570343 SHA 1 & 5 Tahunanui Drive
- Attachment 7: A1569049 SHA 35 Farleigh Street
- Attachment 8: A1570300 SHA Saxton Option 1
- Attachment 9: A1570087 SHA Saxton Option 2
- Attachment 10: A1563031 SHA Cost, Risk, Benefit and Permitted Baseline Analysis

## Important considerations for decision making

### 1. Fit with Purpose of Local Government

The recommendations in this report are consistent with the purpose of local government and directly seek to achieve meeting “the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses”

### 2. Consistency with Community Outcomes and Council Policy

The recommendations align with the direction set by Council for SHA’s at the 17 December 2015, 3 March 2016, 2 June and 16 June Council meetings and the Nelson Housing Accord. The recommendations are also consistent with achieving greater housing choice goals sought through Council’s Strategic documents, especially the strategic outcomes driving the Nelson Plan review.

### 3. Risk

HASHA, SHAs and Nelson Housing Accord provides an opportunity for Council to facilitate residential development in urban areas that are otherwise not occurring due to economic viability and process issues. If SHAs recommended in this report are not approved then there is a risk that development of those sites is not enabled, and the goal of furthering the supply of residential units as part of the Housing Accord is not met. If SHAs not recommended suitable in this report are approved, then there is a risk that development occurs in an individual site basis requiring Council will need to fund and retrofit infrastructure and opens space networks in the future, as well as a risks of legal challenge by residents in the area not anticipating residential development in the Rural Zone.

### 4. Financial impact

All infrastructure required to serve the SHAs is to be provided by the developer, unless it is a project that is scheduled in the Long Term Plan and funded via Development Contributions.

All costs of the processing of SHA resource consent applications will be funded by the applicant.

## **5. Degree of significance and level of engagement**

This matter is of low to medium significance because it does not significantly impact the community. The SHAs recommended in this report are all located in existing zoned residential, suburban commercial, or city fringe areas where development of the site is anticipated by the community. The establishment of SHAs recommended in this report will result in subsequent resource consent applications under HASHA for such development, and at that time engagement with adjacent landowners will occur if Council's regulatory arm considers that they are affected. Overall, the establishment of SHAs recommended in this report will assist with increasing housing supply in Nelson which will be of benefit to the wider community.

## **6. Inclusion of Māori in the decision making process**

Maori have not been consulted on this matter.

## **7. Delegations**

No committee of Council has delegations for the Housing Accord and Special Housing Areas Act 2013 and therefore the matter needs to be considered by full Council.

## Nelson City Housing Accord – Special Housing Area

### Barcelona Lofts

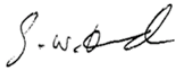

<b>Recommended</b>	suitable
<b>SHA Name</b>	Barcelona Lofts
<b>Address</b>	237 Haven Road, Lot 4 DP 15372
<b>Approximate size</b>	0.1279ha
<b>Landowner</b>	KKB Investments Ltd
<b>Developer</b>	KKB Investments Ltd
<b>SHA request received</b>	Arthouse Architects Ltd on behalf of KKB Investments Ltd
<b>Brownfield/Greenfield</b>	Brownfield apartments
<b>Approximate yield</b>	12

Qualifying Development Criteria
<ul style="list-style-type: none"> <li>• Maximum number of storeys that building may have: 5</li> <li>• Maximum calculated height that building must not exceed: 20m</li> <li>• Minimum dwelling or residential site capacity: 9</li> </ul>

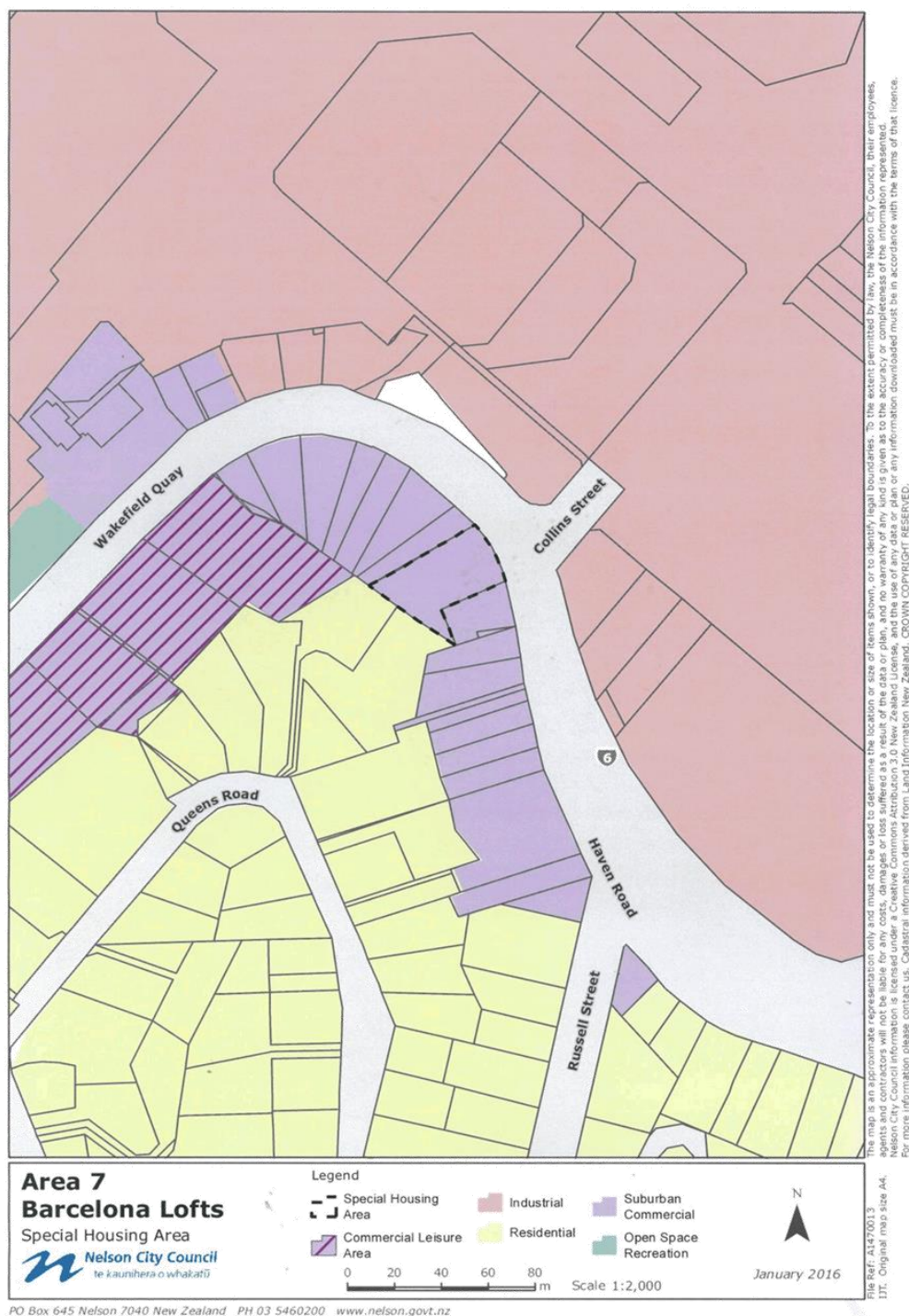
Criteria	Summary	Notes
Consistent with Nelson City Housing Accord	yes	The area will contribute to the diversity of the housing stock and typology, thereby contributing to the Housing Accords aim of improving housing supply and affordability.
Alignment with the District Plan	yes	The site is in the suburban commercial zone which provides for residential above the first floor. The Nelson Plan review seeks to encourage intensified and city residential living opportunities as part of creating a vibrant city to sea linkage.
Infrastructure availability/readiness,	yes	The area has suitable provision for infrastructure to support development.

including available capacity		All internal infrastructure will be provided by the developer in accordance with the NCC Land Development Manual 2010.  NZTA have advised they have no issues with the proposed yield at this site.
Landowner views	yes	Supportive of SHA
Demand to build	yes	There is on gong demand to build.
Demand for housing	yes	There is ongoing demand for housing.

<b>Other Comments</b>	Coastal inundation (SLR), Port noise, proximity of methyl bromide issues will need to be overcome.
<b>Reasons for using SHA process</b>	To further incentivise development in high amenity brownfield areas.
<b>Planning history</b>	The site has remained vacant for some time, previously used as a boat servicing workshop which has heritage values.

<b>Reviewed by:</b>	Shane Overend and Sue McAuley
Transport	 
Stormwater	
Waste water/water	

<b>Landowner approval:</b>	I acknowledge that any infrastructure network or capacity constraints to enable the development of this site in accordance with Councils Land Development Manual 2010 (or as varied by any conditions of consent), will need to be designed, constructed and funded by the developer unless the project is provided for in the Long Term Plan 2015-2025.
Name .....	
Sign .....	
Date .....	



PO Box 645 Nelson 7040 New Zealand PH 03 5460200 www.nelson.govt.nz

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## Nelson City Housing Accord

### SHA – Beach Apartments

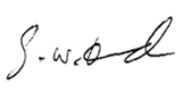

<b>Recommended</b>	suitable
<b>SHA Name</b>	Beach Apartments
<b>Address</b>	19 & 21 Beach Road Lot 8 & 10 DP 144 (CT NL 2B/601)
<b>Approximate size</b>	0.2024ha
<b>Landowner</b>	Aloha Investment Properties Ltd
<b>Developer</b>	Tony Vining
<b>SHA request received</b>	Tony Vining
<b>Brownfield/Greenfield</b>	Brownfield, apartment block
<b>Approximate yield</b>	25

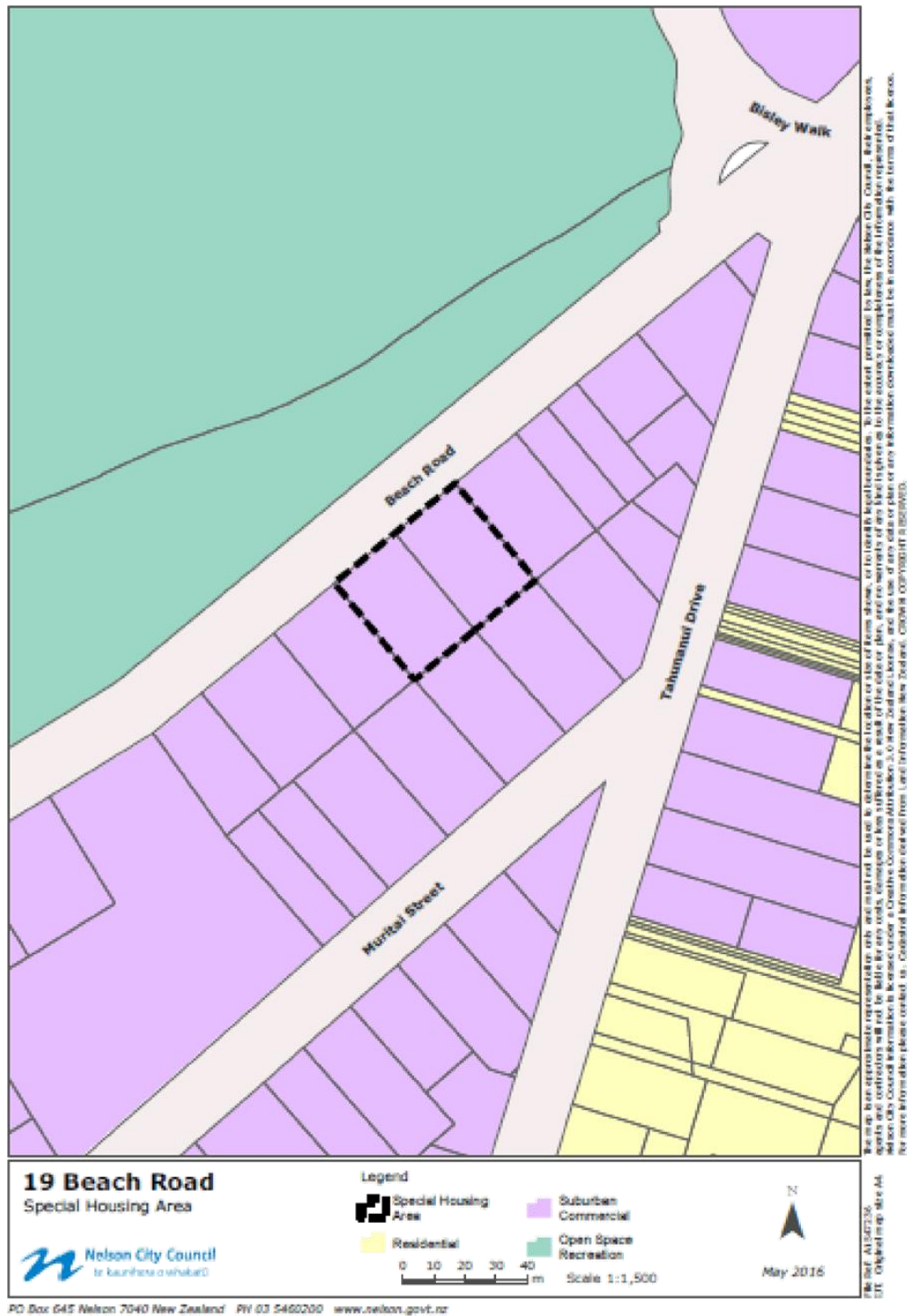
<b>Qualifying Development Criteria</b>
<ul style="list-style-type: none"> <li>• <i>Maximum number of storeys that building may have: 5</i></li> <li>• <i>Maximum calculated height that building must not exceed: 16m</i></li> <li>• <i>Minimum dwelling or residential site capacity: 15</i></li> </ul>

Criteria	Summary	Notes
Consistent with Nelson City Housing Accord	Yes	The site will contribute to the diversity of housing stock and typology, thereby contributing to the Housing Accords aim of improving housing supply and affordability.
Alignment with the District Plan	Yes	The proposed SHA aligns with the NRMP provisions for residential development as part of a mixed use development in the Suburban Commercial Zone.
Infrastructure availability/readiness, including available capacity	yes	The area has suitable provision for infrastructure to support the development. This will be a mix of Council supplied capacity available to the site and developer supplied infrastructure capacity/connection

		<p>where there is insufficient capacity/connection.</p> <p>Wastewater:</p> <p>The developer will need to undertake an assessment of the capacity of the existing wastewater pipe serving the site. If it is under capacity the developer will need to fund and construct works to provide capacity for the development.</p> <p>Stormwater and Flooding/Coastal Inundation:</p> <p>The developer will need to undertake a stormwater assessment to identify the capacity of the existing system serving the site and to demonstrate that the proposed development will not result in any new or increased effects on any adjoining land.</p> <p>The site is approximately RL15.5m which is equivalent to the maximum storm tide level plus 0.5m sea level rise (NIWA report August 2009). Consideration may need to be given to 0.8m sea level rise (RL15.8m) as per MfE recommendations.</p> <p>All internal infrastructure will be provided by the developer in accordance with the NCC Land Development Manual 2010.</p>
Landowner views	yes	Supportive of SHA
Demand to build	yes	There is ongoing demand to build.
Demand for housing	yes	There is ongoing demand for housing.

<b>Other Comments</b>	Coastal inundation from sea level rise and liquefaction hazards will need to be addressed.
<b>Reasons for using SHA process</b>	To further incentivise development in this area
<b>Planning history</b>	The site is located in Tahunanui centre with urban development surrounding it, access to open space and reserves and sufficient infrastructure capacity.

<b>Reviewed by:</b>	Shane Overend and Sue McAuley
Transport	 
Stormwater	
Waste water/water	



## Nelson City Housing Accord

### 371 Wakefield Quay



<b>Recommended</b>	suitable
<b>SHA Name</b>	371 Wakefield Quay
<b>Address</b>	371 Wakefield Quay Lot 1 DP 4791, Pt Lot 12 DP 180 & Part Section 1181 City of Nelson (CT NL1A/200)
<b>Approximate size</b>	731m <sup>2</sup>
<b>Landowner</b>	St Leger Group Limited
<b>Developer</b>	St Leger Group Limited
<b>SHA request received</b>	Granville Dunstan
<b>Brownfield/Greenfield</b>	brownfield
<b>Approximate yield</b>	12

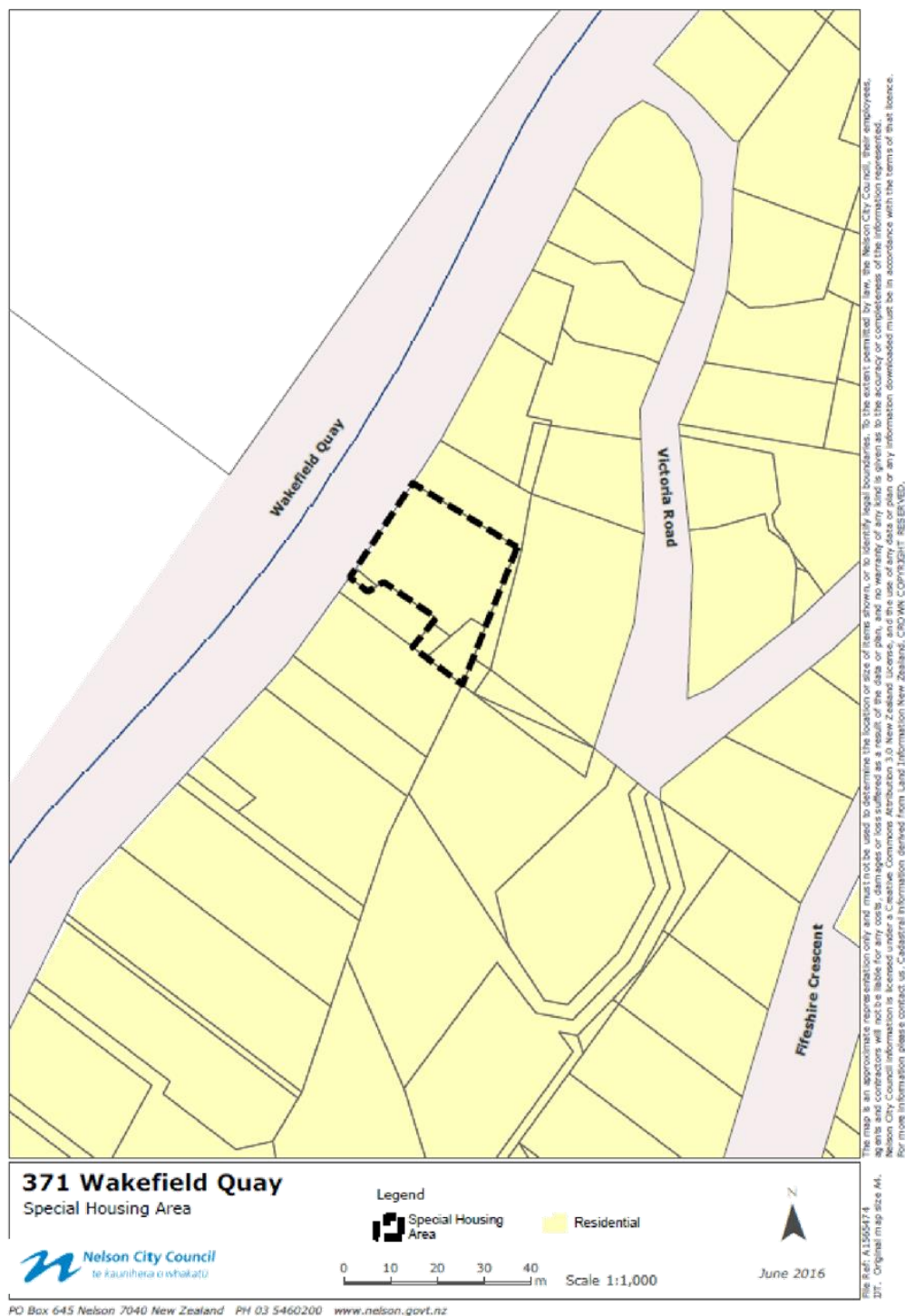
<b>Qualifying Development Criteria</b>
<ul style="list-style-type: none"> <li>• <i>Maximum number of storeys that building may have: 4</i></li> <li>• <i>Maximum calculated height that building must not exceed: 12</i></li> <li>• <i>Minimum dwelling or residential site capacity: 3</i></li> </ul>

Criteria	Summary	Notes
Consistent with Nelson City Housing Accord	yes	The site will contribute to the diversity of housing stock and typology, thereby contributing to the Housing Accords aim of enhancing housing supply and affordability.
Alignment with the District Plan	yes	The proposed SHA aligns with the provisions of the NRMP for residential development in the Wakefield Quay special amenity area.
Infrastructure availability/readiness,	yes	The area has suitable provision for infrastructure to support the development. This will be a mix of Council supplied

including available capacity		<p>capacity available to the site and developer supplied infrastructure capacity/connection where there is insufficient capacity/connection.</p> <p>Transport: Access to this site will be off Wakefield Quay. The Developer will need to work with the New Zealand Transport Agency to determine the location of the entranceway.</p> <p>Wastewater: The Wastewater pipeline is an old Earthenware pipe laid in approximately 1950, at a grade of 1:270. This appears to be adequate for the catchment area and discharges to the Wastewater Trunk-Main 120m downstream. However, the developer will be required to install a new Wastewater lateral as the current lateral looks to be servicing 373 (and possibly 375), as well as 371 Wakefield Quay.</p> <p>Stormwater: The developer will need to undertake an assessment on the pre and post development stormwater discharge rates. This is due to the fact that the Stormwater outlet, crossing Rocks Road, is a 150mm Concrete pipe that 373 and 375 Stormwater laterals also discharge into. The developer will need to ensure this 150mm pipeline will have the capacity to cope with the development's discharge or propose an alternative solution to Council.</p> <p>Water: The 150mm Cast Iron water line should service the development adequately.</p> <p>All internal infrastructure will be provided by the developer in accordance with the NCC Land Development Manual 2010.</p>
Landowner views	yes	Supportive of SHA
Demand to build	yes	There is ongoing demand to build
Demand for housing	yes	There is ongoing demand for housing

<b>Other Comments</b>	
<b>Reasons for using SHA process</b>	To further incentivise development in this area
<b>Planning history</b>	

<b>Reviewed by:</b>	Aaron Adcock and Rhys Palmer
Transport	 
Stormwater	
Waste water/water	





## Nelson City Housing Accord

### 81-83 Haven Road

<b>Recommended</b>	suitable
<b>SHA Name</b>	81 – 83 Haven Road
<b>Address</b>	81 – 83 Haven Road  Part Lot 1 DP 194 Part Section 67 Part Section 68 City of Nelson (CT NL2A/1035 and CT NL54/66 Ltd) and Part Section 68 City of Nelson (CT NL86/187 and NL 1A/514 Ltd)
<b>Approximate size</b>	1042m <sup>2</sup> and 870m <sup>2</sup>
<b>Landowner</b>	Saltwater Creek Investments Ltd
<b>Developer</b>	Saltwater Creek Investments Limited
<b>SHA request received</b>	Bernard Downey
<b>Brownfield/Greenfield</b>	brownfield
<b>Approximate yield</b>	30



<b>Qualifying Development Criteria</b>
<ul style="list-style-type: none"> <li>• <i>Maximum number of storeys that building may have: 6</i></li> <li>• <i>Maximum calculated height that building must not exceed: 20</i></li> <li>• <i>Minimum dwelling or residential site capacity: 15</i></li> </ul>

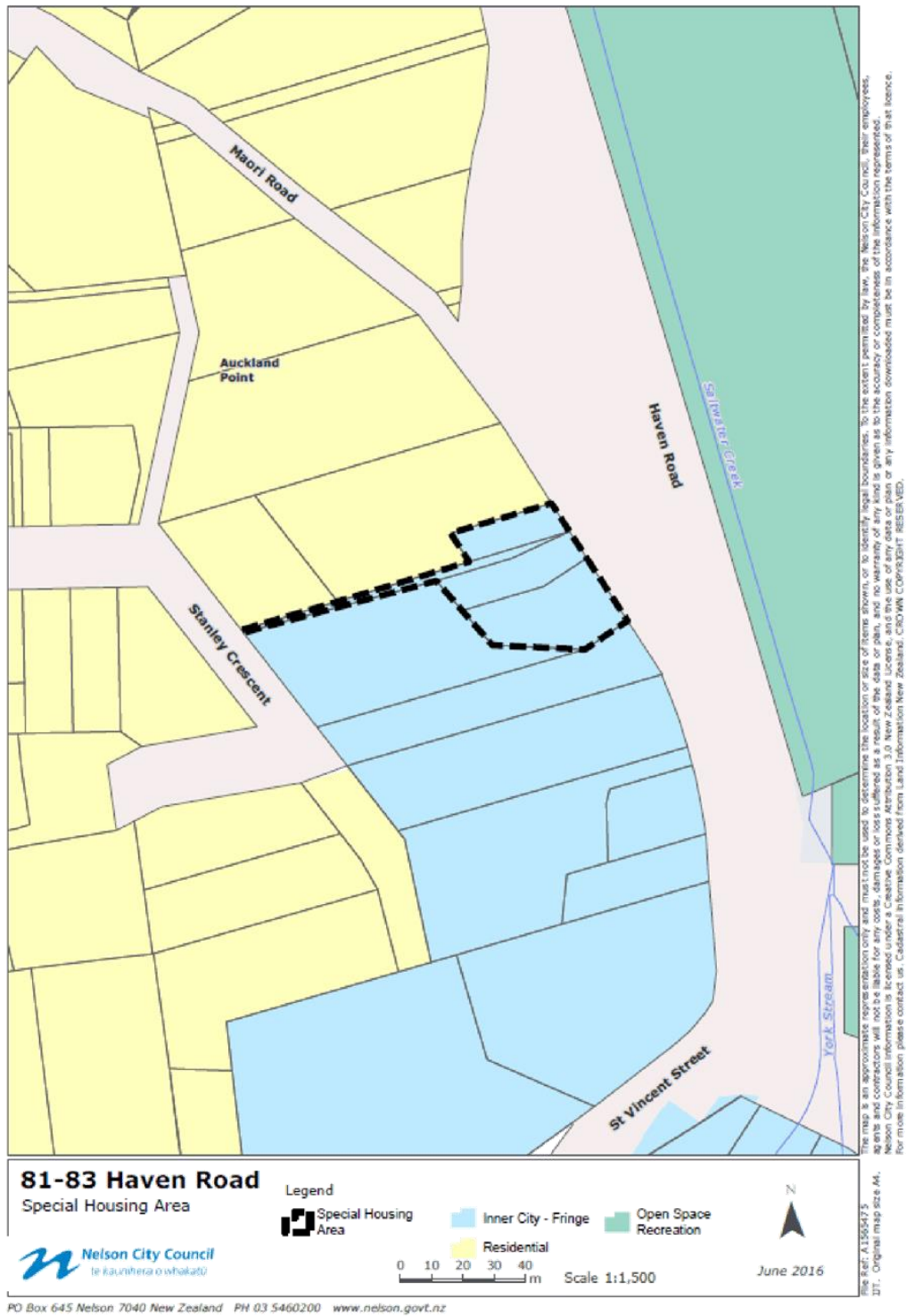
<b>Criteria</b>	<b>Summary</b>	<b>Notes</b>
Consistent with Nelson City Housing Accord	yes	The site will contribute to the diversity of housing stock and typology, thereby contributing to the Housing Accords aim of enhancing housing supply and affordability.
Alignment with the District Plan	yes	The proposed SHA aligns with the provisions of the NRMP for residential development in city fringe.
Infrastructure availability/readiness,	yes	The area has suitable provision for infrastructure to support the development.



including available capacity		<p>This will be a mix of Council supplied capacity available to the site and developer supplied infrastructure capacity/connection where there is insufficient capacity/connection.</p> <p>Transport: Access to this site will be off Haven Road. The Developer will need to work with Council's Transport Engineer Adviser to determine the location of the entranceway.</p> <p>Wastewater: The main Wastewater pipeline is an old Asbestos pipe laid in approximately 1986, at a grade of 1:150 – 1:200. This appears to be adequate for the catchment area. However, the pipeline condition should be assessed.</p> <p>Stormwater: The developer will need to undertake an assessment on the pre and post development stormwater discharge rates. The outlet point for this development has been identified as an inundation zone, therefore some form of stormwater detention may be required.</p> <p>Water: The 100mm Cast Iron water line should service the development adequately.</p> <p>All internal infrastructure will be provided by the developer in accordance with the NCC Land development Manual 2010.</p>
Landowner views	yes	Supportive of SHA
Demand to build	yes	There is ongoing demand to build
Demand for housing	yes	There is ongoing demand for housing

<b>Other Comments</b>	The site is subject to HAIL.
<b>Reasons for using SHA process</b>	To further incentivise development in this area
<b>Planning history</b>	

<b>Reviewed by:</b>	Aaron Adcock and Rhys Palmer
Transport	 
Stormwater	
Waste water/water	



## Nelson City Housing Accord

### 42 Domett Street

<b>Recommended</b>	suitable
<b>SHA Name</b>	42 Domett Street
<b>Address</b>	42 Domett Street Lot 1 DP 16809
<b>Approximate size</b>	1948m <sup>2</sup>
<b>Landowner</b>	Mark Sherlaw
<b>Developer</b>	Mark Sherlaw
<b>SHA request received</b>	Mark Sherlaw
<b>Brownfield/Greenfield</b>	brownfield
<b>Approximate yield</b>	6



<b>Qualifying Development Criteria</b>
<ul style="list-style-type: none"> <li>• <i>Maximum number of storeys that building may have: 2</i></li> <li>• <i>Maximum calculated height that building must not exceed: 8m</i></li> <li>• <i>Minimum dwelling or residential site capacity: 4</i></li> </ul>

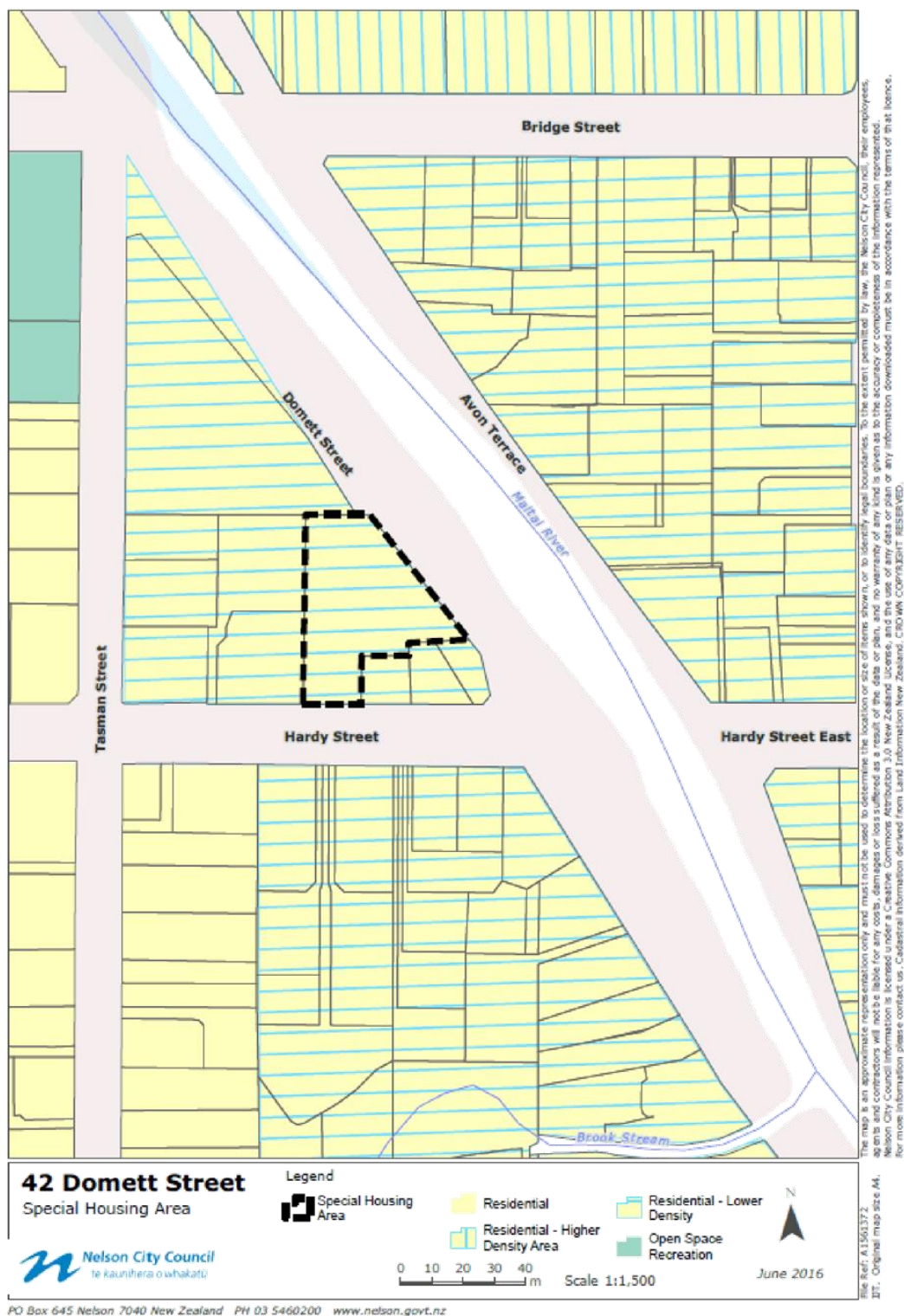
Criteria	Summary	Notes
Consistent with Nelson City Housing Accord	yes	The site will contribute to the diversity of housing stock and typology, thereby contributing to the Housing Accords aim of enhancing housing supply and affordability.
Alignment with the District Plan	yes	The proposed SHA aligns with the provisions of the NRMP for comprehensive development which would be considered as a discretionary activity in this low density residential zone.
Infrastructure availability/readiness,	yes	The area has suitable provision for infrastructure to support the development. This will be a mix of Council supplied capacity available to the site and developer

including available capacity		<p>supplied infrastructure capacity/connection where there is insufficient capacity/connection.</p> <p>Wastewater: The main available is in Hardy Street in the middle of the carriageway. The developer will need to make sure that the lid level of the gully traps for each unit are at least 100mm higher than the overflow point in Hardy street (the overflow point is the manhole lid level in Hardy Street adjacent the site which is RL 20.64m). This is necessary to reduce the risk of sewer overflows occurring on private property.</p> <p>Water: Water connection can be made to the existing main in Hardy Street.</p> <p>Stormwater: Pipe discharge to a bubble up sump in Domett Street is likely to be the best practical option.</p> <p>Transport: Access way conflicts with on street parking, children entering Maitai School and potential future on street cycleway. The Developer will need to work with the Council's Transport Engineer Adviser-to determine best location.</p> <p>All internal infrastructure will be provided by the developer in accordance with the NCC Land Development manual 2010.</p>
Landowner views	yes	Supportive of SHA
Demand to build	yes	There is ongoing demand to build
Demand for housing	yes	There is ongoing demand for housing

<b>Other Comments</b>	<p>The site is located within the Inundation Overlay and the Maitai Flood Model. Minimum ground and floor levels will need to be determined to ensure the development is not subject to inundation. Any proposal to raise ground levels on the site will need to be accompanied by a topographical plan and report from a suitably qualified professional showing</p>	
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	that the proposal will not create or increase ponding of surface water on any adjoining land.
<b>Reasons for using SHA process</b>	To further incentivise development in this area.
<b>Planning history</b>	The site is located in the Lower Density Residential Zone, however the majority of adjoining properties are developed to a high or standard density residential form.

<b>Reviewed by:</b>	Aaron Adcock and Rhys Palmer
Transport	 
Stormwater	
Waste water/water	



**Nelson City Housing Accord**  
**Area – Tahuna Lifestyle Apartments**

<b>Recommended</b>	suitable
<b>SHA Name</b>	Tahuna Lifestyle Apartments
<b>Address</b>	1 & 5 Tahunanui Drive Pt Lot 30 DP 1053 (CT NL5B/227), Lot 1 DP 9646, Part Lot 31 DP 1053, Part Lot 2 DP 1316 (CT NL5B/226).
<b>Approximate size</b>	0.0569 ha and 0.1135ha (total 0.1704ha)
<b>Landowner</b>	The Automobile Company Ltd
<b>Developer</b>	The Automobile Company Ltd
<b>SHA request received</b>	Shane Drummond
<b>Brownfield/Greenfield</b>	Brownfield, apartment block
<b>Approximate yield</b>	20

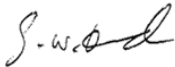
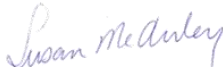
<b>Qualifying Development Criteria</b>
<ul style="list-style-type: none"> <li>• <i>Maximum number of storeys that building may have: 5</i></li> <li>• <i>Maximum calculated height that building must not exceed: 16m</i></li> <li>• <i>Minimum dwelling or residential site capacity: 12</i></li> </ul>

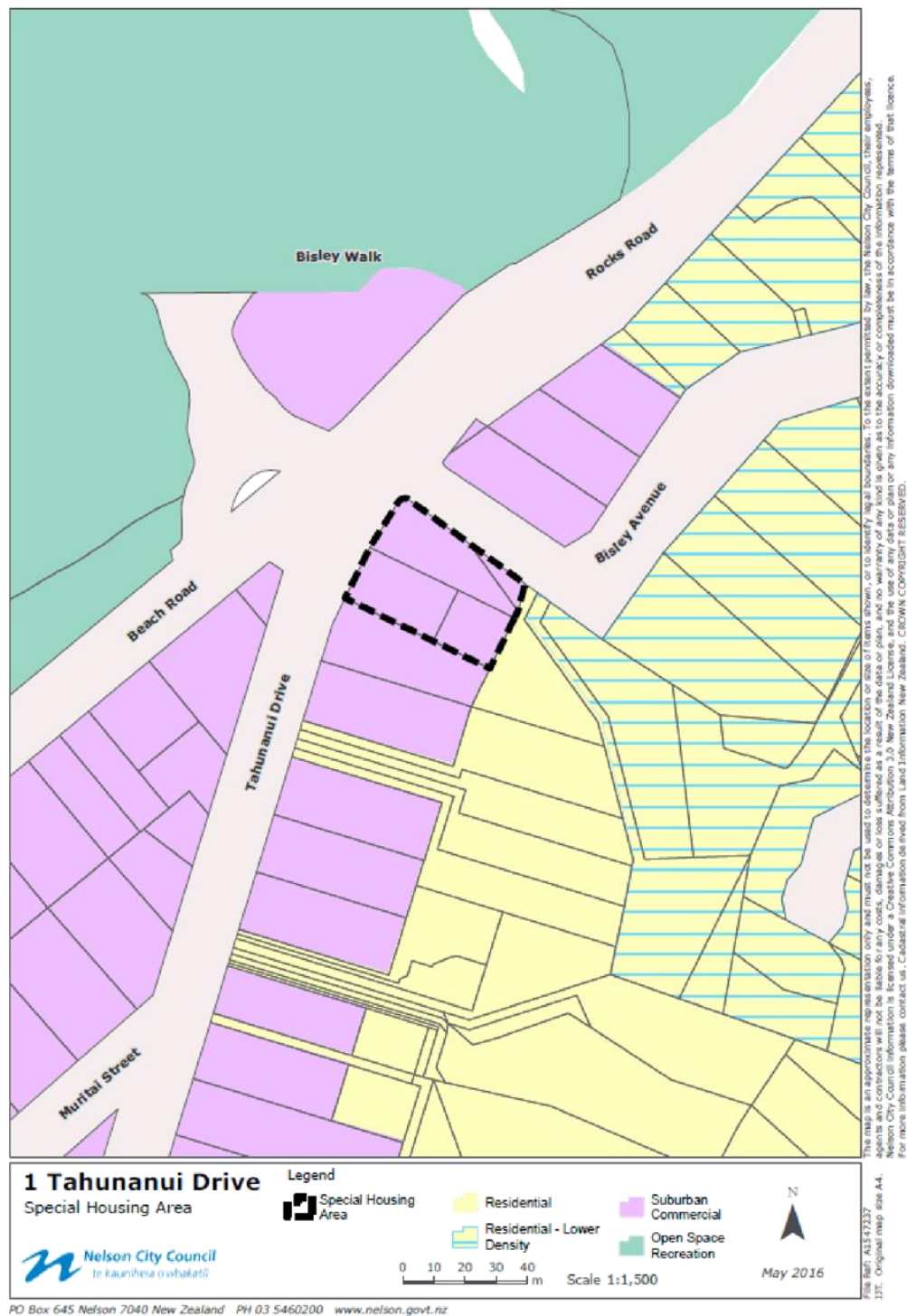
<b>Criteria</b>	<b>Summary</b>	<b>Notes</b>
Consistent with Nelson City Housing Accord	Yes	The site will contribute to the diversity of housing stock and typology, thereby contributing to the Hosing Accords aim of improving housing supply and affordability.
Alignment with the District Plan	Yes	The proposed SHA aligns with the NRMP provisions for residential development as part of a mixed use development in the Suburban Commercial Zone.
Infrastructure availability/readiness, including available capacity	yes	The area has suitable provision for infrastructure to support the development. This will be a mix of Council supplied capacity available to the site and developer supplied infrastructure capacity/connection



		<p>where there is insufficient capacity/connection.</p> <p>Transport:</p> <p>Access to the site will need to be off Bisley Road. The developer will need to work with Council's Transportation Engineer Adviser to determine the location of the driveway in relation to the bus stop and the maintenance of traffic sight lines and adequate footpath width at the intersection.</p> <p>Stormwater and Flooding:</p> <p>The developer will need to undertake an assessment of secondary flood routes in this area, coming from the land above/behind. The developer will need to ensure the new development is not at risk from secondary flood routes and that the development doesn't change or increase flooding issues on adjoining properties.</p> <p>All internal infrastructure will be provided by the developer in accordance with the NCC Land Development Manual 2010.</p>
Landowner views	yes	Supportive of SHA
Demand to build	yes	There is ongoing demand to build.
Demand for housing	yes	There is ongoing demand for housing.

<b>Other Comments</b>	Coastal inundation from sea level rise and liquefaction hazards will need to be addressed.
<b>Reasons for using SHA process</b>	To further incentivise development in this area
<b>Planning history</b>	The site is located in Tahunanui centre with urban development surrounding it, access to open space and reserves and sufficient infrastructure capacity.

<b>Reviewed by:</b>	Shane Overend and Sue McAuley
Transport	 
Stormwater	
Waste water/water	



## Nelson City Housing Accord

### Area – Farleigh

<b>Recommended</b>	Not suitable
<b>SHA Name</b>	Farleigh
<b>Address</b>	35 Farleigh Street (lot 2 DP 424268, CT 494348).
<b>Approximate size</b>	19ha
<b>Landowner</b>	John & Maria Locke
<b>Developer</b>	Principle Developments Ltd
<b>SHA request received</b>	Hybrid Homes
<b>Brownfield/Greenfield</b>	Greenfield
<b>Approximate yield</b>	19 allotments

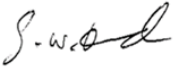

<b>Qualifying Development Criteria</b>
<ul style="list-style-type: none"> <li>• <i>Maximum number of storeys that building may have: 2</i></li> <li>• <i>Maximum calculated height that building must not exceed: 8m</i></li> <li>• <i>Minimum dwelling or residential site capacity: 19</i></li> </ul>

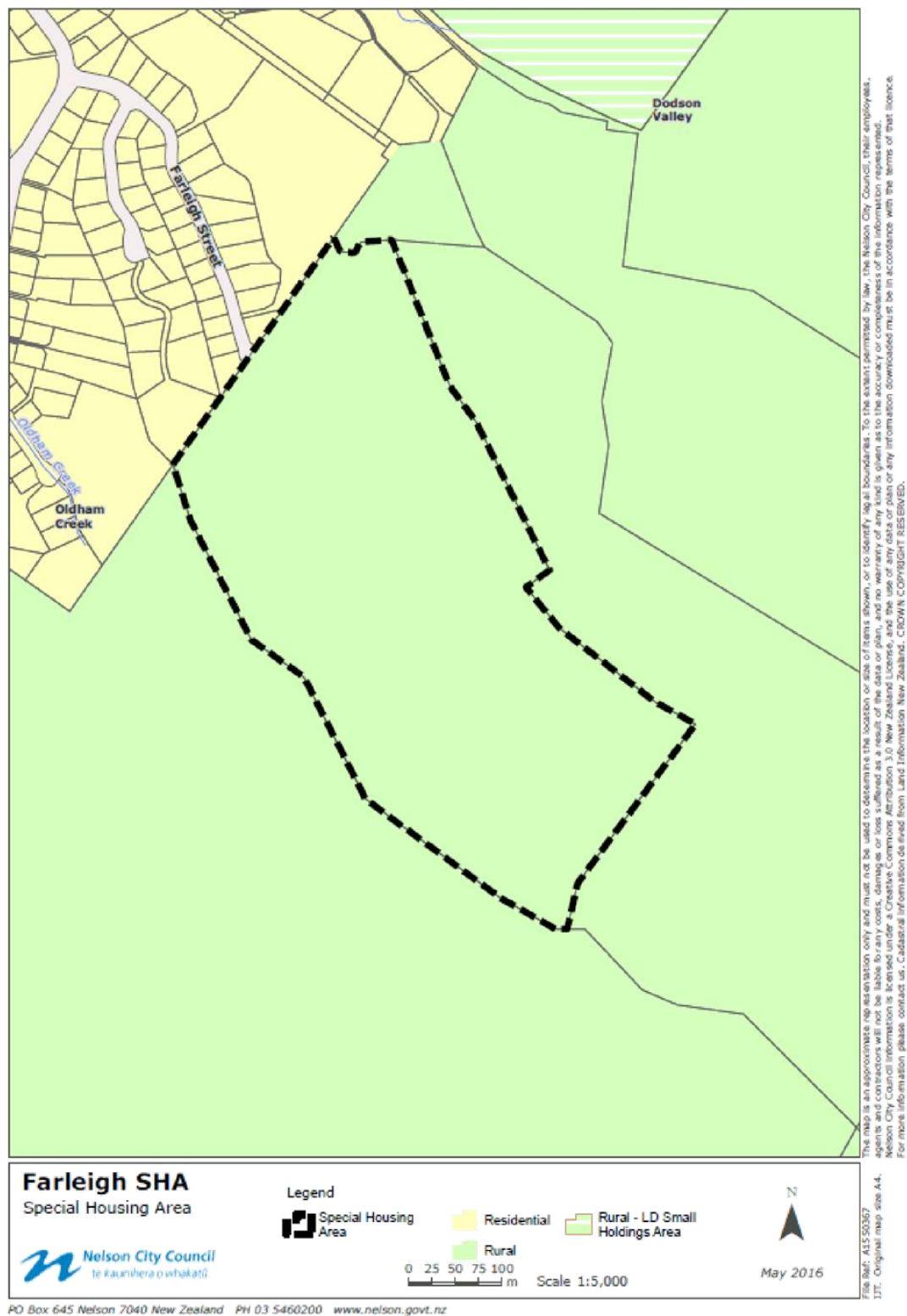
Criteria	Summary	Notes
Consistent with Nelson City Housing Accord	No	The site is zoned rural and the applicants have not provided any evidence that it is able to support a residential development. . While part of the proposed development is residential in nature and part is lifestyle block in nature, it is located in the Rural Zone which is not consistent with the outcomes sought in the Accord. The Nelson Housing Accord seeks to enhance supply in existing Residential Zoned areas.
Alignment with the District Plan	No	The proposed SHA is inconsistent with the development yield anticipated in the NRMP, being located in Rural Zone. The NRMP seeks to maintain and enhance an environment dominated by open space and natural features in the Rural Zone.

<p>Infrastructure availability/readiness, including available capacity</p>	<p>Unknown</p>	<p>The developer will be responsible for ensuring that the development has sufficient infrastructure connections and capacity, and meeting all costs associated with providing sufficient infrastructure to support the development in accordance with the NCC Land Development Manual 2010.</p> <p>Stormwater:</p> <p>The site has downstream stormwater capacity issues (Oldham Stream). The developer will need to install onsite mitigation for any increased flows from the development. It is possible that the proposal for individual 100litre detention tanks and a detention pond will be sufficient to mitigate increased peak flows from the development. However without a report from a suitably experienced chartered professional engineer showing this then officers cannot be certain.</p> <p>Water:</p> <p>Additional pumping and storage will need to be installed by the developer to ensure adequate pressures and flows are provided to the new lots. It is unknown whether the existing water supply system in Farleigh Street can accommodate the flows required by this development.</p> <p>Wastewater:</p> <p>The downstream 150mm diameter pipe does not change to 200mm diameter until outside 54 Dodson Valley Rd. The total catchment served by this system is likely to exceed 150 dwellings. On that basis the developer needs to assess downstream capacity if they are increasing flows to it, especially a flows from this site were not accounted for in the design of the downstream system.</p> <p>Transport:</p> <p>Farleigh Street was designed to be the end of the roading network serving the residential area. It contains a footpath on one side and has a 6.7m carriageway including 2m allocated to on street parking. When cars are parked it is designed to be a one way lane access only. Use of Farleigh Street to accommodate further residential development of 19 lots does not comply with the standards in the NCC Land Development Manual 2010 and would result</p>
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		<p>in a lower level of service on the roading network than is set as desirable by Council. There is not enough road reserve width available to allow the developer to upgrade the road to comply with the NCC Land Development Manual 2010.</p> <p>All internal infrastructure will be provided by the developer in accordance with the NCC Land Development Manual 2010.</p>
Landowner views	unknown	unknown
Demand to build	yes	There is ongoing demand to build.
Demand for housing	yes	There is ongoing demand for housing.

<b>Other Comments</b>	This is the third SHA proposal Council has received for this site, the first proposing a lower density of 14 allotments, and the second proposing a higher density of 25 lots.
<b>Reasons for using SHA process</b>	Hybrid Homes wishes to use the SHA process to provide a more certain application process then what is afforded under the NRMP due to its Rural Zoning.
<b>Planning history</b>	The site is zoned Rural and contains the land management overlay. It has not been considered suitable for residential development in the past.

<b>Reviewed by:</b>	Shane Overend and Sue McAuley
Transport	 
Stormwater	
Waste water/water	





## Nelson City Housing Accord – Special Housing Area

### Saxton Option 1

<b>Recommendation</b>	Not suitable
<b>SHA Name</b>	Saxton
<b>Address</b>	467 Suffolk Road, part of farm adjoining Hill Street North 3D Hill Street North Pt Lot 1 DP 8212, Lot 2 DP 14458
<b>Approximate size</b>	11.99ha
<b>Landowners</b>	Raine Estates Oaklands Ltd Anthony Scott
<b>Developer</b>	Summerset Retirement Village and Anthony Scott
<b>SHA request received</b>	Summerset Retirement Village
<b>Brownfield/Greenfield</b>	Greenfield
<b>Approximate yield</b>	289


#### Qualifying Development Criteria

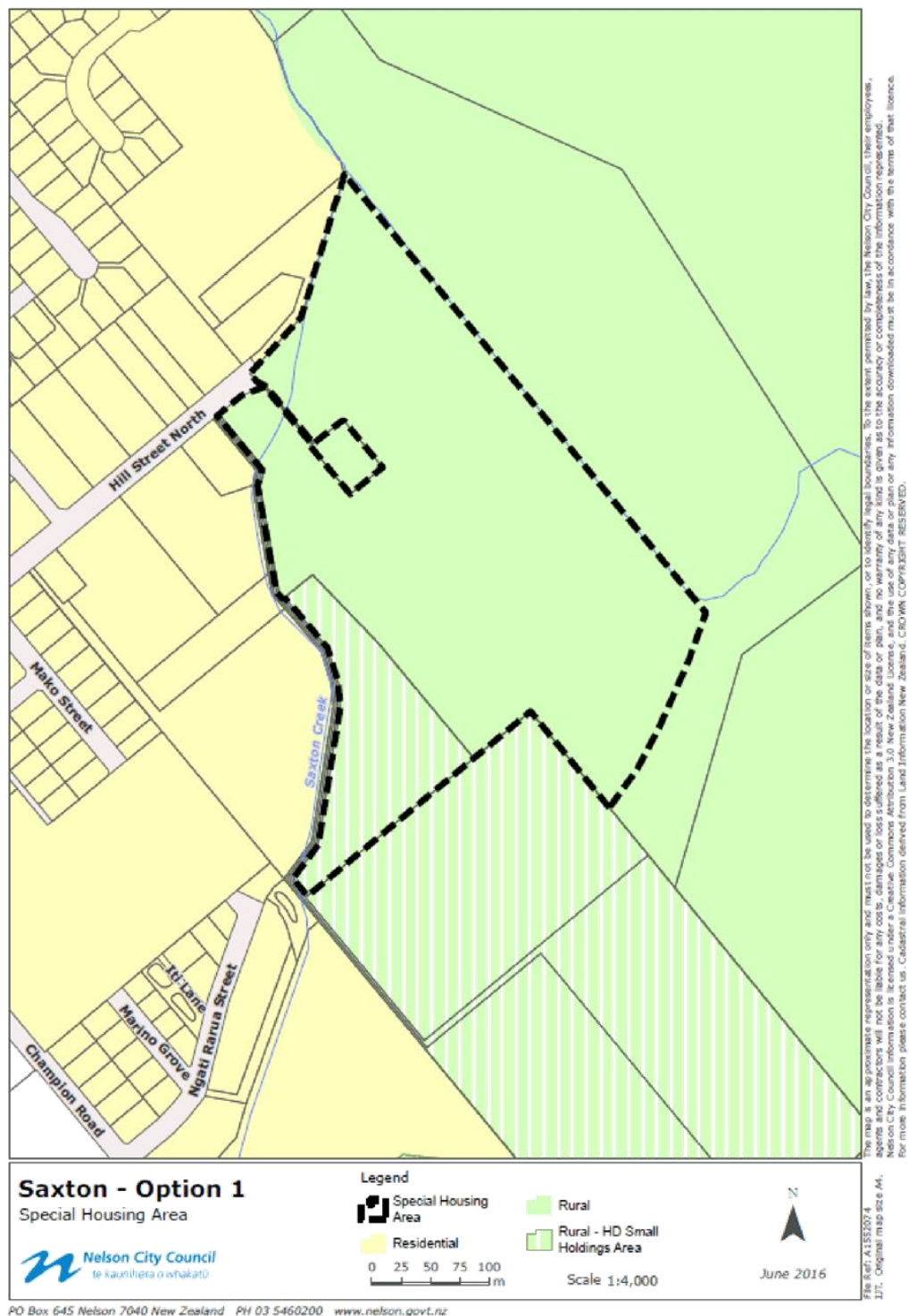
- *Maximum number of storeys that building may have: 3*
- *Maximum calculated height that building must not exceed: 14*
- *Minimum dwelling or residential site capacity: 260*

Criteria	Summary	Notes
Consistent with Nelson City Housing Accord	no	The site is zoned rural and the applicants have not provided any evidence that they are able to achieve a connected infrastructure or open space network with the existing urban environment. Nor have they provided any evidence to show that there is, or is likely to be, sufficient roading infrastructure in the area to support residential development of this rural land. The Nelson Housing Accord seeks to enhance supply in existing Residential Zoned areas.
Alignment with the District Plan	No	The proposed SHA is located predominantly on rural zoned land on the edge of recent residential development/residential plan change 18 area. The Rural Zoning (including some Rural Small Holdings) is not supportive of residential development, however the area

		could be considered a logical extension of the residential zone being flat and close to shops, schools and transport networks. There is a risk that infrastructure may not be integrated or consider future development as is required in the Residential Zone, and the applicants have been unable to agree to a master plan which would provide certainty to Council that this risk could be mitigated.
Infrastructure availability/readiness, including available capacity	unknown	<p>The area can be provided with infrastructure to support development. There are no projects in the current LTP to provide supporting infrastructure to this area and therefore all infrastructure requirements needed to support the development of this site will need to be provided by the developer(s), unless they are included in future LTP'.</p> <p>Stormwater: Insufficient downstream stormwater capacity exists and the development will be required to provide onsite measures to off-set the additional capacity required by the development.</p> <p>Water: Tasman District Council have advised that they cannot provide water supply to this area. The developer will be required to extend the NCC water supply network to serve the site.</p> <p>Transport: The development will create further pressure on the three roundabouts and may need to be supported via an upgrade to the three roundabouts or a new roading connection from Hill Street North to the Ridgeway through Raine Estates Oaklands Ltd. The applicants have not provided a transportation assessment or transportation solution to Council that satisfactorily enables officers to have confidence that this issue is likely to be addressed. This is because the transportation assessment uses 2013 growth assumptions rather than current data, and considers only the Summerset development.</p> <p>All internal infrastructure will be provided by the developer(s) in accordance with the NCC Land Development Manual 2010.</p>
Landowner views	yes	Supportive of SHA
Demand to build	yes	There is on gong demand to build.
Demand for housing	yes	There is ongoing demand for housing.



<b>Other Comments</b>	Flood hazard exist on this site due to an unconsented farm dam upstream, and because the upgrade works on Saxton Creek have yet to be completed. There are timing issues in relation to remedying this issue in time for the applicants to make a resource consent application under HASHA.
<b>Reasons for using SHA process</b>	The developers seek to provide for development in the area which would not otherwise be provided for due to the Rural Zoning of the sites.
<b>Planning history</b>	<p>The site is located close to Richmond centre and is on the edge of existing residential development and currently part of a dairy farm/lifestyle area.</p> <p>This reduced size SHA is proposed following Council's support in principle for a much larger SHA subject to a master plan approach. Of the 5 landowners involved in the original SHA proposal only 2 are willing to have their properties considered as a SHA, thereby significantly reducing its size. Two landowners that are critical to ensuring infrastructure and open space connectivity for the entire SHA are now not wishing to be included. The remaining two SHA landowners are unable to demonstrate how the reduced extent SHA can be serviced, and therefore officers consider that the reduced SHA significantly compromises its ability to be serviced in an integrated and efficient manner.</p>
<b>Reviewed by:</b>	Shane Overend and Rhys Palmer
Transport	
Stormwater	
Waste water/water	



## Nelson City Housing Accord – Special Housing Area

### Saxton Option 2

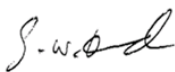

<b>Recommendation</b>	Not suitable
<b>SHA Name</b>	Saxton
<b>Address</b>	467 Suffolk Road, part of farm adjoining Hill Street North Pt Lot 1 DP 8212, Lot 2 DP 14458
<b>Approximate size</b>	10.28ha
<b>Landowners</b>	Raine Estates Oaklands Ltd
<b>Developer</b>	Summerset
<b>SHA request received</b>	Summerset
<b>Brownfield/Greenfield</b>	Greenfield
<b>Approximate yield</b>	277

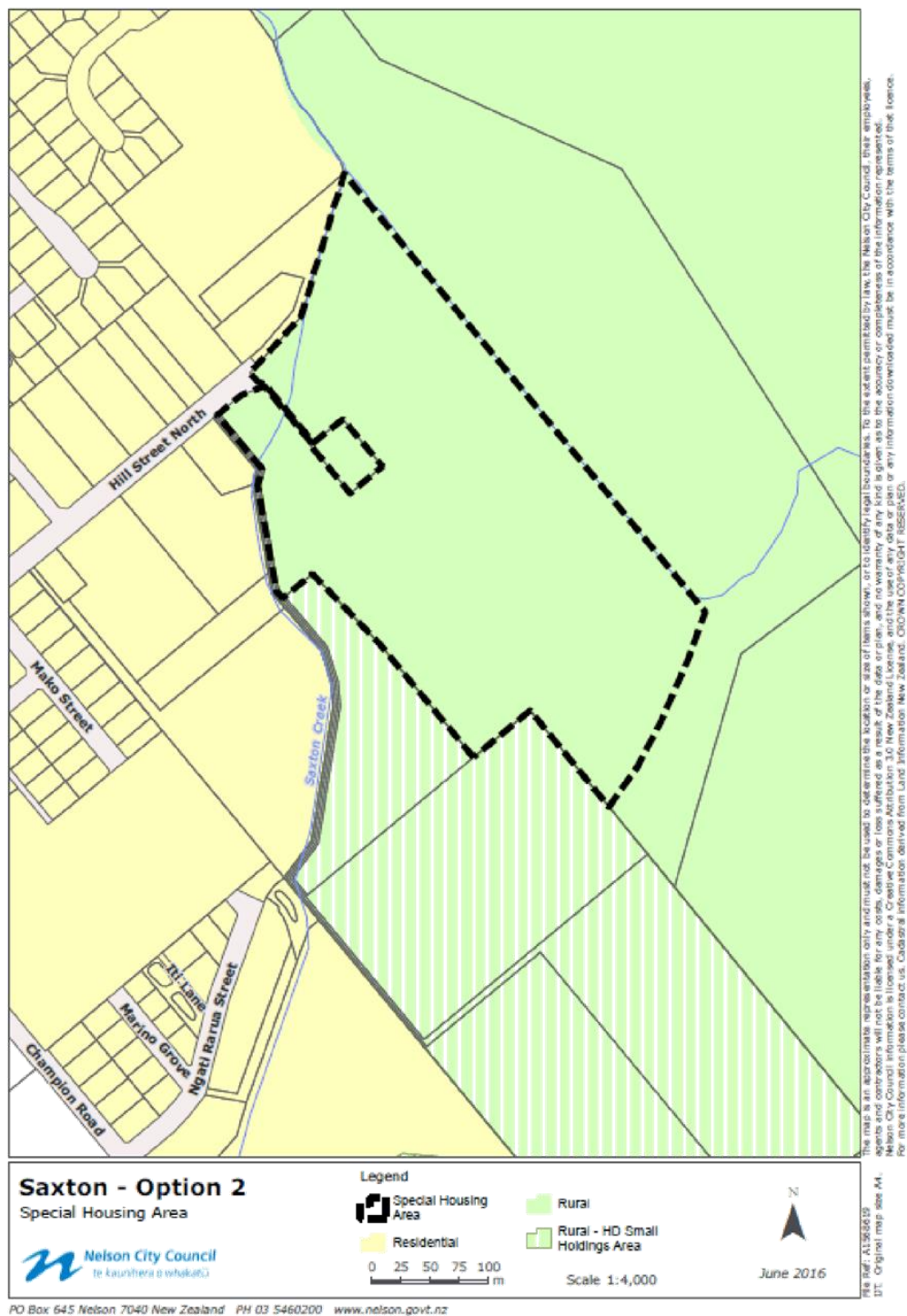
#### Qualifying Development Criteria

- *Maximum number of storeys that building may have: 3*
- *Maximum calculated height that building must not exceed: 14*
- *Minimum dwelling or residential site capacity: 250*

Criteria	Summary	Notes
Consistent with Nelson City Housing Accord	no	The site is zoned rural and the applicants have not provided any evidence that they are able to achieve a connected infrastructure or open space network with the existing urban environment. Nor have they provided any evidence that there is, or is likely to be, sufficient roading infrastructure in the area to support residential development of this rural land. . . The Nelson Housing Accord seeks to enhance supply in existing Residential Zoned areas.
Alignment with the District Plan	No	The proposed SHA is located predominantly on rural zoned land on the edge of recent residential development/residential plan change 18 area. The Rural Zoning (including some Rural Small Holdings) is not supportive of residential development, and this option is spatially removed from the residential zone, however the area could be considered a logical extension of the residential zone being flat and

		close to shops, schools and transport networks. There is a risk that infrastructure may not be integrated or consider future development as is required in the Residential Zone, and the applicants have been unable to agree to a master plan or other agreement with adjoining landowners which would provide certainty to Council that this risk could be mitigated.
Infrastructure availability/readiness, including available capacity	unknown	<p>The area can be provided with infrastructure to support development. There are no projects in the current LTP to provide supporting infrastructure to this area and therefore all infrastructure requirements needed to support the development of this site will need to be provided by the developer(s), unless they are included in future LTP'.</p> <p>Stormwater: Insufficient downstream stormwater capacity exists and the development will be required to provide onsite measures to off-set the additional capacity required by the development.</p> <p>Water: Tasman District Council have advised that they cannot provide water supply to this area. The developer will be required to extend the NCC water supply network to serve the site.</p> <p>Transport: The development will create further pressure on the three roundabouts and may need to be supported via an upgrade to the three roundabouts or a new roading connection from Hill Street North to the Ridgeway through Raine Estates Oaklands Ltd. The applicants have not provided a transportation assessment or transportation solution to Council that satisfactorily enables officers to have confidence that this issue is likely to be addressed. This is because the transportation assessment uses 2013 growth assumptions rather than current data.</p> <p>All internal infrastructure will be provided by the developer(s) in accordance with the NCC Land Development Manual 2010.</p>
Landowner views	yes	Supportive of SHA
Demand to build	yes	There is on gong demand to build.
Demand for housing	yes	There is ongoing demand for housing.

<b>Other Comments</b>	Flood hazard exist on this site due to an unconsented farm dam upstream, and because the upgrade works on Saxton Creek have yet to be completed. There are timing issues in relation to remedying this issue in time for the applicants to make a resource consent application under HASHA.
<b>Reasons for using SHA process</b>	The developers seek to provide for development of a Retirement Village in the area which would not otherwise be provided for due to the Rural Zoning of the sites.
<b>Planning history</b>	<p>The site is located close to Richmond centre and is on the edge of existing residential development and currently part of a dairy farm. This option is more spatially removed from the existing residential suburbs that previous Saxton SHA options, the result would create an island of residential development surrounded by the Rural Zone.</p> <p>This reduced size SHA is proposed following Council's support in principle for a much larger SHA subject to a master plan approach. Of the 5 landowners involved in the original SHA proposal this request contains only one to be considered as a SHA, thereby significantly reducing its size. Three landowners that are critical to ensuring infrastructure and open space connectivity for the entire SHA are now not included. The applicant has been unable to demonstrate how the reduced extent SHA can be serviced in a connected manner that provides for future development of adjoining sites, and therefore officers consider that the reduced SHA significantly compromises the ability service the area in an integrated and efficient manner.</p>
<b>Reviewed by:</b>	Shane Overend and Rhys Palmer
Transport	 
Stormwater	
Waste water/water	



**Attachment to report R6101 Special Housing Areas**  
**Council 30 June 2016**

**Cost, Risk, Benefit and Permitted Baseline Assessment of proposed  
Special Housing Areas.**

Proposed SHAs included in this assessment:

1. 19 & 21 Beach Road
2. 371 Wakefield Quay
3. 81 – 83 Haven Road
4. 42 Domett Street
5. 1 & 5 Tahunanui Drive
6. Farleigh Street
7. Saxton – Option 1 (Scott and Summerset)
8. Saxton – Option 2 (Summerset)

*A1563031*



<b>19 &amp; 21 Beach Road, Tahunanui</b>	
SHA Name	Beach Apartments
SHA Proposal	25 residential apartments (approx.) with a maximum height of 16m, maximum number of storeys of 5.
Consistent with Nelson Housing Accord	Yes – the site will contribute to the diversity of housing stock and typology in Nelson, thereby enhancing the supply of residential housing this being the purpose of the HASHA Act and a goal of the Nelson Housing Accord.
Alignment with the Nelson Resource Management Plan	<p>The site is located in the Suburban Commercial Zone where the following is permitted:</p> <ul style="list-style-type: none"> <li>• Residential and commercial activity</li> <li>• 10m max height</li> <li>• 3m setback from residential zone boundary, no other setbacks</li> <li>• Daylight angle compliance on residential zone boundary only</li> <li>• Outdoor living area/balconies required for residential</li> <li>• No minimum lot size</li> <li>• 100% coverage provided for</li> <li>• No building larger than 800m<sup>2</sup> GFLA.</li> <li>• Carparking and access required as per Appendix 10 (dependent upon the activity and number of bedrooms).</li> </ul>
Permitted Baseline	As of right a commercial and/or residential building can be erected up to 10m in height over 800m <sup>2</sup> of the 2024m <sup>2</sup> total site. Views, setbacks, daylight and outlook of the surrounding suburban commercial zoned land are not protected by the Plan.
Infrastructure availability/readiness, including available capacity	<p>The area has suitable provision for infrastructure to support the development. This will be a mix of Council supplied capacity available to the site and developer supplied infrastructure capacity/connection where there is insufficient capacity/connection.</p> <p>The developer will need to undertake a capacity assessment of wastewater and stormwater service. The developer will be required to demonstrate that the development will not result in any increased effects on adjoining land.</p>
Costs	All costs of the development and any infrastructure upgrade requirements will be the responsibility of the developer.
Risks	<p>If the SHA is not approved then the development will not proceed, the community will not benefit from the provision of an additional 25 residential units.</p> <p>Design control: Council is able to work with the developer to achieve a development design that meets the NRMP objectives for the Suburban Commercial Zone and Councils strategic outcomes through the resource consent process.</p>



<b>19 &amp; 21 Beach Road, Tahunanui</b>	
Benefits	<p>The Developer is able to develop the site and increase housing supply based on the extended height provided for by the SHA enabling an economically viable development of the site to occur, which is not otherwise provided for.</p> <p>This development, along with the existing approved SHAs in Tahuna may give the area an economic injection and growth, including bringing associated benefits to the local community.</p>
Recommendation	Suitable for SHA

<b>371 Wakefield Quay</b>	
SHA Name	371 Wakefield Quay
SHA Proposal	12 residential apartments (approx.) with a maximum height of 12m and a maximum number of storeys of 3
Consistent with Nelson Housing Accord	Yes – the site will contribute to the diversity of housing stock and typology in Nelson, thereby enhancing the supply of residential housing this being the purpose of the HASHA Act and a goal of the Nelson Housing Accord.
Alignment with the Nelson Resource Management Plan	<p>The site is located in the Residential Zone (Wakefield Quay special amenity value area) where the following is permitted:</p> <ul style="list-style-type: none"> <li>• Residential activity</li> <li>• Maximum height of up to 12m (specific to this site)</li> <li>• Plot ratio of 0.8 (sum of area of all floor areas over lot size)</li> <li>• Up to 50% building coverage of front yard (4m from road boundary)</li> <li>• Daylight angles compliance Appendix 15</li> <li>• Road boundary recession plane (5m height, 50 degrees)</li> <li>• Access and parking as per Appendix 10</li> </ul>
Permitted Baseline	As of right one residential dwelling can be erected up to 12m in height per 400m <sup>2</sup> site area, providing for one residential unit with a plot ratio of 0.8 on this site of 731m <sup>2</sup> .
Infrastructure availability/readiness, including available capacity	<p>The area has suitable provision for infrastructure to support the development. This will be a mix of Council supplied capacity available to the site and developer supplied infrastructure capacity/connection where there is insufficient capacity/connection.</p> <p>Access to this site will be off Wakefield Quay. The Developer will need to work with the New Zealand Transport Agency to determine the location of the entranceway.</p>
Costs	All costs of the development and any infrastructure upgrade requirements will be the responsibility of the developer.
Risks	<p>If the SHA is not approved then the development proposal of this density may not proceed, the community will not benefit from the provision of an additional 12 residential units.</p> <p>Design control: Council is able to work with the developer to achieve a development design that meets the NRMP objectives for the Residential Zone (Wakefield Quay special amenity area) and Councils strategic outcomes through the resource consent process.</p>
Benefits	The Developer is able to develop the site and increase housing supply based on the additional density provided for by the SHA enabling an

	economically viable development of the site to occur, contributing to the vitality of the Wakefield Quay area.
Recommendation	Suitable for SHA

<b>81 – 83 Haven Road</b>	
SHA Name	81 – 83 Haven Road
SHA Proposal	30 residential apartments (approx.) with a maximum height of 20m and a maximum number of storeys of 6.
Consistent with Nelson Housing Accord	Yes – the site will contribute to the diversity of housing stock and typology in Nelson, thereby enhancing the supply of residential housing this being the purpose of the HASHA Act and a goal of the Nelson Housing Accord.
Alignment with the Nelson Resource Management Plan	<p>The site is located in the City Fringe Zone where the following is permitted:</p> <ul style="list-style-type: none"> <li>• Residential and Commercial activity</li> <li>• A maximum height of 12m</li> <li>• A maximum of 2500m<sup>2</sup> GFLA</li> <li>• 3m setback from residential zone boundary, no other setbacks</li> <li>• Daylight angle compliance on residential zone boundary only</li> <li>• Outdoor living area/balconies required for residential</li> <li>• No minimum lot size</li> <li>• 100% coverage provided for</li> <li>• Access and carparking as per Appendix 10.</li> </ul>
Permitted Baseline	As of right a commercial and/or residential building can be erected up to 12m in height over the total site. Views, setbacks, daylight and outlook of the surrounding City Fringe zoned land are not protected by the Plan. A 3m setback and daylight controls are required from the Residential Zone boundary to the north west (the backpackers).
Infrastructure availability/readiness, including available capacity	<p>The area has suitable provision for infrastructure to support the development. This will be a mix of Council supplied capacity available to the site and developer supplied infrastructure capacity/connection where there is insufficient capacity/connection.</p> <p>All internal infrastructure will be provided by the developer in accordance with the NCC Land development Manual 2010.</p>
Costs	All costs of the development and any infrastructure upgrade requirements will be the responsibility of the developer.
Risks	<p>If the SHA is not approved then the development proposal of this density may not proceed, the community will not benefit from the provision of an additional 30 residential units.</p> <p>Design control: Council is able to work with the developer to achieve a development design that meets the NRMP objectives for the City Fringe Zone and Councils strategic outcomes through the resource consent process.</p> <p>The site has some geotechnical issues that need to be investigated as part of the resource consent process. Geotechnical issues may result</p>

	in a lower yield than that intended by the applicant which mitigated by the minimum yield set at 15 rather than the 30 units intended by the Applicant.
Benefits	<p>The Developer is able to develop the site and increase housing supply based on the extended height and streamlined process provided for by the SHA enabling an economically viable development of the site to occur.</p> <p>Development of this site contributes Council's outcomes for the city centre and the encouragement of inner city living, including bringing associated benefits to the local community.</p>
Recommendation	Suitable for SHA

<b>42 Domett Street</b>	
SHA Name	42 Domett Street
SHA Proposal	6 residential units (approx.) with a maximum height of 8m and a maximum number of storeys of 2.
Consistent with Nelson Housing Accord	Yes – the site will contribute to the diversity of housing stock and typology in Nelson, thereby enhancing the supply of residential housing this being the purpose of the HASHA Act and a goal of the Nelson Housing Accord.
Alignment with the Nelson Resource Management Plan	<p>The site is located in the Residential Zone (Lower Density Area) where the following is permitted:</p> <ul style="list-style-type: none"> <li>• One residential unit per 600m<sup>2</sup></li> <li>• Maximum site coverage of 30%</li> <li>• Building up to 1.5m from road boundary if garages are setback behind dwellings by 1m</li> <li>• The total length of all buildings within 1.5m of other yards must not exceed 12m maximum building height of 7.5m</li> <li>• Daylight compliance with external boundaries Appendix 15</li> <li>• Access and parking as per Appendix 10</li> </ul>
Permitted Baseline	As of right 3 residential dwellings can be erected on this site, up to a maximum height of 7.5m with 30% coverage. Daylight controls are required from all adjoining residential zone boundaries.
Infrastructure availability/readiness, including available capacity	<p>The area has suitable provision for infrastructure to support the development. This will be a mix of Council supplied capacity available to the site and developer supplied infrastructure capacity/connection where there is insufficient capacity/connection.</p> <p>There are potential access way conflicts with on street parking, children entering Maitai School, and potential future on street cycleway. The Developer will need to work with the Council's Transport Engineering Adviser-to determine best location for access.</p> <p>All internal infrastructure will be provided by the developer in accordance with the NCC Land Development Manual 2010.</p>
Costs	All costs of the development and any infrastructure upgrade requirements will be the responsibility of the developer.
Risks	<p>If the SHA is not approved then the development proposal of this density is unlikely to proceed, the community will not benefit from the provision of an additional 6 residential units in this city location.</p> <p>The site is located within the Inundation Overlay and the Maitai Flood Model. Minimum ground and floor levels will need to be determined to ensure the development is not subject to inundation. Any proposal to raise ground levels on the site will need to ensure that the proposal</p>

	<p>will not create or increase ponding of surface water on any adjoining land.</p> <p>Design control: Council is able to work with the developer to achieve a development design that meets the NRMP objectives for the Residential Zone and Councils strategic outcomes through the resource consent process.</p>
Benefits	<p>The Developer is able to develop the site and increase housing supply based on the increased density provided for by the SHA enabling an economically viable development of the site to occur, and of a density more appropriate to the city location.</p> <p>Development of this site contributes to Council's outcomes for residential living in and around the city centre and the encouragement of inner city living, including bringing associated benefits to the local community.</p>
Recommendation	Suitable for SHA

<b>1 &amp; 5 Tahunanui Drive</b>	
SHA Name	Tahuna Lifestyle Apartments
SHA Proposal	Apartment development of 20 apartments (approx.) with a maximum height of 16m, maximum number of storeys of 5.
Consistent with Nelson Housing Accord	Yes – the site will contribute to the diversity of housing stock and typology in Nelson, thereby enhancing the supply of residential housing this being the purpose of the HASHA ACT and a goal of the Nelson Housing Accord.
Alignment with the Nelson Resource Management Plan	<p>The site is located in the Suburban Commercial Zone where the following is permitted:</p> <ul style="list-style-type: none"> <li>• Residential and commercial activity</li> <li>• 10m max height</li> <li>• 3m setback from residential zone boundary, no other setbacks</li> <li>• Daylight angle compliance on residential zone boundary only</li> <li>• Outdoor living area/balconies required for residential</li> <li>• No minimum lot size</li> <li>• 100% coverage provided for</li> <li>• No building larger than 800m<sup>2</sup> GFLA.</li> <li>• Carparking and access required as per Appendix 10 (dependent upon the activity and number of bedrooms).</li> </ul>
Permitted Baseline	As of right a commercial and/or residential building can be erected up to 10m in height over 800m <sup>2</sup> of the 1704m <sup>2</sup> total site. Views, setbacks, daylight and outlook of the surrounding suburban commercial zoned land are not protected by the Plan. A 3m setback from the residential zone boundary at the rear of the site and the application of daylight angles to the residential zone are required by the Plan. Views are not protected by the Plan from the residential zone.
Infrastructure availability/readiness, including available capacity	<p>The site has suitable provision for infrastructure to support the development. This will be a mix of Council supplied capacity available to the site and developer supplied infrastructure capacity/connection where there is insufficient capacity/connection. The developer will need to undertake a capacity assessment of wastewater and stormwater service. The developer will be required to demonstrate that the development will not result in any increased effects on adjoining land.</p> <p>Stormwater Inundation:</p> <p>There are no known stormwater inundation issues affecting this site or that development of this site will affect. The stormwater inundation issues associated with properties to the rear of the site are spatially independent of this site and are being addressed in part by a Council</p>



<b>1 &amp; 5 Tahunanui Drive</b>	
	<p>stormwater project to upgrade capacity of the stormwater drain which runs between Tahuna Medical Centre and the Pharmacy.</p> <p>Transport:</p> <p>Access to the site will need to be off Bisley Road. The developer will need to work with Council's Transportation Engineer Adviser to determine the location of the driveway in relation to the bus stop and the maintenance of traffic sight lines and adequate footpath width at the intersection.</p>
Costs	All costs of the development and any infrastructure upgrade requirements will be the responsibility of the developer.
Risks	<p>If the SHA is not approved then the development will not proceed, the community will not benefit from the provision of an additional 20 residential units.</p> <p>Design control: Council is able to work with the developer to achieve a development design that meets the NRMP objectives for the Suburban Commercial Zone and Councils strategic outcomes through the resource consent process.</p>
Benefits	<p>The Developer is able to develop the site and increase housing supply based on the extended height provided for by the SHA enabling an economically viable development of the site to occur, which is not otherwise provided for.</p> <p>This development, along with the existing approved SHAs in Tahuna may give the area an economic injection and growth, including bringing associated benefits to the local community.</p>
Recommendation	Suitable for SHA

<b>Farleigh Street</b>	
SHA Name	Farleigh Street
SHA Proposal	20 lot subdivision
Consistent with Nelson Housing Accord	The creation of a SHA on this site is not consistent with the Nelson Housing Accord. The site is zoned rural and the applicants have not provided evidence that it is able to support a residential development. It is also unknown if sufficient infrastructure can be provided to support the proposed yield. . While part of the proposed development is residential in nature (part is lifestyle block in nature), it is located in the Rural Zone which is not consistent with the outcomes sought in the Accord. The Nelson Housing Accord seeks to enhance supply in existing Residential Zoned areas. While HASHA is not concerned about underlying zoning, Council was clear in the development of the Nelson Housing Accord that SHAs should only be approved in areas with existing zoning supporting development, and therefore in areas which Council has either provided or plans to provide infrastructure with sufficient capacity to support development and the community has an expectation of residential development.
Alignment with the Nelson Resource Management Plan	The proposed SHA is inconsistent with the development yield anticipated in the NRMP, being located in Rural Zone. The NRMP seeks to maintain and enhance an environment dominated by open space and natural features in the Rural Zone, and to protect rural resources and ecosystem capacities.
Permitted Baseline	The site is located in the Rural Zone where the following is permitted: <ul style="list-style-type: none"> <li>• One dwelling per 15ha (the site is 19ha)</li> <li>• 10m setback from boundaries</li> <li>• Maximum building height of 12m</li> <li>• A maximum of 2500m<sup>2</sup> of impervious surfaces</li> <li>• Industrial or commercial activities of less than 300m<sup>2</sup></li> <li>• Access and carparking as per Appendix 10</li> </ul>
Infrastructure availability/readiness, including available capacity	<p>The site is located in the Rural Zone and therefore Council has not catered for development of the proposed density connecting to the infrastructure network. There are no Council plans to provide infrastructure capacity to this site. It is unknown whether sufficient infrastructure is available to support the development.</p> <p>The applicants have not demonstrated that the infrastructure capacity and connection issues identified are able to be overcome in a manner that complies with the NCC Land Development Manual 2010 and that will still enable the proposed development density of the SHA to be achieved.</p> <p>The applicants propose a number of 'sustainability' measures but have been unable to provide evidence as to whether these can be</p>

Farleigh Street	
Infrastructure availability/readiness, including available capacity	<p>implemented on the site without resulting in changes to layout and yield of the proposed development and resultant non-compliance with the SHA qualifying development criteria proposed, i.e. stormwater swales will result in the road needing to be widened affecting the lot layout/yield.</p> <p><b>Stormwater</b></p> <p>It is possible that the proposal for individual 100litre detention tanks and a detention pond will be sufficient to mitigate increased peak flows from the development. However without a report from a suitably experienced chartered professional engineer showing this and sizing the detention pond then officers cannot be certain, nor can there consequently be any certainty over yield and layout and whether the qualifying development criteria can be met. The design and construction of a detention pond may affect the yield proposed.</p> <p><b>Wastewater</b></p> <p>The downstream 150mm diameter pipe does not change to 200mm diameter until outside 54 Dodson Valley Rd. The total catchment served by this system is likely to exceed 150 dwellings. On that basis the applicants need to assess downstream capacity if they are increasing flows to it to determine if there is sufficient capacity, and if not, in order to propose a solution.</p> <p><b>Water</b></p> <p>Officers have not received any information showing that the existing water system can accommodate the flows required by this development. The existing water supply system in Farleigh Street is limited in terms of storage and pressure and was designed with a pump and tank farm solely to cater for existing development in Farleigh Street.</p> <p><b>Transport</b></p> <p>Farleigh Street was designed to be the end of the roading network serving this residential area. It contains a footpath on one side and has a 6.7m carriageway including 2m allocated to on street parking. When cars are parked it is designed to be a one way lane access only. Use of Farleigh Street to accommodate further residential development of 19 lots does not comply with the standards in the NCC Land Development Manual 2010 and would result in a lower level of service on the roading network than is set as desirable by Council. The developer will be responsible for any roading upgrade requirements necessary to support the development of the site.</p>

<b>Farleigh Street</b>	
Costs	<p>All costs of the development and any infrastructure upgrade requirements will be the responsibility of the developer.</p> <p>Approval of the SHA without Council being able to comprehensively consider whether residential development is appropriate on this site or the adjoining properties in the area as part of the Nelson Plan review may result in the need to retrofit infrastructure and open space networks at a later date, placing cost implications on the community that would normally be borne by developers.</p> <p>Adjoining residents would not be anticipating residential development of this Rural Zoned site and could legally challenge Council's decision to approve it as a SHA as no consultation was undertaken. This would have cost implications for Council and the community.</p>
Risks	<p>Officers consider there are a number of risks associated with unplanned residential development in the Rural Zone in the Atawhai Hills.</p> <p>A geotechnical report dated 2008 has been provided by the SHA applicant to support their proposal that the site is suitable for residential development under HASHA. The geotech report is for a similar development proposal by a different developer of the site. This outdated report would not be accepted as sufficient evidence as part of any resource consent application. However, the geotech report highlights a moderate to high risk of slope instability on the site and recommends further investigation and potential changes to layout and potentially yield. Mitigation measures proposed in the report include the use of subsoil drains (shear keys), retaining walls, and in ground palisade walls and notes that the potential cost implications of addressing the site geotechnical hazards of existing landslide and uncontrolled fill may be substantial, possibly up to several hundred thousand dollars (in 2008). The risks are that the development outcome (lot and yield layout) proposed is unable to be achieved.</p> <p>Infrastructure in the area was not planned to accommodate development in this location and therefore there is no financial provision for any required upgrades or extensions of the network in the LTP or the Development Contribution's Policy. The applicants have not identified with certainty solutions to the infrastructure issues which as well as potentially resulting in lot yield and layout changes can also affect financial viability of the development.</p> <p>Infrastructure needs to be integrated across and with adjoining urban areas to ensure efficient future development and avoid the need for retrofitting by Council. Development of this site would in effect be a rezoning by stealth and creates risks that Council will need to retrofit unforeseen infrastructure, geotechnical or flooding issues not able to</p>

<b>Farleigh Street</b>	
	<p>be comprehensively considered as they would be as part of a rezoning plan change.</p> <p>The adjoining property owners would not, and could not have, anticipated development of an urban nature and scale occurring on the site and Council has limited control over the SHA outcome to mitigate these concerns. There is a risk of judicial review.</p> <p>The establishment of a SHA could be used to argue that it becomes part of the 'existing environment' or 'permitted baseline' for any future resource consent or plan change applications or submissions under the RMA. This could undermine Council's forward planning and strategic outcomes sought to be achieved from that process, in particular the goal to achieve intensification of existing zoned urban areas and to prioritise infrastructure to growth areas.</p> <p>The Applicants propose a number of 'sustainability' outcomes for the site, however Council has no control over the type of dwelling that is erected on these lots, or whether or not these sustainability measures will be included in the final design. The applicants have not proposed any measures to ensure the inclusion of the outcome presented. There is no certainty for Council that the 'sustainability' proposals or the yield and hence housing supply proposed will be achieved, and there are significant risk factors highlighted in this assessment that increase that uncertainty. In terms of Design Control council can only rely on the provisions of the NRMP for the Rural Zone in assessing future resource consent application under HASHA.</p>
Benefits	The Developer is able to develop the site and increase housing supply by 19 allotments (a mixture of residential and lifestyle blocks), which is not otherwise provided for by the NRMP.
Recommendation	not suitable for SHA

<b>Saxton – Option 1 (Scott and Summerset)</b>	
SHA Name	Saxton
SHA Proposal	289 residential units (approx.) with a maximum height of 14m and a maximum number of storeys of 3.
Consistent with Nelson Housing Accord	The site is zoned rural and the applicants have not provided any evidence that it is able to support a residential development. . While the proposed development is residential in nature, it is located in the Rural Zone which is not consistent with the outcomes sought in the Accord. The Nelson Housing Accord seeks to enhance supply in existing Residential Zoned areas.
Alignment with the Nelson Resource Management Plan	The proposed SHA is inconsistent with the development yield anticipated in the NRMP, being located in the Rural Zone. The NRMP seeks to maintain and enhance an environment dominated by open space and natural features in the Rural Zone, and to protect rural resources and ecosystem capacities.
Permitted Baseline	<p>The site is located in the Rural Zone where the following is permitted:</p> <ul style="list-style-type: none"> <li>• One dwelling per 15ha (the site is 19ha)</li> <li>• 10m setback from boundaries</li> <li>• Maximum building height of 12m</li> <li>• A maximum of 2500m<sup>2</sup> of impervious surfaces</li> <li>• Industrial or commercial activities of less than 300m<sup>2</sup></li> </ul> <p>Access and carparking as per Appendix 10</p>
Infrastructure availability/readiness, including available capacity	<p>The area can be provided with infrastructure to support development. There are no projects in the current LTP to provide supporting infrastructure to this area and therefore all infrastructure requirements needed to support the development of this site will need to be provided by the developer(s), unless they are included in a future LTP.</p> <p>Wakatu Inc made a submission to the Annual Plan seeking that council part fund a link road from Hill Street North to Suffolk Road required to mitigate transport effects from the development of the SHA. Council resolved to undertake a Special Consultative Procedure as part of the Annual Plan process in 2017 proposing to make an amendment to the LTP and Development Contribution's Policy to provide for this road. This does not however provide any certainty at this point in time that a link road would be funded and constructed by Council, and would require that any consent received under HASHA for Saxton SHA relying on the link road as mitigation of transportation effects would need to be put on hold awaiting the outcome of that process. If the link road was not included in the LTP then the applicants will need to fund their own solution to transportation issues.</p>

	<p>The applicants have been unable to demonstrate on internal roading connectivity within the SHA as provided for by the Ngati Rarua Street connection.</p> <p>The development will create further pressure on the three roundabouts and may need to be supported via an upgrade to the three roundabouts or a new roading connection from Hill Street North to the Ridgeway through Raine Estates Oaklands Ltd. The applicants have not provided a transportation assessment or transportation solution to Council that satisfactorily enables officers to have confidence that this issue is likely to be addressed. This is because the transportation assessment uses 2013 growth assumptions rather than current data, and considers only the Summerset development.</p> <p>All internal infrastructure will be provided by the developer(s) in accordance with the NCC Land Development Manual 2010.</p>
Costs	<p>All costs of the development and any infrastructure upgrade requirements will be the responsibility of the developer.</p> <p>Approval of the SHA without Council being able to comprehensively consider whether residential development is appropriate on this site or the adjoining properties in the area as part of the Nelson Plan review may result in the need to retrofit infrastructure and open space networks at a later date, placing cost implications on the community that would normally be borne by developers.</p> <p>Adjoining residents would not be anticipating residential development of this Rural Zoned site and could legally challenge Council's decision to approve it as a SHA as no consultation was undertaken. This would have cost implications for Council and the community. Council have consulted with the public through Plan Change 18 prior to 2010 on whether this area should be included in the residential zoning, however this never proceeded.</p>
Risks	<p>Officers consider there are a number of risks associated with unplanned residential development in the Rural Zone, and these were previously sought to be minimised through the requirement that the Saxton SHA landowners enter into an agreement to undertake master planning to ensure infrastructure and open space connectivity. These risks were also previously minimised as the proposed Saxton SHA included all 5 landowners and formed a logical extension of the urban area in a spatially intact manner.</p> <p>Infrastructure in the area was not planned to accommodate development in this location and therefore there is no financial provision for any required upgrades or extensions of the network in the LTP or the Development Contribution's Policy. Infrastructure</p>

	<p>needs to be integrated across and with adjoining urban areas to ensure efficient future development and avoid the need for retrofitting by Council. Development of this site would in effect be a rezoning by stealth and creates risks that Council will need to retrofit unforeseen infrastructure or flooding issues not able to be comprehensively considered as they would be as part of a rezoning plan change.</p> <p>The establishment of a SHA could be used to argue that it becomes part of the 'existing environment' or 'permitted baseline' for any future resource consent or plan change applications or submissions under the RMA, although entering into a legal deed may mitigate this risk. This could undermine Council's forward planning and strategic outcomes sought to be achieved from that process, in particular the goal to achieve intensification of existing zoned urban areas and to prioritise infrastructure to growth areas.</p>
Benefits	Summerset Retirement Village is able to create a new retirement complex in Nelson and one rural landowner is able to develop to residential density. Housing supply is considerably increased in Nelson, and there are other associated community and economic benefits with this scale of development.
Recommendation	Not suitable for SHA



<b>Saxton – Option 2 (Summerset)</b>	
SHA Name	Saxton
SHA Proposal	277 residential units (approx.) with a maximum height of 14m and a maximum number of storeys of 3.
Consistent with Nelson Housing Accord	The site is zoned rural and the applicants have not provided any evidence that it is able to support a residential development. . While the proposed development is residential in nature, it is located in the Rural Zone which is not consistent with the outcomes sought in the Accord. The Nelson Housing Accord seeks to enhance supply in existing Residential Zoned areas.
Alignment with the Nelson Resource Management Plan	The proposed SHA is inconsistent with the development yield anticipated in the NRMP, being located in Rural Zone. The NRMP seeks to maintain and enhance an environment dominated by open space and natural features in the Rural Zone, and to protect rural resources and ecosystem capacities.
Permitted Baseline	<p>The site is located in the Rural Zone where the following is permitted:</p> <ul style="list-style-type: none"> <li>• One dwelling per 15ha (the site is 19ha)</li> <li>• 10m setback from boundaries</li> <li>• Maximum building height of 12m</li> <li>• A maximum of 2500m<sup>2</sup> of impervious surfaces</li> <li>• Industrial or commercial activities of less than 300m<sup>2</sup></li> <li>• Access and carparking as per Appendix 10</li> </ul>
Infrastructure availability/readiness, including available capacity	<p>The area can be provided with infrastructure to support development. There are no projects in the current LTP to provide supporting infrastructure to this area and therefore all infrastructure requirements needed to support the development of this site will need to be provided by the developer(s), unless they are included in future LTP.</p> <p>Wakatu Inc made a submission to the Annual Plan seeking that council part fund a link road from Hill Street North to Suffolk Road required to mitigate transport effects from the development of the SHA. Council resolved to undertake a Special Consultative Procedure as part of the Annual Plan process in 2017 proposing to make an amendment to the LTP and Development Contribution's Policy to provide for this road. This does not however provide any certainty at this point in time that a link road would be funded and constructed by Council, and would require that any consent received under HASHA for Saxton SHA relying on the link road as mitigation of transportation effects would need to be put on hold awaiting the outcome of that process. If the link road was not included in the LTP then the applicants will need to fund their own solution to transportation issues.</p>

	<p>The development will create further pressure on the three roundabouts and may need to be supported via an upgrade to the three roundabouts or a new roading connection from Hill Street North to the Ridgeway through Raine Estates Oaklands Ltd. The applicants have not provided a transportation assessment or transportation solution to Council that satisfactorily enables officers to have confidence that this issue is likely to be addressed. This is because the transportation assessment uses 2013 growth assumptions rather than current data.</p> <p>All internal infrastructure will be provided by the developer(s) in accordance with the NCC Land Development Manual 2010.</p>
Costs	<p>All costs of the development and any infrastructure upgrade requirements will be the responsibility of the developer.</p> <p>Approval of the SHA without Council being able to comprehensively consider whether residential development is appropriate on this site or the adjoining properties in the area as part of the Nelson Plan review may result in the need to retrofit infrastructure and open space networks at a later date, placing cost implications on the community that would normally be borne by developers.</p> <p>Adjoining residents would not be anticipating residential development of this Rural Zoned site and could legally challenge Council's decision to approve it as a SHA as no consultation was undertaken. This risk is somewhat mitigated by Council having consulted with the public through Plan Change 18 prior to 2010 on whether this area should be included in the residential zoning.</p>
Risks	<p>Officers consider there are a number of risks associated with unplanned residential development in the Rural Zone, and these were previously sought to be minimised through the requirement that the Saxton SHA landowners enter into an agreement to undertake master planning to ensure infrastructure and open space connectivity. These risks were also previously minimised as the proposed Saxton SHA included all 5 landowners and formed a logical extension of the urban area in a spatially intact manner.</p> <p>Infrastructure in the area was not planned to accommodate development in this location and therefore there is no financial provision for any required upgrades or extensions of the network in the LTP or the Development Contribution's Policy. Infrastructure needs to be integrated across and with adjoining urban areas to ensure efficient future development and avoid the need for retrofitting by Council. Development of this site would in effect be a rezoning by stealth and creates risks that Council will need to retrofit unforeseen</p>

	<p>infrastructure or flooding issues not able to be comprehensively considered as they would be as part of a rezoning plan change.</p> <p>The establishment of a SHA could be used to argue that it becomes part of the 'existing environment' or 'permitted baseline' for any future resource consent or plan change applications or submissions under the RMA. This could undermine Council's forward planning and strategic outcomes sought to be achieved from that process, in particular the goal to achieve intensification of existing zoned urban areas and to prioritise infrastructure to growth areas.</p>
Benefits	<p>Summerset Retirement Village is able to create a new retirement complex in Nelson on rural land developed to residential density. Housing supply is considerably increased in Nelson, and there are other associated community and economic benefits with this scale of development.</p>
Recommendation	Not suitable for SHA

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**REPORT R6110**

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**Trafalgar Centre - Main Building Roof Replacement**

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**1. Purpose of Report**

- 1.1 To provide further detail and recommendation on replacing the roof cladding over the Trafalgar Centre main building.

**2. Summary**

- 2.1 A report that included this item was considered by Council at its meeting on 14 April 2016. It relates to renewing the roof over the main building of the Trafalgar Centre.
- 2.2 At that meeting Council resolved to place new roof cladding over the existing roof cladding. A further assessment on future maintenance implications of the recommended option plus recent developments on roof loadings has resulted in a change of thinking. This report outlines those assessments and recommends removing the old cladding and replacing it with new cladding.

**3. Recommendation**

It is recommended that the Council

**Receive the report Trafalgar Centre - Main Building Roof Replacement (R6110);**

**Revoke, in accordance with Standing Order 3.9.18, the following part of the Council resolution CL/2016/078 made on 14 April 2016:**

**AND THAT funding of \$250,000 be approved to install a new roof over the current roof on the main building on the understanding that \$70,000 is already allocated in the budget and available;**

**Approve funding of \$240,000 to replace the roof cladding over the main building on the understanding that \$70,000 is already allocated in the budget and is available.**

## 4. Background

- 4.1 As stated in the report 14 April 2016, severe corrosion was identified under the overlaps of the roof cladding when sections of roofing were removed to install the new internal roof bracing. This corrosion is sufficiently severe that even with treatment and repainting, the roof cladding may only last another 10-20 years.
- 4.2 The three options presented to Council were;
- **Roof Option 1** – Lift the roofing and treat the corrosion under the overlaps and repaint the roof. This had an estimated cost of \$210,000. This would only extend the life of the roof 10-20 years.
  - **Roof Option 2** - Remove the old cladding and replace with new cladding. This had an estimated cost of \$310,000.
  - **Roof Option 3** - Treat the corrosion under the laps on the old roof, then put new battens across the old roof and install a new roof over the top. This had an estimated cost of \$320,000.
- 4.3 Council considered the three options and passed the following resolution based on the advice and recommendations (CL/2016/078);

*AND THAT funding of \$250,000 be approved to install a new roof over the current roof on the main building on the understanding that \$70,000 is already allocated in the budget and available.*

## 5. Discussion

- 5.1 In the April 2016 report it was stated that there were potential health and safety benefits in putting a new roof cladding over the old cladding. The report also stated potential improvements in insulation and sound proofing from external weather events. Although these offered advantages, other factors have been given further assessment and do outweigh these advantages.
- 5.2 The first factor is the long term viability of the new roof cladding built over the old cladding. Attention has been drawn to increased risk of condensation between the two layers of roof cladding. Whilst this may not be noticeable in the first few years it is likely that condensation could accelerate corrosion in the already corroded older roof cladding. If and when any repairs are required will require removing the new roof cladding over the top. The chances of the new roof lasting at least another 50 years could be compromised.
- 5.3 The second factor is the additional loading on the roof structure. Since the April 2016 report further investigations into the roof loadings have indicated that the additional loading of a second layer of roof cladding could compromise the opportunities to hang sound and lighting equipment from the roof internally. It could also limit the flexibility

around implementing the proposed 'theatre' option within the Trafalgar Centre.

- 5.4 With this additional information it is considered that removing and replacing the roof cladding may be more cost-effective in the long-term. Both options have similar estimates so there are no cost implications.
- 5.5 The proposed option involves exposing the roof lining and interior to the weather, therefore it is necessarily that it be undertaken during appropriate weather conditions. At this stage it is not likely to be undertaken before September this year.
- 5.6 There are also additional health and safety risks with removing the old roof compared to the other two options, however the contractor has confirmed that a methodology can be implemented that manages those risks.
- 5.7 It is therefore recommended that Council revoke the April 2016 resolution to install a new roof cladding over the top the current roof cladding and adopt the option of removing the old roof cladding and replacing it with new roof cladding.

## 6. Options

- 6.1 The following table outlines the advantages and disadvantages of each of the options listed.

<b>Option 1: Treat Corrosion and Paint Current Roof</b>	
Advantages	<ul style="list-style-type: none"> <li>It is a cheaper option in the short term.</li> </ul>
Risks and Disadvantages	<ul style="list-style-type: none"> <li>The roof cladding would potentially need to be renewed in the next 10-20 years.</li> <li>In the longer term not considered a cost-effective option.</li> </ul>
<b>Option 2: Remove and Replace Roof Cladding</b>	
Advantages	<ul style="list-style-type: none"> <li>New roof cladding would have a life of at least 50 years</li> </ul>
Risks and Disadvantages	<ul style="list-style-type: none"> <li>A higher cost up front than Option 1 but considered more cost-effective in the long term.</li> <li>Health and Safety risks with removing and replacing the roof cladding</li> <li>The work is weather dependant</li> </ul>
<b>Option 3: Install new roof cladding over the top of the old roof cladding</b>	
Advantages	<ul style="list-style-type: none"> <li>New roof cladding would extend the life of the roof compared to Option 1</li> <li>Potential improvements in insulation and sound proofing from external weather events</li> </ul>

	<ul style="list-style-type: none"> <li>• Health and safety risks during construction are lower than in Option 2</li> </ul>
Risks and Disadvantages	<ul style="list-style-type: none"> <li>• Dual skin cladding is likely to increase condensation leading to increased corrosion increasing the chance of maintenance</li> <li>• Future maintenance compromised with a dual cladding roof</li> <li>• The increased loadings will compromise the opportunities to hang sound and lighting equipment internally from the ceiling</li> </ul>

## 7. Conclusion

- 7.1 The conclusion is that instead of installing battens and new cladding over the current roof of the main building of the Trafalgar Centre, that the current roof cladding be removed and replaced with new roof cladding at an estimated cost of \$310,000.

Richard Kirby  
**Consulting Engineer**

### Attachments

Nil

<b>Important considerations for decision making</b>	
<b>1. Fit with Purpose of Local Government</b>	This project fits in with the purpose of local government as it contributes to meeting the current and future needs of communities for good-quality local infrastructure and local public services.
<b>2. Consistency with Community Outcomes and Council Policy</b>	This report is in line with Council's position of re-opening the Trafalgar Centre as it is outlined in its Long-Term Plan 2015/25.
<b>3. Risk</b>	The risks are outlined in the report and the risks associated with the recommended option have been highlighted and will be managed during construction.
<b>4. Financial impact</b>	The recommended option can be undertaken within the funding that has been allocated.
<b>5. Degree of significance and level of engagement</b>	Council signalled its intention to re-open the Centre as part of its 2014/15 Annual Plan. Council has also included the project in its Long-Term Plan 2015-25. No consultation on the matters raised in this report has been undertaken. It is of low significance because it is primarily about replacing the roof of the Trafalgar Centre, therefore it is not considered necessary to undertake any consultation.
<b>6. Inclusion of Māori in the decision making process</b>	Consultation with Maori occurred through the Annual and Long Term Plan processes.
<b>7. Delegations</b>	Council resolved in June 2014 for updates to be reported to full Council.