

Urban Design Panel

The Urban Design Panel is a group of experienced and qualified professionals from around New Zealand.

The purpose of the Panel is to provide independent expert advice on development projects.

All developers who have projects that would benefit from sound urban design input are invited to seek advice from the Panel, especially developers who are proposing:

- intensive and other residential developments;
- buildings in the commercial, mixed business, tourist services and central business zones;
- buildings in high profile locations; and
- other major projects and/or subdivisions in the city.

There is no cost to the developer for taking a design proposal to the Panel, provided this process is undertaken before a resource consent application is lodged. Panel meetings are limited to one meeting per development application.

The process involves meeting with a small group of Panel members to discuss the proposal, followed by a written report that is made available to the developer and Council. Panel assessments may also be available for proposals that do not require a resource consent.

For more information, please visit www.nelson.govt.nz/building-and-property/property-land-use/property-ownership/urban-design

or call Nelson City Council on 03 546 0200 and ask to speak to the Senior City Development Adviser.



Civic House

110 Trafalgar Street, Nelson
03 546 0200 • nelson.govt.nz

PLANNING A PROPERTY DEVELOPMENT?

How Nelson City Council can help
you with early development planning?

 **Nelson**
City Council | Te Kaunihera o
Whakatū

Major Projects Team

The Major Projects Team provides a free service to developers applying for building or resource consent for certain, large-scale development projects:

The Major Projects Team can help developments by providing:

- timely, coordinated advice to developers before lodging an application;
- an opportunity to discuss the necessary considerations for the development across various Council departments (for example, the provisions of the Nelson Resource Management Plan and/or Council's transport and engineering standards); and
- a more efficient process for taking projects from conception to implementation.

Developers are invited to contact the Major Projects Team at the initial design stage of development to ensure any changes recommended by the team can be more easily incorporated into the proposal.

Development projects need to be at a certain size or scale to be considered for this service. Projects likely to be considered will:

- create new public space (e.g. new roads, reserves, open spaces);
- involve land use and/or subdivision;
- be of strategic or community value; and/or
- involve a significant urban design issue

For more information, please visit: www.nelson.govt.nz/assets/Building-Planning/Downloads/Major-project-team-pamphlet-Oct-2013.pdf

or call Nelson City Council on 03 546 0200 and ask to speak to the Principal Development Adviser.

Principal Development Adviser service

The purpose of the Principal Development Adviser service is to provide coordination for more complex types of housing development across all Council approval processes.

This service is provided at no cost to the developer, however, normal application fees and charges still apply, including other staff time.

Having discussions with senior members of the Resource Consents team (and other relevant Council officers), before a consent is lodged is especially helpful for the more complex types of developments:

- Commercial (including residential activities within or adjoining residential zones)
- Multi-residential
- Large-scale or complex subdivisions
- Change of use (e.g. conversion of offices into apartments)
- Intensified development e.g. backyard infill
- Staged building work

The process involves first submitting a draft application to the Principal Development Adviser. The Adviser will gather feedback on your application from Council staff and provide a summary of this feedback to you. The Adviser will then project manage all approval processes within Council to ensure a coordinated and efficient consenting service is provided.

Call Nelson City Council on 03 546 0200 and ask to speak to, or book a meeting with, the Principal Development Adviser.

Pre-application Meetings for resource consent and/or building consent applications

If you are lodging a building or resource consent, you can meet with our Duty Building Officer and/or Duty Planning Officer who will be able to help you understand what information is needed for your application. A building consent is a separate application to a resource consent.

Duty Planner meeting for a resource consent

A resource consent is a formal approval under the Resource Management Act 1991 and is required when a proposed building or activity does not comply with all the relevant rules in the Nelson Resource Management Plan.

- The purpose of a duty planner meeting is to help you understand what Nelson Resource Management Plan rules apply for your proposal, and what information you'll need to provide in a resource consent application.

The first 30 minutes of a duty planner meeting for a resource consent is provided at no cost to the customer. For more detailed feedback, a formal pre-application meeting and/ or written feedback can be arranged with the relevant staff. The costs of the pre-application process will be charged to the customer at Council's hourly charge-out rate.

For more information on resource consents, please visit the Council website at nelson.govt.nz/building-and-property/resource-consents-2.

Or call Nelson City Council on 03 546 0200 and ask to book a meeting with the Duty Planning Officer.

Duty Building Officer meeting for a building consent

A building consent establishes that the proposed building work complies with the Building Act 2004 and the building code.

- The purpose of a meeting with the duty building services officer is to assist with understanding Building Act requirements and answer general questions.

The first 30 minutes of an initial meeting for a building consent is provided at no cost to the applicant.

For more information, please visit the Council website at: nelson.govt.nz/building-and-property/building-consents-2

or call Nelson City Council on 03 546 0200 and ask to speak to, or book a meeting with, the Duty Building Officer.

