

27 August 2024

The Hearing Panel

Plan Change 29

My name is Andrew Irving, I am a director of Irving Smith Architects Ltd. I have prepared and submitted evidence for Wainui Properties Limited (WPL) on PC29, and have also attended the relevant expert conferencing processes (residential and heritage).

I have been a Registered Architect for twenty-five years, a director of Irving Smith Architects (ISA) for twenty years and I am a fellow of Te Kahui Whaihanga, the New Zealand Institute of Architects.

During our practice in Nelson, ISA have been involved in a series of Commercial, Public and Residential projects, some at relatively large scale in this provincial context. Of note we have complete two multi-unit residential projects in the past 5 years, most recently the Malthouse Apartments in central Nelson.

Our evidence has been assembled, considering the implications for a medium density residential development, sited on the Wainui Properties site. This evidence is perhaps underpinned by an understanding that the scale and density suggested by the proposed Medium Density Zone is appropriate for this site and area.

To summarise our evidence, I would reinforce three points as follows:

Increased Density:

Our prior multi-unit residential projects have occurred in parts of the city where a relatively dense design outcome (3 minimum, preferably 4 levels) has been possible. This greater level of intensification enables feasible development for this building typology.

The revised bulk and location rules associated with the Medium Density Rules enable a level of intensification, that makes financial feasibility achievable.

Response to Hazard.

While the Wainui Properties site has a large footprint, more than 6000 square metres, it is potentially affected by both seismic and inundation hazards. A sensible design response avoids or mitigates these hazards, thereby reducing the quantum of developable land available.

In this instance, the revised bulk and location rules suggested by the Medium Density Zone, enable development at greater scale than that enabled by the existing NRMP to be located in the safest, most readily developable areas of site.

This also allows shared green space to be incorporated within a central residential development, and retention of significant existing trees on site. This works to the benefit of both this development, its immediate neighbours, and the wider community.

Response to Heritage.

We remain concerned by the intent of proposed heritage restrictions, and the affect they could impose to this site. (REr.18T/19T).

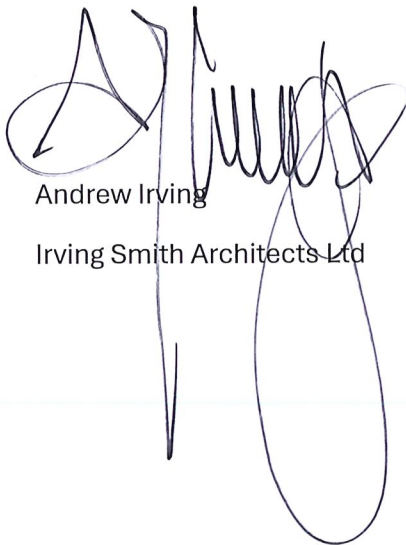
A reduced height limit, as may apply if Wainui House heritage structure became located on a separate title, would unreasonably limit development across this large site area, and complicate any subsequent Resource Consent application. It is important to reiterate that a site of this size is a rare opportunity for residential development at scale near the central city.

The current NRMP rules relating to development on the site of a Heritage Structure (ICr.37B) could be retained in place of this proposed rule, in my opinion to better effect.

In summary, I support the application of the proposed Medium Density Zone rules from PC 29, which significantly enhance the opportunity for the land at 137-155 Nile Street to accommodate forecast growth in the City of Nelson.

I would like to thank the Panel for this opportunity to present, and for the process put in place to work through the rules to ensure the final package is workable and efficient.

I am happy to answer any questions.

A handwritten signature in blue ink, appearing to read 'Andrew Irving', with a large, loopy flourish extending downwards from the end of the signature.

Andrew Irving

Irving Smith Architects Ltd