Bridge to Better FAQs

June 2024

Bridge to Better | Nelson City Council | Te Kaunihera o Whakatū

What benefits will Bridge to Better's infrastructure upgrade create for developers and property owners?

Bridge to Better incentivises development in our City Centre in a variety of ways and when combined with other recent changes to Council policies and guidelines is designed to remove some of the hurdles we've heard that developers face.

Benefits from Bridge to Better include:

- Improved water infrastructure unlocks multi-storey mixed-use developments – high water pressure up to six storeys high
- New high-pressure water ring main removes cost and maintenance of internal water pressure pump systems required to meet fire sprinkler system safety regulations
- Removes potential requirement for developers to provide onsite detention for wastewater at your own cost
- Wastewater capacity for development – reduction in overflows, blockages and no need for retention
- Medium-term reduction in risk of tidal flooding
- Opportunity for developers to leverage development of desirable high amenity space
- Redevelopment during Bridge to Better construction period could integrate with traffic management to minimise disruption. Potential to consider construction of new service laterals, and entrances to footpath integration
- Greater demand for lease space on street and positive impact on property values on Bridge Street

Other Council activity that incentivises development

- Waiving development contributions for City Centre residential development
- PC29 enables greater heights and densities
- Expressions of interest sought for Council-owned property in City Centre
- Formation of Consent Development Team – assisting developers with consenting for complex and major projects

What does Bridge to Better mean for flood mitigation?

The Bridge Street upgrade will not raise the road level, so any redevelopment of any site in the flood prone areas of Bridge St will be required to raise the ground and floor levels. Redevelopments will also need to integrate with the level of the new footpath.

A new flood gate for the Halifax Street stormwater outfall into Saltwater Creek will result in a medium-term reduction for flooding risk around Wakatu Square.

Is there a construction mitigation plan to reduce the impact of this work on businesses/landowners?

A construction mitigation plan is under development and this will be expanded once we have a contractor on board for the project. Council officers will be working with businesses and landowners to make sure the plan meets their needs as far as possible.

Some ways we can help include:

- Dig-once philosophy
- Construction staging
- Digital interactive parking maps for businesses to use in their own promotional material
- Potential to waive outdoor dining fees
- Innovative events/activation on Bridge Street to encourage visitors
- Wayfinding signage pointing customers to nearby carparks
- Social media support for businesses
- Promotion of affected businesses in Our Nelson
- Open for business campaign – ad placement on backs of buses and local newspapers
- Construction-ready checklist – making sure businesses are ready for work to start
- Protective scrim – avoid construction material in the street
- Noise reduction mats

What's the construction timeline?

A more detailed timeline will be available when we bring a contractor on board for the project.

- Complete: Enhanced Concepted Design
- July 2024: Investigation works
- September 2024: Developed design
- October 2024: Second round of engagement leading to final design
- 2025: Consents and approvals
- Early 2026: Construction (18 months)
- Late 2027: Completion

What stage is the design at?

Boffa Miskell have completed an Enhanced Concept Design, incorporating feedback from iwi, Bridge Street businesses and owners, and the Nelson community.

You can view this design at shape.nelson.govt.nz/bridge-better or at the Bridge to Better centre at 123 Bridge Street.

At this stage the design is about 20% complete and the positioning of things like stormwater features and street furniture has not been finalised.

By September the design will be 80% complete and there will be further opportunities for stakeholder engagement before it reaches the final design stage.