

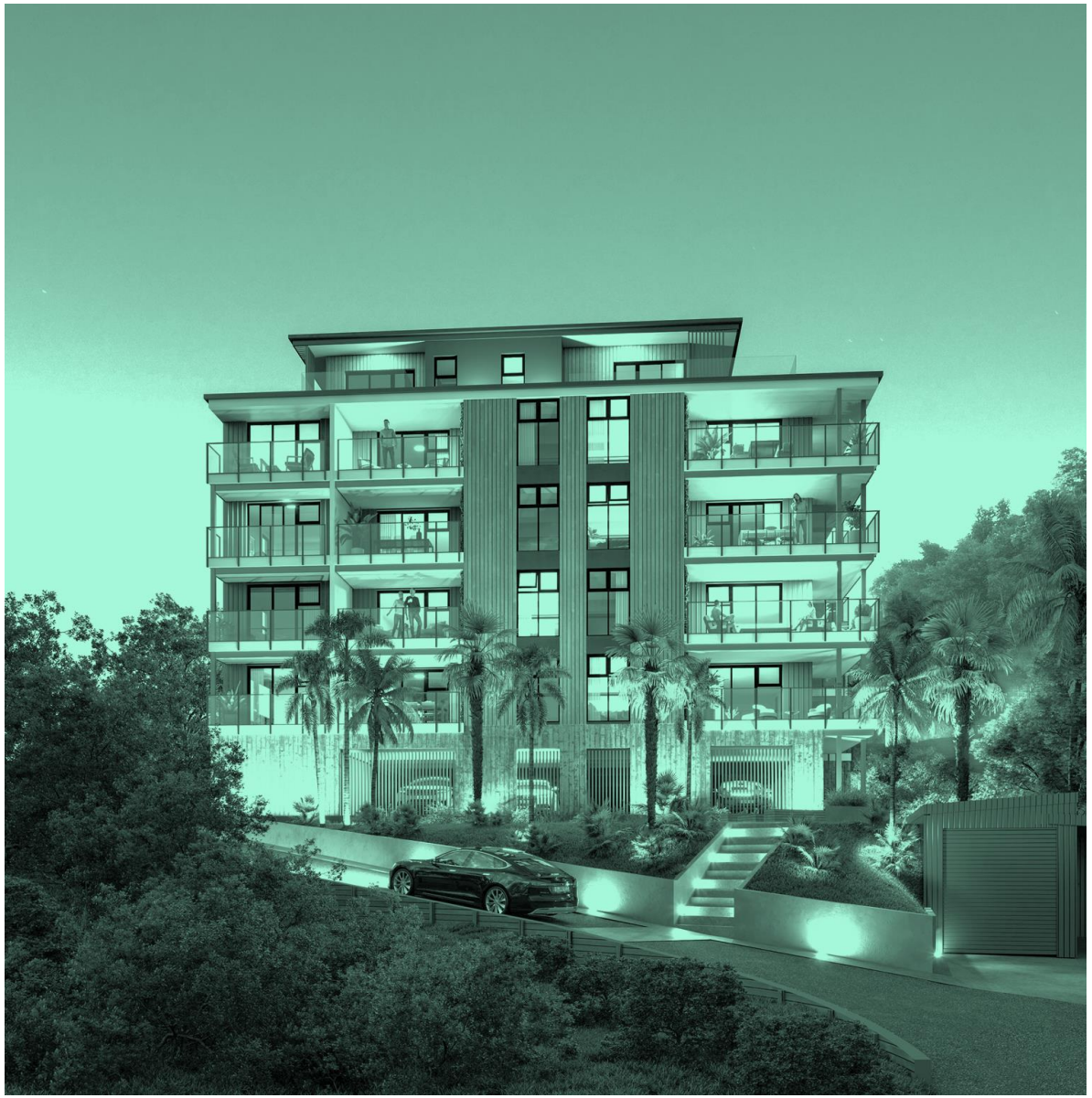
Nelson - Plan Change 29 – Urban Design Presentation

26 August 2024

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Introduction

- Summary of further Accessibility Analysis
- Proposed amendments to Zone extents
- Summary and key changes to Residential Zones:
  - General Residential Zone
  - Medium Density Residential Zone
  - High Accessibility Overlay
- Summary and key changes to Commercial Zones:
  - Suburban Commercial Zone
  - Inner City Zone

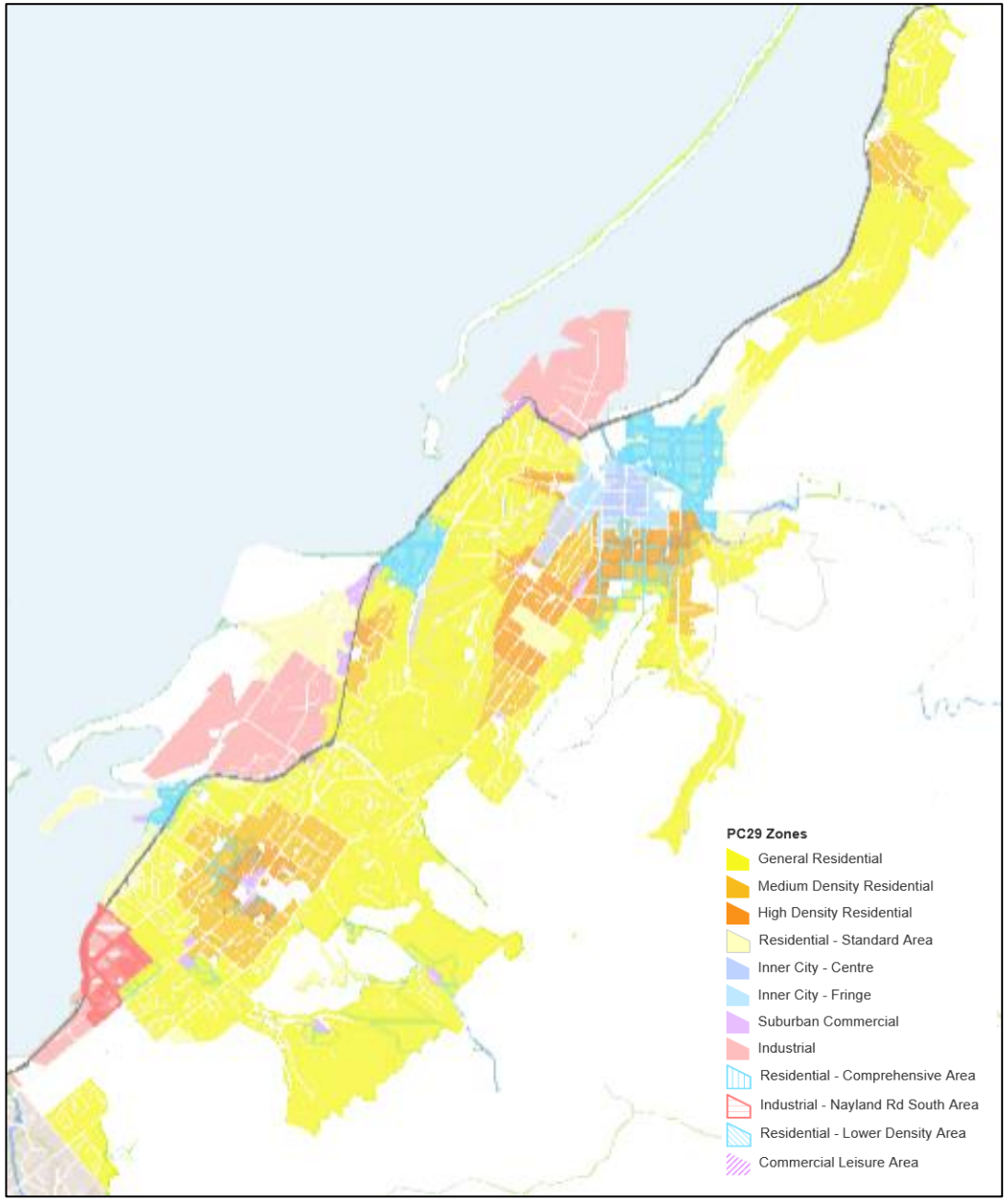


Haven Apartments

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Accessibility Analysis

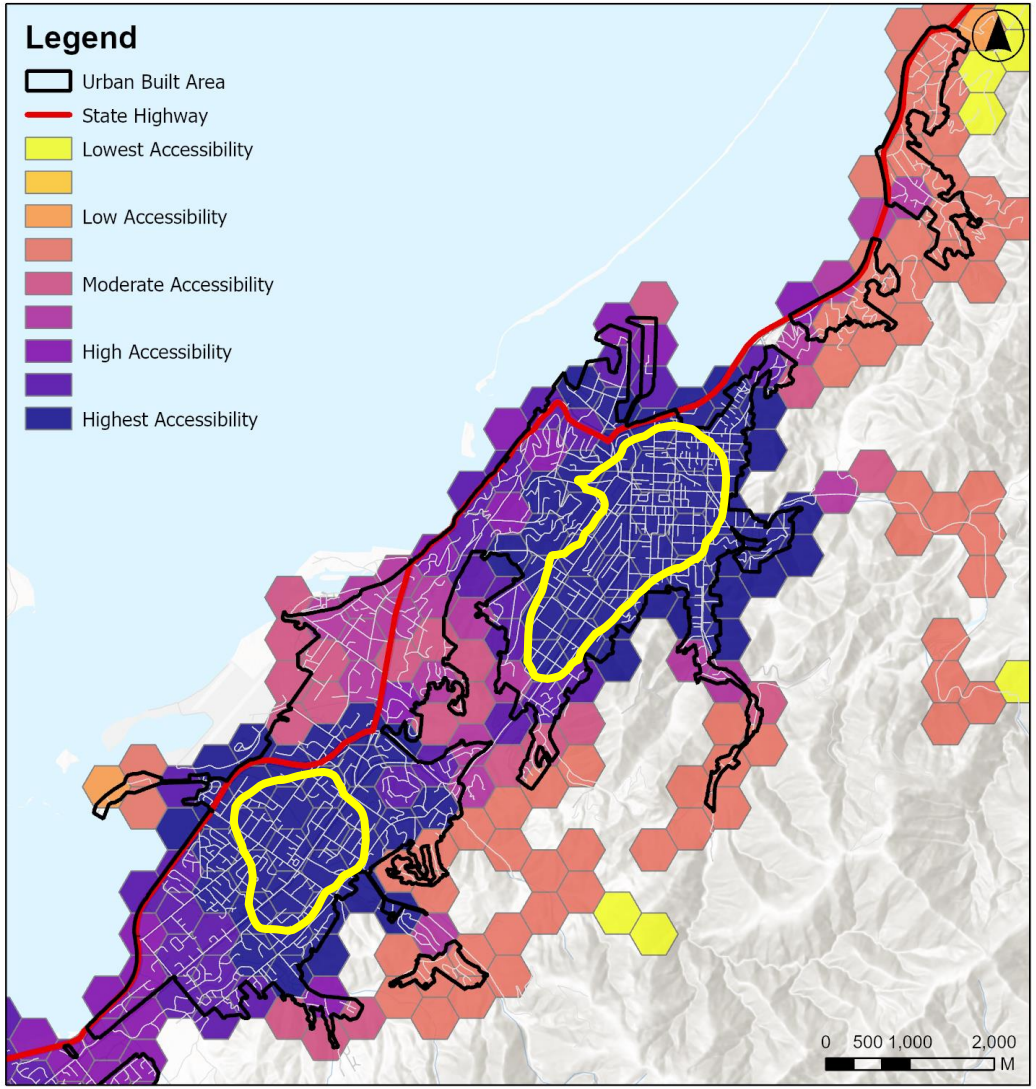
- Notified PC29 zone extents informed by a combination of FDS Accessibility Analysis and walking catchments from key centres (in conjunction with information around natural hazards).
  - Based on a 500m diameter hexagonal grid.
  - Consider access by walking, cycling and bus (incl. frequency).
- PC29 Accessibility Analysis concentrates on walking catchments to destinations that support day-today living.
  - Access to segregated cycling routes, and bus routes (incl. frequency) also considered.
  - Slope analysis, footpath provision also considered.
  - Employment opportunities derived from 2018 Census data.
  - Broad consideration of commercial zones factors in future uses that could respond to intensification.



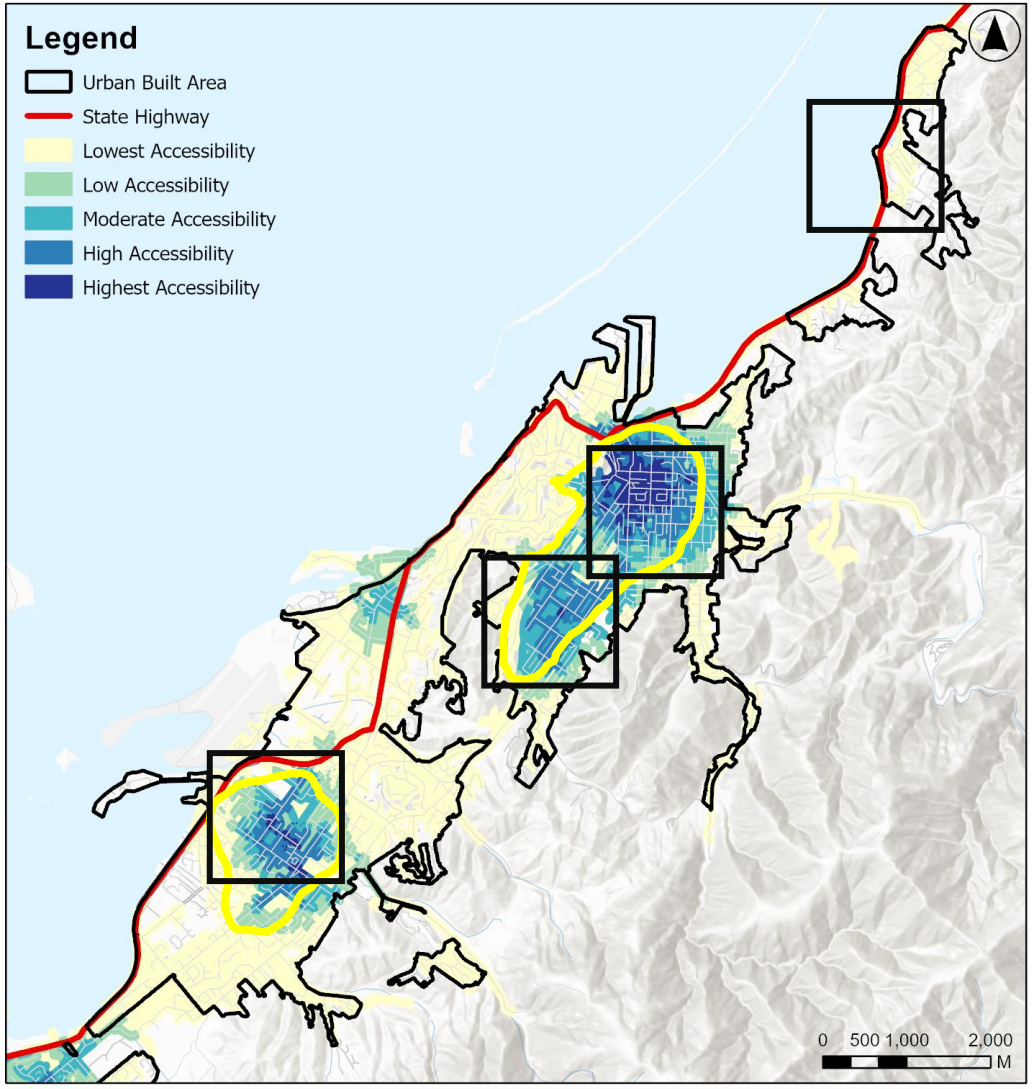
PC29 Zones as notified

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Accessibility Analysis – FDS vs PC29



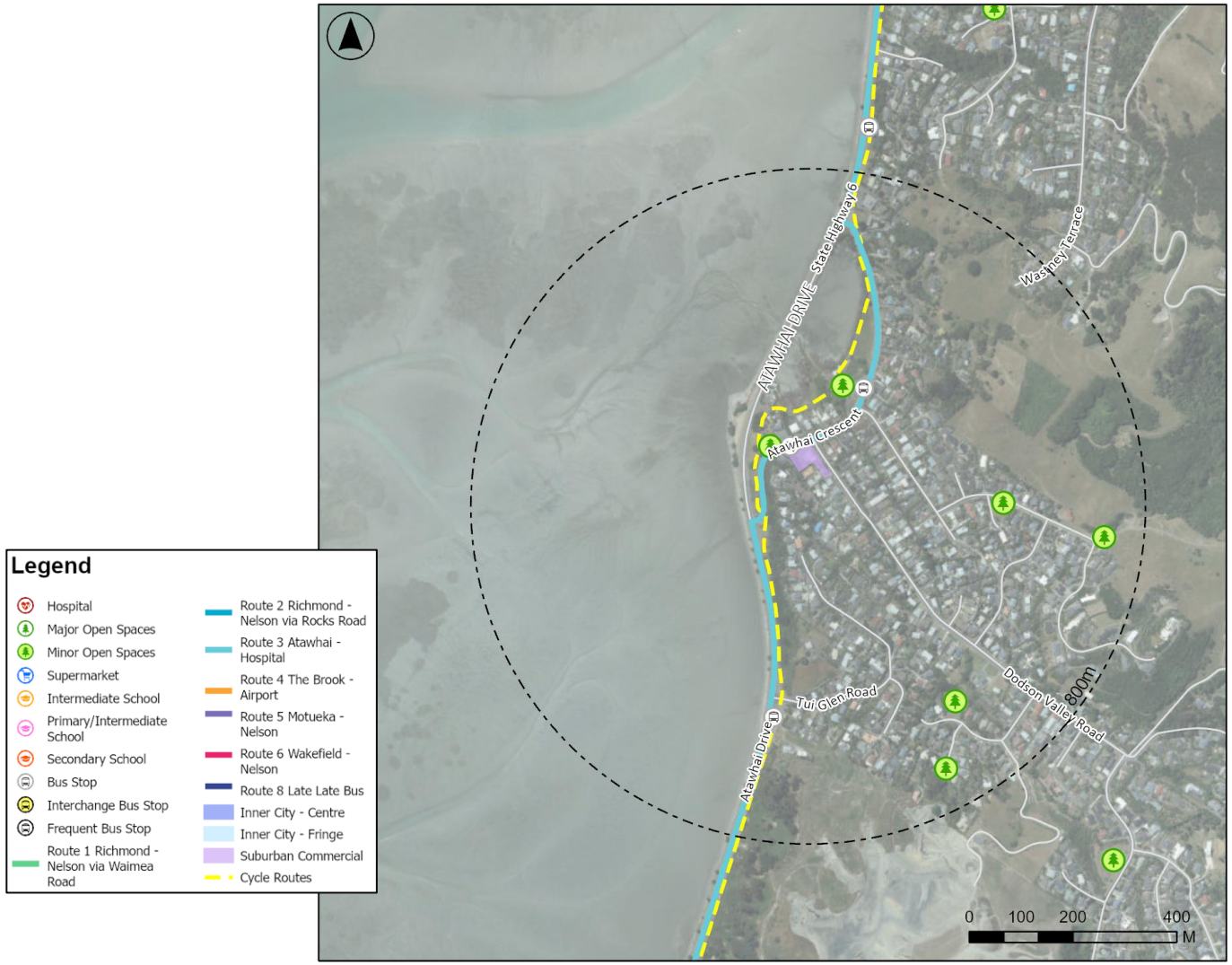
FDS

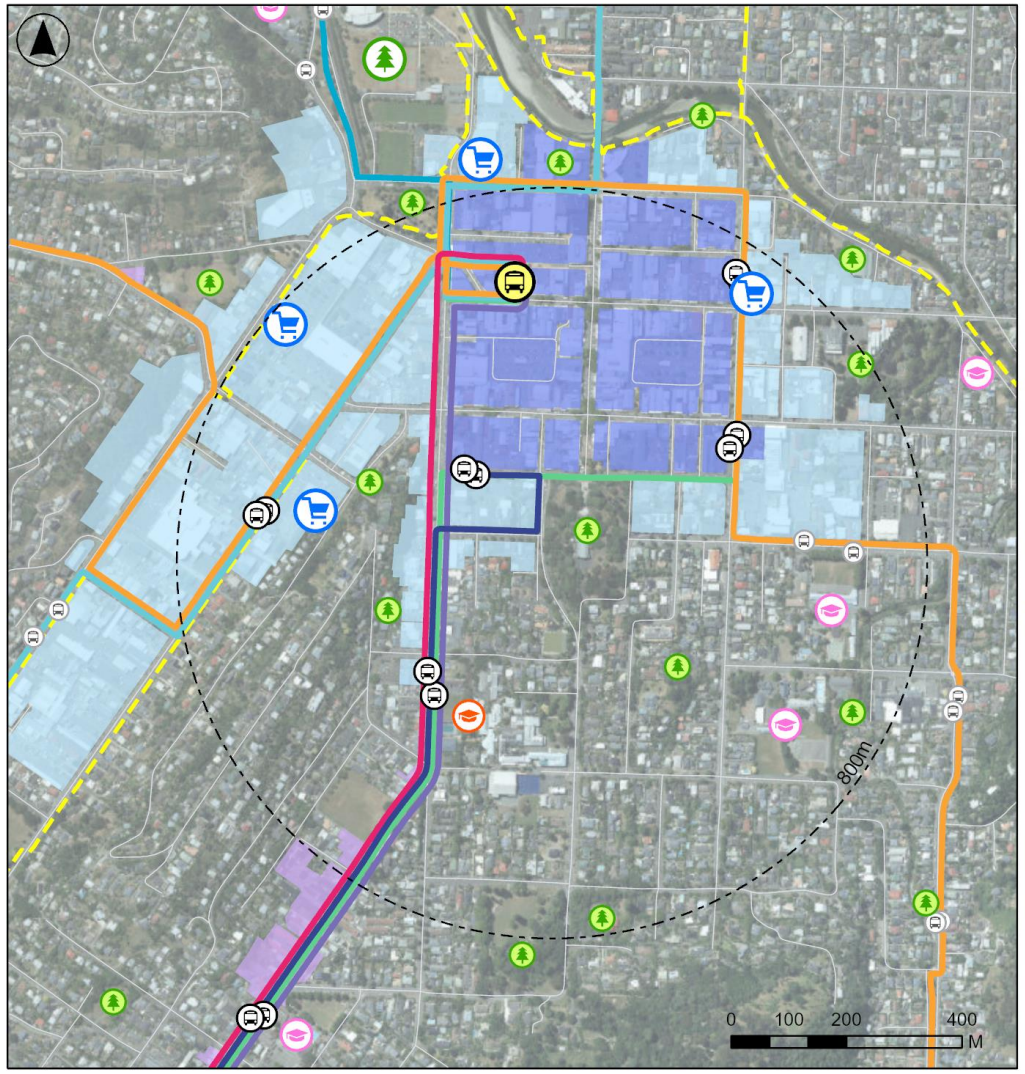


PC29

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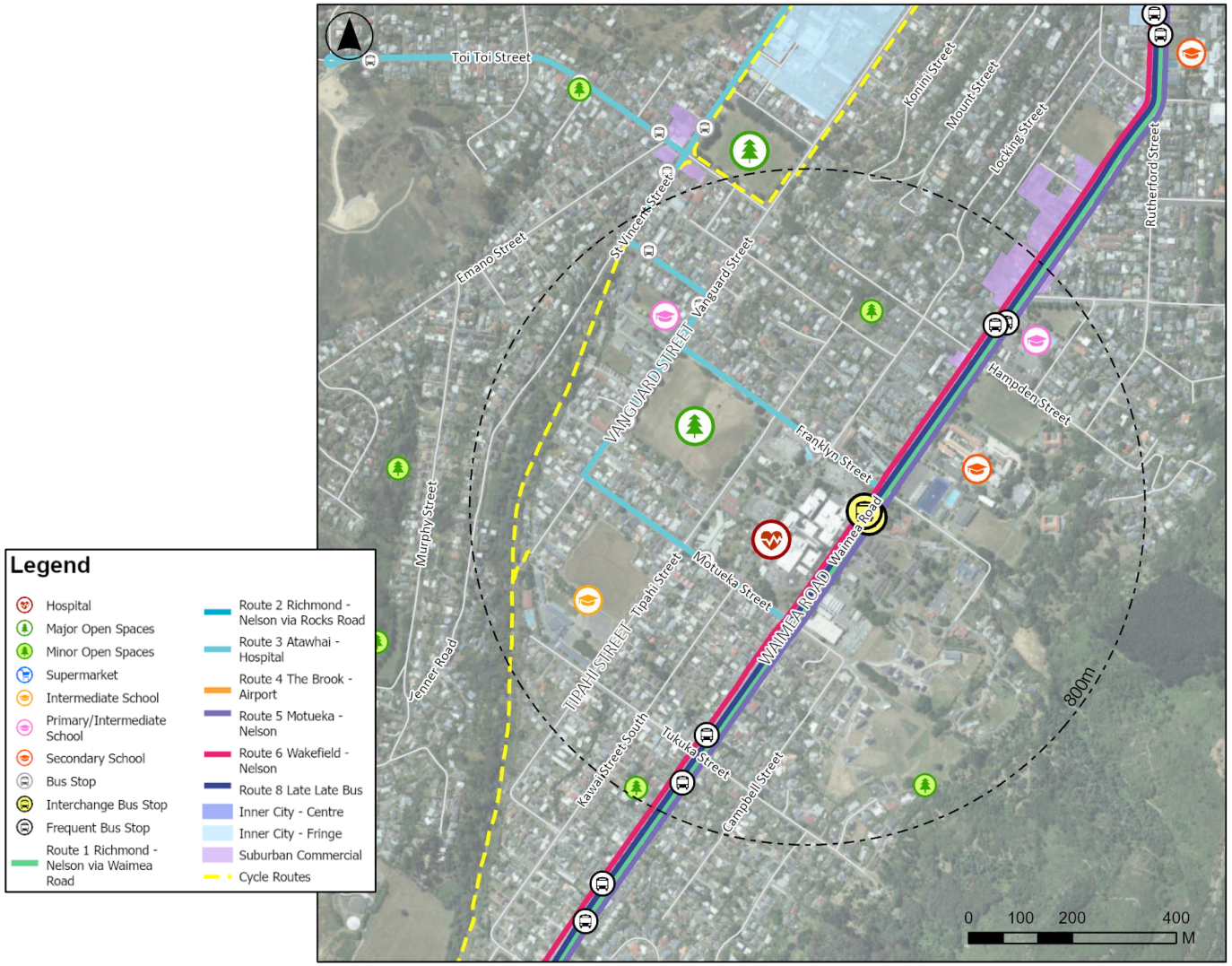
Accessibility Analysis – Area Comparisons

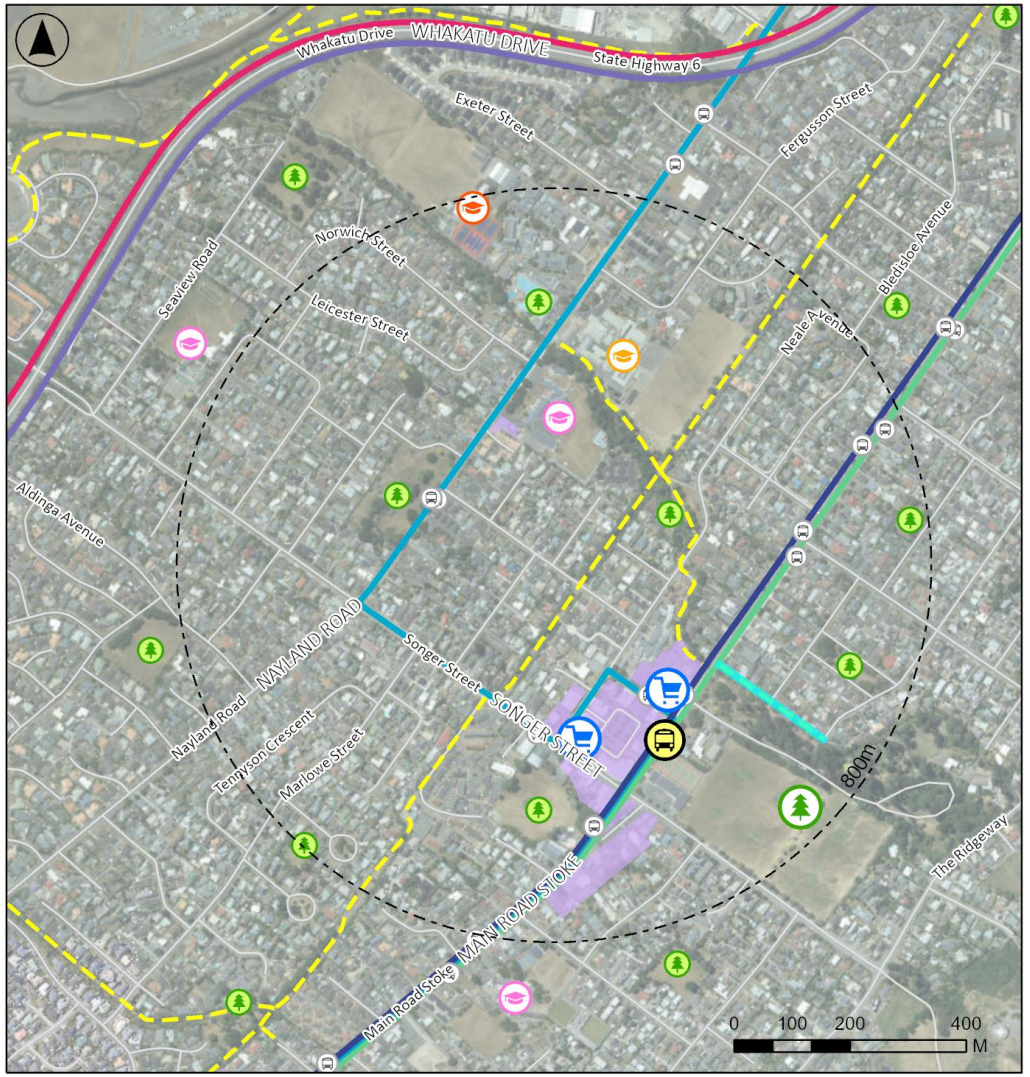




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Accessibility Analysis – Area Comparisons





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Informing Zone / Overlay Extents

Highest / High Accessibility

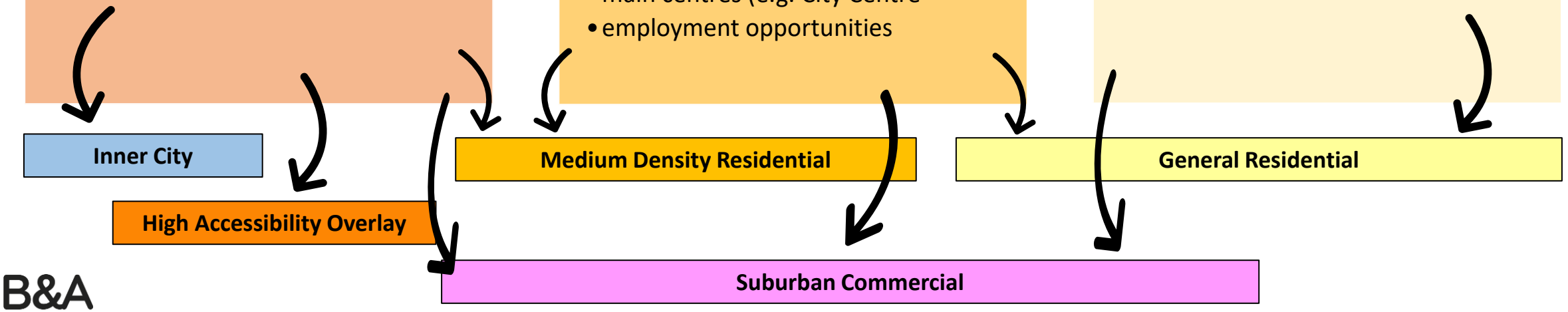
- Close proximity to:
  - multiple different schools (e.g. primary & secondary)
  - multiple parks (general rec & sportsfields)
  - multiple bus routes / interchanges
  - main centres (e.g. City Centre, Stoke etc) and / or supermarkets
  - major employment nodes
  - segregated cycling routes

Moderate Accessibility

- Close proximity to:
  - multiple schools (e.g. 2 x primary)
  - multiple parks (general rec & sportsfields)
  - multiple bus routes
  - suburban centres
  - segregated cycling routes
- Reasonable proximity to:
  - supermarkets
  - schools (e.g. secondary)
  - main centres (e.g. City Centre
  - employment opportunities

Low / Lowest Accessibility

- Close proximity to:
  - Multiple parks (general rec)
  - suburban centres
  - segregated cycling routes
  - bus route
- Reasonable proximity to:
  - a school or sportsfields



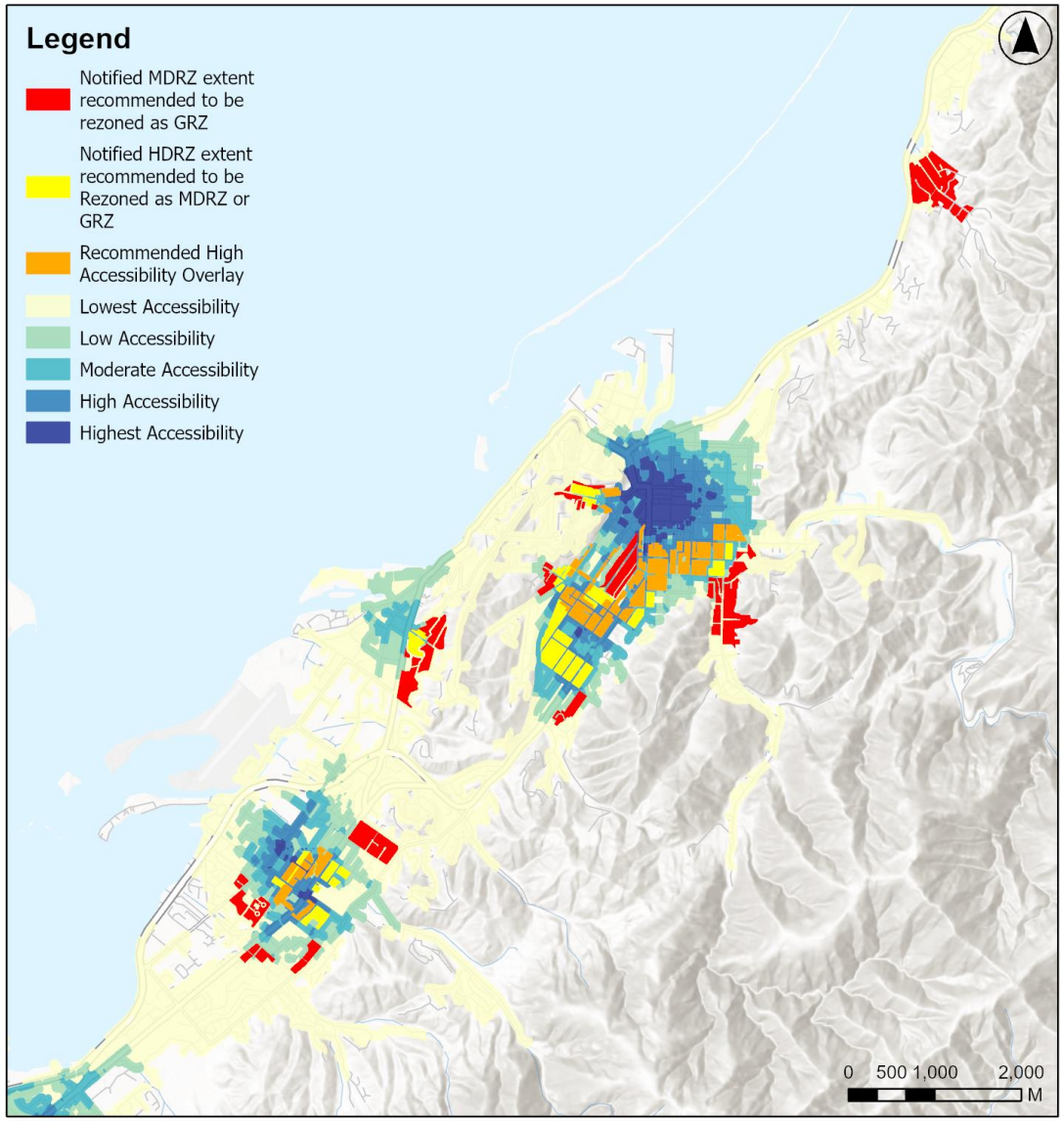
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Recommended Changes to Zone Extents

- Recommended changes in light of accessibility analysis provided in Attachment 1 to my EiC.

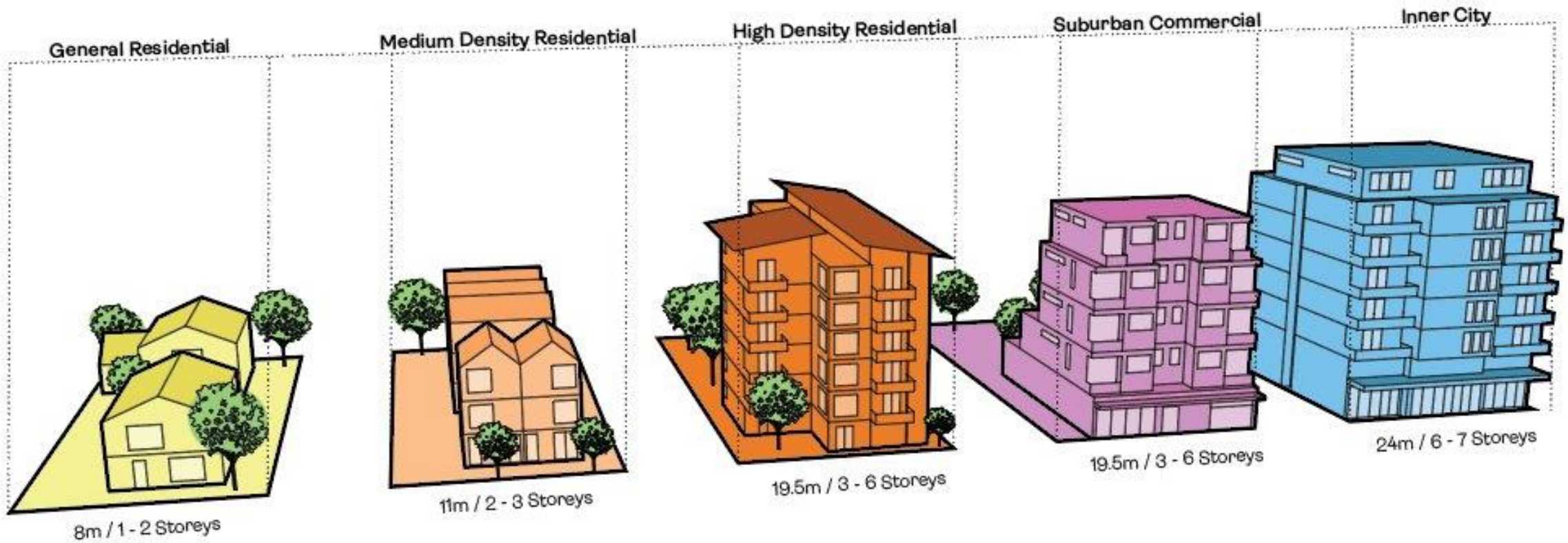
- High Density Residential Zone
  - Replaced with High Accessibility Overlay
  - Removed from Tāhunanui and parts of Washington Valley, Nelson South, Stoke and eastern portion of Manuka Street.

- Medium Density Residential Zone
  - Removed from Atawhai, the Brook, Mount Street, Tāhunanui and parts of Nelson South and Stoke.



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Notified Zones – Bulk & Location Standards



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Core Residential Bulk & Location Standards – Amendments

Standard	Notified GRZ	s42A GRZ	Notified MDRZ	s42A MDRZ	Notified HDRZ	s42A HAO
Height	8m	8m	11m	11m	19.5m	19.5m
Site Coverage	40%	40%	50%	50%	50%	**60%**
Landscaped Area	20%	**25%**	20%	20%	20%	20%
Front Yards	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
Other Yards	1m	1m	1m	1m	1m	**3m**
Outdoor Living Court	$20m^2/8m^2$	$20m^2/ 8m^2$	$20m^2/ 8m^2$	$20m^2/ 8m^2$	$20m^2/ 8m^2$	$20m^2/ 8m^2$
Outlook & Privacy	4x4m, 1x1m	4x4m, 1x1m	4x4m, 1x1m	4x4m, 1x1m	4x4m, 1x1m	4x4m, 1x1m
Daylight Admission	$3m + 45^0$	$3m + 45^0$	$4m + 60^0$	**$4m + 60^0$ / $4m + 35^0$**	$12m + 60^0$ / $4m + 60^0$	**$8m + 60^0$**
Building Length	n/a	n/a	22m	22m	22m	22m

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General Residential Zone

- Smaller scale development of 1 to 2 storeys - more “suburban” in nature.
- Development standards still enable ability to deliver intensification in the form of duplexes and terraced housing, as well as smaller-scale infill at the rear of sites.
    - Increased minimums relating to yards, outdoor living court, outlook etc would undermine the ability to deliver smaller-scale infill.
- Increase in minimum landscaped permeable area now proposed to reflect the more “suburban” character outcomes sought.



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Medium Density Residential Zone

- Seeks to enable medium-density development as is understood in the NZ context – duplexes, terraces, walk-up apartments.
  - Development standards work in tandem with typical site sizes / dimensions to facilitate development whilst providing appropriate levels of amenity.
- Additional consideration of impacts on adjacent sites (e.g. privacy) addressed through a design review process for four or more dwellings.
- Development standards designed to encourage more development towards front of site.
  - Daylight admission along rear boundary amended from 4m + 60^0 to 4m + 35^0.
- Exception for eaves to better enable design flexibility.



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High Accessibility Overlay

- Still seeks to enable higher density residential development (e.g. multi-storey apartments) in a non-centre / commercial environment.
  - Important as this provides greater choice / alternatives for higher density living.
- More enabling provisions applicable to larger sites (1,000m^2 + 24m site frontage).
- Some sites already meet this criteria, but in general will require site amalgamation to be utilised.
- The application to larger sites has enabled amendments to development standards (e.g. yards, daylight admission) to respond to concerns raised in regard to residential amenity, whilst still enabling development up to 19.5m.
  - Additional building coverage (60%) to provide an incentive and acknowledge the more concentrated location close to centres.



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Suburban Commercial Zone

- Covers both main secondary centres (e.g. Stoke) and smaller neighbourhood centres.
- More enabling of residential activities - two main standards unit size and outlook + design review for new buildings.
- Graduated heights proposed based on surrounding context.
  - Greater heights (19.5m) provided for in highly accessible centres where residential intensification is also proposed.
  - Lower heights (12m) proposed in centres / areas adjacent to MDRZ / GRZ.
- Provision for smaller scale additions and alterations as permitted activity to facilitate ongoing use and minor changes.



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Inner City Zone (Centre & Fringe)

- Designed to be the area of the most intensive development in Nelson (also reflective of the Accessibility Analysis).
  - Development up to 24m (6-7 storeys).
- More enabling of residential activities - two main standards unit size and outlook + design review for new buildings.
- New buildings required resource consent to enable a design review (given increased scale enabled).
  - Provision for smaller scale additions and alterations as permitted activity to facilitate ongoing use and minor changes.
- Removal of existing shading controls to Inner City Squares / Streets.
  - Would limit ability to deliver intensification across most of the Zone.



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