



Nelson Housing Accord Monitoring Report 3

July 2016 to December 2016

Based on:

- Building consent data to month ended December 2016
- New section data to month ended December 2016

Executive Summary

The Nelson Housing Accord was signed on 11 June 2015, and has been extended twice by the Accord Steering Group to the 3 August 2017. Council recently resolved to extend the Accord out until 16 September 2021 and this change is in process. The Accord is a tool used to increase the supply of housing in Nelson. The Accord sets targets for establishing new residential lots and dwellings in Nelson over three years. This third monitoring report summarises the progress in the first half of Year Two of the original Nelson Housing Accord. It reports on building consents granted for new dwellings, the yield of serviced residential lots from residential zoned land, and special housing areas, for the year since the Housing Accord was signed.

Consenting Numbers

- Halfway through Year Two of the Nelson Housing Accord, **129 new dwellings** have been consented and **76 new sections** approved by resource consent and issued with titles.
- At this rate, the current Year Two targets of 240 dwellings and 100 serviced residential sections are both likely to be achieved.
- Subdivision consent rates have varied since the start of the Accord. Between 0 and 31 lots have been consented per month, with an average of 18 a month.
- Building consent rates show more consistency on a monthly basis, resulting in between 10 and 29 consents for dwellings issued per month and an average of 17 per month.

Special Housing Areas

- Thirteen Special Housing Areas (SHAs) were approved by Council and gazetted by Cabinet. Consent applications were received for eleven of these.
- The eleven SHAs being processed under HASHAA have significant capacity for residential growth and are expected to yield approximately 469 residential units.
- All Nelson SHAs have been in place for less than 12 months, and new housing supply from these will come on-stream in the next 1-2 years.

Land capacity for residential development

- Beyond this, Nelson City Council has calculated that it has capacity from residential zoned land for at least an additional 5,700 dwellings, leaving the district well placed to meet expected growth as long as infrastructure servicing is provided.

Housing Accord Implementation

Since the Housing Accord was agreed by the Council and the Minister for Building and Construction, thirteen SHAs have been created across Nelson and consent applications were received for eleven of these. Seven of the SHAs are brownfield developments which could yield 148 residential units and four of the SHAs are greenfield developments which could yield 321 residential units.

The Council ran an expression of interest process and twenty applications were received. Nine were gazetted by Cabinet on 15 February 2016, a further one was gazetted on 16 May, and a final three were gazetted on 25 July.

Council continues to receive expressions of interest for new SHAs which are reported to Council on a quarterly basis.

Note: the term greenfield used in this report refers to existing residentially zoned land that has not yet been developed. The term brownfield applies to redevelopment of existing developed residential, suburban commercial or city centre zoned land

Council initiatives supporting residential development

To support the implementation of the Housing Accord, the Council has a range of incentives to encourage development:

- Development Advisory Group
- Major Projects Team
- Creation of a new staff position of Development Projects Planner– this secondment role ended 31 December 2016.

Nelson Housing Accord Targets

Paragraph 17

Housing Supply	Baselines			Aspirational Targets		
	2012	2013	2014	Year 1 July 2015 to June 2016	Year 2 July 2016 to June 2017	Year 3 July 2017 to June 2018
Yield of serviced residential lots (titled) from residential zoned land	89	124	107	100	100	100
Total dwellings	285	256	215	240	240	240

In the first year of the Nelson Housing Accord, **125 new sections** were approved by resource consent and issued with titles and **180 new dwellings** have been consented. The first year target of 100 serviced residential sections was exceeded by 25 new sections. The first year target of 240 dwellings was not achieved, with a shortfall of 60 dwellings.

Halfway through the second year of the Nelson Housing Accord, **76 new sections** have been approved by resource consent and issued with titles and **129 new dwellings** have been consented. Eight of the new dwellings were on new sections with titles issued within the same six-month period. At this rate, the current Year Two targets of 240 dwellings and 100 serviced residential sections are both likely to be achieved.

Dwellings

Dwellings are measured at the point of building consent.

Sections

Serviced residential lots are measured at the point of title issued.

Overview

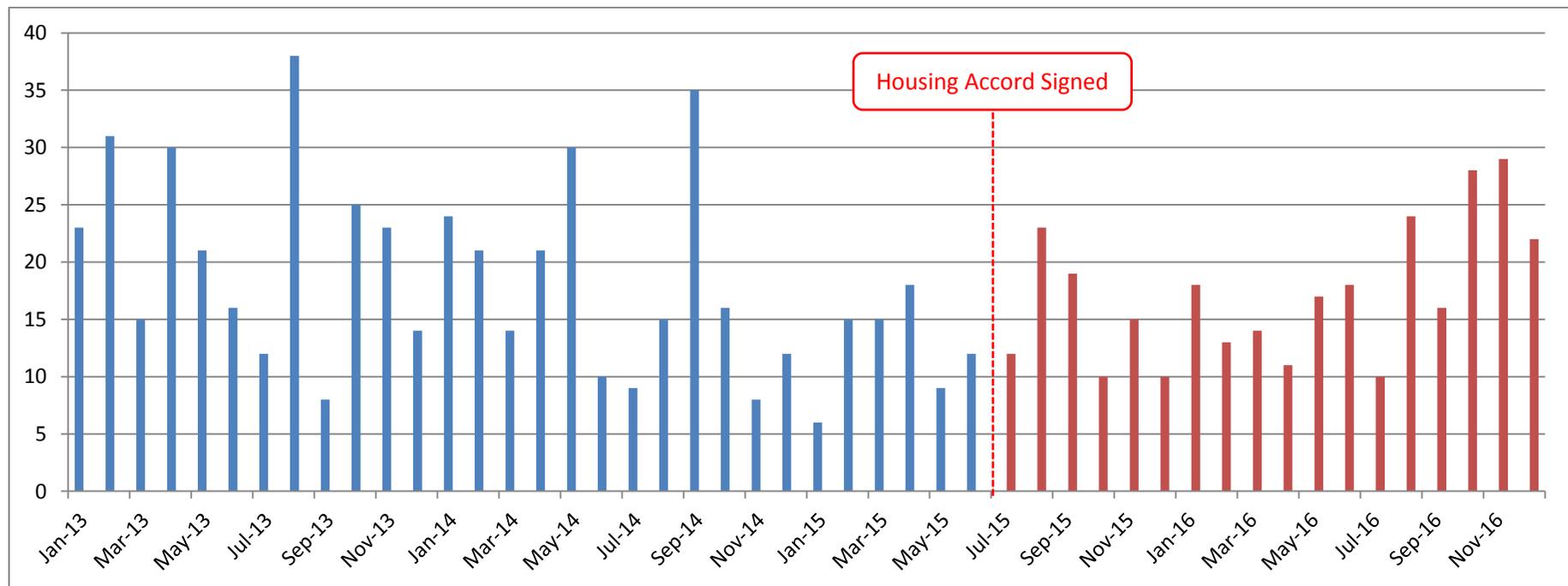
Halfway through the second year of the Nelson Housing Accord, **129 new dwellings** have been consented and **76 new sections** have been approved by resource consent and issued with titles and.

Consented dwellings – monthly

The number of dwellings consented on a monthly basis varied but the total 129 consented over the 6 months covered in this report is higher than the previous two 6-month periods (91 and 89 consents).

Number of new dwellings that received building consent

Nelson City Council; monthly total; Statistics New Zealand

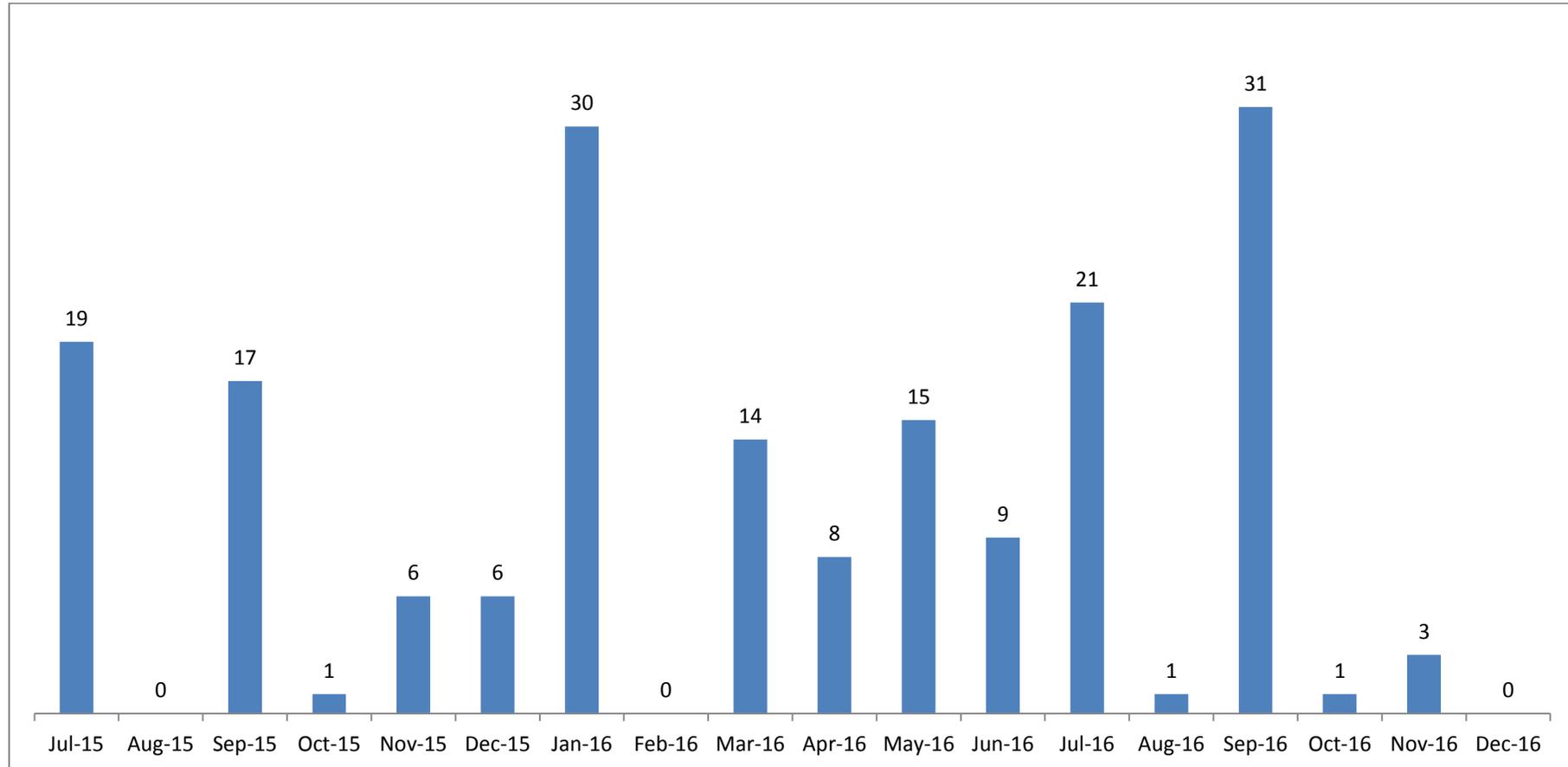


New sections – monthly

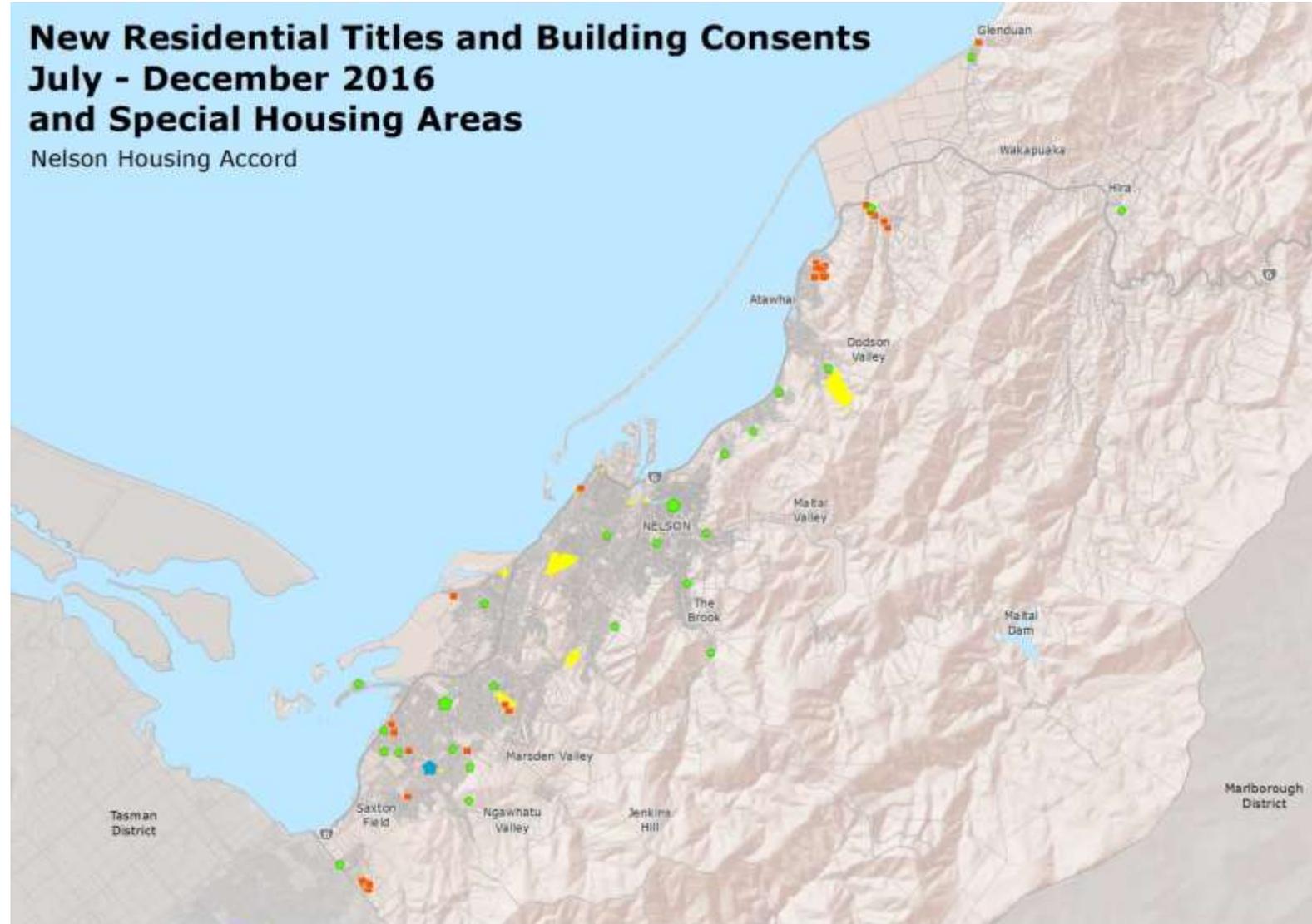
The average number of new titles issued for sections in the six months ending December 2016 was 9.5. This is lower than the previous 6-month period which had an average of 12.7 but higher than in the six months ending December 2015 (8 sections). Monthly subdivision rates tend to be uneven over time.

Number of new residential sections issued title

Nelson City Council; monthly from July 2015



Location of new residential sections consented: July 2016 – December 2016



Special Housing Area
Title Issued

Building Consent Issued
Building Consents Issued (Multiple)

Building Consents Issued On SHA (Multiple)

