

Statement of Support for Proposed Plan Change 29

Good morning, Madam Chair, members of the Panel.

My name is Gareth Lawes, and I represent Trafalgar House Limited, the owners of 329 Trafalgar Square, Nelson. As someone who has lived and worked at this location since 1998, I have a deep understanding of the area's needs and potential.

We are here today to express our strong support for the proposed Plan Change 29 and the collaborative process that has been undertaken to address concerns and reach consensus with the Council Planners and experts.

The provisions within PC29 that enable greater intensification in the Inner City are critical to unlocking the potential of this area and facilitating much-needed housing development. We particularly appreciate the clarity achieved around the Resource Consent process for new buildings, ensuring a streamlined and efficient pathway while maintaining appropriate oversight.

From a feasibility perspective, the proposed building height of 24 meters is imperative. Under the current restrictions, we are only able to achieve less than a 15% margin on projects. This is simply not enough to green light the kind of high-quality, inner-city residential developments that our city needs and deserves. The additional height allowed under PC29 will significantly improve project viability, enabling us to deliver a greater diversity of housing options to meet the needs of our growing city.

Furthermore, we believe that increased residential development in the Inner City will bring numerous benefits, including improved vitality, increased foot traffic, and support for local businesses. A thriving residential population will contribute to a vibrant and dynamic city centre.

We believe the proposed changes are essential in the long term prosperity of the inner city and provide a clear pathway forward. We commend the Council and all involved parties for their efforts in reaching this point and urge the Panel to recommend the adoption of Plan Change 29.

Thank you for the opportunity to speak today.

Gareth Lawes

Representing Trafalgar House Limited

27th August 2024