



Notice of the Ordinary meeting of

Urban Development Subcommittee

Te Kōmiti Āpiti, Whakahou Taone

Date:	Tuesday 9 November 2021
Time:	9.00a.m.
Location:	Council Chamber Civic House 110 Trafalgar Street, Nelson

Agenda

Rārangi take

Chairperson
Members

Cr Judene Edgar
Her Worship the Mayor Rachel Reese
Cr Mel Courtney
Cr Kate Fulton
Cr Brian McGurk
Cr Pete Rainey

Quorum: 3

Pat Dougherty
Chief Executive

Nelson City Council Disclaimer

Please note that the contents of these Council and Committee agendas have yet to be considered by Council and officer recommendations may be altered or changed by the Council in the process of making the formal Council decision. For enquiries call (03) 5460436.

Excerpt from Nelson City Council Delegations Register (A11833061)

Urban Development Subcommittee

This is a subcommittee of Council.

Areas of Responsibility

- City Centre Programme, including the City Centre Spatial Plan
- Oversight of the City Centre Engagement Group
- Intensification Action Plan
- Housing Reserve – development of criteria for use and consideration of projects
- Social and affordable housing proposals
- Development Contributions and Financial Contributions
- Statutory tools, initiatives and projects relating to Urban Development and Housing

Powers to Decide

- Appointment of a deputy Chair
- Developing, monitoring and reviewing strategies, policies and plans, with final versions to be recommended to Council for approval
- Undertaking informal community engagement on matters within the areas of responsibility

Powers to Recommend to Council

- Approval of final versions of strategies, policies and plans
- All other matters within the areas of responsibility or any other matters referred to it by Council

For the Terms of Reference for the Urban Development Subcommittee please refer to document A2505916.

Karakia and Mihi Timatanga

1. Apologies

Nil

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

5. Confirmation of Minutes

5.1 29 July 2021 **5 - 10**

Document number M18827

Recommendation

That the Urban Development Subcommittee

- 1. Confirms the minutes of the meeting of the Urban Development Subcommittee, held on 29 July 2021, as a true and correct record.***

6. Chairperson's Report **11 - 12**

Document number R26278

Recommendation

That the Urban Development Subcommittee

- 1. Receives the report Chairperson's Report (R26278).***

7. Intensification Action Plan Update 13 - 21

Document number R26265

Recommendation

That the Urban Development Subcommittee

- 1. Receives the report Intensification Action Plan Update (R26265) and its attachment (A2752010).***

8. National Policy Statement - Urban Development Annual monitoring report 2020/2021 22 - 43

Document number R26304

Recommendation

That the Urban Development Subcommittee

- 1. Receives the report National Policy Statement - Urban Development Annual monitoring report 2020/2021 (R26304) and its attachment (A2763290); and***
- 2. Approves the publishing of the report National Policy Statement on Urban Development, Nelson-Tasman Joint Monitoring Report, June 2021 (A2763290) on the Council website.***

Karakia Whakamutunga



**Minutes of a meeting of the
Urban Development Subcommittee
*Te Kōmiti Āpiti, Whakahou Taone***

**Held in the Council Chamber, Civic House, 110 Trafalgar Street,
Nelson on Thursday 29 July 2021, commencing at 1.05p.m.**

- Present: Cr J Edgar (Chairperson), Her Worship the Mayor R Reese (via Zoom), Councillors M Courtney, K Fulton and B McGurk
- In Attendance: Councillor G Noonan, Chief Executive (P Dougherty), Group Manager Environmental Management (C Barton), Governance Advisers (E Stephenson and J Brandt) and Governance Support (P Boutle)
- Apologies : Councillor P Rainey

Karakia and Mihi Timatanga

1. Apologies

Apologies

Resolved UD/2021/009

That the Urban Development Subcommittee

- 1. Receives and accepts the apology from Councillor Rainey.***

Edgar/Courtney

Carried

2. Confirmation of Order of Business

There was no change to the order of business

3. Interests

There were no updates to the Interests Register, and no interests with items on the agenda were declared.

4. Public Forum

4.1. Nelson Tasman Housing Trust - The Trust's Plans to Develop Affordable Rental Housing and Accessing the Housing Reserve

Document number R26051

Carrie Mozena, Director from Nelson Tasman Housing Trust, spoke about the Trust's plans to develop affordable rental housing, accessing the Housing Reserve and updated Elected Members on the Trust's progress so far. Ms Mozena urged Council to focus in terms of enduring impact by investing in housing now, rather than the Housing Fund enduring.

Attendance: Councillor Fulton entered the meeting at 1.22pm.

Ms Mozena answered questions regarding the number of houses the Trust had got on the market, the Trust's ability to leverage from and to multiply Council funding and projects to help the private sector to come forward with land and affordable housing. Ms Mozena asked Council to concentrate on using the fund for affordable housing for low-income people.

Following questions and discussion on defining low income, the timeline for the Housing Reserve, enduring outcomes and alternative models, it was noted that a direction setting workshop on the Housing Reserve to be held at the end of August.

5. Confirmation of Minutes

5.1 20 April 2021

Document number M16571, agenda pages 6 - 9 refer.

Resolved UD/2021/010

That the Urban Development Subcommittee

- 1. Confirms the minutes of the meeting of the Urban Development Subcommittee, held on 20 April 2021, as a true and correct record.***

McGurk/Courtney

Carried

6. Chairperson's Report

Document number R26064, agenda pages 10 - 11 refer.

The Chairperson spoke briefly to her report.

Resolved UD/2021/011

That the Urban Development Subcommittee

1. Receives the report Chairperson's Report (R26064).

Edgar/McGurk

Carried

7. Housing and Business Capacity Assessments for Nelson City and Nelson-Tasman's urban environment

Document number R24829, agenda pages 12 - 344 refer.

Senior City Development Adviser, Gabrielle Thorpe, and Strategy and Environment Senior Analyst, Chris Pawson, spoke to the report.

Attendance: The Chairperson vacated the Chair and left the meeting at 1.56pm. At the Chair's request, Councillor McGurk assumed the Chair.

Ms Thorpe and Mr Pawson answered questions regarding the difference between industrial and commercial land and the percentage margin added. Ms Thorpe noted that the assessment presented information as required under the current settings.

A concern was noted regarding the Spotlight on Campgrounds wording on agenda page 53.

The meeting was adjourned from 2.04pm until 2.15pm, at which time Councillor Edgar resumed the Chair.

It was agreed that the Campgrounds section on agenda page 53 be removed from the report and the recommendation was amended accordingly.

It was noted that information on agenda pages 102 and 103 was out of date and that this would be updated. The recommendation was amended accordingly.

Discussion took place regarding the growth model and greenfield/brownfield development. It was noted that the Infrastructure Acceleration Fund would be a significant lever in the market and that although Council was required to adopt the assessment, it may not

reflect the dynamic environment Council was operating in; this would be a focus for the covering statement to the Minister.

Resolved UD/2021/012

That the Urban Development Subcommittee

- 1. Receives the report Housing and Business Capacity Assessments for Nelson City and Nelson-Tasman's urban environment (R24829) and its attachments (A2578160, A2688455); and***
- 2. Agrees to the removal of the Spotlight on Campgrounds section on agenda page 53; and updates the plan for Tasman Heights on agenda page 103 and associated wording on agenda page 102 from the Nelson Housing and Business Capacity Assessment (A2578160); and***
- 3. Notes that both the Housing and Business Capacity Assessments (A2578160, A2688455) will be published on Council's website.***

McGurk/Courtney

Carried

Recommendation to Council UD/2021/013

That the Council

- 1. Approves the housing bottom lines be adopted for inclusion into Nelson City Council's district plan/regional policy statement as set out in the report Housing and Business Capacity Assessments for Nelson City and Nelson-Tasman's urban environment (R24829); and***
- 2. Notes that the Minister of the Environment will be notified of the insufficiency of development capacity for housing for the Nelson part of the urban environment as set out in Report R24829; and***
- 3. Delegates to the Mayor and Chief Executive the authority to confer with the Tasman District Council regarding any minor editorial amendments to the Nelson-Tasman Housing and Business Capacity Assessment report (A2688455); and***

4. Notes the recommendations from the Housing and Business Capacity Assessments as set out in Report R24829.

McGurk/Courtney

Carried

8. Exclusion of the Public

Resolved UD/2021/014

That the Urban Development Subcommittee

- 1. Excludes the public from the following parts of the proceedings of this meeting.***
- 2. The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:***

Courtney/McGurk

Carried

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
1	Urban Development Subcommittee Meeting - Confidential Minutes - 20 April 2021	Section 48(1)(a) The public conduct of this matter would be likely to result in disclosure of information for which good reason exists under section 7.	The withholding of the information is necessary: <ul style="list-style-type: none"> Section 7(2)(a) To protect the privacy of natural persons, including that of a deceased person Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities

The meeting went into confidential session at 2.56pm and resumed in public session at 2.58pm.

The only business transacted in confidential session was to confirm the minutes. In accordance with the Local Government Official Information and Meetings Act, no reason for withholding this information from the

public exists, therefore this business has been recorded in the open minutes.

1. Confirmation of Minutes

1.1 20 April 2021

Document number M16573, agenda pages 3 - 5 refer.

Resolved UD/2021/015

That the Urban Development Subcommittee

- 1. Confirms the minutes of part of the meeting of the Urban Development Subcommittee, held with the public excluded on 20 April 2021, as a true and correct record.***

Fulton/Courtney

Carried

2. Re-admittance of the Public

Resolved UD/2021/016

That the Council

- 2. Re-admits the public to the meeting.***

Fulton/McGurk

Carried

Karakia Whakamutunga

There being no further business the meeting ended at 2.58pm.

Confirmed as a correct record of proceedings:

Chairperson's Report

1. Purpose of Report

- 1.1 In accordance with 5.2.2 of Council's Delegations Register, to report back to the Committee on a matter within its areas of responsibility, that was considered directly by Council, at its 5 October 2021 meeting.
- 1.2 This report is for information only.

2. Recommendation

That the Urban Development Subcommittee

- 1. Receives the report Chairperson's Report (R26278).***

3. Background

- 3.1 The Urban Development Subcommittee's areas of responsibility include Housing Reserves.
- 3.2 However, due to urgency, a report on Phase One of the Housing Reserve, was considered by Council, in accordance with the Delegations Register section 5.2.2, as below:
- 3.3 *On the recommendation of the Chief Executive, and with the agreement of the Chair of the relevant committee, subcommittee or subordinate decision-making body and Mayor, matters within the area of responsibility of a particular committee, subcommittee or subordinate decision-making body may be considered directly by Council instead. If this occurs, the Chair of the relevant committee, subcommittee or subordinate decision-making body will report to the following meeting of the committee, subcommittee or subordinate decision-making body regarding the reason for doing so, and the outcome of the matter at the Council meeting.*

Item 6: Chairperson's Report

3.4 The 5 October 2021 Council meeting resolved:

Resolved CL/2021/209

That the Council

1. *Receives the report Phase One of the Housing Reserve (R26236) and its attachment (A2748972); and*
2. *Approves Phase One as set out in this report (R26236), including its proposed value of \$2 million as grant funding; and*
3. *Notes Council may agree to approve funding to an aggregate total in excess of \$2 million if applications that meet the specified objective and criteria are received; and*
4. *Approves the process, objectives, and outcomes for Phase One as set out in this report (R26236) (A2748972); and*
5. *Approves the evaluation criteria as set out in attachment 1 (A2748972), subject to the discussed amendments being made to the evaluation criteria; and*
6. *Approves, in recognition of the housing crisis that Nelson is facing, that officers' recommendations on Phase One funding applications be brought directly to Council; and*
7. *Notes that officers will continue to investigate the use of the Housing Reserve and report on this to the Urban Development Subcommittee with final sign off by Council.*

Author: **Judene Edgar, Chairperson**

Attachments

Nil

Intensification Action Plan Update

1. Purpose of Report

- 1.1 To receive the annual update on the status of actions of Council's [Intensification Action Plan](#) (IAP).

2. Recommendation

That the Urban Development Subcommittee

- 1. Receives the report Intensification Action Plan Update (R26265) and its attachment (A2752010).***

3. Background

- 3.1 Council adopted the IAP at its meeting on 22 September 2021. The IAP has been prepared to support the City's objective for intensification of the existing urban area.
- 3.2 The IAP is a whole of Council action plan for Nelson and sits alongside other guiding documents that inform Council's Activity Management Plans, Long Term Plans, draft Whakamahere Whakatū Nelson Plan provisions particularly for residential activities, Infrastructure Strategy, and the Regional Land Transport. The IAP also looks to assist in facilitating a coordinated response across different business units in Council Delivery of its actions is dependent on Council's priorities over time, with timings and actions adjusted accordingly.
- 3.3 This is the first update on the IAP.

4. Discussion

IAP Workstreams

- 4.1 The IAP has four workstreams to assist with housing intensification of its brownfield areas. Each workstream has a set of actions to help achieve housing intensification in Nelson.
- 4.2 The workstreams are:
- a) The **Housing preference workstream** aims to support high-quality and well-functioning intensification projects including those by other parties.
 - b) **Regulation workstream** actions focus on ensuring the regulatory environment supports intensification.
 - c) **Infrastructure** actions focus on ensuring that infrastructure capacity is planned to provide for intensification objectives.
 - d) **Cost** actions focus on ensuring that Council's financing and funding tools are targeted to enable intensification.
- 4.3 A full update of the status of actions can be found in the attachment to this report (A2752010).
- 4.4 Officers will schedule the next update for the end of 2022.

Author: Lisa Gibellini, Strategic Housing Adviser

Attachments

Attachment 1: A2752010 - Update on the status of actions - Intensification Action Plan [↓](#)

Intensification Action Plan – Update for the period September 2020 – September 2021

Goal	Action	Comments
Alignment between new dwelling supply and current /future household demand	Implement monitoring and reporting measures identified in the FDS and under the NPSUD	<p>An updated Housing and Business Capacity assessment for Nelson was completed in July 2021.</p> <p>A monitoring report on the period 1 July 2020-30 June 2021 is scheduled for the Urban Development Subcommittee on 9 November 2021.</p> <p>Officers have commenced preparation of a new Future Development Strategy with TDC.</p>
	Maintain and build relationships with Te Tau Ihu iwi, Kāinga Ora, and local CHPs to maximise opportunities for more targeted housing in Nelson including social housing and papakainga	<p>Officers regularly attend Top of the South Impact Forum - Housing Working Group and Te Tau Ihu Māori Housing Forum.</p> <p>Council has entered into a relationship agreement with Kāinga Ora.</p> <p>Phase one of the housing reserve was approved. Relationships with CHPs are ongoing through this and other processes.</p>
	Proactively assist developers to include housing as part of mixed-use development in the city centre, city fringe, and suburban commercial zones	<p>Via Major Projects Team (free pre-application interdepartmental advice to applicants on proposed major development projects) and Urban Design Panel (free independent pre-application design reviews).</p> <p>A new position, the Strategic Housing Adviser, has been created through the LTP 2021-31. Part of the role is to progress intensified housing projects, including with partners. The position has been filled by Lisa Gibellini.</p>
Improvements in the perception of, and confidence in, intensive housing	Continue to provide free independent advice for development proposals that have significant urban design implications through the Urban design panel	Urban Design Panels have been convened three times to review five development proposals during the period, amounting collectively to 85 new residential apartments.

	Review Council's Urban Design Protocol Action Plan	Officers have begun a review of the Council's obligations as a signatory to New Zealand's Urban Design Protocol. Officers will report to the UDS on this matter once the review has been completed.
	Continue to require high-quality design standard for intensive housing through Plan objectives, policies, and rules	Ongoing.
	Explore the possibility of facilitating a partnership to establish a collaborative exemplar housing development in the city centre/fringe are using Council-owned assets	<p>Council consulted with the community through the Long Term Plan 2021-31 on its proposal to support Kāinga Ora for potential development projects, and methods of making some of its own landholdings available for intensification projects and mixed-use developments.</p> <p>A proposal to sell two sites in the city centre to Kāinga Ora has been recently publicly consulted on. The proposal would see 175 new social and affordable housing units delivered. Council resolved on 28 October 2021 to proceed with the sale pending a negotiating brief being satisfied.</p>
	Through Council's website platform, promote successful projects where development has worked well as a result of good design and/or Council/developer collaboration through Council's media and communications channels	<p>Three features have been published during the period with more planned, as part of a Development Spotlight series in Our Nelson that is produced every month. They are also promoted on social media.</p> <p>Betts Corner Apartments: From car park to urban design haven (30 June 2021)</p> <p>Bullets & Balls Building: Solving two problems with one well-designed building (28 July 2021)</p> <p>Raising Residents: a local architect's thought on Nelson's future (21 September 2021)</p> <p>Where appropriate media releases/interviews with media can be used for newsworthy projects.</p>
Councils RMPs enable and encourage housing	Ensure the Regional Policy Statement is drafted to provide clear support for housing intensification as recommended	Regional Policy Statement provisions have been drafted and are pending further direction of Council.

intensification in the city particularly in Strategy areas	in the FDS and required by the NPS-UD	
	<p>For the Nelson Plan to;</p> <ul style="list-style-type: none"> - provide for intensive housing in greenfield areas, and brownfield areas identified for intensification to encourage and enable these housing types to be provided and enable a mix of housing typologies - provide high-quality on-site amenity appropriate to the mix of uses and residents' needs as informed by Housing and Business Development Capacity Assessments and continued testing of capacity provided by draft rules - reduce notification requirements for infill housing 	<p>Revised and updated Plan provisions will provide for intensive housing, mixed housing typologies and reduced notification requirements.</p> <p>The Plan provisions will provide on-site amenity rules for access to daylight, privacy and outdoor living space.</p> <p>There is some uncertainty regarding the Plan approach given the status of the legislative reform.</p>
Landowners know how to navigate and understand the regulatory environment concerning	<p>Develop information guides to assist with investment decision making for all types of intensification and promote the building of these housing types</p> <p>For the city centre - on the conversion of upstairs commercial space to residential</p>	<p>Three guides have been developed during the period.</p> <ul style="list-style-type: none"> • Residential conversion in the Nelson city centre • Residential Infill Development Guide • Planning a property development guide – how Nelson City Council can help you with early development planning. <p>Guides are available at Customer Service Centre and on Council websites.</p>

intensification projects	For brownfield residential - regulatory requirements of the Resource Management Act and Building Act for example, for backyard infill, tiny homes or repurposing of existing homes to intensify	Plan provisions drafted to provide for a range of housing choices, including tiny homes and repurposing.
	Continue to help applicants considering intensive housing proposals, for example through pre-application meetings, the use of the urban design panel, major projects and duty planner services. A proportion of these services are already free for customers	<p>Six Major Project Team meetings were held during the period.</p> <p>A new position, the Principal Development Adviser, has been created through the LTP 2021-31. The position has been filled by Chris Miles and he will assist customers to navigate various Council approval and consenting processes to provide a smooth pathway for developments that provide housing and intensification including:</p> <ul style="list-style-type: none"> • Coordinate the delivery of Council services involved in approving various aspects of housing developments. • Develop and maintain strategic and enduring relationships with housing developers, consultants, and other external stakeholders to become their point of contact for all Council services to achieve greater housing outcomes. • Actively work with Council teams to remove barriers and provide a solutions-focused approach.
	Stay up to date with national direction through changes to its legislative and regulatory documents. Raise local issues at a national level, for example, through submission responses to draft National Policy Statements	<p>Submissions that were made include:</p> <ul style="list-style-type: none"> • Discussion document - Government Policy Statement on Urban Development. • Natural and Built Environment Draft Exposure Bill.
Future Long Term Plan's, AMP's and Infrastructure	Undertake Neighbourhood Asset Upgrade Plans for each FDS intensification area to guide	Programmed over the next 10 years of the LTP

Strategy enable sufficient housing intensification in designated areas	current and future infrastructure investment in a coordinated way including use of road and reserve for low impact stormwater and amenity offsets	
	Alignment of lead and lag infrastructure budgeting to ensure capacity is enabled in each intensification area in a coordinated way	Infrastructure funding in support of the intensification of brownfield areas (city-centre and city-wide) has been included in the LTP 2021-31.
Utilities infrastructure planning is undertaken in conjunction with intensification development	Ensure utility planning activities consider the proposed intensification areas for example, active and/or public transport opportunities nearby or exploring the benefit of preparing parking management plans in areas that apply	Council's Infrastructure Acceleration fund application for the Bridge Street Active Transport Corridor provides for intensification of the city centre and areas that feed into that network.
	Ensure that infrastructure policies provide for future intensification. For example, city centre intensification objectives are supported through, and aligned with, the Public Transport Plan, Out and About Policy and Parking Strategy development and NZTA projects and funding opportunities	Intensification objectives are woven throughout Council's intensification policy. Specific examples for this period include the integrated nature of the Parking Strategy with Te Ara o Whakatū – City Centre Spatial Plan and Council's city centre Infrastructure Acceleration Fund application.

Reserve amenity is in step with intensification	Develop new Level of Service and associated development programme for the upgrade of existing urban neighbourhood reserves in intensification areas and align with Neighbourhood Asset Upgrade Plans	A new Level of Service (LoS) for intensification, in addition to the greenfield subdivision LoS, was adopted through the LTP 2021-31. The new LoS measures Council's performance for sufficient reserves in existing urban parts of the city, focusing on their improvement rather than additional land purchase to support intensification.
Public realm improvements leverage private residential development in the city centre	Continue to deliver planned city centre programmes to reinforce the city centre as an attractive place for events and recreation as well as to live and work	Public engagement on Te Ara ō Whakatū – City Centre Spatial Plan has been undertaken. The submissions received are largely in support. The next step is to report to Council on the public feedback and seek approval of the final Plan.
Council's Development Contributions policy supports its intensification objectives	Propose changes in the policy particularly for reserve contributions through the LTP 2021-31	A new policy was adopted through the LTP 2021-31. The new policy removed development contributions for the purchase of neighbourhood land in intensification areas but requires a small development contribution for improvement to existing reserves.
Budgeting of Infrastructure investment to service-plan enabled growth	Budget for infrastructure is programmed to enable the provision of increased capacity through the LTP process at the right time in response to FDS and Housing Business Assessment results	Infrastructure funding in support of the intensification of brownfield areas (city-centre and city-wide) has been included in the LTP 2021-31.
Development Agreements provide a	Continue to use Development Agreements to deliver FDS intensification objectives	No developer agreements were initiated during the period.

workable solution to the timing of infrastructure capacity	Consider introducing the ability to negotiate an affordability criterion when doing private development agreements	No developer agreements were initiated during the period.
Any divestment of Council's community housing supports social and affordable housing solutions in Nelson	Establish a Housing Reserve to allow Council to work with and support partners who have the ability to deliver social and affordable housing solutions for the community into the future	Council approved Phase One of the Housing Reserve on 5 October 2021. Phase One is a grants programme targeted at developments that are ready to go. Officers will report on options for the full Reserve by mid-2022.
More uptake of residential in the city centre	Provide for consideration of a City Centre Residential Conversion Fund of \$50,000 in the draft LTP 2021-31 over years 1 to 3, to subsidise the regulatory cost of conversion of upstairs commercial to residential in existing city centre buildings	A report to establish the City Centre Residential Conversion Fund will be scheduled to go to the Urban Development Subcommittee meeting when resources allow.



**Urban Development
Subcommittee**

9 November 2021

REPORT R26304

**National Policy Statement - Urban Development Annual
monitoring report 2020/2021**

1. Purpose of Report

- 1.1 To provide the results of the Nelson Tasman Joint Monitoring Report as required by the National Policy Statement on Urban Development (NPS-UD) and seek agreement to publish the Monitoring Report.

2. Recommendation

That the Urban Development Subcommittee

- 1. Receives the report National Policy Statement - Urban Development Annual monitoring report 2020/2021 (R26304) and its attachment (A2763290); and***
- 2. Approves the publishing of the report National Policy Statement on Urban Development, Nelson-Tasman Joint Monitoring Report, June 2021 (A2763290) on the Council website.***

3. Background

- 3.1 The National Policy Statement on Urban Development (NPS-UD) came into effect in August 2020. It replaced the National Policy Statement on Urban Development Capacity (NPS-UDC). This is the first annual monitoring report under the NPS-UD for the Nelson Tasman Urban Environment.
- 3.2 The NPS-UD (section 3.9) requires local authorities to monitor a range of indicators including:
- The demand for dwellings.
 - The supply of dwellings.

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report 2020/2021

- Prices of, and rents for, dwellings.
- Housing affordability.
- The proportion of housing development capacity that has been realised:
 - (i) in previously urbanised areas (such as through infill housing or redevelopment); and
 - (ii) in previously undeveloped areas (i.e. greenfield).
- Available data on business land.

3.3 The NPS-UD requires both Councils to work together to monitor and report on the required measures. The monitoring results for this range of indicators, are required to be reported and published at least annually. The Monitoring Report is required to be reported publicly on the Council website.

4. Background

4.1 The Monitoring Report includes data for both Nelson and Tasman local authorities, recognising the connected, cross-boundary property market both Councils share. The information provided on the Ministry of Housing and Urban Development's (MHUD) online data dashboard has been supplemented with Nelson City Council and Tasman District Council resource and building consent data within the Monitoring Report.

4.2 The attached Monitoring Report covers the period 1 July 2020 to 30 June 2021 and the main conclusions are:

- 4.2.1 Median house prices in Nelson and Tasman continue to increase. Compared with 5 years ago, median prices in Nelson have increased by around 63% and in Tasman by 74%. The annual increase in median house prices has been around 17-18% for the region.
- 4.2.2 Both Nelson and Tasman have seen a significant increase in the number of eligible applicants on the waiting list for Social Housing, as recorded on the Ministry of Social Development's Social Housing Register with increases of 32% and 53% respectively. As at June 2021 Nelson had 282 eligible applicants on the register.
- 4.2.3 Affordability has improved slightly in Nelson over the last 12 months, according to the Massey University Index. For the year to May 2021, home affordability improved in Nelson by 1.9%. An increase in mean household incomes for the period of 2.5% in Nelson has contributed to the improvement in affordability. For comparison, affordability in Tasman worsened by 9.5% over the same period. Tasman remains the second least affordable region in the country and Nelson is now the fifth least affordable region.

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- 4.2.4 In the year ending 30 June 2021 new dwelling unit building consents in Tasman reached 619 compared to 491 from the previous year. Total building consents for new dwelling units in Nelson have remained relatively constant at 260 for 2020/21 compared to 264 for the previous year.
- 4.2.5 Nelson has seen a decrease in the number of new residential sections for the year ending 30 June 2021 compared to the previous 12 months with a drop from 211 sections in 2020 to 106 sections in 2021. Tasman has seen a small increase in the number of sections created in the year ending June 2021, (348) compared with the previous year (332). Of the 106 new titles created in Nelson, 83 were in greenfield developments, 10 were backyard infill and 13 were the result of sites being redeveloped.
- 4.2.6 Subdivision resource consents for residential lots have increased in Nelson from 385 lots in 2019/20 to 446 in 2020/2021. Tasman on the other hand saw a decrease in subdivision consents for the same period district wide but with urban consents remaining static at 530 lots. The difference between the new titles in 4.2.5 and the number of consented residential lots is related to timing and the lag between the two processes. Each development granted resource consent will have its own timing and staging of development.
- 4.2.7 The amount of floor space consented for building for business (commercial and industrial) has remained relatively constant in Nelson City for the year ending 30 June 2020 with 7,560sqm consented, 7% higher than the previous year. Tasman saw an increase of 27% in the same period with 18,043sqm consented.
- 4.3 The NPS-UD requires a similar level of monitoring to the previous monitoring under the NPS-UDC with some minor additions. The attached report shows that generally, house prices have continued to increase but affordability has stabilised. Development activity has been variable with resource and building consents for new dwellings increasing but the number of new residential titles decreasing.

Author: Chris Pawson, Senior Analyst Environmental Management

Attachments

Attachment 1: A2763290 National Policy Statement on Urban Development, Nelson-Tasman Joint Monitoring Report, June 2021 [↓](#)



National Policy Statement on Urban Development
Nelson-Tasman Joint Monitoring Report
June 2021



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KEY RESULTS

- The population in the Nelson-Tasman Urban Environment grew by 2.0% to reach 85,400 by 30 June 2020. Both regions have mirrored national population growth trends, with higher growth rates since 2015 compared with the previous ten years.
- Since around 2015, housing supply in Nelson and Tasman has not kept up with the increasing demand for housing, although the gap appears to have narrowed in recent years.
- The number of new dwellings granted building consent in the Nelson-Tasman Urban Environment was 20% higher in 2020/2021 than the previous year, with 718 new dwellings consented. The increase was due to a higher number of dwellings consented in Tasman. Nelson recorded a similar number of new dwellings in both years.
- An increasing proportion of new dwellings in Nelson have been attached dwellings, such as retirement village units, townhouses, and apartments, which were 35% of Nelson's new dwellings in 2020/2021. In Tasman, stand-alone houses continue to be the dominant housing typology, with attached dwellings at 12% of total dwellings. Two thirds of the attached dwellings were retirement villages.
- There were 348 new residential sections created in Tasman (332 (95%) in the Urban Environment), this is slightly more titles created in the District than last year. Of these, 202 sections were created in the Richmond West special housing areas, including some on land still zoned Rural 1 deferred Light Industrial or Mixed Business, some residential. (A Plan Change to rezone the business land is well progressed.) There were 106 sections created in Nelson, around half of the sections created in the previous 12 months. Of these new sections, 83 (78%) were greenfield sites, 10 were infill and 13 were redevelopment sites.
- Of the 467 new dwellings in Tasman's part of the Urban Environment granted building consent in 2020/2021, the majority (417 dwellings, 89%) have been in previously undeveloped areas, mostly in Richmond West. There have been 50 new dwellings in the previously urbanised areas of Richmond and Motueka.
- In 2020/2021, there were 588 new lots granted resource consent (subdivision) in all of Tasman District, of which 530 were in the Urban Environment. This is lower than in 2019/2020 when there were 680 new lots, including 530 in Richmond. In Nelson, 446 new lots were granted resource consent, approximately 15% more than the previous year. The new lots included 160 lots in the Bayview (Atawhai) subdivision.
- Tasman District Council also estimates demand and capacity for its main townships and communities. Growth over the last year in Tasman District has been higher than expected, particularly in Richmond, Brightwater, and Māpua. However, in Motueka, Wakefield and Lakes-Murchison, growth has been lower than expected.
- The 2021-2051 Nelson City Council Long Term Plan contains projected household growth over the next 10 years. For the year ending 30 June 2021, there is projected household growth of 35 households. On top of this the projected shortfall from the previous three years is estimated at around 200 households. In total, there were 260 new dwelling building consents granted in the 2020/2021 year. This would indicate that either there has been a period of 'catching up' with demand or alternatively growth in household numbers is higher than projected.
- There has been a steep rise in house prices in Nelson and Tasman since 2016, and particularly in 2020/2021. The median sales price for a house in Nelson reached \$685,500, and was \$760,000 in Tasman, an annual increase of 17% and 18% respectively. Compared with five years ago, Nelson house prices are 63% higher, and Tasman house prices are 74% higher.

- Nelson and Tasman rank as two of the least affordable regions in New Zealand for both housing and rental affordability.

Where possible, this report summarises quarterly data for the 12 months ending June 2021, and compares it with previous June year results. Using annual data means any consistent changes to trends in the data are likely to be more reliable. Some of the datasets can exhibit a large degree of variance between quarters.

MONITORING REQUIREMENTS OF NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020

The National Policy Statement on Urban Development 2020 (NPS-UD) came into force in August 2020 and sets out the objectives and policies for planning well-functioning urban environments under the Resource Management Act 1991. The NPS-UD 2020 applies to all local authorities with an urban environment within their boundaries. The NPS-UD replaced the earlier NPS on Urban Development Capacity.

The NPS-UD requires these local authorities to monitor, quarterly, a set of indicators relating to housing and business land development, and to publish the results of its monitoring at least annually. Regular monitoring helps Councils better understand factors affecting the demand and delivery of residential and business development and also helps inform planning processes, including infrastructure investment.

As Nelson City Council and Tasman District Council each have jurisdiction over parts of the Nelson-Tasman tier 2 Urban Environment, both Councils are jointly responsible for monitoring development trends. Both Councils also monitor development trends more widely, including at the region-wide level and for specific locations outside of the Urban Environment. Where relevant data is available, this has been included in the annual report.

Since 2017, both Councils have monitored urban development trends, as required by the previous National Policy Statement on Urban Development Capacity 2016. These earlier reports are available on the Councils' websites. See [Monitoring reports | Tasman District Council](#).

NELSON-TASMAN URBAN ENVIRONMENT

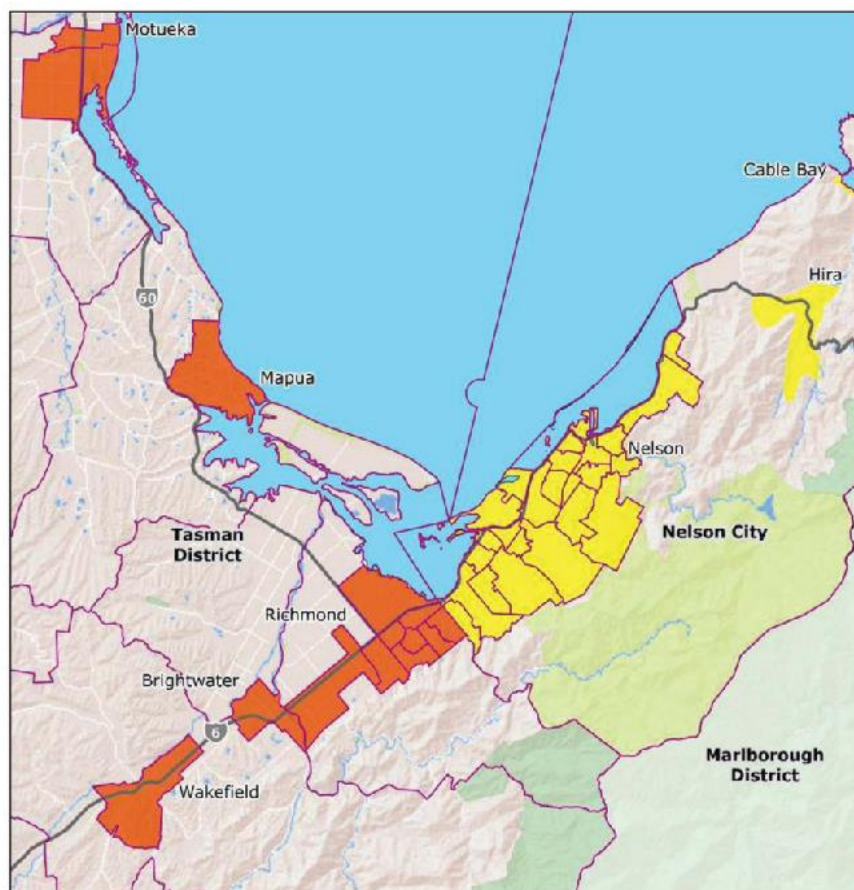
This report covers development trends for the Nelson-Tasman Urban Environment, as well as the wider Nelson City and Tasman District local authority areas. Nelson-Tasman is identified as a Tier 2 Urban Environment in the NPS-UD. The Nelson City and Tasman District Councils are jointly responsible for the monitoring requirements of the NPS-UD (as well as for preparing a Future Development Strategy and Housing and Business Capacity Assessments).

The two Councils have agreed the Nelson-Tasman Urban Environment comprises the following city and towns: Nelson, Richmond, Hope, Motueka, Māpua, Wakefield, Brightwater, Cable Bay and Hira. This is based on the definition of 'urban environment' in the NPS-UD, recognising these communities are part of the same labour and housing market, and are or are intended to be predominantly urban in character and can include non-contiguous areas of urban land.

As at 30 June 2020, 85,400 residents live in the Nelson-Tasman Urban Environment, approximately $\frac{3}{4}$ of the Nelson-Tasman population. Of the total population in the Nelson-Tasman Urban Environment, 52,500 live in the Nelson part (62%) and 32,900 (38%) live in the Tasman part.

NOTE: The Urban Environment now monitored in this report and future reports covers a wider area than the previous Nelson Urban Area which was monitored under the NPS Urban Development Capacity. The previous Nelson Urban Area covered most of Nelson as well as Richmond. This means some data is not directly comparable between years prior to 2020.

Figure 1 shows the extent of the Nelson Tasman Tier 2 Urban Environment:

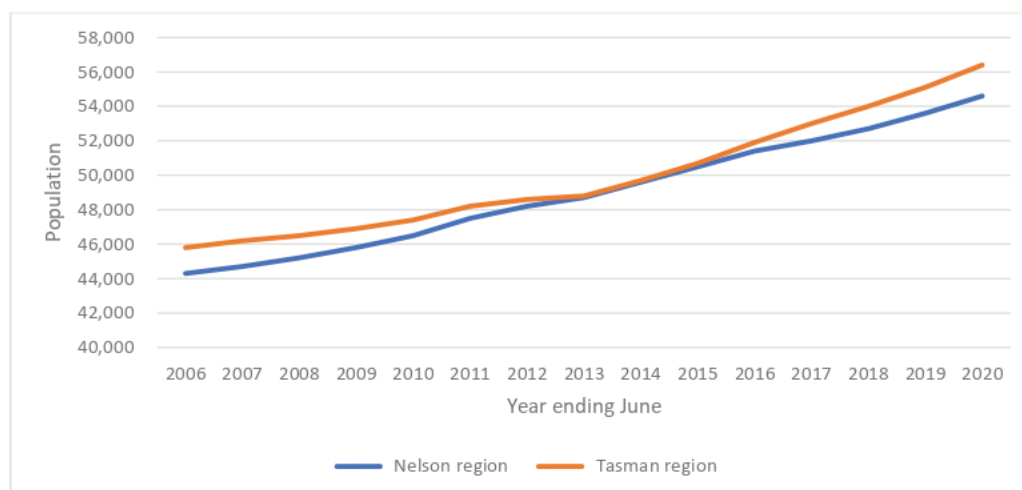


POPULATION TRENDS

The most recent population estimates from Stats NZ indicate that in the year ending June 2020, Nelson's population grew by 1.9% to reach 54,600, and Tasman's population grew by 2.4% to reach 56,400. The population in the Nelson-Tasman Urban Environment grew by 2.0% to reach 85,400. Both regions have mirrored national population growth trends, with higher growth rates since 2015 compared with the previous ten years.

Stats NZ estimated that nearly all of Nelson and Tasman's population growth in the year ending June 2020 was from positive net migration (more people moving here than leaving). For Tasman, approximately half was a net gain in internal migration (from other parts of New Zealand) and half was from international migration. Nelson's net migration gain was entirely from international migration.

Figure 2 Latest Stats NZ population estimates



RESIDENTIAL DEVELOPMENT TRENDS

Housing Demand and Supply

In reality, there are many market dynamics involved that affect the supply and price of housing, including the cost of infrastructure and building materials, the availability of skilled labour, bank lending policies to both developers and buyers, the release of new land and housing to the market, the types of new housing, investor purchase of housing, and internal migration and immigration trends.

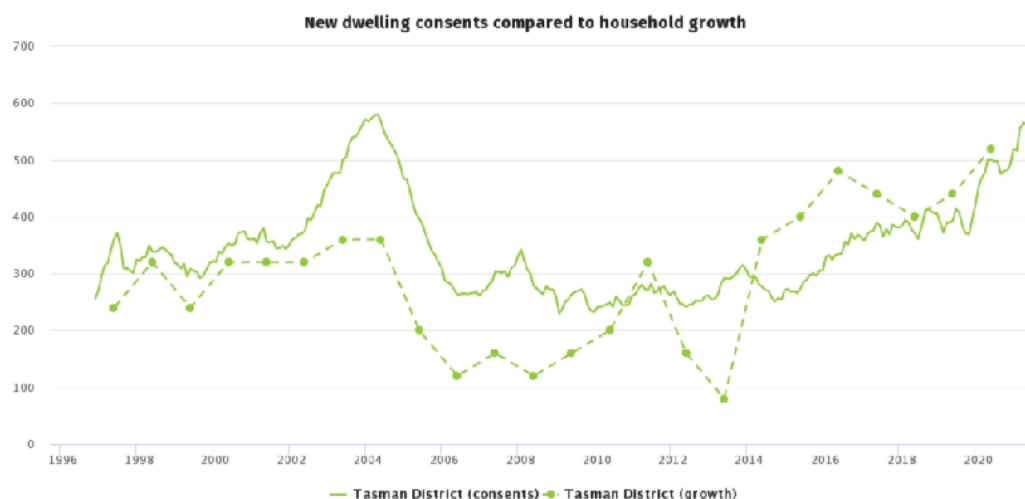
The recent Housing and Business Capacity assessments published by both Councils have demonstrated there is sufficient zoned and serviced land in the Nelson Tasman Urban Environment to meet expected residential and business growth, with a 20% buffer, for at least the next 18 years. Both Council's are responding to growth pressures in various planning processes, including infrastructure investment. These include the Long Term Plan infrastructure programme, Nelson Plan, Tasman Environment Plan, and recent applications for government funding, such as the Infrastructure Acceleration Fund.

The following charts compare housing supply (the solid line) with housing demand (the dotted line). Housing supply uses data on consented new dwellings. Housing demand is based on household growth, using data on population growth and household size.

Figure 3: Nelson City housing supply and demand



Figure 4: Tasman District housing supply and demand



Since around 2015, housing supply in Nelson and Tasman has not kept up with the increasing demand for housing, although the gap appears to have narrowed in recent years to an annual shortfall on 100 houses across Nelson and Tasman. About a third of the undersupply is in Tasman (about 35 a year) and two thirds is in Nelson.

Other Housing Demand Indicators

Both Nelson and Tasman have seen a significant increase in the number of eligible applicants on the waiting list for Social Housing, as recorded on the Ministry of Social Development's Social Housing Register.

As at June 2021, there were 282 eligible applicants for social housing in Nelson and 165 in Tasman. Compared with June 2020, the number in Nelson has increased 32% and the number in Tasman has increased 53%. Compared with five years ago, Nelson has experienced a more than ten-fold increase, from 24 applicants in June 2016. Tasman has seen an eight-fold increase, from 21 in June 2016 to 165 in June 2021.

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Other Housing Supply Indicators

Both Councils have additional data on residential development trends that can provide further detail on the type and location of development that has occurred in recent years.

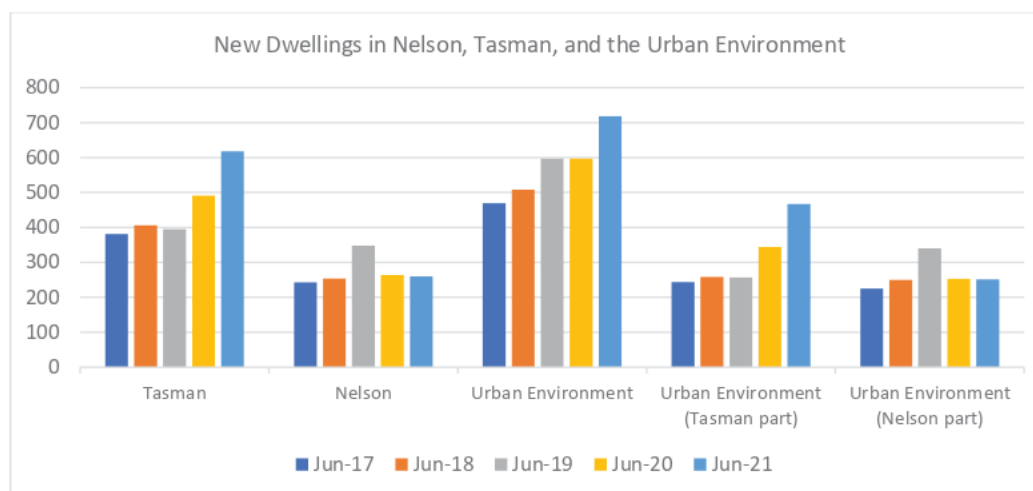
New Dwellings granted Building Consent

The number of new dwellings consented in the Nelson-Tasman Urban Environment was 20% higher in 2020/2021 than the previous year, with 718 new dwellings consented. The increase was due to a higher number of dwellings consented in Tasman's part of the Urban Environment, particularly in Richmond. Nelson recorded a similar number of new dwellings in both years.

Table 1 Building consents 2017-2021

Year Ending	Jun-17	Jun-18	Jun-19	Jun-20	Jun-21	Annual Change 2020/2021
NEW DWELLINGS						
Total Nelson City and Tasman District	624	660	743	755	878	123
Tasman	381	406	395	491	618	127
Nelson	243	254	348	264	260	-4
Urban Environment	469	508	597	597	718	121
Urban Environment (Tasman part)	244	258	257	344	467	123
Urban Environment (Nelson part)	225	250	340	253	251	-2

Figure 5 Building consents 2017-2021

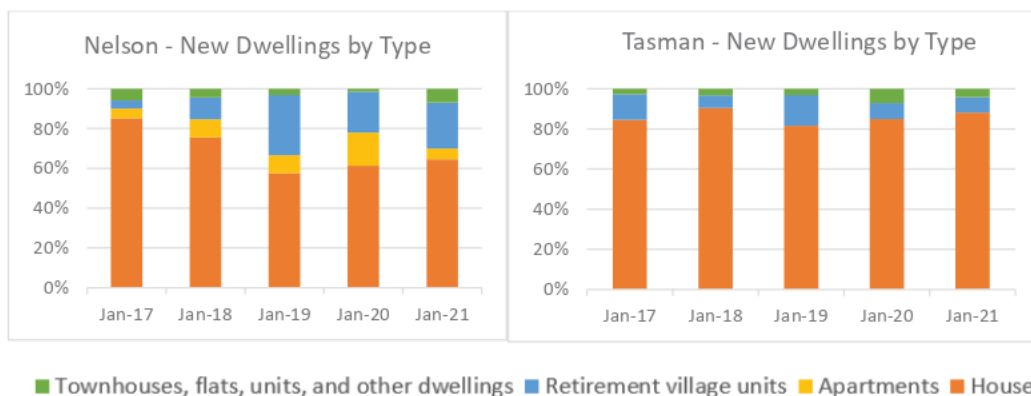


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Dwellings by Type

An increasing proportion of new dwellings in Nelson have been attached dwellings, such as retirement village units, townhouses, and apartments, which were 35% of Nelson's new dwellings in 2020/2021. In Tasman, stand-alone houses continue to be the dominant housing typology, with attached dwellings at 12% of total dwellings.

Figure 6 Residential buildings consents by type



In the last year, two-thirds of the new attached dwellings in both Nelson and Tasman have been retirement village units.

Sections Created and Granted Resource Consent

The numbers of residential sections being created (titles) and granted resource consent (subdivision) are useful lead indicators on the capacity for future housing supply. The number of sections created uses LINZ data on new titles, once a subdivision is complete. The number of new residential lots is based on the resource consents for subdivisions.

Table 2 New residential sections created and resource consents (subdivision)

	2019/2020	2019/2020	2020/2021	2020/2021
New residential sections created				
	Urban Area only*	All of District	Urban Environment only	All of District
Nelson	211	211	106	106
Tasman	243	322	332	348

- The Nelson Urban Area was monitored under the NPS on Urban Development Capacity prior to the NPS UD replacing it with the Nelson Tasman Urban Environment definition.

Residential resource consents (subdivision)				
	2019/2020	2019/2020	2020/2021	2020/2021
	Urban Area only	All of District	Urban Environment only	All of District
Nelson	385	385	446	446
Tasman	530	680	530	588

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Nelson

In 2020/2021, there were 106 new residential sections created in Nelson. Of these 83 were greenfield sites, 10 were backyard infill and 13 were redevelopment sites. This is down to around half of the sections created in the previous 12 months.

In 2020/2021, there were 446 new lots granted resource consent (subdivision) in Nelson City. The size of the subdivisions varied between providing a single additional lot through to an additional 160 lots in the Bayview (Atawhai) subdivision.

Tasman

In 2020/2021, there were 348 new residential sections created in Tasman (332 (95%) in the Urban Environment). Of these, 202 sections were created in the Richmond West special housing areas, including some on land still zoned Rural 1 deferred Light Industrial or Mixed Business, some residential. A Plan Change to rezone the business land is well progressed.) This is slightly more titles created in the district than last year.

In addition, there were an additional 24 titles created for housing in the Rural 3 zone in Moutere, making 372 residential titles in total for Tasman.

In 2020/2021, there were 588 new lots granted resource consent (subdivision) in all of Tasman District, of which 530 were in the Urban Environment. This is lower than in 2019/2020 when there were 680 new lots, including 530 in Richmond.

Housing prices, rents and affordability

Housing affordability is the cost of housing relative to a household's income.

House prices

Data from the Ministry of Housing and Urban Development (MHUD) shows a steep rise in house prices in Nelson and Tasman since 2016, and particularly in 2020/2021. The median sales price for a house in Nelson reached \$685,500, and was \$760,000 in Tasman, an annual increase of 17% and 18% respectively. Compared with five years ago, Nelson house prices are 63% higher, and Tasman house prices are 74% higher.

Figure 7 Median sales price (MHUD)

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House rents

Data from MHUD also shows an increase in average rents in Nelson and Tasman, although not as steep as the increase in house prices. For 2020/2021, the average rent in Nelson was \$465, up 5% compared with a year ago, and 30% higher than five years ago. The average rent in Tasman was \$453, up 8% and 34% respectively.

Figure 8 average rents (MHUD)



Massey University Home Affordability and Residential Rental Reports

Massey University publishes a quarterly [Home Affordability Report](#) with a home affordability index by region. The index takes into account house prices, the cost of borrowing (interest rates), and wage levels. The June 2021 quarterly report shows a decline in home affordability in Nelson and Tasman. The report noted that, compared with all other regions, Tasman experienced the largest percentage increase in median house prices, and the most significant decline in home affordability. According to the Home Affordability Index, Tasman is the second least affordable region to buy a house (behind Auckland). Nelson is the fifth-least affordable.

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Table 3 Massey University Home Affordability Report (June 2021)

HOME AFFORDABILITY INDEX				PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 12 MONTHS		PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 3 MONTHS	
Region	May 2020	Feb 2021	May 2021	Improvement	Decline	Improvement	Decline
Northland	19.4	19.5	21.5		10.8%		10.2%
Auckland	28.5	28.3	28.2	1.2%		0.6%	
Waikato	20.4	20.1	21.2		3.7%		5.7%
Bay of Plenty	21.2	23.7	24.7		16.2%		3.9%
Gisborne	15.6	17.3	20.5		31.7%		18.8%
Hawke's Bay	18.4	19.7	22.7		23.6%		15.7%
Manawatu/Whanganui	13.7	15.1	17.8		29.6%		17.9%
Taranaki	13.3	13.7	16.1		21.2%		17.7%
Wellington	20.2	21.5	21.3		5.5%	0.9%	
Tasman	25.2	22.7	27.6		9.5%		21.9%
Nelson	22.3	21.1	21.9	1.9%			4.0%
Marlborough	20.3	20.5	20.6		1.3%		0.5%
West Coast	7.9	8.2	8.9		13.0%		9.4%
Canterbury	15.6	15.6	16.6		6.4%		6.7%
Otago	17.5	18.5	20.4		16.7%		10.6%
Southland	12.5	11.6	12.1	3.2%			3.8%
All Regions	20.2	20.8	22.3		10.1%		6.8%

Massey University also publish a quarterly Rental Report with a rental affordability by region. Rental affordability is calculated by comparing average weekly wages and average rents. The June 2021 quarterly report shows a decline in rental affordability in Nelson and Tasman, with both regions slightly worse than the national average.

Infometrics Housing and Rental Affordability

Infometrics also publish measures of housing and rental affordability.

Housing affordability is measured by the ratio between average house values and average annual household income. For the June 2021 quarter, the average house value in Nelson is 8.9 times the average household income, and the average house in Tasman is 8.5 times the average household income.

For rental affordability, Infometrics use the ratio between average annualised rents and average annual household income. A higher ratio suggests that average rents cost a greater multiple of typical incomes, which indicates lower rental affordability. Rental affordability has worsened in Nelson and Tasman in recent years. Compared with other regions, Tasman and Nelson are the second and third least affordable regions for renting, behind Otago.

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Proportion of Capacity in Greenfield Areas or in Previously Developed Areas

A new monitoring requirement of the NPS-UD is the proportion of housing development capacity which has been realized, in either previously urbanized areas or in previously undeveloped areas.

Of the 467 new dwellings granted building consent in Tasman's part of the Urban Environment in 2020/2021 (see table 1), the majority (417 dwellings, 89%) have been in previously undeveloped areas, mostly in Richmond West. There have been 50 new dwellings in the previously urbanised areas of Richmond and Motueka.

Nelson has assessed this requirement in relation to new residential sections created. In 2020/2021, there were 106 new residential sections created in Nelson. Of these 83 (78%) were greenfield sites, 10 were backyard infill and 13 were redevelopment sites.

Comparing Actual and Forecast Development

Nelson

The 2021-2051 Nelson City Council Long Term Plan contains projected household growth over the next 10 years. For the year ending 30 June 2021, there is projected household growth of 35 households. On top of this the projected shortfall from the previous three years is estimated at around 200 households. In total, there were 260 new dwelling building consents granted in the 2020/2021 year. This would indicate that either there has been a period of 'catching up' with demand or alternatively growth in household numbers is higher than projected.

Tasman

Tasman District Council also estimates demand and capacity for its main townships and communities. The following table compares the actual number of new dwellings with the number projected in Council's growth model. The actual number is based on building consents for new dwellings. The numbers of new dwellings in the growth model were based on the population growth assumption and the infrastructure work programme in the Long Term Plan 2021-2031 (LTP). Next year's report will include the actual number of dwellings for Year 1 of the LTP.

Growth over the last year in Tasman District has been higher than expected, particularly in Richmond, Brightwater, and Māpua. However, in Motueka, Wakefield and Lakes-Murchison, growth has been lower than expected.

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Table 4 Tasman's growth model dwelling forecasts compared with building consents

	Number of new dwellings projected (based on LTP projections)	Actual number of new dwellings (granted building consent)	Difference between actual and projected new dwellings
	2020/2021	2020/2021	2020/2021
Richmond	247	355	+108
Brightwater	8	37	+29
Wakefield	20	12	-8
Māpua	25	40	+15
Motueka	47	23	-24
Moutere	68	75	+8
Lakes-Murchison	21	14	-7
Golden Bay	26	29	+3
Tasman District	499	618	+119

The growth assumption for the Long Term Plan 2021-2031 was made in 2020 based on the best information available at the time. Council will review and update its growth assumption as part of developing the Long Term Plan 2024-2034.

BUSINESS DEVELOPMENT TRENDS

Demand for Business Land

The June 2021 Quarterly Economic Monitor for Nelson-Tasman, prepared by Infometrics, indicated a relatively resilient economy for the region. Gross Domestic Product was provisionally up 5.9% for the year to June 2021. Employment numbers have been relatively flat over the last year, after average annual growth of 2.4% in the previous three years. Infometrics commented that our economic resilience is underpinned by industries such as construction, retail, health care and the public sector, and job creation is happening in these industries.

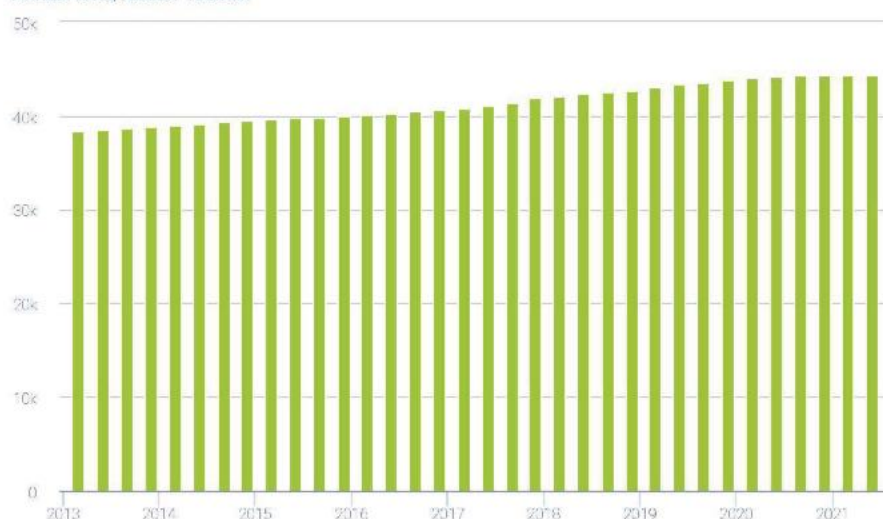
Gross domestic product (\$m)

Annual level, Nelson-Tasman



Employment (place of residence)

Annual level, Nelson-Tasman



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Supply of Business Land

New Buildings granted Building Consent

One measure of retail, commercial and industrial business land development is the total floor area for new building consents, for new buildings which are either commercial buildings (including shops, restaurants, bars, offices), factories, industrial and storage buildings, or hotels, motels and other short-term accommodation.

The amount of new commercial and industrial floor area consented in the Nelson-Tasman Urban Environment was 29% higher in 2020/2021 than the previous year. The increase was due to more floor area consented in Tasman, half of which was in Richmond. Nelson recorded a similar amount of floor area consented in both years.

Table 5 New commercial and industrial buildings granted building consent by floorspace (sq m)

	Year ending June					Annual Change 20/21	
	Jun-17	Jun-18	Jun-19	Jun-20	Jun-21		
Total Nelson City and Tasman District	52,293	52,793	34,887	21,283	25,603	+4,320	20%
Tasman	15,782	35,548	24,463	14,229	18,043	+3,814	27%
Nelson	36,511	17,245	10,424	7,054	7,560	+506	7%
Urban Environment	42,149	41,388	13,367	15,113	19,540	+4,427	29%
Urban Environment (Tasman part)	5,638	25,241	2,943	9,209	12,455	+3,246	35%
Urban Environment (Nelson part)	36,511	16,147	10,424	5,904	7,085	+1,181	20%

Business Sections Created and Granted Resource Consent

The numbers of commercial and industrial sections being created (titles) and granted resource consent are useful lead indicators on the capacity for future business land supply. The number of business sections created uses LINZ data on new titles, once a subdivision is complete. The number of new business lots granted resource consent is based on subdivision consent.

Table 6 New Business sections created and Business Resource Consents

	2019/2020	2020/2021
New business sections created		
Nelson City	2	1
Tasman District	19	9
New business sections granted Resource Consent (subdivision)		
Nelson City	4	5
Tasman District	9	10

NELSON

In 2020/2021, there was one new business title created in Nelson, located in the Parkers Road industrial zone.

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In 2020/2021, there were 5 new commercial or industrial lots granted resource consent, one more than the number granted resource consent in 2019/2020.

TASMAN

In 2020/2021, there were 9 new business titles created in Tasman, all in the mixed business zone.

In 2020/2021, there were 10 new commercial or industrial lots granted resource consent, similar to the number granted resource consent in 2019/2020.