



Nelson Housing Accord Monitoring Report 2

Accord Year One (July 2015 to June 2016)

Based on:

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

Executive Summary

The Nelson Housing Accord was signed on 11 June 2015. 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 second monitoring report summarises the first year of the 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

- In the first year of the Nelson Housing Accord, **180 new dwellings** have been consented and **125 new sections** approved by resource consent and issued with titles.
- The first year target of 240 dwellings was not achieved, with a shortfall of 60 dwellings. The first year target of 100 serviced residential sections was exceeded by 25 new sections.
- Subdivision consent rates have varied over the first year of the Accord. Between 0 and 30 lots have been consented per month, with an average of 12 a month.
- Building consent rates show more consistency on a monthly basis, resulting in between 10 and 23 consents for dwellings issued per month and an average of 15 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 for residential growth across greenfield development (30 years), and infill development within existing residential areas (5+ years), leaving the district well placed to meet expected growth. 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.



Housing Accord Implementation

Since the Housing Accord was agreed by the Council and the Minister of Housing, 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 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

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.

Dwellings

Dwellings are measured at the point of building consent.

Sections

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



Overview

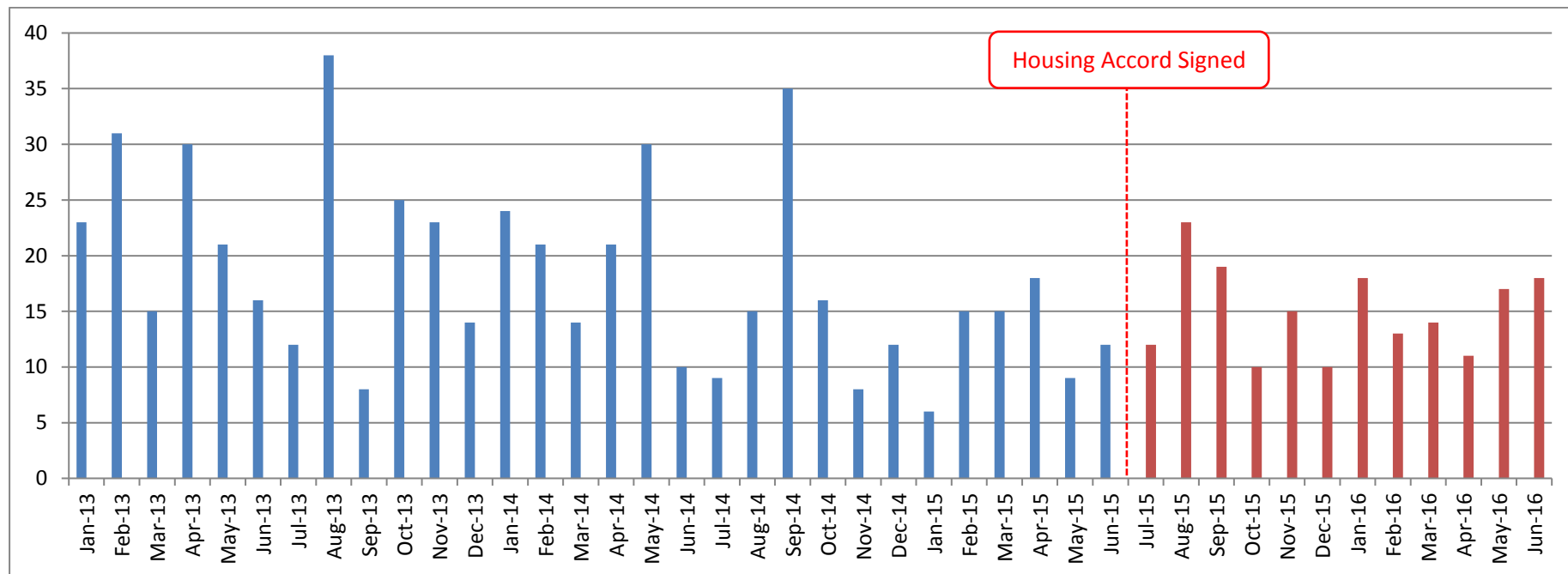
During Year 1, 125 new sections were issued with titles and 180 dwellings were consented. All Nelson SHAs have been in place for less than 12 months and new housing supply from these will come on-stream in the next 1-2 years.

Consented dwellings – monthly

The number of dwellings consented on a monthly basis varied but the total 180 consented over the 12 months of the Accord is slightly higher than the previous 12 months (170 consents).

Number of new dwellings that received building consent

Nelson City Council; monthly total; Statistics New Zealand

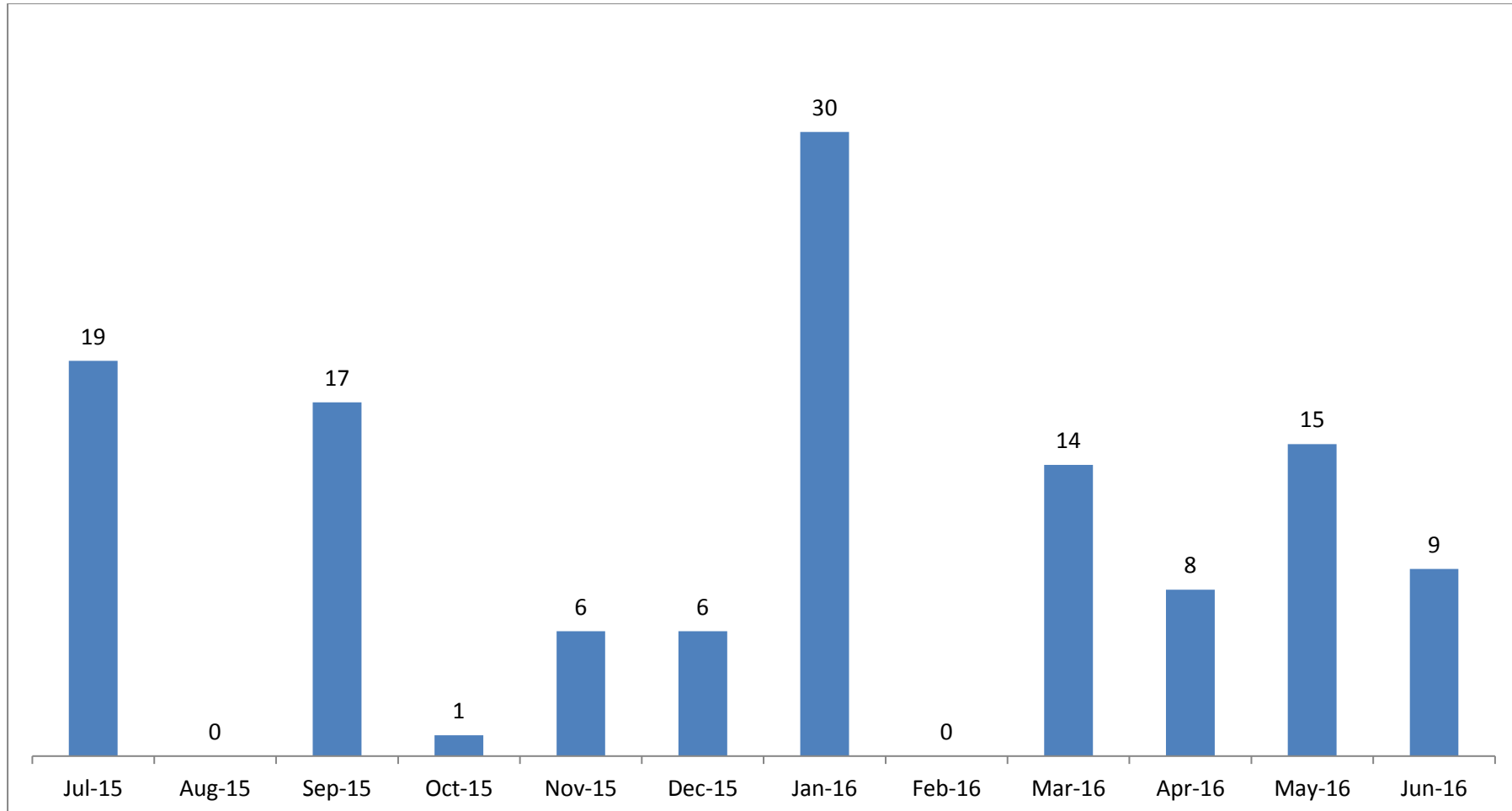


New sections – monthly

The average number of new titles issued for sections over the first year of the Accord is 12 per month.

Number of new residential sections issued title

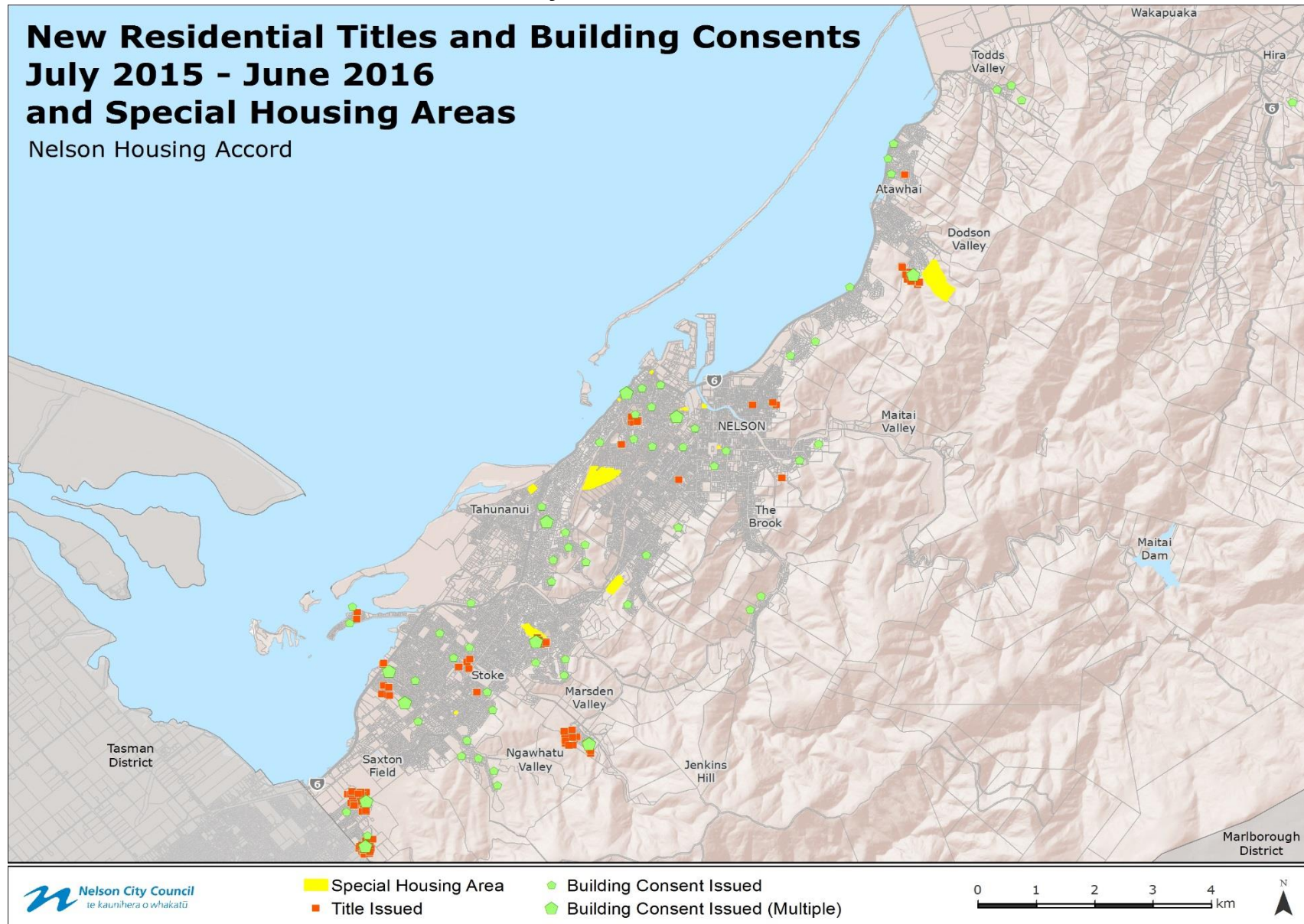
Nelson City Council; monthly from July 2015



Location of new residential sections consented: July 2015 – June 2016

New Residential Titles and Building Consents July 2015 - June 2016 and Special Housing Areas

Nelson Housing Accord



 Nelson City Council
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