

# AGENDA

**Ordinary meeting of the**

## **Joint Committee of Tasman District and Nelson City Councils**

**Tuesday 10 November 2020  
Commencing at 9.30a.m.  
Council Chamber  
Civic House  
110 Trafalgar Street, Nelson**

Membership: His Worship the Mayor of Tasman Tim King (Chairperson), Her Worship the Mayor of Nelson Rachel Reese (alternating Chairperson)

Tasman District Councillors: Stuart Bryant, Mark Greening, Dean McNamara, Kit Maling, David Ogilvie, Trevor Tuffnell, Anne Turley, Dana Wensley, Ceilia Butler, Chris Hill, Trindi Walker and Christeen MacKenzie

Nelson City Councillors: Yvonne Bowater, Trudie Brand, Mel Courtney, Judene Edgar, Kate Fulton, Matt Lawrey, Brian McGurk, Gaile Noonan, Rohan O'Neill-Stevens, Pete Rainey, Rachel Sanson and Tim Skinner

Quorum: 14 at least five must be from each local authority

**Joint Committee of Tasman District and Nelson City Councils**

**10 November 2020**

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**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 10 March 2020

**6 - 10**

Document number M7742

Recommendation

***That the Joint Committee of Tasman District and Nelson City Councils***

***1. Confirms the minutes of the meeting of the Joint Committee of Tasman District and Nelson City Councils, held on 10 March 2020, as a true and correct record.***

**6. Update on Future Development Strategy and related matters**

**11 - 25**

Document number R21424

Recommendation

***That the Joint Committee of Tasman District and Nelson City Councils***

- 1. Receives the report Update on Future Development Strategy and related matters (R21424) and its attachments (A2491932 and A2491755); and***
- 2. Approves the inclusion of the settlements of Nelson, Richmond, Motueka, Mapua, Wakefield, Brightwater, Cable Bay and Hira as part of the 'Urban Environment' in recognition that these communities are part of the same labour and housing market.***

**7. Tasman Bays Heritage Trust - Six Month Strategic Presentation**

Olivia Hall, Chair of the Tasman Bays Heritage Trust, Emma Thompson, Deputy Chair and Lucinda Blackley-Jimson, Chief Executive of the Nelson Provincial Museum, will give a presentation.

**CONFIDENTIAL BUSINESS**

**8. Exclusion of the Public**

Recommendation

***That the Joint Committee***

- 1. Confirms, in accordance with sections 48(5) and 48(6) of the Local Government Official Information and Meetings Act 1987, that Geoff Dangerfield and Hugh Morrison from Port Nelson and Paul Steere and Andy Wotton from Nelson Airport Ltd remain after the public has been excluded, for Items 2 and 3 of the Confidential agenda (Port Nelson Strategic Presentation and Nelson Airport Limited Strategic Presentation), as they have knowledge that will assist the meeting.***

## Recommendation

### ***That the Joint Committee***

- 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:***

<b>Item</b>	<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Particular interests protected (where applicable)</b>
<b>1</b>	<b>Joint Committee Meeting - Public Excluded Minutes - 10 March 2020</b>	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"> <li>Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities</li> </ul>
<b>2</b>	<b>Port Nelson strategic presentation</b>	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"> <li>Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities</li> </ul>
<b>3</b>	<b>Nelson Airport Limited strategic presentation</b>	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"> <li>Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities</li> </ul>
<b>4</b>	<b>Joint Council Controlled Organisations - Matters for Statements of</b>	Section 48(1)(a)  The public conduct of this matter would be likely to result in	The withholding of the information is necessary: <ul style="list-style-type: none"> <li>Section 7(2)(i) To enable the local authority to carry on,</li> </ul>

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
	<b>Expectation (Tasman Bays Heritage Trust, Port, Airport) 2021/22</b>	disclosure of information for which good reason exists under section 7	without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)



## Minutes of a meeting of the Joint Committee of Tasman District and Nelson City Councils

**Held in the Council Chamber Civic House, 110 Trafalgar Street, Nelson**

**On Tuesday 10 March 2020, commencing at 2.38p.m.**

- Present:** His Worship the Mayor of Tasman T King (Chairperson), Her Worship the Mayor of Nelson R Reese, Tasman District Councillors S Bryant, C MacKenzie, K Maling, D Ogilvie, T Tuffnell, A Turley, T Walker, D Wensley
- Nelson City Councillors T Brand, M Courtney, J Edgar, K Fulton, M Lawrey, B McGurk, G Noonan, R O'Neill-Stevens, P Rainey and R Sanson
- In Attendance:** NCC Chief Executive (P Dougherty), TDC Chief Executive (J Dowding), NCC Group Manager Community Services (R Ball), NCC Group Manager Corporate Services (N Harrison), TDC Corporate Services Manager (M Drummond), TDC Engineering Manager (R Kirby) and Governance Adviser (E Stephenson)
- Apologies :** Councillors Bowater, Greening, Hill, McNamara and Skinner for absence and Councillor Noonan for early departure

### 1. Apologies

Resolved JC/2020/001

#### ***That the Joint Committee***

- 1. Receives and accepts the apologies from Tasman District Councillors Greening, Hill and McNamara; Nelson City Councillors Bowater and Skinner, and from Nelson City Councillor Noonan for early departure.***

Lawrey/Courtney

Carried

### 2. Confirmation of Order of Business

There was no change to the order of business.

### 3. Interests

His Worship the Mayor King declared an interest in Item 2 of the confidential agenda – Port Nelson Ltd – six monthly strategic presentation, noting that he would leave the meeting for that item.

### 4. Public Forum

There was no public forum.

### 5. Confirmation of Minutes

5.1 19 November 2019

Document number M6552, agenda pages 5 - 8 refer.

Resolved JC/2020/002

***That the Joint Committee of Tasman District and Nelson City Councils***

***1. Confirms the minutes of the meeting of the Joint Committee of Tasman District and Nelson City Councils, held on 19 November 2019, as a true and correct record.***

Maling/Bryant

Carried

### 6. Presentation from Selwyn Mayor Sam Broughton - Te Wai Pounamu - South Island Destination Management Plan 2020 - 2030

Document number R15876, agenda pages 9 - 26 refer.

Attendance: Councillor Fulton entered the meeting at 2.43p.m.

His Worship the Mayor of Selwyn, Sam Broughton, presented a PowerPoint presentation on the South Island Destination Management Plan 2020 – 2030 (A2343404). He noted the need for collaboration across the South Island with regard to encouraging and managing visitors and spoke of the strategic aims of the plan.

Points he highlighted included the need for a management focus rather than a marketing one and that strengthening the economy was important. He provided statistics and data related to tourism, both for international and domestic visitors.

Mayor Broughton answered questions regarding his presentation.

Resolved JC/2020/003

***That the Joint Committee of Tasman District and Nelson City Councils***

- 1. Receives the report Presentation from Selwyn Mayor Sam Broughton - Te Wai Pounamu - South Island Destination Management Plan 2020 - 2030 and its Attachment (A2353404).***

Maling/Wensley

Carried

**Attachments**

- 1 A2353404 - Te Wai Pounamu - South Island Destination Management Plan 2020 - 2030

**7. Nelson Airport Ltd - six monthly strategic presentation**

Paul Steere, Chairperson; Robert Evans, Chief Executive Officer; and Simon Orr, Corporate Services Manager, Nelson Airport Ltd, presented Nelson Airport Ltd's six monthly presentation (A2356478) and answered questions regarding financial performance, passenger numbers, electric vehicle support, emissions targets, data gathering and availability of local produce in its retail outlets.

**Attachments**

- 1 A2356478 Nelson Airport Presentation

**8. Tasman Bays Heritage Trust - Six Month Strategic Presentation**

Olivia Hall, Chair of the Tasman Bays Heritage Trust; and Lucinda Blackley-Jimson, Chief Executive of the Nelson Provincial Museum, provided a presentation (A2355483). They noted that the Museum continued to meet its targets, including having over 40% of local products, and that its sustainability target, education programme, archives and research and storage continued to be areas of key focus.

Attendance: Councillor Fulton left the meeting at 4.33p.m.

**Attachments**

- 1 A2355483 TBHT PowerPoint presentation

Attendance: Mayor King left the meeting at 4.36p.m. and Mayor Reese assumed the chair.



## 9. Exclusion of the Public

Hugh Morrison and Phil Lough from Port Nelson Ltd, were in attendance for Item 2 of the Confidential agenda to provide the six monthly strategic presentation and, accordingly, the following resolution was required to be passed:

Resolved JC/2020/004

### ***That the Joint Committee***

- 1. Confirms, in accordance with sections 48(5) and 48(6) of the Local Government Official Information and Meetings Act 1987, that Phil Lough and Hugh Morrison of Port Nelson Ltd, remain after the public has been excluded, for Item 2 of the Confidential agenda Port Nelson Limited – six monthly strategic presentation, as they have knowledge relating to Port Nelson Ltd that will assist the meeting.***

Her Worship the Mayor/Courtney

Carried

Resolved JC/2020/005

### ***That the Joint Committee***

- 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:***

Her Worship the Mayor/Courtney

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	Joint Committee Meeting - Public Excluded Minutes - 19 November 2019	Section 48(1)(a)  The public conduct of this matter would be likely to result in disclosure of information for which	The withholding of the information is necessary: <ul style="list-style-type: none"> <li>Section 7(2)(b)(ii) To protect information where the making available of the information would be</li> </ul>

Item	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Particular interests protected (where applicable)
		good reason exists under section 7.	likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information <ul style="list-style-type: none"> <li>Section 7(2)(i) To enable the local authority to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</li> </ul>
<b>2</b>	<b>Port Nelson Limited - six monthly strategic presentation</b>	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"> <li>Section 7(2)(h) To enable the local authority to carry out, without prejudice or disadvantage, commercial activities</li> </ul>

The meeting went into confidential session at 4.37p.m. and resumed in public session at 5.05p.m.

There being no further business the meeting ended at 5.05p.m.

Confirmed as a correct record of proceedings:

\_\_\_\_\_ Chairperson \_\_\_\_\_ Date

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## **Update on Future Development Strategy and related matters**

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### **1. Purpose of Report**

- 1.1 This report is the first report to the Joint Committee on the Nelson Tasman Future Development Strategy since its adoption in July 2019. The report provides a summary of actions to date and an update on the proposed work programme going forward and seeks a decision on towns/areas to include as part of the 'Urban Environment' under the new National Policy Statement on Urban Development.

### **2. Recommendation**

***That the Joint Committee of Tasman District and Nelson City Councils***

- 1. Receives the report Update on Future Development Strategy and related matters (R21424) and its attachments (A2491932 and A2491755); and***
- 2. Approves the inclusion of the settlements of Nelson, Richmond, Motueka, Mapua, Wakefield, Brightwater, Cable Bay and Hira as part of the 'Urban Environment' in recognition that these communities are part of the same labour and housing market.***

### **3. Background**

- 3.1 The Nelson Tasman Future Development Strategy (FDS) is a high-level strategy that identifies potential housing and business growth areas and their phasing to meet demand over the next 30 years (2018-2048). It was adopted by the Nelson and Tasman Joint Committee on 26 July 2019.

## Item 7: Update on Future Development Strategy and related matters

- 3.2 Under the National Policy Statement on Urban Development Capacity 2016 (NPS-UDC), which was the national policy statement at that time, councils with medium and high population growth were encouraged to develop a FDS to demonstrate how sufficient development capacity for growing communities would be provided over the long-term (30 years).
- 3.3 Since the FDS was adopted in 2019 a new national policy statement has been gazetted, the National Policy Statement on Urban Development (NPS-UD). The new statement replaces the NPS-UDC 2016 and now requires the Nelson and Tasman Councils to jointly prepare and review Future Development Strategies for the shared Tier 2 Urban Environment.
- 3.4 Although it is now a requirement of the NPS-UD that the Council's work together on a joint strategy other benefits include:
- Alignment of infrastructure spending.
  - Provides a centres-based approach that is good for the regional economy.
  - Demonstrates cooperation and coordination of planning and strengthens the opportunity to leverage funding at a national level e.g. Waka Kotahi.
  - Leadership and clear planning direction signals certainty to increase investor confidence and prepare landowners across the urban environment.
- 3.5 This report discusses the new requirements for both Local Authority's under the NPS-UD and sets out the proposed work programme that officers will undertake to meet these requirements. It seeks a decision on which towns/areas to include as part of the 'Urban Environment'.

## **4. Discussion**

- 4.1 The FDS provided a number of recommendations to advance its implementation (see Attachment 1 – A2491932). Additionally, a number of resolutions relating to the FDS were made at the 26 July 2019 meeting (see Attachment 2 - A2491755). Alongside these, the NPS-UD has provided further direction in specific areas. An update on the recommendations of the FDS, Joint Committee resolutions of 26 July 2019, as well as any implications from the NPS-UD on these, is provided below.

### **Future Development Strategy**

- 4.2 The FDS recommended the Strategy should be reviewed every three years, with the next review starting in 2022. Under the new NPS-UD an FDS must be:

- 4.2.1 Reviewed every three years.

## Item 7: Update on Future Development Strategy and related matters

- 4.2.2 Updated, and made publically available, every six years and in time to inform, or at the same time as, preparation of the next Long Term Plan.
- 4.3 As any amendments to the FDS now require a special consultative procedure, adding to the length of time required to review a FDS, officers are planning to commence the next review in August 2021. This will enable an updated FDS to be ready in time to inform the next Long Term Plan for both Councils.
- 4.4 The NPS-UD has introduced some new factors that will need to be included in the FDS review including the spatial representation of infrastructure and constraints on development and consideration of where growth should not go. More Government guidance on the development and review of FDS under the NPS-UD is expected shortly and will help inform the upcoming review.
- 4.5 Officers will report back to the Joint Committee on the timeline for the review and its process in more detail closer to its commencement, approximately August 2021.

### **Monitoring and reporting framework**

- 4.6 It was recommended in the FDS that a robust monitoring and reporting framework should be developed to monitor population and household growth rates, demographic changes, housing affordability, house and section prices and the uptake of intensification and expansion opportunities. The Joint Committee also resolved that officers monitor and report back on progress of actual growth in residential housing versus projections annually.
- 4.7 The NPS-UD requires the monitoring of available data on business land and a set of key housing market indicators quarterly, with publication of results at least annually. The purpose of this monitoring is to provide robust and frequently updated evidence to inform decisions, the FDS and to ensure at least enough development capacity is enabled at all times.
- 4.8 The Nelson and Tasman Councils currently monitor quarterly and receive an annual monitoring report 'National Policy Statement – Urban Development Capacity' on the indicators required under the previous NPS-UDC. In future reports, data on the realised housing capacity in brownfield and greenfield areas (i.e. actual uptake rates) will also be included. The next monitoring report will be for the period 1 July 2020 to 30 June 2021.

### **Housing and business development capacity assessments**

- 4.9 The FDS recommended that a second housing and business capacity assessment be undertaken by mid-2021 and this is the same timeline as the NPS-UD that requires a joint Housing Development Capacity Assessment to be prepared and published by 31 July 2021.

## Item 7: Update on Future Development Strategy and related matters

- 4.10 The purpose of the housing assessment is to provide information on the demand and supply of housing and how the Local Authority will provide capacity to meet this demand, as well as the impact of planning and infrastructure decisions on that demand and capacity. It will also inform the housing bottom lines that now need to be inserted into each Council's regional policy statement and district plan as soon as practicable afterwards, which is a new requirement under the NPS-UD.
- 4.11 For Tasman, the Housing and Business Capacity assessment will cover the 'Urban Environment' as suggested in this report (Richmond, Brightwater, Wakefield, Mapua and Motueka) which will form part of the shared Tier 2 'Urban Environment' for both Nelson City and the Tasman District. Additionally, further assessment of the areas outside of this 'Urban Environment' will also be undertaken in Tasman, to ensure that growth planning for the whole district is able to be undertaken in the FDS review.
- 4.12 Although a business capacity assessment is not required by the NPS-UD at this time, officers are proposing to undertake both the housing and business capacity assessment at the same time as recommended under the FDS. The advantage of this approach is that obtaining this information would enable officers to commence the FDS review according to the timeline as set out in 4.3 above. It will also provide a clearer picture as to overall infrastructure requirements.
- 4.13 Officers have begun early planning for the housing and business capacity assessment, and are currently preparing to undertake a housing needs survey of the combined Nelson and Tasman areas so as to better understand the types of housing needed for the future. Officers will also be engaging with key stakeholders from the development and infrastructure sector as part of the housing and business capacity assessment, in early 2021.
- 4.14 Under the NPS-UD it is a continued requirement for Housing and Business Development Capacity Assessments to be jointly prepared and made publically available, every three years, in time to inform the next Long Term Plans.

### **Alignment of growth models**

- 4.15 The FDS recommended the Council's growth models that project population and household growth, and business activity demand across the two regions be aligned.
- 4.16 The two Councils have adopted different population projections and have different models for calculating housing and business capacity. For this housing and business capacity assessment and FDS, it is possible to align the assumptions underpinning the model (e.g. uptake rates, capitalisation ratio, feasibility testing, housing needs and regional transport infrastructure roll out along with consultation with iwi and developers) but it is more of a long term goal to use one growth model.

## Item 7: Update on Future Development Strategy and related matters

### **Tools to test the feasibility of development**

- 4.17 Officers from Nelson City Council are currently planning to procure advice on the feasibility of development and intensification uptake rates as part of the housing and business capacity assessment for the Nelson area. Tasman District Council officers are proposing to base intensification uptake rates on evidence from the Richmond Intensive Development Area.

### **Joint implementation, monitoring and review of FDS**

- 4.18 The FDS recommended a mechanism by which joint implementation, monitoring and review of the FDS should be established.
- 4.19 A set of delegated powers for the Joint Committee are in the process of being considered by each Council. The draft delegations are on the following agendas for Council consideration:
- 4.19.1 Tasman District Council – 22 October 2020
- 4.19.2 Nelson City Council – 3 November 2020
- 4.20 The draft delegations have been prepared to provide the Joint Committee with the authority to make decisions on approving, adopting, amending and reviewing FDS and Implementation Plans and overseeing the related Special Consultative Procedure that is required under the NPS-UD in the future.
- 4.21 It is also proposed that the Joint Committee is supported by a Mayoral Liaison Group that would meet from time to time to discuss cross boundary matters in relation to shared growth planning. The suggestion is for the Mayoral Group to be made up of both Mayors and the Chair of each Council's planning committee, along with each relevant Group Manager and officers responsible for the project from both Councils.

### **Partnerships**

- 4.22 The FDS also recommended that it (the FDS) should be used as a catalyst to further develop partnerships with all iwi of Te Tau Ihu to seek more collaborative involvement and help realise iwi social housing and commercial aspirations. There is additional guidance in the NPS-UD that states that future FDS must be informed by Māori and in particular tangata whenua, values and aspirations for urban development. The previous FDS was prepared in partnership with iwi but the new requirements go further.
- 4.23 Officers from the Nelson and Tasman Councils have been regularly attending the Te Tau Ihu Māori Housing Forum. The purpose of this forum is to bring together parties such as iwi, Te Puni Kokiri, Kāinga Ora, Ministry of Social Development and Councils, for example, to support, develop and address Maori housing needs within Te Tau Ihu. Officers are assisting the forum with the collation of relevant housing data and are well-positioned to assist with options that may be raised by forum

## Item 7: Update on Future Development Strategy and related matters

members that are in the realm of Council's influence and control and to bring these back to Council.

- 4.24 The FDS also recommended that a forum for ongoing liaison with key Central Government agencies involved in implementation and review be established. Officers from both Councils already have working relationships with Waka Kotahi and work closely with it on transport planning for the shared urban environment. Officers are also in regular contact with other agencies, such as Kāinga Ora, Habitat for Humanity and other community housing providers as well as the Ministry of Education and Ministry of Social Development. As part of the housing and business capacity assessment and review of the FDS more liaison with these and other agencies is planned to occur and further information on this will be provided in due course.

### **Intensification Action Plans**

- 4.25 To assist with the implementation of FDS objectives in relation to increased uptake of intensification, it was a recommendation for an Intensification Action Plan that identifies and progresses actions to enable and support intensification outcomes (for brownfield areas) to be developed.
- 4.26 Subsequently, each Council has adopted an Intensification Action Plan outlining actions specific to its area to assist with the uptake of intensified development that is being sought under the FDS. The action plans are similar in format with the same four work-streams and aligned in that they both set out to achieve the objectives of the FDS. However, they are different in recognition that each City/District has specific actions to focus on relevant to the identified impediments to intensification. It is expected that each Council will continue to oversee its own action plan.

### **Implementation Plan**

- 4.27 Under future FDS the Councils will be required to jointly prepare and adopt an Implementation Plan for both brownfield and greenfield development and this plan has to be reviewed annually. As set out above it is being proposed that the Joint Committee has delegated authority for future Implementation Plans. A joint Implementation Plan will need to be agreed after the FDS is reviewed and an updated version adopted.

### **Climate change mitigation adaptation strategy**

- 4.28 For Nelson city, a climate change mitigation/adaptation strategy was recommended to provide certainty of development capacity in areas potentially vulnerable to the impacts of sea level rise. Nelson City Council will be engaging with the community on these and other climate change adaptation issues, initially through its consultation process on the Nelson Plan.



## Item 7: Update on Future Development Strategy and related matters

- 4.29 As noted in the 2019 FDS, Tasman District Council will continue to progress its climate change strategy/action plan to enable its district to become more resilient to climate change impacts.

### **Regional Policy Statement and District Plans**

- 4.30 It was a recommendation that both Councils were to implement the FDS through their Regional Policy Statements (RPS)
- 4.31 This recommendation has been somewhat superseded by the NPS-UD that now requires changes including:
- 4.31.1 A housing bottom line (the amount of development capacity that is sufficient to meet expected housing demand plus the competitiveness margin) to be inserted into each RPS/District Plan.
- 4.31.2 The removal of plan provisions relating to minimum parking rates by no later than 20 February 2022.
- 4.31.3 The notification of plan changes that implement intensification policies by no later than 20 August 2022.
- 4.32 The NPS-UD has strengthened the Government's focus on the need for urban environments to provide for growth of the built environment and the need for strategic integrated planning that impacts on RPS and District Plans. Both Councils will continue to work independently to meet these requirements within the timeframes that have been set.

### **Long Term Plans, Infrastructure Strategies and other plans**

- 4.33 The Nelson and Tasman Councils have commenced work on their next Long Term Plans 2021-2031 including draft Infrastructure Strategies, Financial Strategies, Asset Management Plans and other related plans and documents. These documents have been prepared in line with the Joint Committee resolution that required future amendments of these documents to be consistent with, and assist in, implementing the outcomes sought through the FDS.

### **Other matters**

- 4.34 The FDS 2019 included the 'Nelson Urban Area' (Nelson and the main Richmond urban areas) and considered the appropriateness of the remaining parts of the combined City/District as potential growth locations to accommodate future growth.
- 4.35 Under the NPS-UD the Nelson and Tasman Councils 'Urban Area' has been replaced, and is now considered a Tier 2 'Urban Environment'. The definition of an 'Urban Environment' is any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:
- a) is, or is intended to be, predominantly urban in character; and

## Item 7: Update on Future Development Strategy and related matters

b) is, or is intended to be, part of a housing and labour market of at least 10,000 people.

4.36 However, an 'Urban Environment' may also include non-contiguous areas of urban land that is part of the same housing and labour market, including those that are not yet of at least 10,000 people but are intended to reach 10,000 people.

4.37 As a result, the intention is to consider the following areas as part of the 'Urban Environment' in recognition that these communities are part of the same labour and housing market:

4.37.1 In Tasman - the communities of Richmond, Motueka, Mapua, Wakefield and Brightwater.

4.37.2 In Nelson - the communities of Nelson, Cable Bay and Hira.

## 5. Options

<b>Option 1: Approve, as part of the Tier 2 'Urban Environment', inclusion of other settlements (Nelson, Richmond, Motueka, Mapua, Wakefield, Brightwater, Cable Bay and Hira) in recognition of them being part of the same housing and labour market. This is the recommended option.</b>	
Advantages	<ul style="list-style-type: none"> <li>Aligns with the intent of the NPS-UD and advice from the Ministry of the Environment and Ministry of Housing and Urban Development.</li> <li>Reflects the available data on travel to work (2018 census), commuter patterns, travel time and real estate demand.</li> </ul>
Risks and Disadvantages	<ul style="list-style-type: none"> <li>Broadens the number of towns to which the NPS-UD applies and the scope and resourcing required to prepare the FDS.</li> <li>There are other towns in Tasman District that possibly could be considered an 'Urban Environment', although the data available on commuter patterns (2018 census) is not clear.</li> </ul>
<b>Option 2: Do not approve the inclusion of other settlements as part of the Tier 2 Urban Environment.</b>	
Advantages	<ul style="list-style-type: none"> <li>Reduces the scope of towns/areas to which the NPS-UD applies and therefore the scope of work.</li> </ul>
Risks and Disadvantages	<ul style="list-style-type: none"> <li>Does not align with the intent of the NPS-UD or advice from the Ministry of the Environment and Ministry of Housing and Urban Development.</li> </ul>

## **6. Next Steps**

- 6.1 Officers will commence with preparations for undertaking the Housing and Business Capacity Assessment and will report back to the Joint Committee with the results of the assessment in mid-2021.

**Authors:**        **Gabrielle Thorpe, Senior City Development Adviser**  
                         **Jacqui Deans, Urban Growth Co-ordinator – Tasman**  
                         **District Council**

### **Attachments**

- Attachment 1: A2491932 - Detailed Recommendations Nelson Tasman Future Development Strategy [↓](#)
- Attachment 2: A2491755 - Resolutions from the Joint Committee of the Tasman District and Nelson City Councils 26 July 2019 [↓](#)

<b>Important considerations for decision making</b>	
<b>1. Fit with Purpose of Local Government</b>	<p>The matters in this report support the Nelson and Tasman Councils' work to provide for future growth and discusses the Government's requirements of local authorities for growth planning as set out in sections 30 and 31 of the RMA and its National Policy Statement on Urban Development.</p>
<b>2. Consistency with Community Outcomes and Council Policy</b>	<p>The decision on scoping the 'Urban Environment' that this report seeks contributes to the following community outcomes:</p> <ul style="list-style-type: none"><li>- Our urban and rural environments are people friendly, well planned and sustainably managed.</li><li>- Our infrastructure is efficient, cost effective and meets current and future needs.</li></ul>
<b>3. Risk</b>	<p>The risks in relation to the matters discussed in this report are considered to be low.</p>
<b>4. Financial impact</b>	<p>Extending the consideration of the urban environment to include other towns and settlements may mean that additional infrastructure capacity, and the costs associated to this, in those settlements would be required in the future. As these towns and settlements are likely to be subject to growth pressures anyway extending the area provides the opportunity for more efficient and coordinated growth planning to occur.</p>
<b>5. Degree of significance and level of engagement</b>	<p>This matter is of low significance. Further consultation with key stakeholders and iwi will be undertaken during the Housing and Business Capacity Assessment and with the public during the FDS review.</p>
<b>6. Climate Impact</b>	<p>The implications of climate change have not been considered in relation to this report however will be considered during the reviews of the Housing and Business Capacity Assessment and Future Development Strategy.</p>
<b>7. Inclusion of Māori in the decision making process</b>	<p>No engagement with Māori has been undertaken in preparing this report.</p>

## **8. Delegations**

The Joint Committee of Tasman District and Nelson City Councils has the following delegations to consider matters relating to Future Development Strategy and associated matters.

### *Areas of Responsibility:*

- *Implementation of the Nelson Tasman Future Development Strategy*

### *Delegations:*

- *To adopt, approve, review and amend the Nelson Tasman Future Development Strategy and Implementation Plan.*
- *In matters relating to the Nelson Tasman Future Development Strategy, to undertake community engagement, including all steps relating to Special Consultative Procedures or other formal consultation processes.*

### *Powers to Recommend (if applicable):*

- *All other matters requiring decision will be recommended to Nelson City and Tasman District Council subject to an equivalent resolution being adopted by the other Council.*

## 4 DETAILED RECOMMENDATIONS

This section provides recommendations to advance implementation of the FDS.

### MONITORING AND REVIEW

The 2019 FDS should be reviewed every three years, starting in 2022. Each three-yearly review shall:

- Measure the progress of actual growth against the projections, adjusting the phasing and timing of the strategy and implementation projects where necessary
- Establish priorities and actions for the subsequent 3 year period (as a minimum)
- Involve further public consultation if needed.

By 2020, the Councils should develop a robust Monitoring and Reporting Framework that can monitor:

- Population and household growth rates
- Demographic changes
- Housing affordability, house and section prices
- Uptake of intensification and expansion opportunities
- Relevant changes to national direction through legislation and regulatory documents.

The Councils should, by mid-2021:

- Undertake the second of the housing and business capacity assessments which are to be carried out at three yearly intervals
- Align growth models to project population and household growth, and business activity demand across the two regions
- Further develop tools to test the feasibility of development over the medium to longer term.

Nelson City and Tasman District should establish a mechanism by which they can continue joint implementation, monitoring and review of the 2019 FDS. This will include at least quarterly meeting and reporting at committee level or through a working group with delegated authority to administer the FDS. The Councils should formalise the roles, responsibilities and actions of the committee or group.

The Councils should use the 2019 FDS as a catalyst to further develop partnerships with all iwi of Te Tau Ihu, with future discussions and reviews progressively seeking more collaborative involvement, as well as scope to help realise the social housing and commercial aspirations of all iwi in the post Treaty Settlement era.

The Councils should establish a forum for on-going liaison with key central government agencies involved in implementation and review, such as the New Zealand Transport Agency and Ministry for Housing and Urban Development.

### INTENSIFICATION ACTION PLAN

By early to mid-2020, so as to feed into the review of the Long Term Plan and the Councils' resource management plans, Nelson City Council, in conjunction with Tasman District Council, is to develop an Intensification Action Plan to identify and progress actions to enable and support the intensification outcomes of the 2019 FDS. This is to include at least the following initiatives:

- Identify, research and collate information on housing preferences
- Develop a strategy for improvements to transport, reserves and community facilities in areas subject to intensification
- Review of Development Contributions policies to ensure that they better reflect costs associated with different types and locations of growth (intensification versus expansion)
- Explore acquisition of key sites to help catalyse development and/or achieve strategic public realm outcomes
- Consideration of partnerships with Community Housing Providers, Housing New Zealand and potential Urban Development Authorities to facilitate redevelopment of public land holdings
- Collaboration with private sector housing providers on possible 'pilot' projects to demonstrate high-quality, feasible intensification projects in appropriate locations
- Development of educational and guidance material for applicants to facilitate good quality design outcomes
- Identify intensification areas that could be progressed (up zoned) in the short to medium term.





## CLIMATE CHANGE ADAPTATION STRATEGY

By 2021, Nelson City Council (in conjunction with the New Zealand Transport Agency) is to progress a climate change mitigation/adaption strategy in order to provide certainty of development capacity in areas affected by inundation from sea level rise (the Wood, Gloucester, Vanguard, parts of the city Centre, and Tahunanui). This strategy is to address and integrate with improving the resilience of key infrastructure in the area.

Tasman District Council will continue to progress its draft climate change strategy/action plan, to enable the district to become more resilient to climate change impacts.

## REGIONAL POLICY STATEMENT

Both Councils are to implement the FDS through the Councils' Regional Policy Statements which will be reviewed to:

- Establish new objectives that introduce the 2019 FDS growth concept (intensification and expansion areas) and give statutory support to the overall settlement pattern
- Establish new objectives and policies to enable centres-based intensification of the existing urban area, noting that the character of those places will be subject to change over the medium to long term
- Afford greater policy support for well-designed intensification in appropriate locations within existing urban areas, and discourage poorly-designed or located intensification proposals
- Provide policy support for urban expansion areas that are consistent with the first stages of the 2019 NTFDS (2028–2038)
- Establish staging 'triggers' that manage the release of the larger urban expansion areas identified in the second stage of the 2019 FDS (2038–2048) (or subsequent reviews), based on factors such as overall population growth rates, percentage of new housing located in intensification areas, housing preferences and adequate forward supply of development opportunities
- Achieve coordinated and logical urban growth, including efficient integration of land use and necessary infrastructure.

## LONG TERM PLANS, INFRASTRUCTURE STRATEGIES AND OTHER PLANS

The Councils are to progressively review and update their respective Long Term Plans, Infrastructure Strategies, Development Contributions policies and Regional Land Transport Plans (in consultation with New Zealand Transport Agency) to:

- Ensure good alignment between growth projections, land use as signalled by the FDS, infrastructure and funding
- Further assess and refine the infrastructure requirements of the future development areas identified in the 2019 FDS, including network wide transport effects and associated projects
- Develop transport plans that are supportive of the intensification planned for the Nelson Urban Area, for example improved public transport and active modes
- Provide input into the 2022 review of the FDS, including review of timing and sequencing.

The Councils are to jointly:

- Coordinate with central government on centrally funded community infrastructure services, particularly in areas of intensification for health and education
- Continue to investigate and advocate for new and adequate funding tools for high growth areas. This would help enable the Councils to fund infrastructure in a timely manner to support growth.

Resolved JC/2019/001

***That the Joint Committee of Tasman District and Nelson City Councils***

- 1. Receives the report Nelson Tasman Future Development Strategy (R10211) and its attachments (A2226634 and A2221287); and***
- 2. Adopts the Nelson Tasman Future Development Strategy and technical report (A2226634 and A2221287) amended as follows:***

Insert (underlined) on page 15 of the FDS

***2.5 Building Up – Future Intensification Areas In More Detail***

*The FDS proposes significant development in and around Nelson City Centre, areas to the south of the city centre, Stoke and Richmond. Both Councils strongly support intensification where it is currently feasible in order to accommodate growth now. There are some areas which are ready to go for intensification. Intensification in these areas can help support passenger transport services, bring people close to shops, jobs and activities and provide opportunities for different housing choices.*

*Changes in the next Long Term Plan as a result of the Intensification Action Plan will enable future intensification areas to be brought forward; and*

- 3. Notes that a high level summary in the form of an interactive webmap will be prepared for both Councils' websites; and***
- 4. Delegates to the Mayoral Liaison Group any minor edits or amendments to the Nelson Tasman Future Development Strategy after adoption; and***
- 5. Notes that both Councils' Infrastructure Strategies, Financial Strategies, Long Term Plans, Asset Management Plans, Regional Land Transport Strategy, Regional Policy Statements and Unitary Plans will require future amendments to be consistent with, and***

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*assist in, implementing the outcomes sought through the Future Development Strategy; and*

- 6. Notes that the Future Development Strategy will inform both Councils' future decision making about planning for growth; and*
- 7. Requests officers to prepare an Intensification Action Plan to enable and incentivise intensification; and*
- 8. Requests officers to monitor and report back to the Councils on progress of actual growth in residential housing versus projections annually; and*
- 9. Requests officers to report back to the Councils after the local body elections to provide a report on the options for continued governance of the Nelson Tasman Future Development Strategy and its implementation; and*
- 10. Requests officers to report back to the Councils quarterly on implementation including the Intensification Action Plan.*

Matheson/Maling

Carried