Received: 22 October 2025

Annexure J

Design Statement

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Proposed design for the Milton Street town house development

Resource Consent Application

Architects Design Statement

17 October 2025

Overview
The Wood area is one of Nelson's larger centrally located flat residential zoned areas, desirable for its close proximity to Nelson CBD and schools. The area is characterised with a mixture of housing types as infill development has occurred over the past 100 years, but typically most are single standalone dwellings, with limited two storey and town house developments to date. Redevelopment of sites is occurring as these become available into more intensive housing.

Objective
The redevelopment of the existing Milton Chalets site into comprehensive housing to provide further housing within close proximity to the CBD.

Site
The project is located on the Southeast corner of Milton and Cambria Streets, located in the Wood Area of central Nelson. The site has access to good sunlight, and views to the eastern hills. To the southeast the site adjoins an earlier housing development, Totara Grove. Direct neighbours either side are stand alone dwellings, including those on the opposite sides of the street. The site itself is currently occupied by Milton Chalets, constructed in the 1970s. These units are now largely out of date and overdue for redevelopment.

Context
Milton Street is a collector road and links to other key roads within in Nelson City. Cambria Street to the east is a cul-de-sac, which ends at the base of the eastern hills. The Milton Street Sprig & Fern and dairy is on the opposite side of the road, at the end of the block to the south, approximately 100m away, while Trafalgar Street and the CBD is approximately 1km. away. Good pedestrian access is available with footpaths on both sides of the street, and parking for cars on both sides of the street.

NCC Planning Context
The site is currently zoned as Residential – Higher Density Area.

Design Opportunities

- To provide increased quality housing via increased density to support the required demand for housing within the surrounding Nelson CBD area whilst utilising the existing infrastructure.

Design Constraints
- Minimising effects to adjoining residential neighbours
- Ensuring the floor level is raised by approx. 1.300mm to mitigate any flooding hazards to the site.

Design Approach

Summary

A two-storey town house typology and single bedroom walk up over two stories has been utilised on the basis it:

- Provides an increased level of intensification on site, while ensuring a high level of amenity to each property with their own courtyard and access to sunlight and privacy.
- Allows for a similar but tighter grain of development to the tight stand-alone (Villas and Bungalows) housing along the street.
- Includes for pedestrian access to Milton Street
- Parking is kept off the street
- Four main blocks which address Milton and Cambria Streets, and the centre of the site which breaks up the scale and volume to each street, and the overall development of the corner site.

Access and Parking

Pedestrian access to the properties is provided via a combination of off the street entries, and though the main formed site entry along Milton Street (this is an existing entry point).
No vehicle access has been provided off Cambria Street; this is to minimise vehicle movements as there is a cul-de-sac at the end of the street.
Generally, there are a series of steps up to the town houses, this is to soften the transition between street and the raised floor levels of the townhouses.

Building Form and Materials

The building form, derived from traditional gabled dwellings along the street provides the main characteristic of the design. This form is extended at the principal ends, to provide shelter and shading.
Metal roofing material is used, in combination with weatherboard cladding to visually soften and provide warmth to the buildings, along with robust brick cladding.
Plastered concrete retaining walls are stepped and kept deliberately low, this allows for a softer street transition from the 1.3m high floor levels above street level.

External Landscape

Each townhouse features its own living exterior courtyard, along with a service court for bike parking and storage.
A central refuse bin store area is provided.
Textures and paving are utilised to differentiate the main ROW from the parking and courtyard spaces.
Refer to the landscape design for further details.

Cultural

Kahu Paki Paki from Tatou Projects has been engaged to lead the cultural engagement and as a cultural Co-design partner/ collaborator for the project, where by Kahu will engage with local Manu whenua, and then work with the design team to provide cultural design to the project. This will include developing a Whakataukī, and how this is then expressed into the project though details on the balustrading, brick work and central courtyard space with its concrete/paving treatment.

Crime Prevention through environmental design (CPTED)

The development of the site increases the informal surveillance with ‘eyes on the street’, which is known to deter potential offenders, and make people feel safer in public areas where they can be observed, with permeable fencing and planting to the street edges.

Sustainability

The building features full timber structural framing, sequestering CO_2 in the building, avoids the use of most red list materials, and is passively ventilated. All homes are to have a Homestar 6 rating.

The development increases the number of people living within close proximity to the CBD, minimising vehicle movements, and encouraging walking and cycling from the site.

Urban Design Panel Review Response

The following points have been incorporated into the proposal following input form the Urban Design Panel review on 27th August 2025:

1. Street edge treatment:

- Entrance ways have been provided to each of the units off Cambria Street (Block 4) and are shared between 2 units. Letter boxes for these units shall be provided on Cambria Street. The ground floor 1-bedroom apartments on Milton Street (Block 3) are to be of accessible-design and are served by the accessible ramp running up from Milton Street.
- The southern 2 bedroom townhouses (Block 1) have been provided with access from the private courtyards into the communal courtyard via a gate and small path across a planting strip.
- The retaining wall along both Milton and Cambria Streets is stepped in and out to create relief in the length of the wall and provides for planting at different levels along the street edge.

2. A combination of open fencing and more solid screening is proposed to delineate areas that are 'public' from those that are 'private'.

3. Privacy:

- Units have been further set back from the street edges to offer privacy to living areas by way of level change, layers of planting, fencing and screening.
- Some glazing sizes have been reduced improving privacy to internal spaces.
- Fencing between private courtyards and communal space is proposed as 1.5m high solid screens offering privacy to seated living areas while allowing visual connection and surveillance while standing.
- Fencing between private courtyards is proposed as 1.8m high solid screens.
- Clotheslines have been oriented with screening to conceal both from streel view and from communal spaces within the site.

4. Visually screened outdoor areas allow for improved outdoor storage to residents.

5. The paving, planting and fencing design has been refined to more easily identify communal spaces in the case of future subdivision.

6. The refuse bin store has been relocated to be directly adjacent to the vehicle parking area allowing simple access and turning for rubbish trucks and for general access and manoeuvring for other large vehicles.

7. The number of on-site car parking numbers has been increased from 18 to 21 which is considered adequate for the development. Provision for future installation of electric vehicle charging shall be made.

8. The 1-bedroom apartments have been redesigned to each have separate ground floor access instead of the shared 2 storey veranda access previously proposed. This has refined the buildings visually and provided more easily identifiable entrance points.

9. The landscaping design allows for planting to offer privacy to end units.

10. The communal letter box is located near the street at carpark level facilitating service by NZ Post while giving residents easy level access to their mail. Individual letterboxes shall be provided on Cambria Street for the Block 4 units.

11. Downpipes have been incorporated into the design located on intertenancy lines contributing to the visual articulation of the apartment and townhouse units. Outdoor heat pump/AC units will generally be located in service areas adjacent to the clotheslines and concealed from view.

12. Further consideration has been given to solar gain with north-facing upper-level windows reduced in size thereby reducing the change of excessive solar gain and improving privacy. The use of window shrouds and recesses/overhangs has been considered to mitigate excessive solar exposure.

NELSON CITY COUNCIL
URBAN DESIGN PANEL REPORT

Application Name: Milton Street Community Housing

Project Address: 117-121 Milton Street

Project Description: The redevelopment of the Milton Chalets site into a community housing development consisting of four 2-storey blocks with 27 walk-up apartments, community room, community garden, and on-site parking.

Meeting Date: 27 August 2025

Panel Members Present: Rachel Dodd (Chair), Hugh Nicholson, Kate Watson

Council Officers: Martin Kozinsky (Senior City Development Advisor), Catherine Allwright (Graduate Planner)

Applicants present: Andrew Barrett & Paula Koller (Kāinga Maha), Simon Hall & Liam Dunstan (JTB Architects), Hayden Taylor (Planscapes), Will Morrison (Kūmānu Environmental), John Hart (Envirolink)

The following comments relate to the plans for 117-121 Milton Street that were reviewed by the Urban Design Panel on 27 August 2025. We understand from materials shown at the presentation that the design is under development and that some changes are anticipated.

Summary

The Panel thanks the applicant for submitting plans for review. The Panel supports the overall concept and the level of intensification proposed and was excited to see this model of a charitable trust working with a social agency to deliver social housing on an inner-city site. It also commends the applicant on the provision of communal facilities including a community room, BBQ, vegetable gardens, and common safe space for gathering and consider that it potentially offers an excellent model for other social housing projects. It commends the articulation of elevations along Milton and Cambria Streets, and for considering the long-term ownership implications of the development.

The Panel notes that this application focused on bulk and location only, and that more information is required around the development of landscaping, shared amenities, and onsite parking.

The Panel supports the project but recommends that refinement is needed in certain areas. These are identified below:

Fundamental Issues and Recommendations

1. The panel is concerned that the street edge treatment is at a different scale to the surrounding a residential area. Currently this interface reads as dominant in the surrounding context. The Panel is also concerned that the development has several blocks which present their 'backs' to the street or the community courtyard. The Panel recommends that:
    a. Entrance ways should be provided to each of the units off both Milton and

Cambria Street streets. The Panel considers that the entrance ways could be shared and include their letterboxes to aid legibility for visitors.

b. Paths and gates for access to the communal courtyard should be provided from the Southern 2br apartments onto the communal courtyard.
c. The retaining wall along Milton Street and Cambria Street should be set back from the road boundary to provide space for a planted edge at street level.

2. The Panel considers that the scheme should clearly delineate the areas that are 'public' (maintained by the Developer/Owner) from those that are 'private' (the responsibility of the occupants.) It notes that significant areas of the street landscaping appear to be 'private' and are concerned about ongoing maintenance and cohesion of planting.

Significant Issues and Recommendations

3. The Panel recommends further consideration of privacy, particularly regarding:
    a. The visibility into units and private open spaces from the street and communal courtyard;
    b. Extent of glazing;
    c. Views from neighbouring units into units and private open spaces;
    d. Size and visual permeability of fences between private spaces;
    e. Clothesline orientation.

    Solutions may include:

    f. Taller fences between private spaces;
    g. Blade walls or pergola structures;
    h. Type and location of habitable space and size or treatment of glazing in relation to communal or public spaces;
    i. Planting.

4. The Panel notes that storage opportunities will be limited due to lack of garaging and the compact floorplans of units. The Panel recommends investigating private exterior storage solutions to avoid individual piecemeal solutions.

5. The Panel supports the future proofing of the design to allow for unit titles when current lease ends but recommends further resolution is needed including consideration of how the communal spaces can be incorporated into future ownership structure.

6. The Panel recommends additional resolution of the requirements for truck access to the rubbish bins and access for emergency services / furniture removal to the Southern blocks including how access to these loading areas will be controlled and how safety around rubbish collection trucks reversing within the site can be ensured.

Other Issues and Recommendations

7. The Panel recommends that the applicant review car parking requirements across their other developments to confirm that they have provided adequate numbers on this development.

8. The Panel understands that this is at bulk and location stage, but as discussed would like to see more vertical articulation of the buildings that have 1br units and some thought towards the horizontal circulation to these units.

9. The Panel would like to see further consideration given to end units as landscaping plan develops and privacy issues are considered.

10. The Panel recommends that the letterbox location is collocated with the community room to aid in creating a main pedestrian entrance, with street facing units having letterboxes next to individual access points.

11. The Panel recommends early consideration of service locations and visual impact of utilities including heat pumps, air-conditioning units, downpipes and other utilities in order to provide an integrated design.

12. The Panel understands that the design aims to meet green star standards but notes thermal issues with medium density units elsewhere in the country.

Conclusion
The Panel considers that this application is well on its way to providing a high-quality design for a medium density social housing development and with the recommended changes considers that it will make a positive contribution to the streetscape. It considers this an exciting opportunity for Nelson and encourages the Nelson City Council to facilitate the application where possible.

The Panel appreciates the opportunity to provide input to this proposal and thanks the applicants for their presentation, constructive discussion, and consideration of the Panel's recommendations.