

# HOW TO TURN NELSON'S UNHEALTHY DOUGHNUT INTO A NICE BUN



Magdalena Garbarczyk - Architect & director at Fineline Architecture  
Timo Neubauer - Urban Designer & local business owner

16 nov  
What if Whakatū Nelson...



Timo  
Neubauer



Magdalena  
Garbarczyk



William  
Samuels



Jan  
Heijs

local residents  
built environment professionals  
advocate for best practice urban planning  
volunteer basis  
support council, the development sector and the community



**The Nelson Tasman region has potential to become Aotearoa New Zealand's most vibrant and liveable region with the country's smallest environmental footprint**



### PLAN CHANGE 29 NELSON CITY COUNCIL SUBMISSION

Oct 30 2023

NelsonTasman2050 supports the intention of PC29 to encourage housing intensification in Nelson. However, we are not in favour of the blanket planning rules that are proposed to implement medium and higher density intensification.

The current liberal approach of PC29 leaves the resulting built environment outcomes too much to chance. It is highly likely that the uncoordinated urban form will be (...)



### COMMUNITY EVENT IN MAPUA PRESENTATION

Aug 16 2023

Magdalena Garbarczyk, William Samuels, and Jan Hejls from NelsonTasman2050 presented at an event in Mapua organised by the group 'Local Matters'.

We presented initiatives and innovative design approaches that better respond to the region's environmental and social needs. We also discussed the pressures placed on the overburdened housing sector and explored ways that build more sustainably, affordably and for our local communities.



### CLIMATE ACTION WEEK WEBINAR PRESENTATION

Jun 02 2023

Magdalena Garbarczyk, together with Darrin's Kingdon, Katie Pascoe, Annie Pokel and Lucy-Mary Mulholland, presented a webinar in a Climate Action Week event that was co-created with the Nelson Tasman Climate Forum.

'Urban Regeneration: Creating Thriving Urban Communities' explained how the transformative power of urban regeneration can shape the future of the Nelson Tasman region.

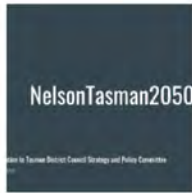


### 2023 NZILA FIRTH CONFERENCE PRESENTATION

May 18/19 2023

Under the conference theme 'Growing Pains', William Samuels spoke as a panellist together with Alan Gray and Richard Brudvik Linder on the topic of 'How do we retain the identity of place' - a timely topic and an issue not just for our region but for towns and cities throughout the country.

Hopefully this is the beginning of more conversations about how we can collectively work towards positive changes to our urban environments.



### TDC STRATEGY & POLICY COMMITTEE PRESENTATION

March 09 2023

Our presentation to TDC's Strategy and Policy Committee introduces NelsonTasman2050 to the committee and highlights our aims and suggested actions.

This presentation focusses on the importance of enabling well-designed intensification to ensure the enduring enjoyment of our region.

Download our presentation slideshow (4.5MB) [HERE](#).



### LETTER TO THE PARLIAMENTARY COMMISSIONER FOR THE ENVIRONMENT

March 07 2023

Dear Mr. Upton,

1. We request that you urgently investigate the adequacy of Aotearoa New Zealand's planning framework in relation to the climate crisis, and that you report your results to the House of Representatives (...)



### LETTER TO THE MINISTER FOR THE ENVIRONMENT

February 28 2023

Dear Minister,

1. We consider that the adoption by a Joint Committee of the Nelson City Council (NCC) and Tasman District Council (TDC) on 29 August 2022 of the Nelson Tasman Future Development Strategy 2022-2052 (FDS) fails to meet climate and energy future obligations, including (...)



### TASMAN ENVIRONMENT PLAN TASMAN DISTRICT COUNCIL SUBMISSION

December 19 2022

Thank you very much for inviting our feedback in relation to the draft Tasman Environment Plan (TEP).

We acknowledge the immense work that is going into the plan review and only comment on some aspects of 'Managing Tasman's Environment and Development' and 'Tasman's towns and villages' in line with our mission statement: "We strive to enable quality regenerative developments (...)



### MAPUA STRUCTURE PLAN TASMAN DISTRICT COUNCIL SUBMISSION

September 27 2022

We applaud Tasman District Council's (TDC) decision to put individual Growth Plan Changes for Mapua on hold and instead to pursue a structure planning process to achieve coordinated, cohesive outcomes for the community and Mapua's built environment.

We appreciate the opportunity to inject our view and professional opinion into this process (...)



### LOCAL GOVERNMENT ELECTIONS CANDIDATES QUESTIONS & ANSWERS

September 17 2022

Want to know where your local candidates stand on issues relating to housing, urban development and our built environment?

We have reached out to the people running in the Nelson and Tasman local body elections to get their thoughts, opinions and policy positions on these (...)



### HOUSING PLAN CHANGE NELSON CITY COUNCIL ALTERNATIVE MEDIUM DENSITY STANDARDS

July 27 2022

In addition to our proposed Alternative Medium Density Standards (aMDS), circulated on 18 May 2022, Nelson City Council (NCC) requested further information around challenges regarding:

1. Multiple land ownership/fragmented land (...)



### HOUSING PLAN CHANGE NELSON CITY COUNCIL ALTERNATIVE MEDIUM DENSITY STANDARDS

August 16 2022

We applaud Nelson City Council's (NCC) commitment to creating a revitalisation framework for Nelson's built environment. We really appreciate the work that has gone into this.

We respond to the Memo regarding the Housing Plan Change addressed to the Environment (...)



### DRAFT PARKING STRATEGY NELSON CITY COUNCIL SUBMISSION

May 14 2022

We strongly support the objectives of this parking strategy, which aim to prioritise active transport over private vehicle transport - a change in philosophy that is urgently needed, not only because it is mandated by the GPS-LP, but also to create a more attractive and more liveable city.

The parking strategy is obviously only one strategy (...)



### MAPUA ACTION GROUP PRESENTATION TO THE COMMUNITY OF MAPUA

Jul 04 2022

We explain our concerns about the current development approach and its implications on Mapua. We then highlight what well managed village growth might look like and indicate what the community of Mapua can do to promote a better future.

Download our presentation slideshow [HERE](#).



### URBAN DEVELOPMENT AGENCY PRESENTATION TO NELSON CITY COUNCIL

Jun 28 2022

This submission requests that council undertake a study to explore the feasibility of establishing a joint Nelson Tasman Urban Development Agency to actively address the housing and urban regeneration needs within our region (...)

Download our submission [HERE](#).



### NELSON TASMAN FUTURE DEVELOPMENT STRATEGY CONCERNS ABOUT SUMMARY REPORT DELIBERATIONS HEARINGS

30 May 2022

We write to express our serious concerns about the nature of the Summary Report (the Report) regarding the Nelson Tasman Future Development Strategy 2022-52 (FDS), compiled to inform Councillors for their Deliberation Hearings starting 31 May 2022. (...)



### HOUSING PLAN CHANGE NELSON CITY COUNCIL ALTERNATIVE MEDIUM DENSITY STANDARDS

May 18 2022

We propose alternative Medium Density Standards that enable quality intensification through the incremental creation of perimeter blocks instead of unplanned infill development.

The recently passed Resource Management (and other Matters) Amendment Act (the Act) aims to shore up (...)



### NELSON TASMAN FUTURE DEVELOPMENT STRATEGY OUR PUBLIC SUBMISSION TO THE HEARING COMMISSION

Apr 28 2022

This is the recording of our presentation to the hearing panel regarding the Future Development Strategy 2022-52.

Download our presentation slideshow [HERE](#).



### RICHMOND SOUTH TASMAN DISTRICT COUNCIL SUBMISSION

Apr 25 2022

The Reimagining Richmond South project is based on a number of flawed assumptions regarding future growth predictions, future land demand for housing and business and a fundamental misunderstanding of property economic principles when it comes to intensification. We believe that it is preferable for TDC (and NCC) to (...)



### NELSON TASMAN FUTURE DEVELOPMENT STRATEGY SUBMISSION

Apr 13 2022

The draft Future Development Strategy 2022-2052 (FDS) has a singular focus on growth. It pays lip service to GHG reduction, consolidation objectives and the creation of well-functioning urban environments, but the underlying development strategy is not fit to deliver these goals. The spatial strategy is communicated as a (...)



### MAPUA PLAN CHANGE TASMAN DISTRICT COUNCIL SUBMISSION

Apr 08 2022

We request that the Growth Plan Change is withdrawn for the reasons set out below

There is a known shortage of employment in Mapua. Existing commuting patterns would be exacerbated: more cars on the road, travelling long journeys. Even the attempt to serve (...)



### NELSON TASMAN FUTURE DEVELOPMENT STRATEGY SUBMISSION GUIDE

Apr 08 2022

We are concerned about the proposed strategy and would like to help those who share our concerns make their views known to Nelson City Council and Tasman District Council.

The content of the FDS and the associated implications are quite complex, so we have put together this (...)



### RICHMOND SOUTH TASMAN DISTRICT COUNCIL SUBMISSION

Dec 05 2021

It appears that staff at the highest level of TDC's planning team are not approaching the Richmond South project and/or Future Development Strategy with an unbiased and open mind. I am concerned this does not meet the decision-making obligations on TDC. Whilst we are (...)



### RICHMOND SOUTH TASMAN DISTRICT COUNCIL LETTER TO THE COUNCILLORS

Nov 19 2021

I write to raise my concerns regarding the recently-announced structure planning process for Richmond South.

It appears that Tasman District Council (TDC) is rushing this project through as a knee-jerk reaction to an (...)

- **CONSTRAIN GREENFIELD DEVELOPMENT**
- **MINIMISE BACKYARD INFILL**
- **CREATE REGION SPECIFIC URBAN DESIGN GUIDES**
- **JOINT URBAN DEVELOPMENT AGENCY (NCC+TDC)**
- **FACILITATE QUALITY INTENSIFICATION**



**THINK TANK**

**But what about the doughnut?**



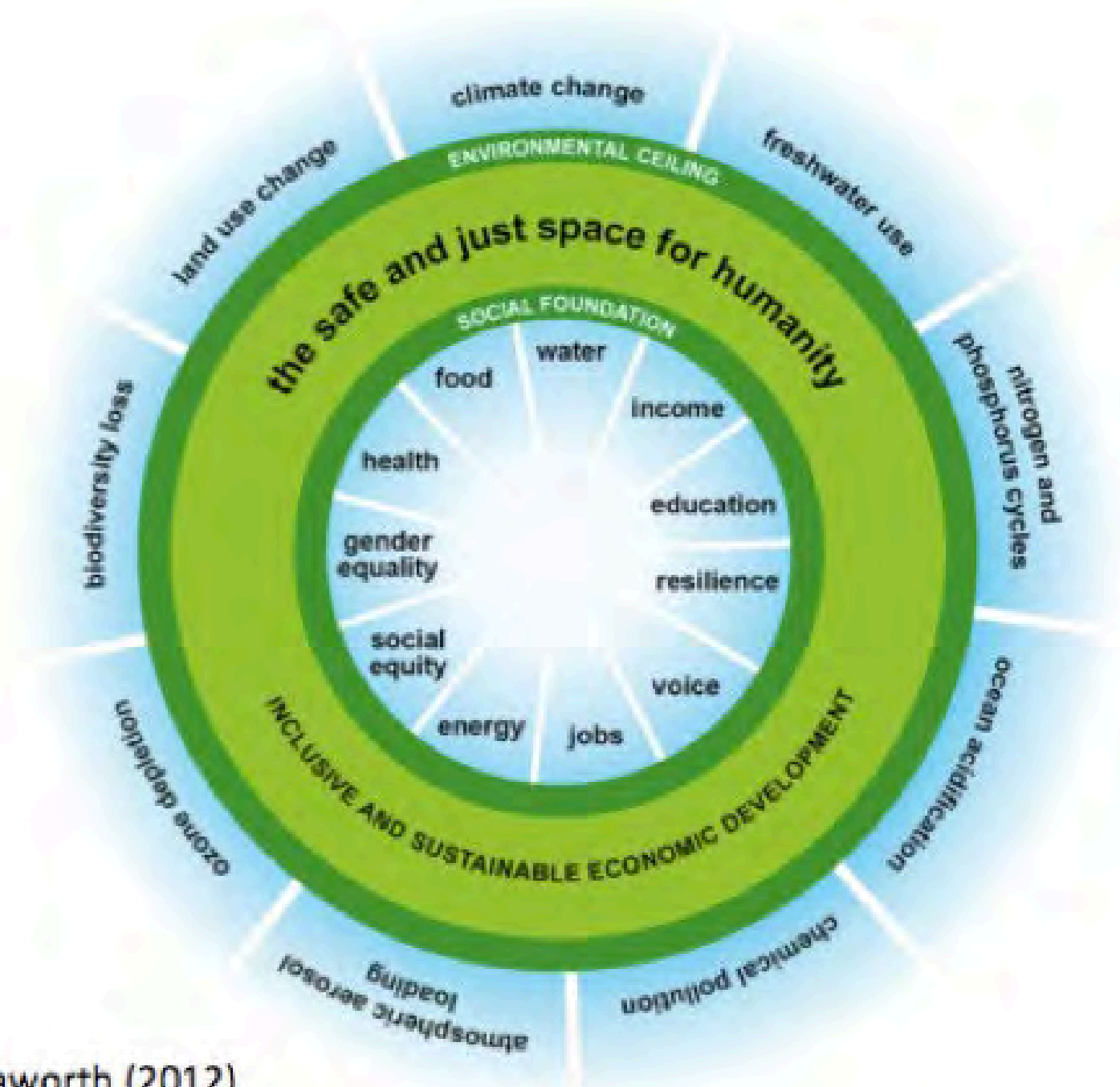


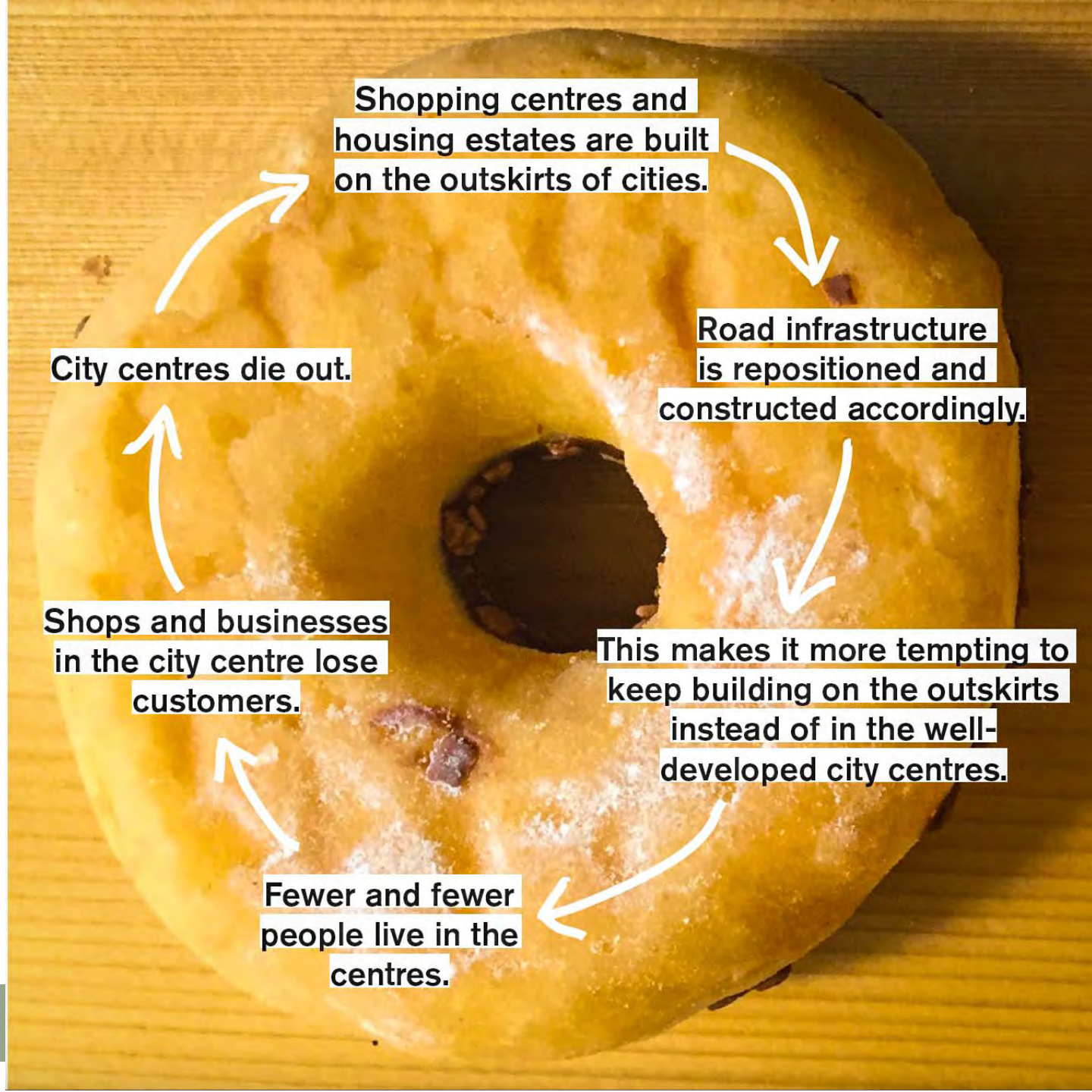
Glazed doughnut





Different doughnut





Shopping centres and housing estates are built on the outskirts of cities.

Road infrastructure is repositioned and constructed accordingly.

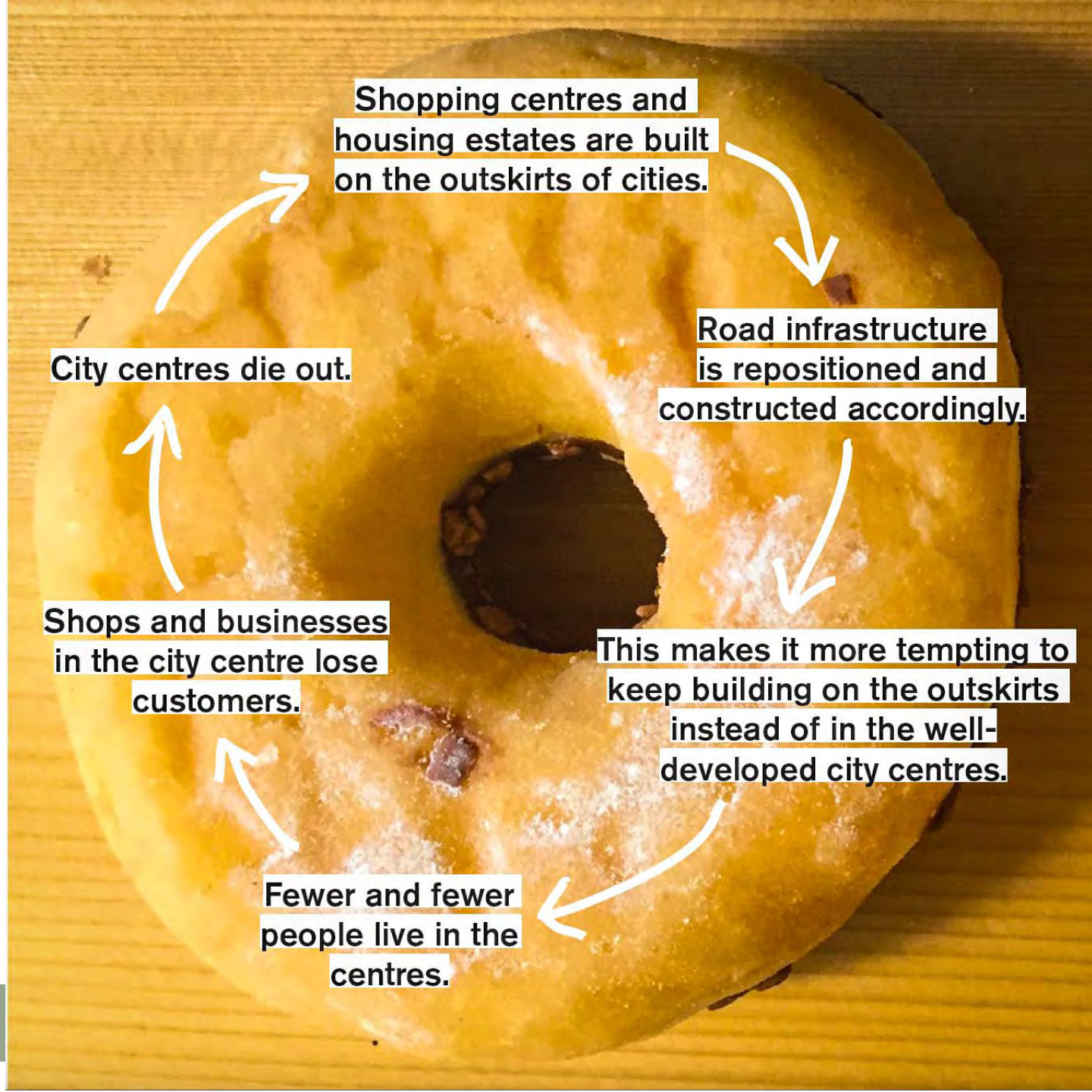
This makes it more tempting to keep building on the outskirts instead of in the well-developed city centres.

Fewer and fewer people live in the centres.

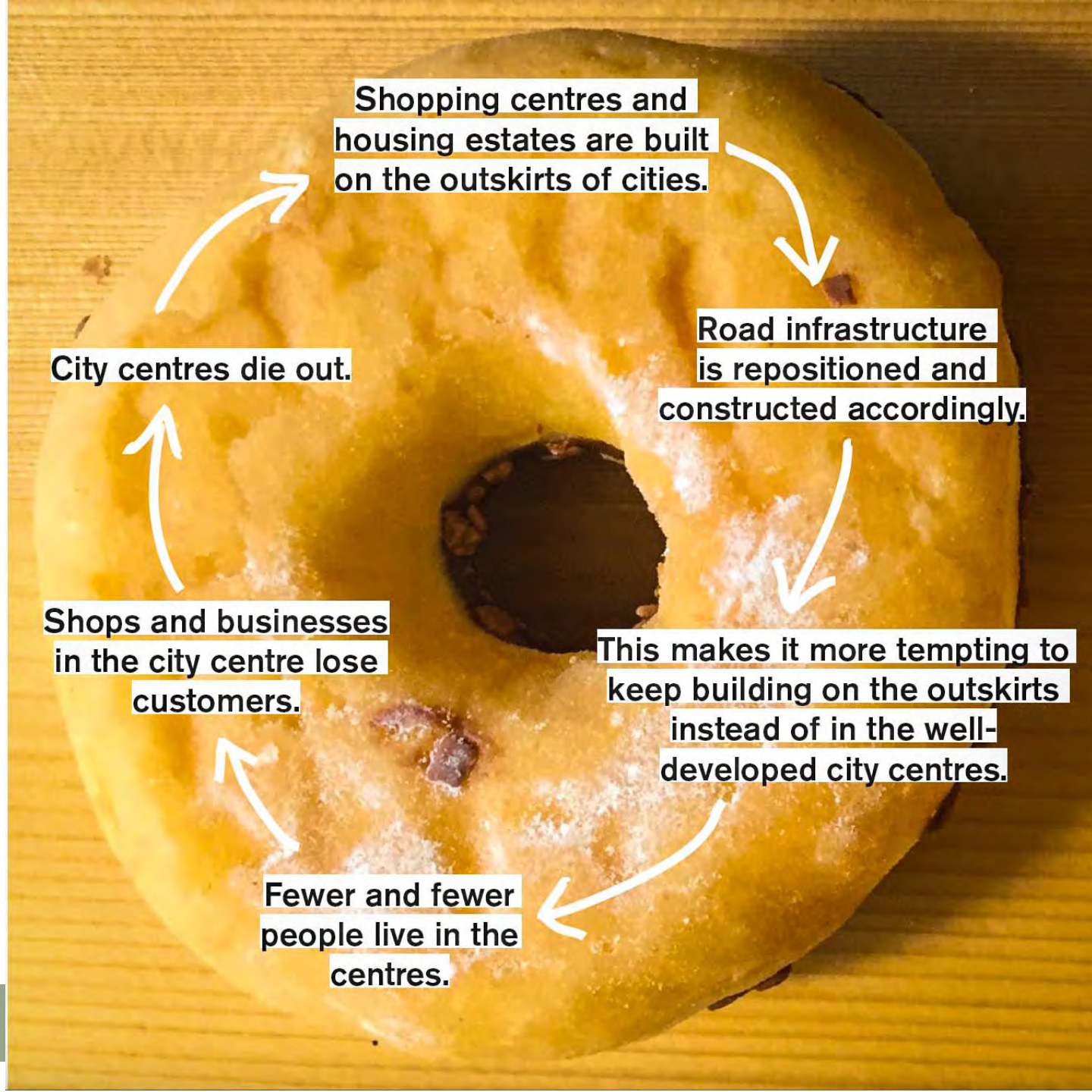
Shops and businesses in the city centre lose customers.

City centres die out.

Doughnut effect



Vicious circle



Shopping centres and housing estates are built on the outskirts of cities.

Road infrastructure is repositioned and constructed accordingly.

City centres die out.

This makes it more tempting to keep building on the outskirts instead of in the well-developed city centres.

Shops and businesses in the city centre lose customers.

Fewer and fewer people live in the centres.



Berryfields



Berryfields subdivision in Richmond / greenfield development

New housing is built on the city fringe  
Berryfields subdivision, Richmond



Shopping centres are built on the city fringe  
Richmond Mall, Richmond



Shopping centres are built on the city fringe  
Nelson Junction, Annesbrook







Easier to drive to shopping malls

# 2023 Best Dual-Cab Ute

2023 Best Dual-cab Ute Hilux, Ranger, D-Max, BT-50

Which One Wins?

Easier to drive to shopping malls

**DRIVE**  
CAR OF THE YEAR 2023



Lifestyle block subdivisions / Bronte



Hart Rise subdivision / Richmond South



Richmond sprawl

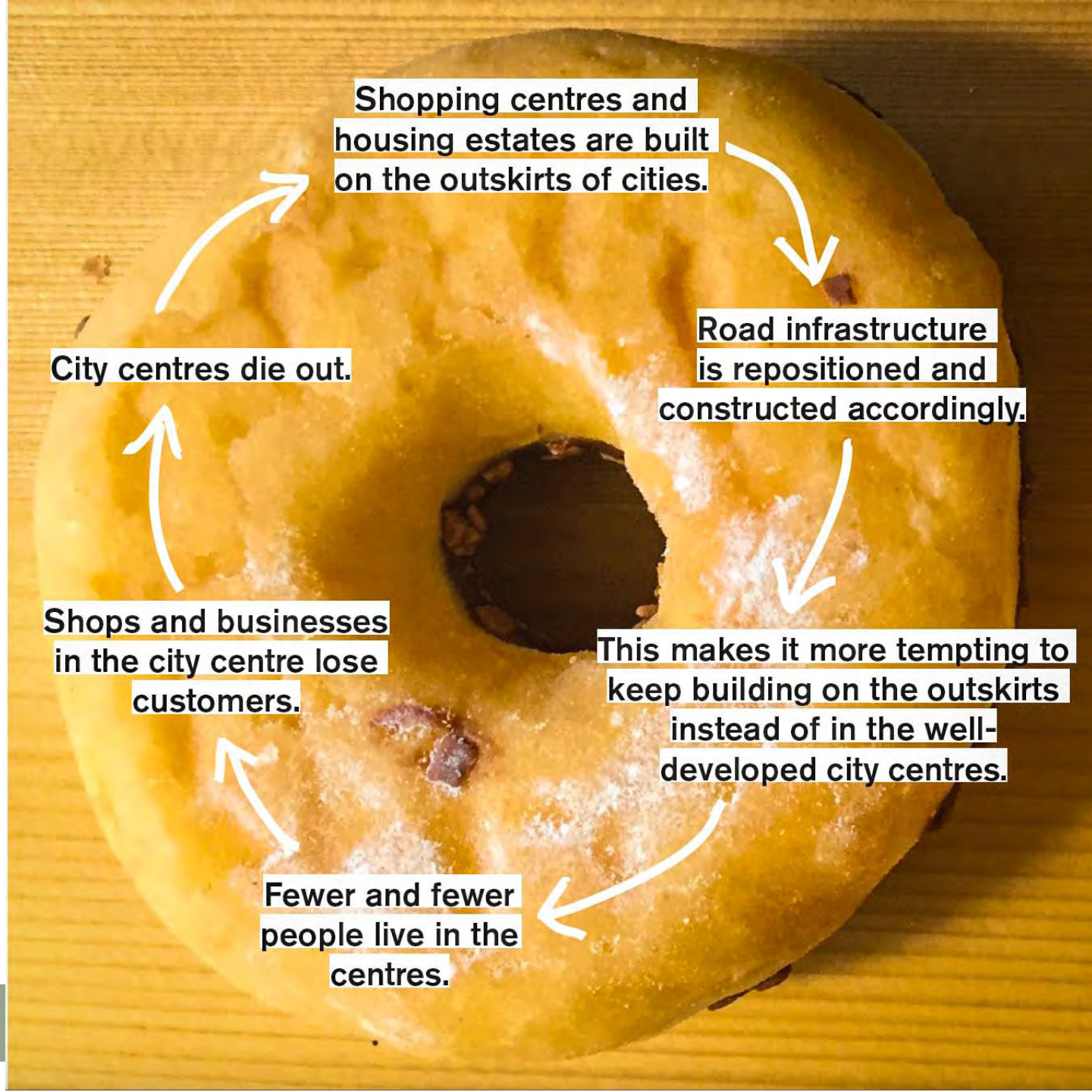
More tempting to build on the city fringe  
More sprawl, Richmond



Fewer and fewer people live in the city centre  
Detroit, USA



Shops and businesses in the centre lose customers  
Bridge St, Nelson



Shopping centres and housing estates are built on the outskirts of cities.

Road infrastructure is repositioned and constructed accordingly.

This makes it more tempting to keep building on the outskirts instead of in the well-developed city centres.

Fewer and fewer people live in the centres.

Shops and businesses in the city centre lose customers.

City centres die out.

Doughnut effect

**So what do we do?**







How do we turn Nelson into a nice bun?  
Italian bun



Build more car parks?  
Buxton Sq, Nelson



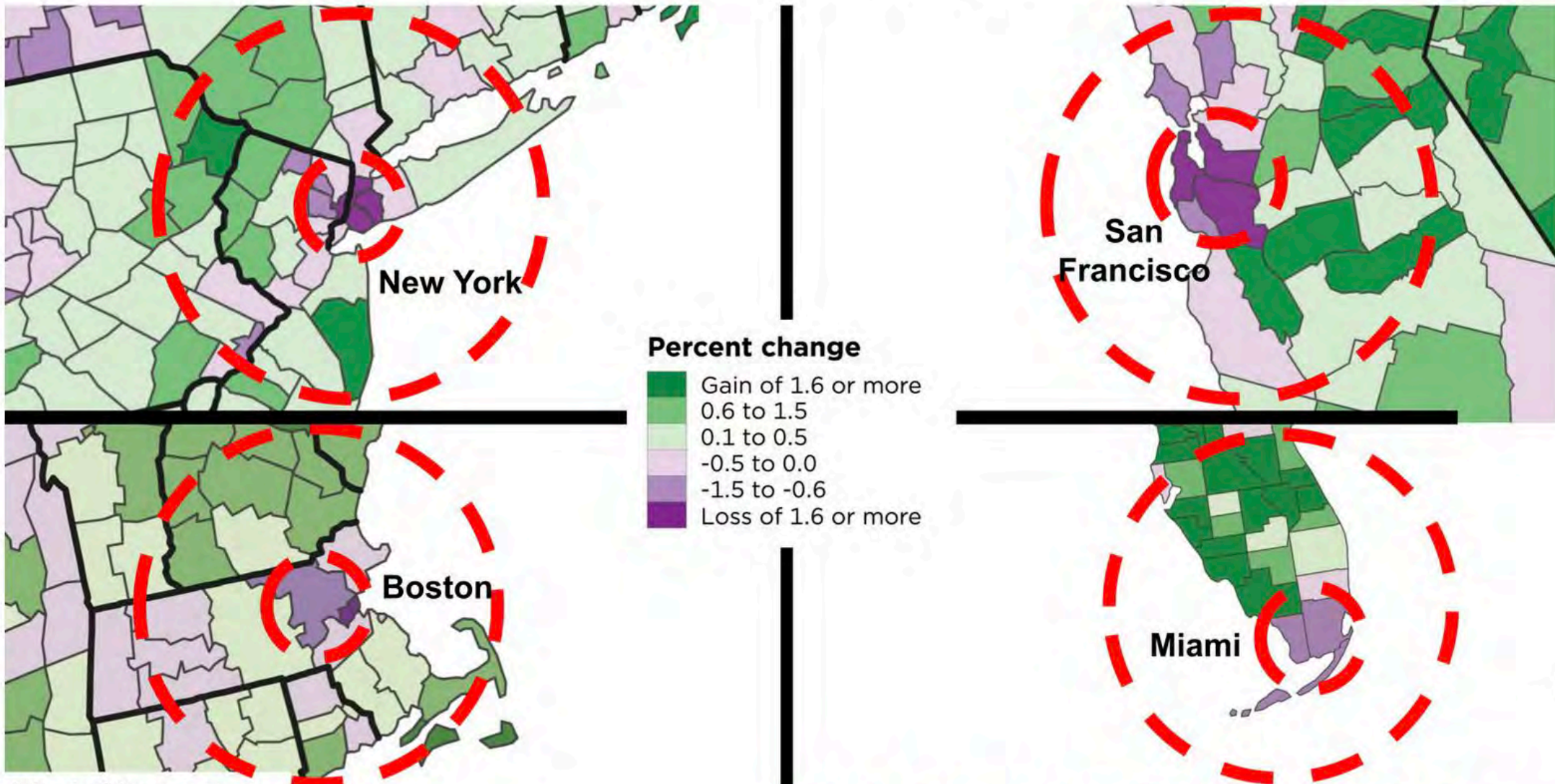
Build more car parks?  
New St, Nelson



The centre can't win the race to the bottom!  
Somewhere in America

# The donut effect

Urban cores lost people in 2021, while outlying areas gained



Doughnut effect

Bureau

 FULL STACK ECONOMICS

**Play to Nelson's strengths!**





Nelson still has good bones





Fine-grained boutique high street shopping





People-focussed shopping experience



Mixed with our signature foods



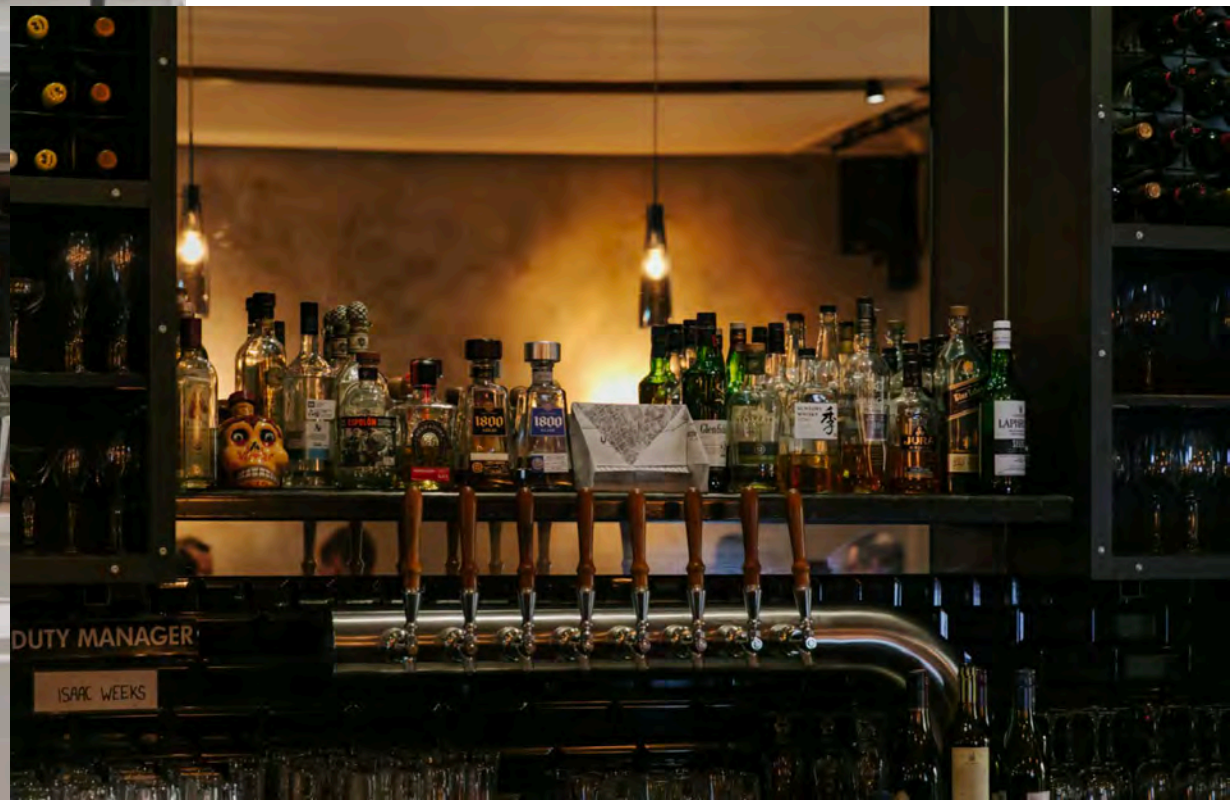
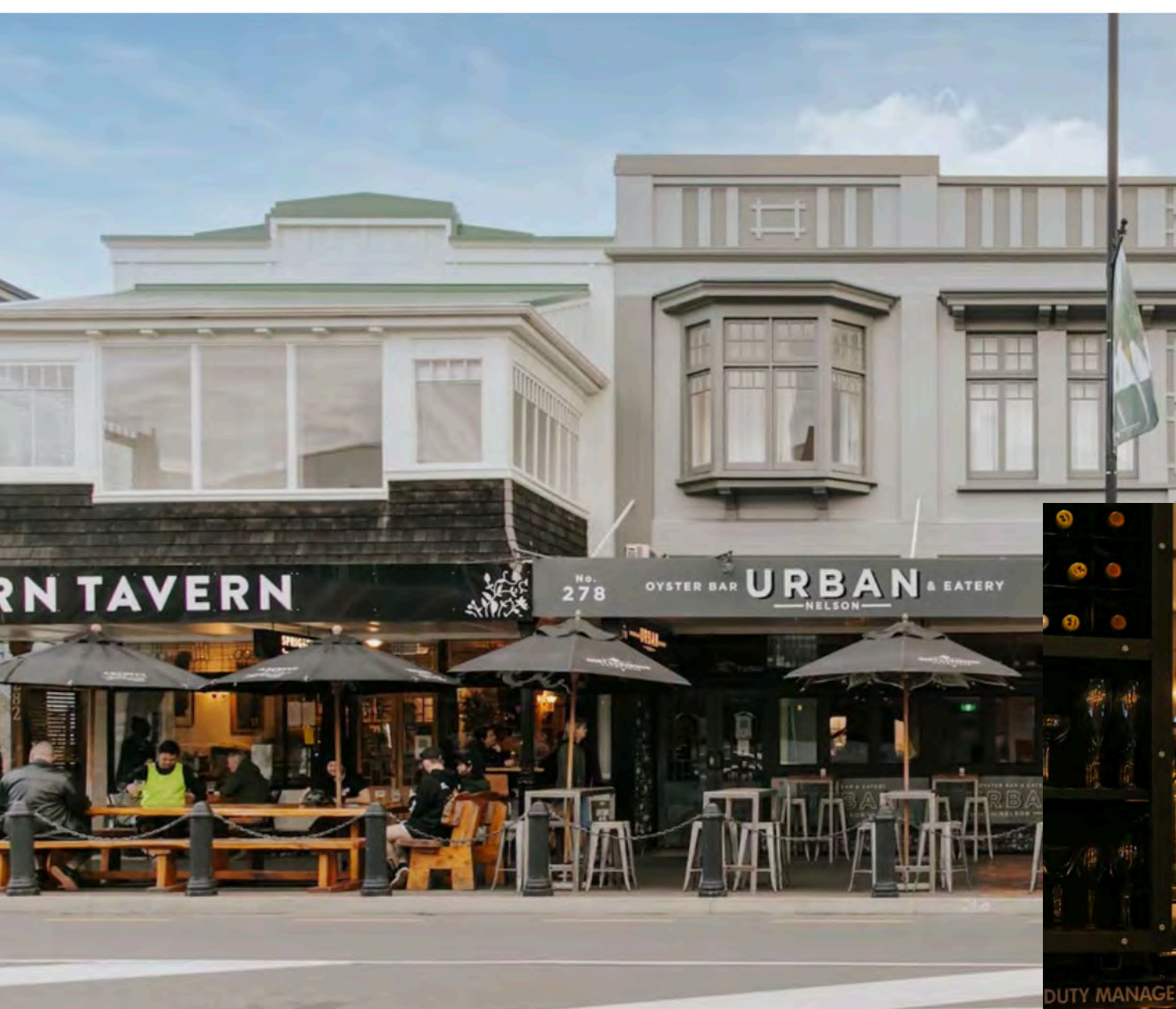
Fresh seafood



Wine



Beer



Our own grog



The arts



History and heritage





"Malls simply cannot emulate that!"





# The recipe

# 1

"We need to house a lot **more residents** in and near the city centre"





"Backyard intensification", TDC's Intensification Action Plan



Backyard intensification / The Wood, Nelson



Sausage flats in Auckland

But not like this!

**"Well-designed urban living options are the key to rejuvenate our centre"**





Balance higher density living with better amenities

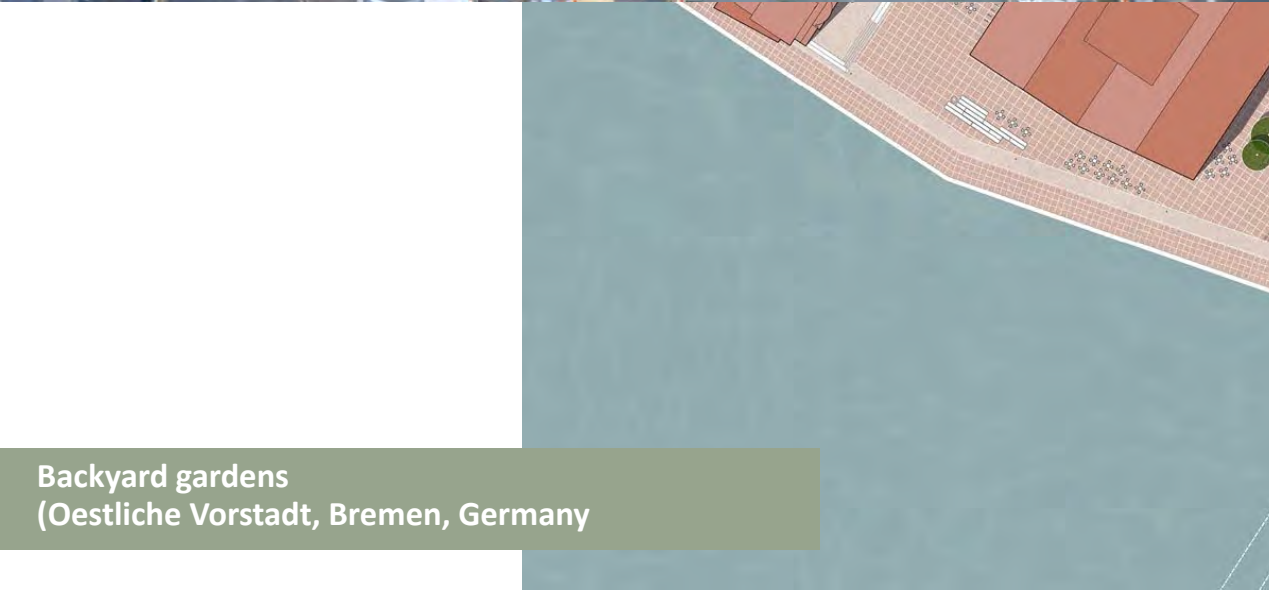


Urban parks  
(Fitzroy Square, London, UK)





Playgrounds  
(Jubilee Park, Levin)



Backyard gardens  
(Oestliche Vorstadt, Bremen, Germany)



Greening of our streets

"We need a centre that people actually **want to be in** - not only to shop, but also to live, play and socialise!"



# 2

"We need a fast, efficient and **convenient public transport** system with park & ride facilities at the periphery"



Amount of space required to transport the same number of passengers by car, bus or bicycle.



Car?



Bus?



Bicycle?

Cars use too much space!



Car use too much space!

Google

NELSON  
TASMAN  
2050

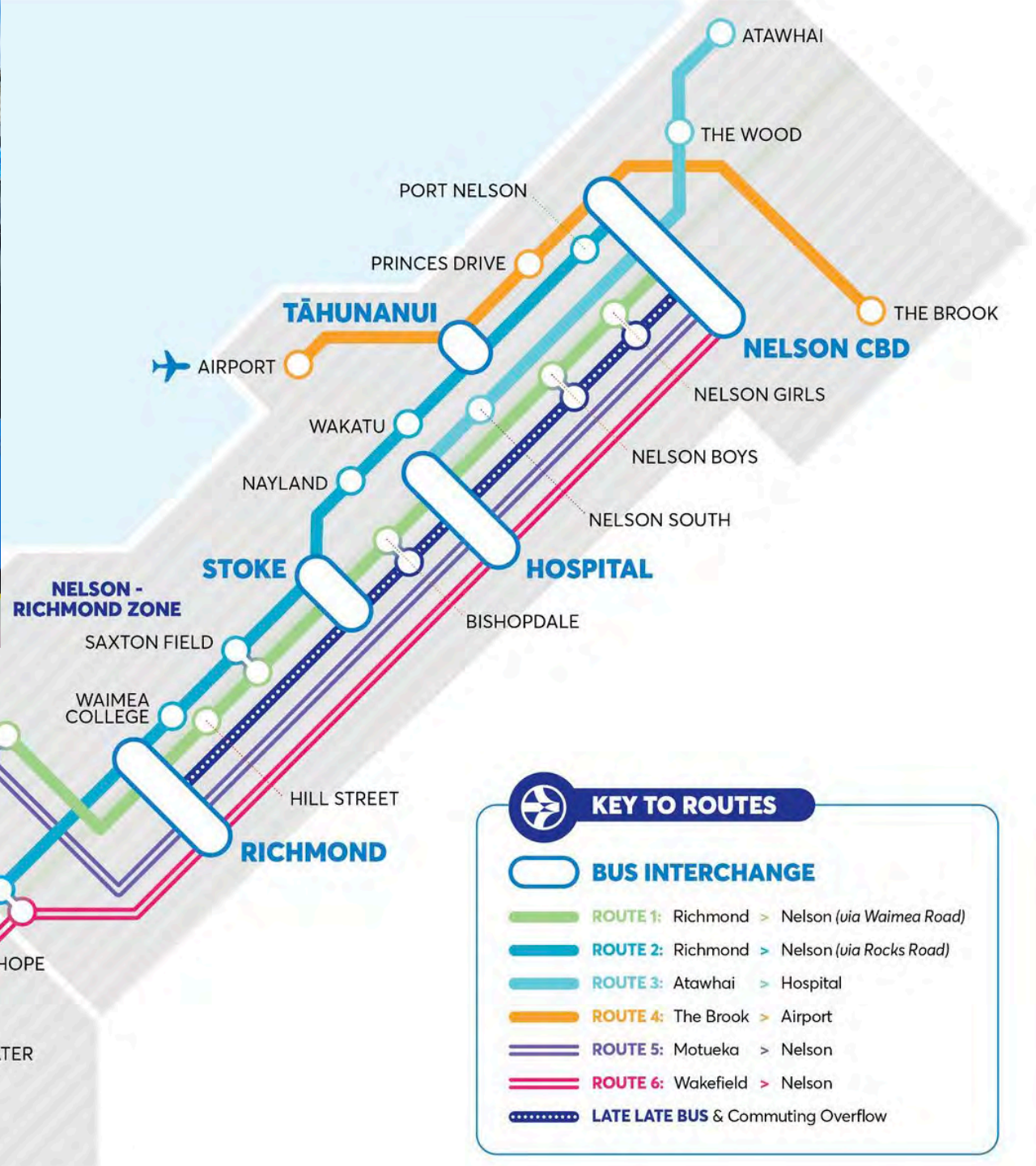


Car parking and supporting infrastructure is

- extremely **space intensive**
- **expensive** (lost opportunity cost)
- **not** pedestrian-friendly







This is a great start!



Tram bus



The city centre needs strong political support!



The city centre needs strong political support!



**Nelson City Council**  
te kaunihera o whakatū





**tasman**  
district council

Te Kaunihera o

**te tai o Aorere**

The city centre needs strong political support!



**Nelson City Council**

te kaunihera o whakatū



The city centre needs strong political support!

- **Internal before external** development



The city centre needs strong political support!

- Internal before external development
- **Rejection of the urban sprawl**



The city centre needs strong political support!

- Internal before external development
- Rejection of the urban sprawl
- **People before cars**





The city centre needs strong political support!

- Internal before external development
- Rejection of the urban sprawl
- People before cars
- Emphasis on attracting **young people** and...



# Commitment to Quality Intensification



# 6 GUIDING PRINCIPLES



# COMMUNITY



*Te Aro Pā Papakāinga in Wellington,  
Roger Walker*



*Marmalane cohousing scheme  
in Cambridge*



*BIGyard in Berlin, designed by  
Zanderroth Architekten*



*Lange Eng Cohousing  
Community, Denmark*

At the **heart** of development  
Opportunity to reclaim our streets  
Encouraged and supported

Resident-led development, Papakāinga  
Housing co-ops, Cohousing  
Multigenerational housing...



# DENSITY



*Hulme Living Leaf Street Housing by Mecanoo, Manchester*



*High density Inventive Council Housing by Levitt Bernstein, London*



*Low rise high density development, France*





# DIVERSITY



Wooden Houses by M3H Architecten,  
Amsterdam



55 housing units in Nantes by  
Tank Architectes



Davison Collaborative in Brunswick by  
Archier

What about...

- Young professionals
- Seasonal workers
- Couples without children
- People who wish to live alone
- The elderly
- Multigenerational families
- Those wishing to live in an urban environment

...anyone who wants something other than the quarter acre lifestyle



The Missing Middle

# ACCESSIBILITY



*Integrated bike storage*



*Shared paths*



*Mixed-use and walking-distance amenities*



The 15-minute city

# SUSTAINABILITY



*Wood and Straw houses, France by  
NZI Architectes*



*Mass timber Apartment block in  
Paris by MARS Architectes*



*Small award-winning passive house by  
Team Green Architects, NZ*

# Nelson declares climate emergency

Skara Bohny · 18:27, May 16 2019



BRADEN FASTER/STUFF

Mayor Rachel Reese said without the action of striking students and groups like Extinction Rebellion, her declaration would not have passed.

Nelson has officially declared climate change an emergency situation.

The decision came just hours after Environment Canterbury declared [climate change an emergency](#) for the Canterbury region, with the Nelson City Council (NCC) passing the declaration 10 votes to three.

The decision was witnessed by several members of the activist group Extinction Rebellion, who filled the public gallery and gave a standing ovation when the motion passed.

Nelson Mayor Rachel Reese said she did not bring up the declaration lightly, saying it was "late, but not too late" to begin addressing climate change.



# AFFORDABILITY



*Small terrace house in Newtown, Sydney by Architect George*



*Affordable Prefabricated apartment units by BIG*



*2 houses on 300sqm site by Christchurch architect Mitchell Coll*

**Alternatives exist.**

**How do we ensure that the next 30,  
50, 100 years of development follow a  
regenerative path?**

An aerial photograph of a city street grid, overlaid with a semi-transparent yellow spiral graphic that starts in the center and expands outwards. The text 'URBAN REGENERATION' is centered over the spiral.

# URBAN REGENERATION



thank you...  
[nelsontasman2050.org.nz](https://nelsontasman2050.org.nz)