

Developers lodge plan change bid to enable 750 homes near Nelson CBD

Cherie Sivignon 05:00, Apr 16 2021



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An aerial photograph of Nelson with the Maitahi-Bayview development site marked by a dotted white line at the top of the image.

The proposed development of about 750 homes near central Nelson will include at least 100 targeted at first home buyers, say the proponents.

A syndicate of two companies is behind the venture, known as the Maitahi-Bayview development – Maitai Development Co General Partner Ltd and Bayview Nelson Ltd. The proposed development is earmarked for a 287ha site about 3km from the Nelson CBD, stretching from Atawhai over the hills and down through Kākā Valley, which is linked to Maitai Valley.

The syndicate's planning consultant, Mark Lile, of Landmark Lile Ltd, is on Friday to submit a private plan change request to Nelson City Council. If approved, that plan change will pave the way for the housing development by changing the zoning from rural and rural high density small holdings to a mix of residential zones on key sections of the land.

Lile said areas of high density, standard density and low-density homes were proposed in keeping with features of the site such as its topography and ecology as well as meeting the housing needs of a range of people. The houses proposed for first home buyers would be in the planned high-density area on the valley floor, he said.



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An aerial photograph of the Maitahi-Bayview development site near central Nelson with the ridge line on the right and Kākā Valley on the left.

About 100ha of the 287ha site was to remain rural including 64ha for “enhanced indigenous habitat and biodiversity” and 35ha for rural small holdings with an average lot size of 1ha.

Lile said under the small holdings zoning that existed now, about 40 homes could be built on the valley floor and another 12 to 15 on the rural-zoned land “with amazing views” above.

“That's the baseline situation,” he said, adding the site was private land with no public easement.

However, as part of the proposed development, 6km of public walk and cycle linkages would be created including 4km of ridge line trails.



BRADEN FASTIER/STUFF

Directors Andrew Spittal, left, and Hemi Toia in the Kākā Valley area of the proposed Maitahi-Bayview development.

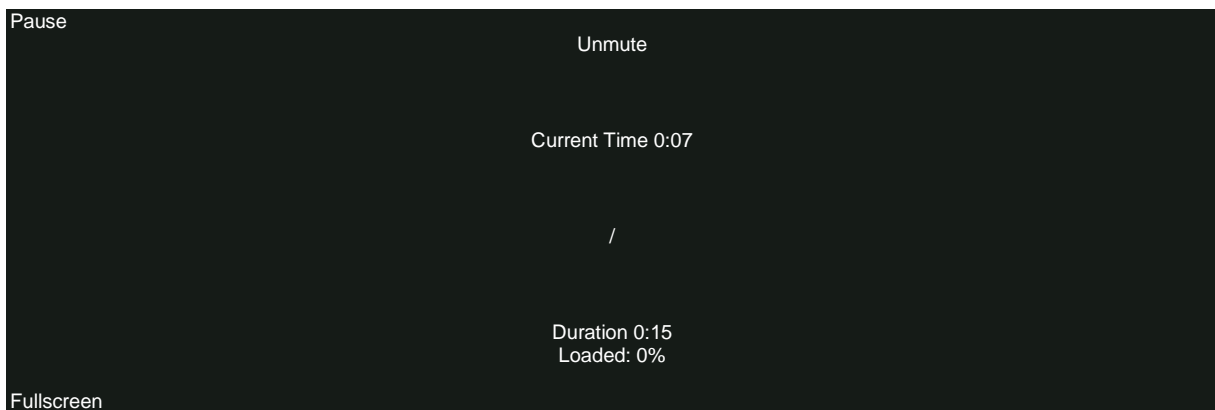
Environmental lawyer John Maassen said the proposed development would help meet a need for more housing in the area.

“This proposal is not pie in the sky, it's steak on the plate for Nelson,” Maassen said. “It's been a long time in gestation, but this is a real proposal to address what is a serious social issue.”

The plan change request is a substantial application that includes multiple technical reports covering matters such as geotechnical; productivity; ecological; and historical and archaeological assessments as well as landscape, visual amenity and urban design; cultural engagement to date; an economic cost-benefit assessment; a transportation report; and a review of the proposed management of stormwater and ecological outcomes.

That review, by Morphum Environmental Ltd, provides a series of recommendations.

“They have critically looked at what we are doing, and they've come up with a series of best-practice recommendations, which we've fully adopted,” Lile said.



BRADEN FASTIER / STUFF

Developers Andrew Spittal and Hemi Toia at the site of the proposed Maitahi-Bayview development near central Nelson.

The application included a schedule of rules over and above the normal residential zone requirements.

“We have volunteered best-practice freshwater management design and volunteered iwi involvement throughout,” Lile said.

In the *Transportation Impact Report*, Gary Clark, of Traffic Concepts, says the proposed development is expected to generate about 4500 vehicle movements per day or around 450 trips in the peak hours.

“This increase will see the existing roads operate at around 50 per cent of the practical operating capacity,” Clark says.

At just 3km from the city centre, the site “will enable excellent walking and cycling connections to be developed and used”.

The proposed development also provides the opportunity for a more resilient road network by providing alternative routes such as another road into central Nelson if State Highway 6 is closed.

Some “network deficiencies” are highlighted.

“The key projects to address existing deficiencies and provide for future growth were identified as improving safety of the intersection of Nile St East and Maitai Valley Rd as well as the safety of Nile St,” Clark says.

Nelson City Council group manager environmental management Clare Barton said the council would follow the process for a private plan change (PPC) as set out in the Resource Management Act.

“Once the request is received, and all the information needed for the plan change process has been provided, council must consider how that request will be dealt with,” Barton said.



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Looking north towards Atawhai from the ridge line section of the proposed development site.

A report would go to the council, with a recommendation from staff, “where a decision will be made to reject, accept or adopt the PPC, or to deal with it as a resource consent”.

“This decision is made in advance of public notification of the private plan change (if accepted or adopted),” Barton said. “At that time, council will also decide if it will appoint independent commissioners to hear and decide the PPC.”

Public notification of a plan change was mandatory, “and gives any person an opportunity to make a submission on the proposal”.

“There will be a hearing and then a decision to approve or decline the proposal,” Barton said.

The council intended to put updated information about the process on its website, along with a copy of the private plan change request and supporting documents once they had been received, plus any further information requests or reports.

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<https://www.stuff.co.nz/life-style/homed/housing-affordability/124842880/developers-lodge-plan-change-bid-to-enable-750-homes-near-nelson-cbd>