	Option 1 – Notified Version	**Option 2 – Proposed Changes**
Explanation of the options	Option 1: The PC29 notified standards including increasing the operative NRMP heights and densities as follows: • **Inner City Zone –** 24m (15-20m in the operative NRMP) • **Suburban Commercial Zone** – 19.5m in the Stoke Centre and Waimea Road and St Vincent Street/Toi Toi Street areas (8m-10m in the operative NRMP). • **Introduce a HDRZ** within the broad walking catchments of Nelson's centres and otherwise accessible areas, including locations around the Inner City/City Fringe, Nelson Hospital, Stoke and Tāhunanui – 19.5m • **Introduce a MDRZ** and apply it to accessible locations beyond the HBRZ Refer to the notified PC29 maps for the zone extents.	Option 2: The additional zoning option includes retaining or amending the notified PC29 heights and densities as follows: • **Inner City Zone** – 24m (retained from notified) • **Suburban Commercial Zone** – 19.5m (retain from notified) • **Inner City, City Fringe** – 19.5m (retain from notified) • **Delete the HDRZ** and generally replace it with: o the MDRZ in the areas surrounding the Inner City/City Fringe and Stoke Centre, Nelson South and Washington Valley; o the GRZ in Tāhunanui and the Hampden Terrace block. • Introduce a new **High Accessibility Overlay** to the most accessible parts of Nelson and enable high density development on larger sites (greater than 1,000m2 and 24m in width) subject to a restricted discretionary (non-notified) resource consent process, provided standards are complied with. • **Reduce the extent of MDRZ** and apply the GRZ in Tāhunanui, Atawhai, the Brook, Mount Street, Washington Valley, and some of the outer areas around Stoke. Refer to the recommended amendments to the zoning extents included at Appendix 2 of the S42A Report – Residential and Subdivision.
Benefits	• Enables an increase in the density and diversity of housing via the GRZ, MDRZ and HDRZ.	• Enables an increase in the density and diversity of housing via the GRZ, MDRZ and High Accessibility Overlay.

	• Maximises opportunities for land owners and developers to progress high density development. • Provides a simple rule and assessment framework for development to be consented. • Supports improved housing affordability, with the weighted average price likely to be significant less than the NRMP (by a factor of 25%).	• Reduced potential for adverse effects on existing amenity values including visual dominance, privacy and sunlight access. • Amendments to the standards for development (apply to larger sites, reduced recession planes and greater side and rear yards) will promote quality design outcomes, that better integrate with existing neighbourhoods, transitioning to medium density environment over time. • Supports improved housing affordability, with the weighted average price likely to be significant less than the NRMP (by a factor of 25%).
Costs	• Greater potential for adverse effects on existing amenity values including visual dominance, privacy and sunlight access. • It is likely that the demand for apartments, particularly over the medium term is muted and therefore the extent of the development opportunities enabled may not be taken up.	• There are some opportunity costs associated with the reduction in HDRZ in that sites that may have been developed efficiently for apartments, may be limited to medium density housing. However, this should be viewed in the context of overall demand. • Reduced opportunity for high density residential development to occur within close walking distance to centres via the HDRZ or the High Accessibility Overlay due to it being limited to larger sites.
Efficiency & Effectiveness	• This option provides significant development capacity across a range of housing types and locations compared to that currently provided for in the NRMP. This efficiency and effectively achieves objectives DO13A.1, DO14.1 and DO14.2. • This option achieves DO13A.4 by providing a diverse range of choices in housing types. • The broad HDRZ zoning presents a coherent zoning pattern that minimises the potential for spot zones this achieves DO14.1. • Option 1 supports reduced greenhouse gas emissions by providing significant opportunities for development to occur within the existing urban area and limiting	• Option 2 has been informed by an Accessibility Analysis and enables high density, medium density and general suburban scale development to areas which performed well, moderately and low respectively, in the accessibility analysis in terms of access to jobs, commercial services, community services, natural spaces and open spaces that are locally relevant. This supports the application of the accessibility component of Policy 5(a) of the NPSUD implements which requires height and densities to be enabled commensurate with the level of access by active or public transport to a range of commercial activities and community services.

	expansion into new and less accessible greenfield areas which would otherwise give rise to increased car travel and transport emissions. • Given the high degree of visual change enabled, Option 1 is less effective in responding to the local context as required by DO13A.1. • The corresponding high density standards in Option 1 enable high density development to occur on every site. While quality living environments can be achieved in this context, there can be some amenity trade offs required in terms of space for landscaping, visual dominance etc, which may reduce the extent to which quality living environments can be achieved (RE2.9).	• This option provides less development capacity than Option 1 in apartment typologies, however, it continues to provide significant capacity across a range of housing types and locations compared to that currently provided for in the NRMP. This achieves objectives DO13A.1, DO14.1 and DO14.2. • Demand for attached forms can be met in general by the MDRZ and in combination with that enabled in the Inner City/Fringe/City Fringe/other centres and via the High Accessibility Overlay, this achieves Objective DO13A.4 by providing a diverse range of housing. • The High Accessibility Overlay continues to provide an additional housing option and thus a different amenity value to meet future housing needs, achieving DO13A.4 and DO14.2. • The additional zoning option, better responds to existing amenity values and local context (DO13A.1) and through the standards, enables greater opportunity to provide quality living environments and attractive streetscapes (RE3). • Option 2 supports reduced greenhouse gas emissions by providing significant opportunities for development to occur within the existing urban area and limiting expansion into new and less accessible greenfield areas which would otherwise give rise to increased car travel and transport emissions. • Focusing on highly accessible high-density development will likely increase desirability and uptake of the more compact development which will effectively reduce greenhouse gas emissions, achieving Objective DO13A.5 of the NRMP by providing sustainable places and Policy 1 of the NPSUD.

		• Both options are efficient and effective in providing a range of housing and achieving DO13A.4 but Option 2 is more effective than Option 1 as it recognises local context and achieves DO13A.1 by meeting projected demand and through a more nuanced approach. • While both options are effective at supporting improved housing affordability, Option two is more efficient in terms of meeting likely projected demand and in locations that have been identified through finer granularity as more appropriate for higher density housing in terms of accessibility. Option 2 is therefore more effective at achieving Objective RE1 by providing for the differing community needs.
Risk of Acting or Not Acting	There are no risks as there is sufficient information to evaluate this option.	There are no risks as there is sufficient information to evaluate this option.