NelsonTasman2050



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Presentation to Nelson City Council - Plan Change 29 Hearing Committee

28th August 2024

NelsonTasman2050 - Aims

- Advocating for better urban design, planning and built outcomes
- Extolling the benefits of well-designed intensification over greenfield development

NelsonTasman2050 - Aims

- Submissions to local and central government
- Articles
- Community engagement

The Nelson Tasman region has potential to become Aotearoa New Zealand's **most vibrant and liveable region** with the country's smallest environmental footprint

Plan Change 29

NelsonTasman2050 - Plan Change 29

- NelsonTasman2050 supports housing intensification in Nelson
- But blanket rules and uncoordinated urban form will be disappointing, leading to negative associations with urban living
- An unintended consequence is likely to be increased demand for greenfield expansion
- So we urge Nelson City Council to engage in comprehensive spatial planning and the development of integrated spatial plans at a neighbourhood level.

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Blanket rules are not likely to avoid:

- Overcapitalising on potentially unfavourable (e.g. inner block) sites
- Loss of future regeneration opportunities
- Loss of green space and permeable area resulting in more risk of flash flooding
- Higher density reducing amenity rather than increasing amenity
- Fewer affordable housing options

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NelsonTasman2050 made a comprehensive submission on 18 May 2022.

In the submission we outlined alternative Medium Density Standards:

- measures to facilitate mixed use neighbourhoods
- no minimum dwelling sizes
- no measures relative to lot sizes such as height to boundary (sunlight indicators) and maximum building coverage.

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A parallel approach emerging in many places is the creation of pattern books.

These provide many options for medium density residential buildings that are designed to meet all planning and building standards and to fulfill urban design objectives.

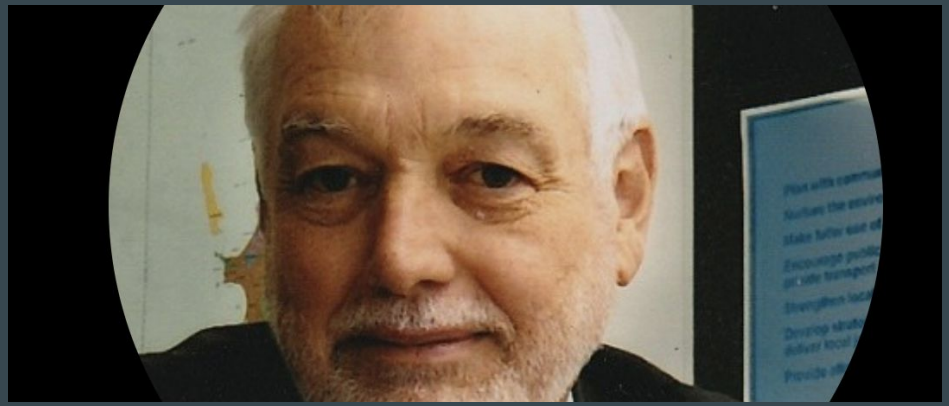
For example, Victoria's Future Homes program provides:

- townhouse designs if the site is within 800 m of an activity centre
- at a cost of AUD $150 per design instead of AUD $15,000
- access to a streamlined planning process.

Expert witness

Jeremy Dawkins

BSc(WAust) MTCP(Syd) GCHigherEd(UTS) FPIA



Jeremy’s cv is included in our submission

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