



17 August 2022 – one year on

It's been 12 months since a significant heavy rainfall event began in Nelson on 17 August 2022. Due to extreme flooding close to the Maitai/Mahitahi River and beyond, and hundreds of landslips, a State of Emergency was declared on this date.

The rain caused more than 550 landslips in Whakatū Nelson and around 1,200 people were evacuated from their homes.

While a huge amount of work has happened throughout our city, it is important to acknowledge that there is still much to be done.

13 homes are still red stickered, and there are 68 yellow-stickered properties.

\$24 million
Spend to date

\$57.1 million
Expected total cost

Where has the money been spent?

\$8.21 million

Transport

\$4.41 million

Parks & Active Recreation

\$3.8 million

Flood Protection

\$2.2 million

Corporate

\$1.85 million

Stormwater

218
Households helped by Navigators to date

500
Nelson City Council customer enquires have been completed

\$150k
Lottery Minister's support grant

99%
of tracks now open to the public

\$834k
Paid from the Mayoral relief fund to 249 households

Fully repaired
Maitai Dam raw water supply pipeline

\$108k
Ministry of Business Innovation and Employment funding for slip and mountain bike trail repair

Navigator Hub open day

To mark the one year anniversary of the August severe weather event, the Navigator Hub will be open to all on Thursday 17 August. Whether you have insurance or building questions, or want to take a moment to chat and reflect, the navigators will be happy to say hello. Food and drinks will be available.

What do Navigators do?

Following the initial intensive support from Council staff across many departments, the Navigator Service Hub began operating on Monday 28 November. The Hub has provided support to anyone affected by the floods, not just red and yellow-stickered homes. The Navigators have visited many properties to see the problems people are facing first-hand.

They've helped arrange assistance from organisations such as the Rural Support Trust and Temporary Accommodation Service. They've also been available as a support person for residents when meeting with NZ Claims Resolution Service (NZCRS), Nelmac and Nelson City Council. The phone calls, meetings and cups of tea have been too many to count. The team, comprising of Katie, Annie, and Fiona say it has been a privilege for each of them, and they want to warmly remind everyone they are still here for you.



The road to recovery

Rivers

- ✓ Four Maitai river swimming holes reopened
- ✓ Over 35,000 cubic metres of gravel removed
- 🔄 Debris removal, gravel extraction and bank protection ongoing

Utilities

- 🔄 Stormwater and sewer pipes cleared of debris and gravel
- ✓ Maitai raw water pipeline repaired and back in operation.
- ✓ Marsden Valley Pipeline slips removed; protection installed for the duplicate pipeline.
- ✓ Slip over Aniseed Valley Road repaired and road open.
- ✓ All stormwater intakes checked and cleared
- ✓ All gravel traps checked and cleared
- ✓ Realignment of 130m wastewater rising main adjacent to Riverside Pool
- ✓ New watermain installed at Greenville Terrace.
- ✓ New stormwater intake at Pearce Way
- 🔄 Montrose Avenue - stormwater intake upgrade underway.
- ✓ Rock wall installed in Sugarloaf Place to protect sewer pipe
- ✓ 18 Walters Bluff – Retaining wall to protect Wastewater and Stormwater pipes – work complete.

Roads

- ✓ Devenish Place – fully rebuilt
- ✓ Moana Ave catchfence – complete
- ✓ Work on Glenduan clean fill stockpile - working on detailed designs on wetlands project
- 🔄 Atmore Terrace – work continuing onsite
- 🔄 Maitai Valley Road – detailed design underway to reopen single lane area to two lanes
- 🔄 Brook Street (Glen Creek) – detailed design underway to reopen single lane area to two lanes
- 🔄 Cable Bay – detailed design underway to reopen single lane areas to two lanes
- ✓ Kokoroa Road – work complete
- ✓ Walters Bluff slip remediation – work complete

Parks

- ✓ Tamaki steps cleared and open
- ✓ Waahi Taakaro golf course temporary footbridge installed
- 🔄 Maitai Hub Pump track – assessing potential for repair
- ✓ Grampians Summit Road main access track damage completed
- ✓ Maitai cricket ground reopened
- 🔄 Coppermine Track slip remediation ongoing
- ✓ Miyazu clean fill stockpile removed



Weekends, websites and Wakefield.

One week of eBus data

Build it and they will come, or as Tasman Mayor Tim King said during his speech on launch day, "the success of the new eBus service will come down to people's willingness to change the way they choose to transport themselves around the region."

Data for the first week of the eBus service suggests people are willing to make those changes, with 15,500 journeys taken across Nelson Tasman, an increase of 44% from the previous week under the old NBus service.

Group Manager Infrastructure Alec Louverdis says the data has shown increased patronage across the entire week.

"We anticipated an uptick in journeys on the first couple of days as people showed their interest in the new routes and their keenness to experience the new buses. But early data shows a daily average of 2,600 eBus journeys compared to an average of 1,800 journeys a day on NBus.

"The eBuses have made a great start in their first week," says Nelson Mayor Nick Smith. "I'm particularly rapt by the 195% increase in weekend journeys, enabled by the more frequent services. I'm also encouraged by the 2600 additional people who have got themselves a Bee Card this week."

On the old NBus schedule, the bus would only run six times on Saturday. The eBus schedule sees 25 Saturday trips on Route 1 alone. As a result, journeys on the eBus across the weekend have increased from 916 to 2709.

The two routes extending into Motueka and Wakefield also had a successful start.

"It's great to see 1,200 journeys on the Wakefield and Motueka routes," says Mayor King.

"It is a service that both communities have been asking for and the numbers are a great start to this service becoming a genuine option for residents in these townships."

The new eBus website (ebus.nz) has also proven popular with 40,600 page views in the first week, with the routes and timetables pages being the most viewed.

The website has been optimised for mobile use so passengers can either use interactive timetables to see every time the bus stops at their chosen bus stop or track their nearest bus live.

Nelson City and Tasman District Councils have already received a lot of feedback on routes and timetables.

"We are paying close attention to that feedback", says Louverdis. "With any change of service like this we accept there might be some teething issues. Public consultation and data led to the decisions we made when implementing the new service, but once the new service has been live for two weeks we will look at where we may need to make adjustments."

Feedback can be submitted through shape.govt.nz/ebus or ebus@ncc.govt.nz.



Urgent fix for contaminated sawdust at Tāhunanui back beach

Urgent fix for contaminated sawdust at Tāhunanui back beach

Nelson City Council is seeking to urgently remediate and then remove contaminated sawdust found at Tāhunanui's back beach after testing has confirmed the presence of concentrations of arsenic, chromium, copper and boron as well as dioxins, consistent with at least part of the sawdust and wood pieces being treated.

A request for \$450,000 to carry out urgent short-term erosion mitigation work at the site to prevent further erosion of the sawdust into the environment and work to plan for the sawdust's removal was unanimously approved by elected members in the 10 August Council meeting. Work on a short-term remediation plan to contain the exposed sawdust will begin immediately.

Nelson Mayor Nick Smith says it is clear from the latest test results the sawdust needs to be removed from Tāhunanui Beach.

"I am very disappointed that we have found toxins polluting Nelson's precious Tāhunanui Beach and we have a duty to clean it up. The first step is to release the report outlining the findings of the testing and safeguard the affected area. Then we need to commission the expertise required to responsibly remove it. There is no place for contaminated wood waste in the fragile coastal environment of one of New Zealand's most popular beaches.

"This problem arises from the dumping of wood waste in the 1960s when the toxicity of wood preservatives was poorly understood and when coastal areas were too often used for waste. It is frustrating to be having to spend ratepayers' money on these sorts of legacy problems from poor historic environmental management. I have written to Government, seeking support from the Ministry for the Environment's Contaminated Sites Remediation Fund to help ratepayers with the cost of dealing with this problem.

"The clean up will not be an easy task. There is estimated to be 5900 cubic metres of sawdust, and we are looking at several options for its disposal. Our most immediate actions will be to contain the already exposed sawdust and wood material and to protect beach users."

Council initially understood the material was not considered a pollutant. Concerns were raised in 2022 about the exposure of the wood off-cuts within the sawdust and Council decided to begin testing the material for the possibility of contamination. Testing undertaken in May 2023 revealed some of the material had been chemically treated, and that the concentrations of arsenic, chromium, copper and boron exceeded the Australian and New Zealand Environment and Conservation Council (ANZECC) sediment quality guidelines and may represent a risk to the environment.

Last month, further tests to determine the extent and dimensions of the sawdust pile and confirm the presence of timber treatment chemicals found elevated concentrations of copper, chromium, arsenic and boron. In some instances, levels of arsenic were found to exceed NESCS standard (Ministry for the Environment (2011) Resource Management, National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) regulations for recreation land use.

The tests also revealed the presence of dioxins, which are considered toxic and associated with pentachlorophenol (PCP), a known wood preservative that is no longer used in New Zealand.

Council's records show there were other sites in the city considered for sawdust deposits, and Council staff are now investigating this further, however, what sets the beach site apart is the erosion taking place.

The car park at the back beach is safe to use within the fenced perimeter. The front face of the back beach car park is already taped off due to the risk of collapse due to erosion, and further fencing has been added to encompass all the exposed sawdust. The majority of the sawdust and wood waste is contained under the sealed car park and surrounding topsoil or sand, preventing direct human exposure, and the area of exposed sawdust along the foreshore is not easily accessible, or a place where prolonged exposure would occur.

Warning signs advising people to stay outside the fenced area are in place and additional signage warning that chemical contamination has been detected in the area have been added. Members of the public are asked to heed the signs and avoid contact with the exposed sawdust.

Mayor Nick says; "We are taking a precautionary approach because it is a sensitive coastal environment and such a popular recreational area. I was involved as Minister for the Environment in setting the NESCS standards and they are rightly conservative about protecting public health and the environment. The greatest concern is that this contaminated material is in an area of active erosion and that is why we need to act quickly in minimising further environmental harm."

Plan change 31

Plan Change 31 seeks to amend Schedule N of the Industrial Zone of the Nelson Resource Management Plan to provide for supermarket activities in the Nelson Junction area (33 Cadillac Way) Annesbrook Nelson, as a controlled activity instead of a non-complying activity.

The Plan Change will allow supermarket activities to be provided for under Schedule N of the NRMP in the same manner as other large format retail activities on the site. This will require a resource consent to be lodged and an assessment of the proposal to be undertaken.

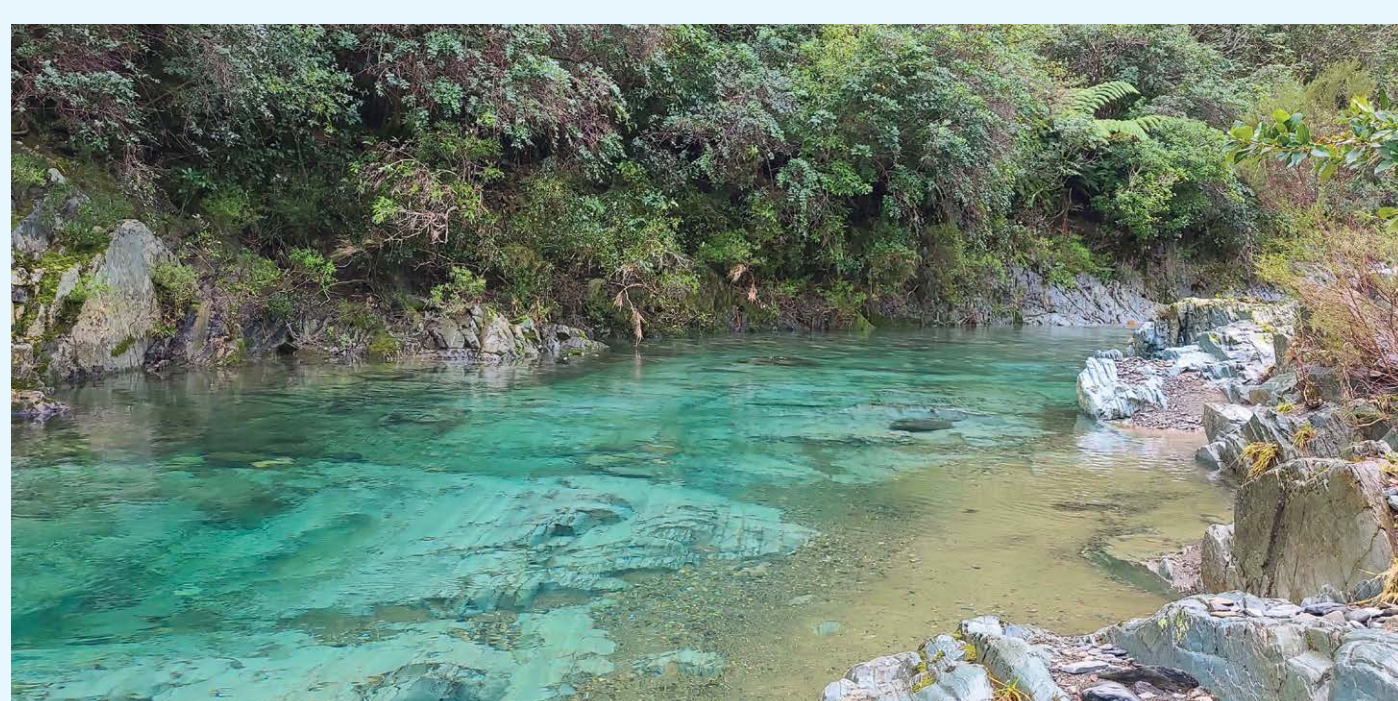
The reasons for the Plan Change include:

- Since the 2006 Plan Change 06/01 the RMA has been amended (the Resource Management Simplifying and Streamlining Amendment Act 2009) to exclude consideration of trade competition from resource consent and plan making processes.
- Recent Commerce Commission's market study of the retail grocery sector and subsequent recommendation to make more land available for new grocery stores may see further changes to planning laws for supermarkets, in a bid to free up sites.
- A non-complying activity status for supermarkets on this site is inconsistent with the purpose and direction from the National Policy Statement for Urban Development (NPS-UD), and subsequently, the Nelson Tasman Future Development Strategy 2022 (NTFDS) which seeks to ensure New Zealand has well-functioning urban environments that enable people to provide for their wellbeing and the changing needs of communities. Consequently, the current non-complying activity status for supermarket activities is contradictory to current RMA requirements, outdated, and inconsistent with best practice and central government policy direction.

If you have views, concerns, or would like to support all or some of the proposed plan change, you can make a submission either online or via letter or email or in person at Council's Customer Service Centre. For more information, please visit:



shape.nelson.govt.nz/plan-change-31



Te Mana o te Wai – have your say on Nelson's freshwater management

To help protect and revitalise New Zealand's precious freshwater, Government introduced a National Policy Statement for Freshwater in 2020 (NPSFM). The NPSFM recognises that water quality in New Zealand has continued to deteriorate and provides a process to address this deterioration.

At the core of the NPSFM is Te Mana o te Wai, which can be translated 'the authority of water'. Te Mana o te Wai recognises the life force, or mauri, of water and embodies a holistic view that emphasises the interconnectedness of water with all aspects of life.

Te Mana o te Wai relates to the vital importance of water and is now central to decisions made around freshwater. It requires that the health and well-being of water is protected, and human health needs are provided for, before allowing for other uses of water. This recognises that the health of water bodies, the health of communities and the environment, are intertwined.

Councils are required to manage freshwater, land use and development in an integrated way which recognises the connections between activities and freshwater health. Councils must now put freshwater health ahead of other uses and values associated with water. What this means for different users of water is still being worked on, though it is not yet clear how things will change, change can be expected.

The effectiveness of freshwater management will be influenced by the participation and commitment of communities and water users. Such commitment and collective action will go a long way to protecting the wellbeing of freshwater. Every individual, household, business and the community can play a role by, for example, adopting water saving practices, reducing pollution, and practicing sustainable land management. Nelson communities, tangata whenua and water users can as a collective, significantly influence how freshwater is managed, including provision for the use of freshwater, as long as this meets established bottom lines and, over time, restores freshwater quality and ecosystems.

Council will engage with both communities and tangata whenua while establishing our freshwater management programme. This includes specific obligations around tangata whenua involvement which go beyond the general duty to engage with communities. The three councils and eight iwi of Te Taihū are currently working together to identify values of importance to Māori.

You can give your feedback on the draft Freshwater Management Unit (FMU) visions and values in Nelson Whakatū until 25 August 2023. Your feedback is vital to ensure that the way freshwater is managed reflects what is important to people in the area. Go to shape.nelson.govt.nz/nelson-freshwater-hub for more information.

No yellow bin recycling for two weeks – 7–18 August

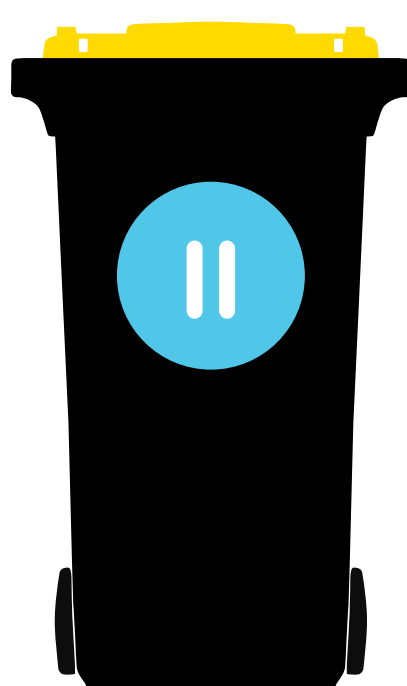
One yellow bin collection will be missed for every Nelson household while the Materials Recovery Facility (MRF) that processes plastics, tin/aluminium and cardboard for the region is temporarily closing for essential heavy maintenance work to its recycling processing machinery.

"Week 2" residents yellow bin will be picked up again as usual from the week beginning 21 August.

"Week 1" residents yellow bin will be picked up again as usual from the week beginning 28 August.

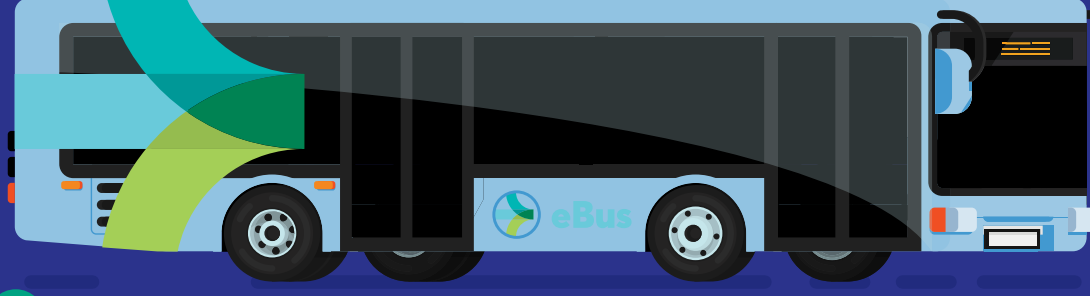
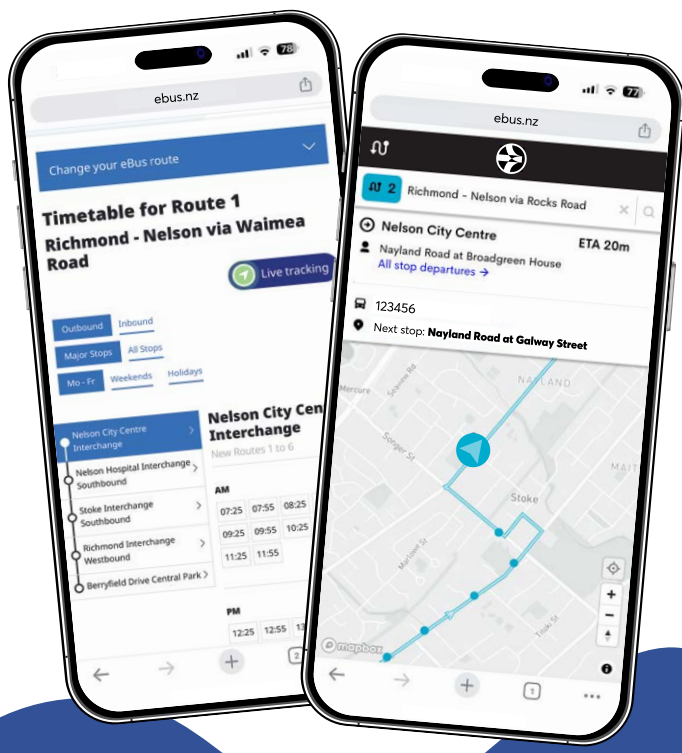
Your "week" is on the sticker on your bin or you can look it up here nelson.govt.nz/recycling-collection-address-lookup

Note: this shutdown will NOT affect glass recycling – blue crates can go out as usual.



Keep an eye on your bus using live tracking or use our interactive timetables!

eBus.nz



Get on board Nelson Tasman!



Mayor's Message

Tāhunanui Beach is one of Nelson's most treasured and iconic areas, enjoyed every day by hundreds of local residents and visitors. It is so disappointing that it was used for dumping wood waste in the 1960s and worse to find out two weeks ago that this waste was contaminated with arsenic, chromium, copper, boron and dioxins.

The area affected on the back beach is about 0.2 hectares, a tiny fraction of the 93-hectare reserve. The contamination varies, indicating a mix of treated and untreated sawdust and wood waste. The levels of contamination exceed the national safe limits for a recreational area in about half the samples tested. Risks to public health are low but we need to be cautious. The harm would be caused from children or dogs playing in the area and ingesting the contaminated sawdust. There is also a risk of the contaminated waste spreading from the constant erosion in this active coastal zone and accumulating in shellfish.

Our immediate priorities have been to release the report publicly and fence off the affected area. The Tāhunanui Business and Citizens Association was briefed by Tāhunanui Liaison Councillor Campbell Rollo and myself, and we have notified health and fisheries authorities. Council last week allocated funding of \$100,000 to prepare a plan to mitigate the effects and risks from the material and a further \$350,000 for short-term

actions. My strong preference is to have the material removed. A fragile coastal environment and popular beach is no place for contaminated waste.

It is frustrating having to spend ratepayers' money on issues of this sort, arising from an era when such toxins were poorly regulated by Government and when coastal areas were not properly valued. I am seeking funding support from the Ministry for the Environment's Contaminated Sites Remediation Fund. It was helpful to have the Associate Environment Minister Rachel Brooking visit the affected area with local MP Rachel Boyack. I am hopeful Council will get some support for dealing with this difficult legacy issue from Government.

This problem should not detract from everyone continuing to enjoy Tāhunanui Beach providing people and their pets keep clear of the fenced-off area. Council is taking a precautionary approach, being open about the problem and getting on with finding a responsible solution.



Mayor Nick Smith

Taiwan cherry – sweet but dangerous



PEST PATROL
On the lookout

Taiwan cherry (*Prunus campanulata*) is an invasive weed that poses a real threat to our environment. Spread easily by birds, it forms dense stands in the landscape, preventing regeneration of native species that provide all-year-round food and habitat for our native animals.

The tree has become a major pest plant in Aotearoa New Zealand and has the potential to cause problems comparable with old man's beard, gorse and blackberry, if it is not brought under control.

Taiwan cherry is a deciduous tree that grows up to 10m in height. It's most likely to be noticed from late July through to early September, when the mature trees produce thousands of deep pink flowers that attract pollinators such as bees and tūi. Its thin leaves are 5-17cm long and serrated, and it has shiny, scarlet fruit (1cm in diameter) from October to December.

Native birds such as tūi feed on the berries and nectar, however, the nectar only lasts for a couple of weeks. Good native nectar suppliers for tūi are pōhutukawa, flax, kōwhai and ngaio. Taiwan cherry crowds out these species if left to spread, giving our native birds a much shorter timeframe and food supply than the native plants offer.

We appreciate that Taiwan cherry trees are considered to be attractive garden trees and that they draw in birds and bees, but these benefits are far outweighed by the disastrous ecological impacts this species will have on our indigenous scrubland and forest ecosystems if left to spread.

We recommend replanting with native species such as kōwhai, rātā or tī kōuka (cabbage trees) to benefit the local bird and insect population.

Taiwan cherry in the Nelson area

Taiwan cherry was officially given eradication status in 2019, making it illegal to sell, propagate or distribute in the Nelson Tasman region.

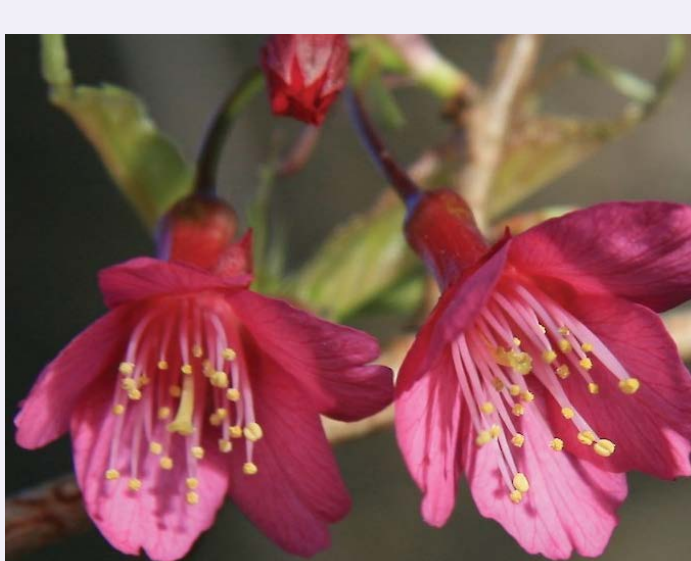
This species is a high biosecurity priority, and Nelson City Council is offering free removal if you have this tree on your property. Council contractors will be contacting landowners with known trees over the coming weeks to discuss tree removal.

What can you do?

Council is asking for the local community's support and cooperation to help us achieve Taiwan cherry eradication, and we urge anyone who suspects they have it growing on their property to get in touch to arrange for the tree(s) to be assessed.

To report Taiwan cherry or to arrange an assessment, contact Kūmānu directly on 03 546 0910. You can also email us on biosecurity@ncc.govt.nz or call 03 546 0200.

Go to our website for more information nelson.govt.nz/taiwan-cherry



Housing Plan Change 29

Council is changing parts of the Nelson Resource Management Plan (NRMP) to introduce more flexibility around housing policies and rules. The changes are being made in response to population growth and demand for housing in the region, and to fulfil Council's obligations under central government's National Policy Statement for Urban Development (NPS-UD) 2020.

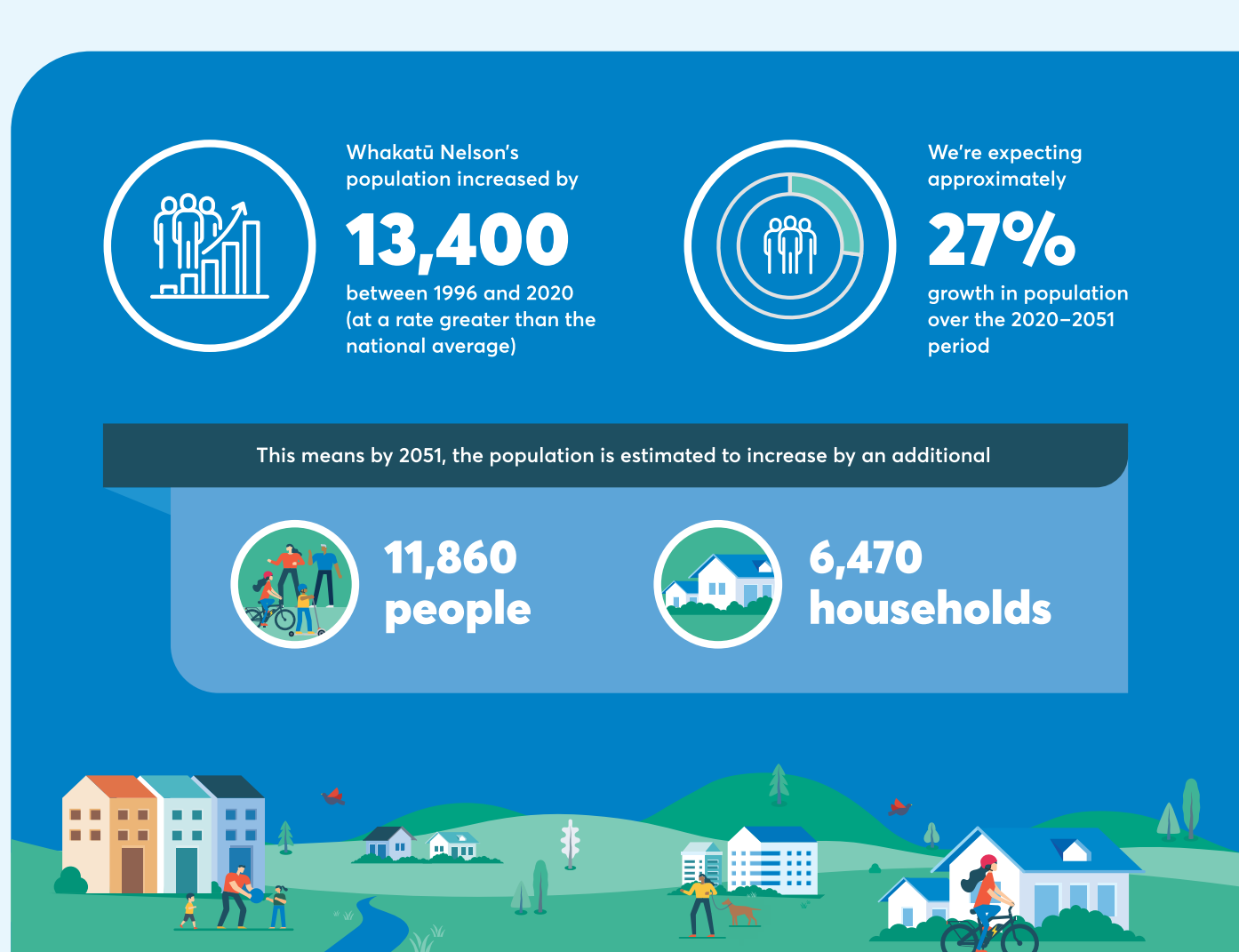
Under this national direction, Council must ensure Nelson grows into a well-functioning environment that can provide for sufficient housing capacity to meet growth pressures.

Proposed Plan Change 29 also assists in implementing the intensification scenario identified in the 2022 Nelson Tasman Future Development Strategy (FDS) and Te Ara ō Whakatū – City Centre Spatial Plan.

Plan Change 29 is the biggest plan change that we have done as a Council in a generation. It will result in some changes to policies and rules throughout the Nelson urban area. This means that property owners in all residential, commercial and industrial zones may be affected by one or more of the proposed changes.

What are we proposing for your neighbourhood?

Find out what Housing Plan Change 29 could mean for you. Go to shape.nelson.govt.nz/plan-change-29 for more information and to make a submission.



Public notice

Public notice of proposed Plan Change 29 Housing and Hazards and Plan Change 31 The Junction to the Nelson Resource Management Plan.

Clauses 5, 16A, and 21 of Schedule 1, Resource Management Act 1991.

Nelson City Council proposes to change the Nelson Resource Management Plan (NRMP) to:

- Enable more housing choice and opportunity in existing urban areas of Nelson that are in close proximity to services, amenities and places of employment;
- Implement the intensification and capacity requirements (Policies 1, 2 and 5) of the National Policy Statement on Urban Development 2020 (NPSUD);
- Improve the community's resilience to natural hazards and update heritage provisions, including a new heritage precinct in Richmond Avenue;
- Provide for tangata whenua to develop papakāinga housing;
- Assist in implementing the intensification scenario identified in the 2022 Nelson Tasman Future Development Strategy (NTFDS) and the Te Ara ō Whakatū - City Centre Spatial Plan; and
- To remove a historical anomaly and make supermarket development a controlled activity at The Junction, Annesbrook (Plan Change 31).

Plan Change 29 will introduce three new residential zones allowing a range of intensification and development options and includes changes to other existing zones to better enable appropriate residential development. These development opportunities will be subject to updated hazard overlays relating to flood, liquefaction, earthquake fault rupture, and slope instability.

The proposals may be inspected online at Shape.nelson.govt.nz (search phrase = Plan Change 29 or Plan Change 31). The information will also be available to view at terminals located at: Nelson City Council Customer Service Centre, Ground Floor, Civic House, 110 Trafalgar Street, Nelson;

- Elma Turner Library, 27 Halifax Street, Nelson;
- Nightingale Library Memorial, 2 Beach Road, Tāhunanui; and
- Stoke Library, 35 Putaitai Street, Stoke.

The following persons may make a submission on the proposal:

- the local authority in its own area may make a submission; and
- any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that –
 - adversely affects the environment; and
 - does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to Nelson City Council online at shape.nelson.govt.nz or by:

- Email: environmental.planning@ncc.govt.nz
- Post: Nelson City Council, Freepost 76919, PO Box 645, Nelson 7040
- Delivering them to the Customer Service Centre at Civic House, 110 Trafalgar Street, Nelson.

The submission must be in form 5 or like effect and must state whether or not you wish to be heard on your submission. Copies of this form are available on the website at shape.nelson.govt.nz, at the Customer Services Centre, and the Nelson libraries.

Submissions close on Tuesday 19 September 2023 at 4pm.

The process for public participation in considering the proposal under the Act is as follows:

- after the closing date for submission, Nelson City Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - any person representing a relevant aspect of the public interest;
 - any person who has an interest in the proposal greater than the general public has;
 - the local authority itself; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Nelson City Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and
- any person who has made a submission has the right to appeal against the decision on the proposal to the Environment Court if,
 - in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
 - in the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

To the extent necessary and relevant, and with all necessary modifications under clause 29 of the First Schedule of the Resource Management Act, Plan Change 29 is a variation under Clause 16A of the First Schedule of the Resource Management Act to Plan Change 30 which was notified on 10 June 2023, in relation to the natural hazard overlays introduced by Plan Change 29. For the avoidance of doubt, the proposed Airport Zone introduced by Plan Change 30 includes natural hazard provisions applicable in the NRMP as at 10 June 2023 but these are updated and amended in Plan Change 29.

If you have any questions about the applications, please contact the Environmental Planning Manager on 03 546 0200 or email environmental.planning@ncc.govt.nz.

Mandy Bishop

Group Manager Environmental Management, Nelson City Council

On behalf of Nelson City Council

11 August 2023

FAQs

What is Plan Change 29 (PC29)?

PC29 is a housing, heritage and natural hazards plan change to the Nelson Resource Management Plan (NRMP).

The primary purpose of proposed Plan Change 29 is to provide for more enabling and flexible housing opportunities within Nelson's existing urban areas.

To support those changes, updates to built heritage and natural hazards content of the NRMP are also being introduced. This can ensure that the new development does not result in a loss of Nelson's built heritage values. Changes to natural hazards policies and rules can ensure that risks from earthquakes, landslides, and floods are appropriately managed for all new development. The changes to natural hazards policies and rules respond to the recent rainfall event of August 2020.

How does proposed PC29 affect me?

Proposed Plan Change 29 will result in some changes to policies and rules throughout the Nelson urban area. This means that property owners in all residential, commercial and industrial zones may be affected by one or more of the proposed changes. The changes mostly relate to new housing development, and what can and cannot be done with land and buildings, how it must be done (standards for development), and whether or not a resource consent (permission from Council) is needed.

How did Council come up with the new policies and rules?

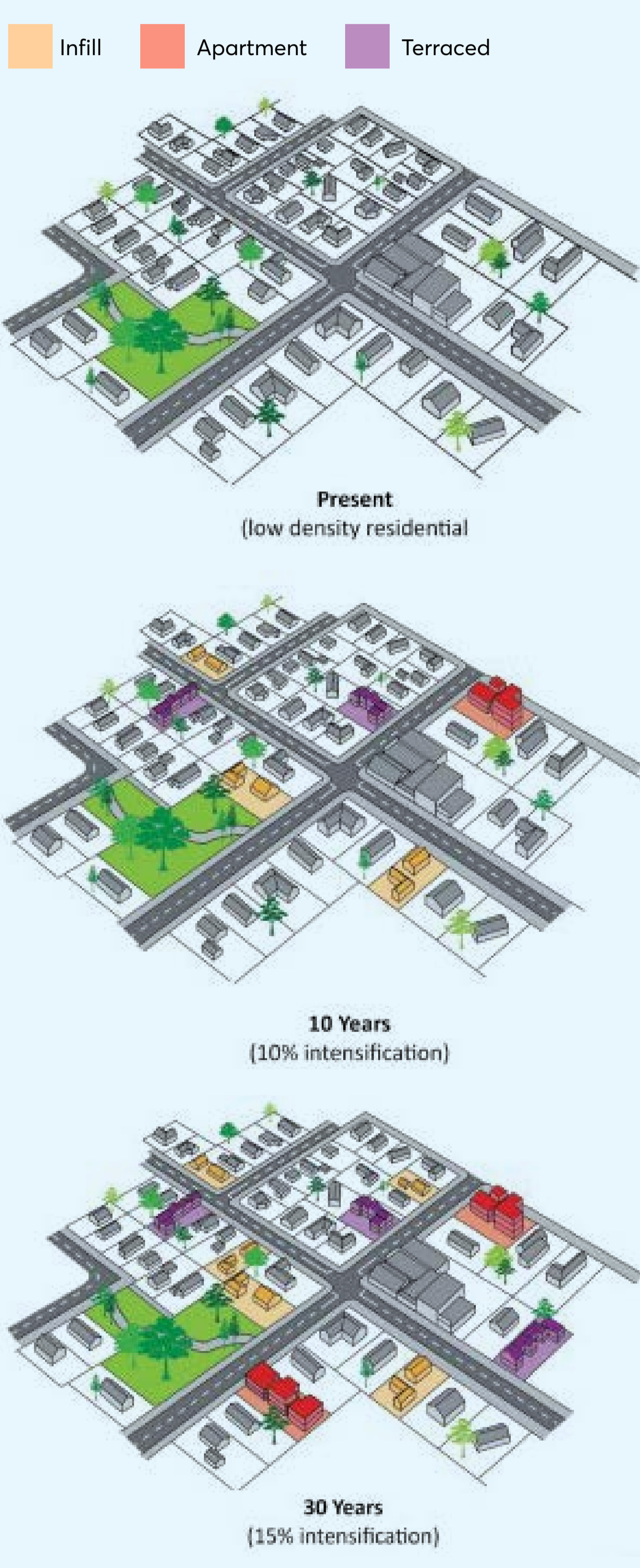
Proposed PC29 is based on content originally developed through the draft Nelson Plan process, directions from the Nelson Tasman Future Development Strategy 2022 – 2052, the requirements of the National Policy Statement of Urban Development 2020 and guidance from the Ministry for the Environment on sea level rise projections. It is also the result of much analysis and discussion of issues around how best to provide for housing intensification, supply, and choice.

Why is Council including high density housing options for Nelson?

The proposed medium and high density zones aim to provide opportunities for intensification of Nelson's existing residential areas to accommodate growth. Council has taken a long-term view of how Nelson ought to develop in the future, applying an 'up, not out' approach to growth. This is directed by the NTFDS 2022 - 2052 and national direction from central government in the National Policy Statement for Urban Development 2020.

By concentrating urban development close to key commercial areas such as the city centre, Council also aims to support initiatives in greenhouse gas emissions reduction. Encouraging people to live close to commercial centres, amenities and places of employment, can reduce demands on energy use for commuting and a reliance on private vehicles for transport. Intensification of our city centre and commercial areas such as Stoke can also help to revitalise those areas.

What will intensification look like for Nelson?



It is important to remember that intensification will not happen all at once. In the capacity calculations in the Nelson Tasman Future Development Strategy, it is assumed that 15% of potentially suitable sites will be developed over the next 30 years using conservative estimates about the density of development that might occur.

Not everyone will want to redevelop, and for those that do, it will take them time to find the right type of sites. Not everyone will want to live in higher density housing either and it will take time for demand to grow. The development capacity enabled by the plan exceeds the demand for housing by a substantial margin and only a portion of the capacity is likely to be feasible or available for development.

Is there enough infrastructure to service intensification of Nelson's housing?

While it is true that Plan Change 29 provides a theoretical section yield that in parts of the city cannot be supported by current or planned infrastructure provision, key areas are infrastructure ready. As mentioned above, it's important to keep in mind that intensification will not happen all at once.

Council is committed to working with developers to sequence preferred locations for growth and intensification projects and will monitor development trends to be responsive to any infrastructure deficits.

Why are residential parts of Nelson at the Wood, Maitai, Rocks Road and Tāhunanui not included for proposed higher density housing?

Some parts of Nelson that are currently zoned for housing are not being re-zoned to allow for intensification due to risk from current and future natural hazards. This includes areas that are affected by river flood risk, future sea level rise (potential coastal inundation risk), and slope instability. In these locations, the current NRMP zone rules will continue to apply to development opportunities in combination with any new and updated natural hazards risk overlays (mapped information), policies and rules.

Housing changes

In the residential zones, more flexible and enabling policies and rules are being introduced that will allow more intensive housing opportunities. In the commercial zones, some housing opportunities above the ground floor are also being introduced to provide for housing in our city and suburban centres, close to services and amenities.

PC29 proposes introducing three new residential zones and the retention of three types of other residential zones – these zones are included below.

Residential zones under PC29

General Residential Zone

Units per site: 3

Height: 8m (2 storeys)

Site coverage: 40%

Minimum site area: No minimum for lots with a residential building – 200m² for vacant lot subdivision.

Medium Density Residential Zone

Units per site: 3

Height: 12m (3 storeys)

Site coverage: 50%

Minimum site area: No minimum for lots with a residential building – 200m² for vacant lot subdivision

High Density Residential Zone

Units per site: 3

Height: 19.5m (6 storeys)

Site coverage: 50%

Minimum site area: No minimum for lots with a residential building – 200m² for vacant lot subdivision

Residential areas that will continue to apply in some areas

Original 'Higher Density Area' now Comprehensive Area

Units per site: depends on the size of the site, Residential units need to comply with minimum site area requirements

Height: 7.5m (2 storeys)

Site coverage: 40%

Minimum site area: 300m²

Standard Area

Units per site: depends on the size of the site, Residential units need to comply with minimum site area requirements

Height: 7.5m (2 storeys)

Site coverage: 40%

Minimum site area: 400m²

Low Density Area

Units per site: depends on the size of the site, Residential units need to comply with minimum site area requirements

Height: 7.5m (2 storeys)

Site coverage: 30%

Minimum site area: 600m²

For more information on the changes to the residential zone rules, see the ePlan, or our summary of changes in the document library.

Commercial zones under PC29

In the commercial zones, some housing opportunities above the ground floor are also being introduced, to provide for housing in our city and suburban centres, close to services and amenities.

In the Inner City Zone, which encompasses both the Centre of Nelson and fringe area, it is proposed that the maximum building height is increased from 12m (or 15m) to 24m. In the Suburban Commercial Zone, the maximum building height is proposed to increase is from 10m to 19.5m where that commercial area is next to a high density residential zone.

For all new buildings in the commercial zones, a resource consent will be required. This will ensure quality design outcomes for new buildings in the city centre and suburban commercial areas. PC29 does not change the spatial extent of the Inner City - City Centre or the Suburban Commercial zones, it does however seek to extend the Inner City – Fringe zone southwards along Vanguard Street and St Vincent Streets. This rezoning is intended to replace the Industrial zone that applies in this location under the NRMP and is consistent with the land use change indicated in the Nelson Tasman Future Development Strategy 2022 – 2052.

Natural hazard changes

Some properties may also be affected by proposed PC29 changes to natural hazards policies and rules. Updates to existing NRMP maps of river flood, slope instability and earthquake risk have been made, and a new map of liquefaction risk has been introduced. In most cases, any significant new development and housing in these areas will require a special assessment and design by an appropriately qualified person to make sure that people and their property will be safe from natural hazards.

Heritage buildings

For property owners with heritage buildings, minor changes are being proposed to ensure that heritage policies and rules better reflect best practice management of heritage. Examples of changes include making the heritage rules more straight forward to support people to make sustainability and safety changes to their heritage buildings, such as putting in double glazing, attaching solar panels, and/or making earthquake strengthening renovations.

Listed heritage buildings and heritage areas (or precincts), have been updated to make sure protected items and areas are based on the most up-to-date information Council holds.

Some buildings have been removed from the heritage list, others have had their classification upgraded. Some new buildings have also been added to the heritage list.

PC29 is also proposing requiring restricted discretionary resource consent for development above 8m in the Medium Density Residential Zone and the High Density Residential Zone where development adjoins a heritage precinct or a scheduled building, to enable an assessment of effects on the heritage values of the adjoining heritage item.

Heritage precincts

Heritage precincts in Nelson have also been reviewed and updated. As a result of this review, the Inner City Heritage Precinct has been removed and a new residential precinct at Richmond Avenue has been added. The rules associated with heritage precincts have been modified so as to enable adaptive use of built heritage.

Design guides associated with each of the heritage precincts have been updated to ensure alignment of their content with the amended provisions proposed by the plan change, removal of irrelevant content, and updates to ensure consistency across the different design guides.

Why is Plan Change 29 not making changes to housing in other rural zones?

Proposed Plan Change 29 focusses on urban housing only. It provides for housing opportunities that can give effect to national direction under the NPSUD 2020 and the strategic directions set out by the NTFDS 2022 – 2052. Changes to enable more housing in rural and conservation areas are not within the scope of direction under the NPSUD 2020 and would not be consistent with the directions in the NTFDS 2022 – 2052.

Therefore, no changes are proposed to the provisions for the NRMP Rural Zone, Open Space and Recreation Zone, Conservation Zone and the Coastal Marine Area.

When do the new policies and rules start to apply?

The policies and rules relating to housing and natural hazards will not apply immediately from the time of public notification.

All proposed Plan Change 29 policies and rules will need to go through submissions and hearings processes, where they may be changed, deleted or remain unchanged following Council's consideration of public feedback. After Council makes its decisions, the new housing and natural hazards policies and rules will start to apply, unless they are subject to an appeal in the Environment Court. Any policies or rules under appeal do not become fully operative until a decision is made by the Court.

Unlike housing and natural hazards provisions, built heritage policies and rules will apply immediately. This is to ensure that heritage buildings are not lost or damaged through alterations or redevelopment while proposed Plan Change 29 is being processed. Some heritage items have been added to or removed from the Heritage Appendix. The Inner City Heritage Precinct and the Wakefield Quay Precinct has been removed and a new one in Richmond Avenue introduced. However, while the heritage provisions apply straight away, they may still be changed through Council decisions on public submissions to them. As described above, once Council makes its decisions, the heritage amendments become formally part of the NRMP, unless they are appealed through the Environment Court. Any policies or rules under appeal do not become fully operative until a decision is made by the Court.

Specific Heritage Provisions that have immediate legal effect are:

- Heritage rules within the plan change.
- Updates to the heritage building appendix
- Removal of the Inner-city Heritage and Wakefield Quay Precincts.
- Addition of the Richmond Avenue Heritage Precinct.

Why is Council including changes to natural hazards policies and rules in proposed Plan Change 29?

The main reason for proposed Plan Change 29 is to provide for more enabling and flexible housing opportunities. However, in doing this, Council must be satisfied that risk from natural hazards on new homes is managed appropriately. This includes using the most up-to-date information and expert knowledge to create overlays (mapped hazards information) and inform Plan Change 29 policies and rules. Updated information includes new information gathered since the August 2022 rainfall event.

How many properties are affected by the new hazard information compared to the existing plan?

A comparison of the number of properties affected by the new hazard information is shown in the table below. In most cases, landowners have previously been advised of this hazard information as it is currently being used in Land Information Memorandums.

Natural hazard	Area – sub-category	Number of properties potentially affected (latest information)	Number of properties potentially affected (NRMP)
Liquefaction	Liquefaction damage is possible	4577	Not identified
Faults	Fault deformation	531	1537 (combined) (Fault Hazard Overlay)
	Fault awareness	801	
Slope Instability	Area 1	203	198 (Tāhunanui Slump Core)
	Area 2	(Wider area than NRMP) 1688	340 (Tāhunanui Slump Fringe and Grampians)
	Area 3	5157	No equivalent area identified
	Debris run-out	729	No equivalent area identified
River flood	1% AEP event, 2130 (flood, high flood and floodways) NRMP flood	4768 59 Total 4804	No equivalent data or area but there is 2017 flood mapping that was published but it is different timeframes
Coastal flood	1% AEP event, 2130, SSP5 8.5(H+) including VLM	3182	No equivalent data or area
Amended NRMP combined river and coastal flood and stormwater	Amended NRMP flood path Amended NRMP inundation	837	

Councillor's Comment

Play is not a luxury but a necessity, and Nelson City Council's commitment to building a destination playground in the city centre shows that we are stepping up our game.

It wasn't necessary for my family to explore Aotearoa's best playgrounds, such as the Town Basin and Pohe Island facilities at Whangārei or Christchurch's Margaret Mahy, to know that Nelson has fallen behind in this critical area. Ask any local parent and they will say the same thing.

The evidence is clear: Good-quality play leads to improved brain development, motor skills, and social capabilities. While it's true that play can take place anywhere, it's also true that parenthood is a tough gig. Many of us have grand visions of treehouse building and forest adventuring, but far too often the allure of technology at the end of a long day can feel like the only option.

Many families are not afforded the luxury of a large backyard, or the resources to pay for sports and activities, and in our increasingly urbanised centres, Council has a responsibility to play in the provision of these services. By providing quality playgrounds that are accessible to Nelson families, have all the practicalities of shade, seating, and a good cup of coffee for parents, we can help make play the obvious choice.

Council has secured \$2.5m of central government funding to see this project through, but we are well aware that this is not the first time funds have been set aside for this purpose. If we want to see this project proceed as planned, we need strong and focused governance oversight.

The establishment of the City Centre Playspace Taskforce presents an opportunity to propel this vision into action, and I look forward to working closely with my colleagues, Councillors Pete Rainey, Kahu Paki Paki and Campbell Rollo, who bring a diversity of skills and insights into the mix. The taskforce will enable us to engage closely with our community, explore success stories from around the country, and ensure that we can deliver a state-of-the-art facility that generations to come deserve.



Councillor James Hodgson

A vibrant yellow poster for the Four Lanes Festival. The text 'FOUR LANES FESTIVAL' is written in large, bold, pink letters. Below it, in smaller pink text, is 'Surprise & delight awaits...' and 'NELSON CITY CENTRE'. At the top right, a pink arrow points to the date and time: '2 SEPT 3PM - 8PM'. The poster features several icons: a fireworks explosion, a Ferris wheel, a hot air balloon, and a sailboat. At the bottom, there are logos for 'UNIQUELY NELSON' and 'Nelson City Council Te Kaitiaki o Whakatū'. The background of the poster shows a silhouette of a person holding a string of lights against a night sky.

Waste not, want less



As part of our series on climate change, we chat to Hannah Blumhardt, Reuse Aotearoa Co-Founder and Lead Researcher, about the connection between how we make waste and how making products accounts for 45% of our total greenhouse gas emissions.

Reuse Aotearoa is an independent organisation looking at evidence-based solutions to help us move away from our 'take, make, waste' culture towards reuse.

Q: What do you mean by a 'take, make, waste' culture?

Hannah Blumhardt (HB): Everything we have in our lives is made from resources taken from our planet. Right now, we're using resources really quickly because products aren't designed to last or because they are only designed to be used once (like single-use packaging). Because we aren't doing a good job of keeping the materials and products that we have already cycling around the economy, we have to keep extracting more resources from Earth to make more stuff. This is our take, make, waste culture, which turns our planet into a giant assembly line for our stuff. To get away from this we need to design packaging for reuse, rather than moving to other single use alternatives such as paper or compostables. It's a big opportunity for system change for businesses and consumers alike.

Q: So what's the answer?

HB: We need to design packaging so it can be reused and refilled over and over again, making reuse an everyday thing. That means systems for collecting, sorting and washing containers so they can be returned to producers. A local example is Oaklands with their reusable milk bottles – they're a leader for reusable packaging systems with their washable bottles and their kegs in vending machines. For hoso outlets, a brave choice is to give up on single-use altogether and go reusable only – for example La Planta coffee cart in Nelson. Supporting reusable service ware for food and drink at public events through things like wash trailers is another great option.

Q: As individuals, what should we be thinking about?

Any reuse system is only as good as the people who use it. We as individuals have a part to play, whether it's adding our customer voice to the conversation, choosing to support the businesses and organisations who are already offering reusable packaging systems for their communities, or bringing our own cups and containers to encourage cafes to reuse. Customer support matters to encourage businesses to try out and keep offering reuse, so we actually have the option of giving up single-use if we want to.

Q: Thanks so much for sharing your thoughts and ideas – any final comments for our readers?

Reuse not only reduces waste and plastic usage, but also supports the big picture of how both consumers and industry can support greenhouse gas reduction. By transitioning to new systems, vendors can support their customers and their own business, in a way that's friendly to the climate. Reuse is a solution to plastic pollution in the environment, climate change and waste all in one



Remission of rates for heritage maintenance

Applications are now open for a remission of rates for heritage building maintenance.

Nelson City Council offers rates remissions to encourage the preservation and maintenance of Group A or B listed heritage buildings. This recognises the higher costs of looking after a heritage building.

Information has been sent out to eligible property owners who didn't apply in 2021 or 2022.

Remissions of rates for heritage maintenance operate in three-year cycles: eg. 2021 – 2024. This is the final year of a three-year cycle, so successful applicants who applied in the last financial year or in the one prior, do not need to reapply.

For more information or to apply, visit shape.nelson.govt.nz/remission-rates-heritage-maintenance. Applications close Thursday 31 August 5:00pm.

Email customer.service@ncc.govt.nz or phone 03 546 0200 for further information or assistance.

**Get involved
and help us
shape Nelson**



shape.nelson.govt.nz



Conewatch: Ongoing



Project name	Likely end date	Location	Benefit
NRSBU Rising Main Duplication Section 5-7	August 2023	Railway Reserve cycleway – Elms Street–Kotua Place	Improve network capacity and resilience
Wolfe Street Sewer Renewal	August 2023	Montcalm Street and Wolfe Street	Wastewater pipe upgrade
Wastney Terrace Cul de Sac	August 2023	Wastney Terrace (south end)	Improve the roading network
Awatea Place Wastewater Pump Station	September 2023	Awatea Place and Parkers Road	Improve wastewater network capacity and protect environment from overflows
St Vincent Street Stormwater	November 2023	Intersection of St Vincent Street and Hastings Street	Improve stormwater network and reduce flooding risk
Saxton Creek Upgrade Stage 4	November/ December 2023	Main Road, Stoke	Flood mitigation
Domett Street Upgrade	December 2023	Reconstruction of Domett Street and widening of the footpath by the Maitai River between Bridge Street and Nile Street	Improved footpath and cycling facilities



MEETINGS

The following meetings of the Nelson City Council have been scheduled.

Council meeting – to deliberate on submissions to Traffic and Parking Bylaw 9am	17 Aug
Joint Shareholders Committee – Tasman District Council Chamber, 189 Queen Street, Richmond 9.30am	22 Aug
Regional Pest Management Joint Committee – Tasman District Council Chamber, 189 Queen Street, Richmond 1.30pm	22 Aug
Change to meeting Nelson Tasman Regional Landfill Business Unit, previously advertised to take place on Friday 18 August 2023, commencing at 10.30am 10am	18 Aug

For a full list of meetings go to:

nelson.govt.nz/meetings



To read the latest updates or sign up for Our Nelson by email go to:

our.nelson.govt.nz

4 Lanes Festival

Saturday 2 September

Saxton Field

NZ Secondary School Football Boys Tournament – Monday 28 August – Thursday 31 August

Hockey NZ Secondary School Johnson Cup & Audey Timlin Memorial Tournaments – Monday 28 August – Friday 1 September

Year 3 & 4 Tasman Regional Hockey Tournament – Tuesday 12 September, 9am – 2pm

Saxton Stadium

After School Table Tennis Juniors – Mondays and Fridays during term time, 3:30pm – 5pm

NZ Secondary School Basketball 'A' South Island Premierships – Wednesday 30 August – Saturday 2 September

Saxton Oval

My Time, My Life – Sunday 20 August, 10am – 4pm

Experience India – Food Indulgence – Sunday 27 August, 12pm – 7pm

Trafalgar Park

Tasman Mako vs North Harbour (NPC) – Sunday 27 August, 2:05pm

Tasman Mako vs Manawatu (NPC) – Sunday 3 September, 4:35pm

Founders Heritage Park

Hours: 10am – 4:30pm daily
Illuminate Light and Sound Experience – Friday 8 – Sunday 10 September and Friday 15 – Sunday 17 September, 5:45pm – 9pm

Stoke Memorial Hall – temporarily closed

Melrose House

Hours: Monday: 9am – 3pm, Tuesday to Sunday: 9am – 4pm

Isel House and Park

Hours: Now closed for the season.

Opens again in October.

Brunch in the Park – every Saturday until 23 September, 9am – 1pm

Pūtangitangi Greenmeadows Community Centre

An Adventure in Art: A Collaborative Exhibition – Sunday 6 August – Sunday 20 August, 9am – 5pm

Flicks on Friday – Friday 18 August, 7:30pm

Nelson Cake Decorators Marlborough Daisy Workshop – Saturday 19 August, 9:30am – 4pm

Nelson Public Libraries:

Elma Turner Library – Open as the Pop-up Library

Hours: Monday, Tuesday, Thursday, Friday: 9:30am – 6pm

Wednesday: 10am – 6pm

Saturday: 10am – 4pm

Sunday: 1pm – 4pm

Library Knitters – every Thursday, 10am – 12pm

Make a Zine – Thursday 17, Thursday 24 and Thursday 31 August, 3:30pm

Research Your Family History Online – Thursday 19 and Thursday 24 August, 11am – 12pm

The Time of My Life – Sunday 20 August, 1:30pm – 3pm

Community Law and You 'Employment' – Monday 21 August, 12:30pm

Community Corner: Telehealth – Thursday 25 August, 10am – 12pm

Live Music Series: Flightless Birds – Sunday 27 August, 2pm

Community Corner with Employable – Thursday 31 August, 10am – 12pm

To EV or not to EV – Sunday 3 September, 2pm – 3:30pm

Katherine Mansfield Garden Party – Tuesday 5 September, 12:30pm

Kōrero te reo Māori – Saturday 9 September, 10am – 11am

Sunday Craft Club – Pressed Flower Stationery – Sunday 10 September, 1pm

Pop-up Pukapuka – Wednesday 13 September, 5:45pm – 6:30pm

Nightingale Library Memorial

Hours: Monday – Friday: 12pm – 4pm

Saturday: Closed

Sunday: 1pm – 4pm

Stoke Library

Hours: Monday, Tuesday, Thursday, Friday: 9:30am – 5:30pm

Wednesday: 10:00am – 5:30pm

Saturday: 10am – 1pm

Sunday: Closed

Museums and Galleries:

Broadgreen House and Samuels Rose Gardens

Winter hours: 12pm – 3pm daily

Langbein Time – Thursday 16 February – Saturday 30 September, 10:30am – 4:30pm

Embroidered Art – Transfer – Stitch Workshop – Sunday 10 September, 10am – 4pm

Small Loom Weaving Workshop – Sunday 10 September, 10am – 4pm

The Suter Art Gallery & Theatre

Hours: 9:30am – 4:30pm daily

Exhibition: Night Life – Saturday 22 April – Sunday 8 October, 9:30am – 4:30pm

NZ Mountain Film Festival – Thursday 17 August – Friday 18 August, 6pm

Refinery ArtSpace

Hours: Monday – Friday from 10am – 5pm, Saturday from 10am – 2pm

Exhibition: Terra Obscura by Clayton Morgan – Monday 7 August – Saturday 9 September, during opening hours

Exhibition: Will You Collapse in the Recess – The Invisible View by Rosa McGregor – Monday 7 August – Saturday 9 September, during opening hours

Exhibition: Te Haerenga by Isaac Anderson – Monday 7 August – Saturday 9 September, during opening hours

Exhibition: Shelter by Val Griffith-Jones – Monday 7 August – Saturday 9 September, during opening hours

Nelson Provincial Museum

Hours: Weekdays from 10am – 5pm, Weekends & Public Holidays from 10am – 4:30pm