Plan Change 29 – Housing and Hazards

Rachel Morgan - Hearing Presentation

Introduction and Overview





Nelson – A Smart Little City
He Tāone Tōrire a Whakatū

Nelson City Council | Te Kaunihera o Whakatū

What I Will Cover

- Introduction and overview.
- Policy context.
- Key issues addressed in s42A:
  - ***Relevance of long term demand projections to PC29;***
  - ***Zoning strategy;***
  - *Integration of land use and infrastructure.*



S42A Reporting Team

Reporting Planners

- **Rachel Morgan** – Strategic and Overview
- **Coralie Barker** – Residential and Subdivision
- **Mithran Gopinath** – City Centre, Commercial and Infrastructure -
- **Jacqui Hewson** – Heritage and Church Hill Viewshaft
- **David Badham** – Papakāinga and Transport
- **Sue Robb and Janice Carter** – Natural Hazards

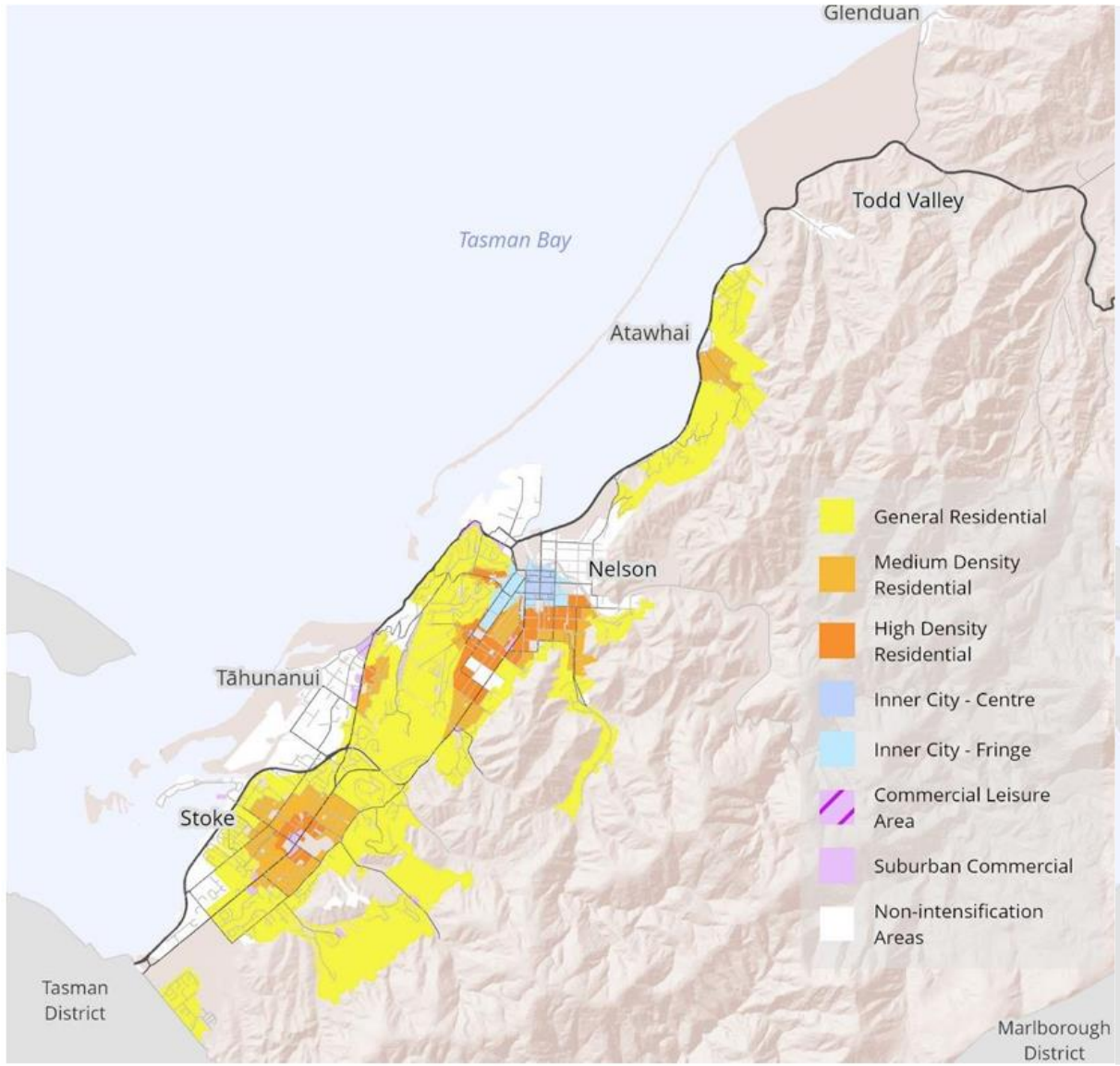
Other Experts

- **Economic, urban design, infrastructure and noise** – Lawrence McIlrath, Cam Wallace, Phil Ruffell/Rhys Girvan & Jon Styles
- **Heritage** – Dr Ann McEwan & Keike Lutz
- **Transport** – Ari Fon
- **Natural hazards** – Damian Velluppillai, Toby Kay & Dan Chamberose

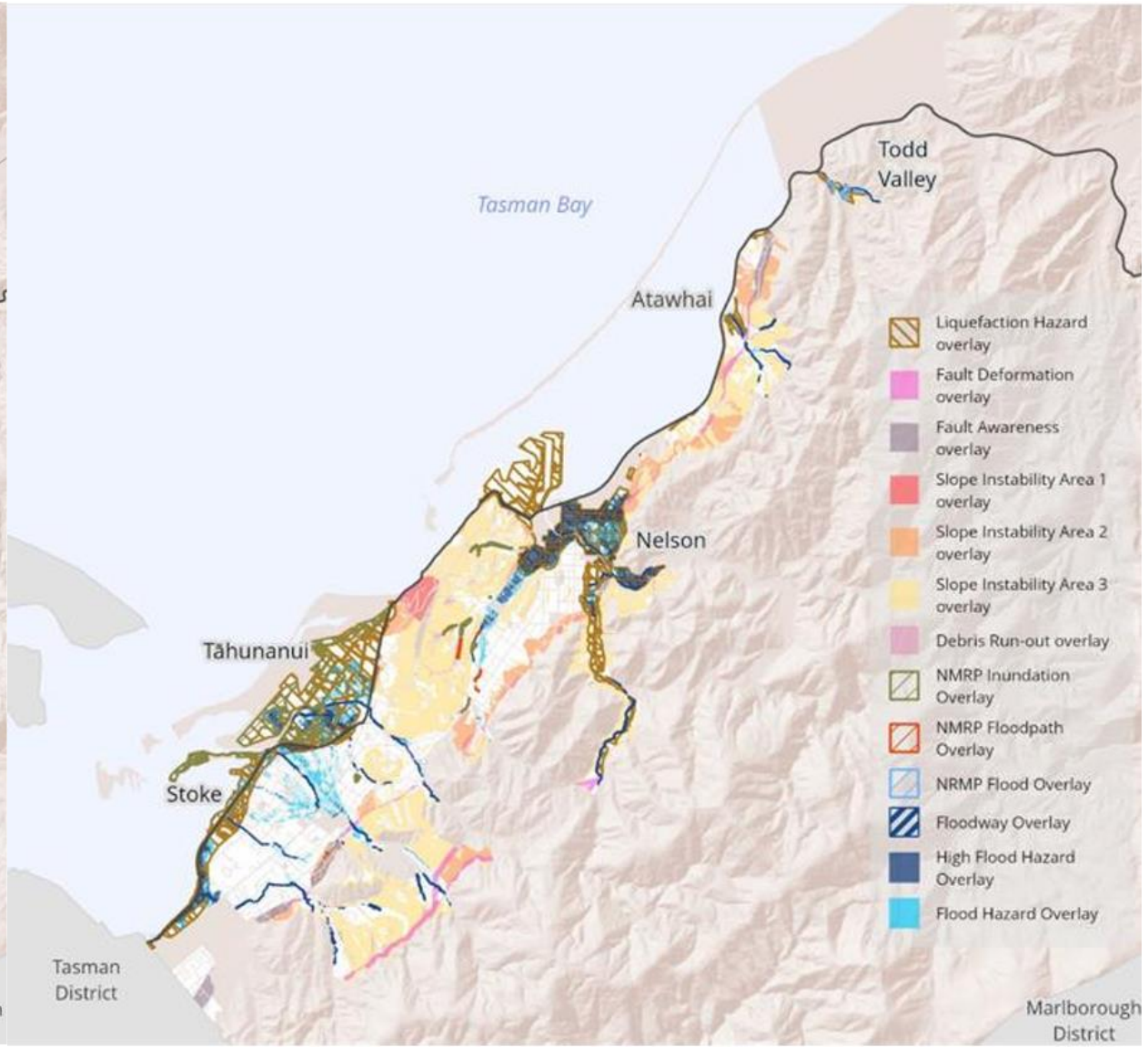
Policy Context

- **PC29 seeks to give effect to the NPSUD (s75(3)):**
  - **Objective 1/Policy 1** – well-functioning urban environments.
  - **Objective 2/Policy 1/2** – competitive land markets, improved housing affordability and sufficient development capacity.
  - **Objective 3/Policy 5** – heights and densities enabled commensurate with the greater of level of accessibility or relative demand.
- Must **give effect to** the **Nelson Regional Policy Statement** (Appendix 1B of S32 Report).
- **Nelson Tasman FDS 2022-2052** recently prepared under the NPSUD. A strategic document to **have regard to** (clause 3.17).

Notified PC29



Notified Zoning

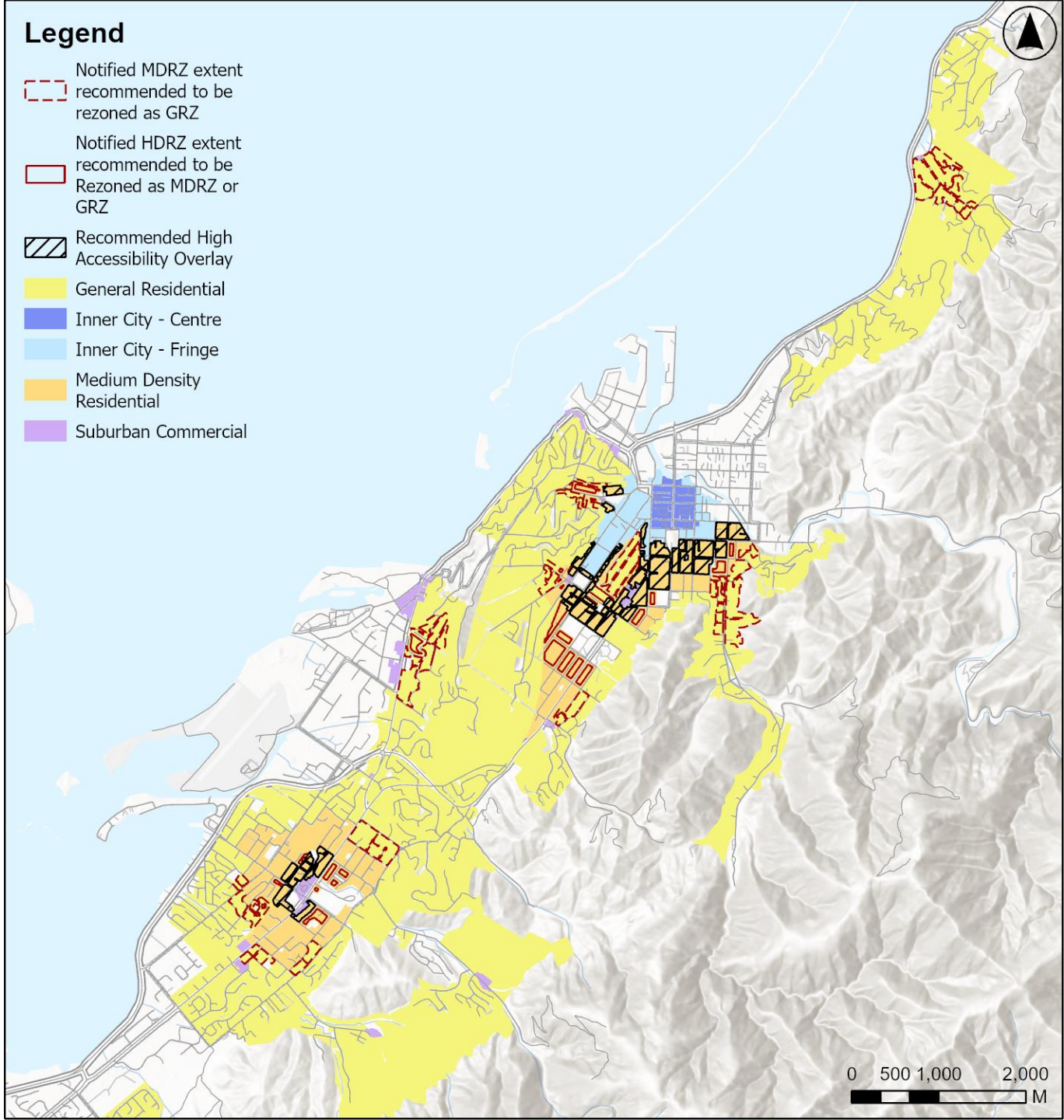


Notified Natural Hazards Overlays

S42A amendments

Key changes

- Revisions to MDRZ extents.
- Replace HDRZ with High Accessibility Overlay and revise extents.
- Amendments to geotechnical overlays and rules.



Demand Projections and Zoning

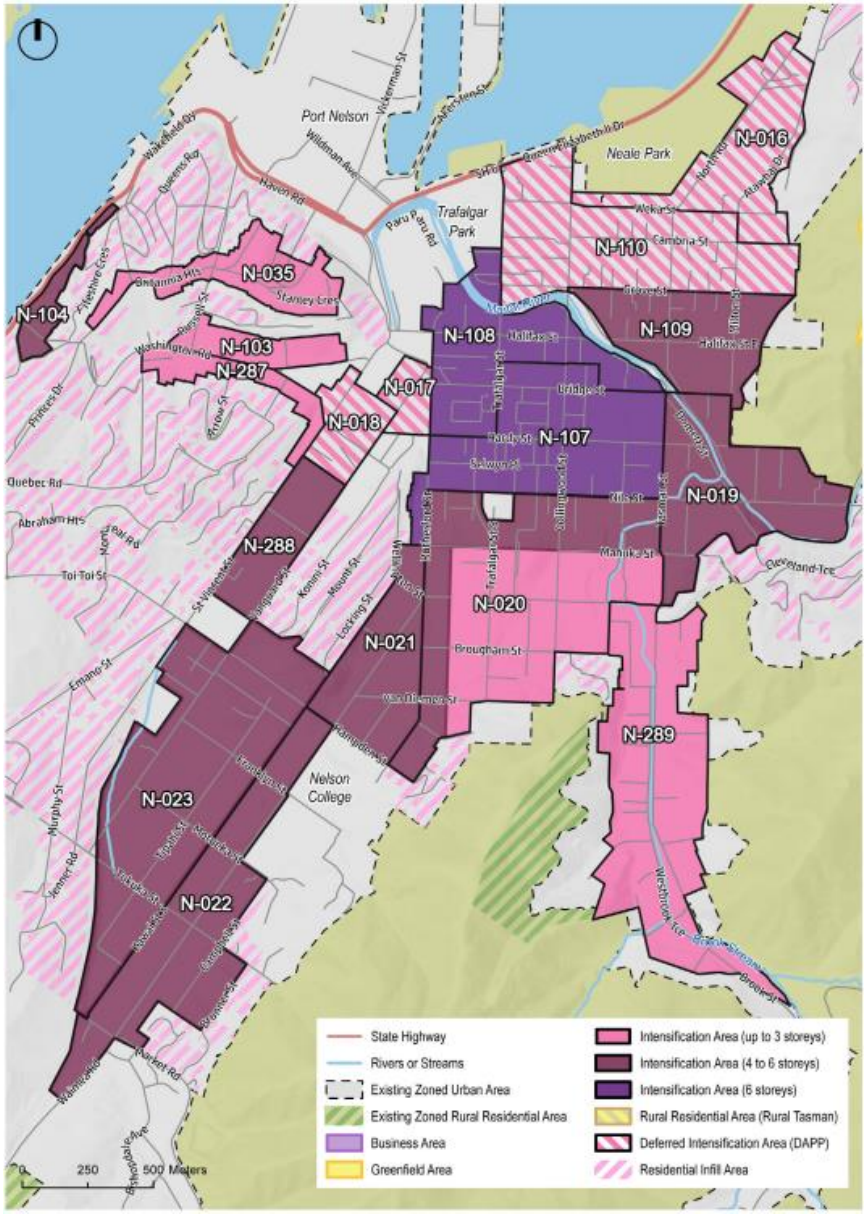
- Long term residential demand – **7,595 residential units** (medium growth).
- For PC29 ***at least*** sufficient plan-enabled, feasible and reasonably expected to be realised capacity needed to meet this (Policy 2).
- Purpose is to improve housing affordability ***by*** supporting competitive land and development markets.
- Nelson Tasman FDS 2022-2052 based on high growth scenario.
- Strategic long term urban land supply strategy – provides flexibility for Councils to hold back/bring forward development capacity over time as demand and market conditions change.

Demand Projections and Zoning

- Demand / development capacity one consideration in informing zoning / heights and densities.
- Not seeking to match demand and capacity – broad brush nature of capacity modelling and market dynamics mean this is not appropriate.
- **Other relevant factors include:**
  - Enabling a **variety of homes** that meet needs (Policy 1(a));
  - Enabling heights and densities commensurate with **greater of level of accessibility or relative demand** (Policy 5);
  - **Natural and built environment** factors e.g. natural hazards (s6(h), heritage (s6);
  - **Efficient use of resources** (s7(b)); maintenance and enhancement of **amenity values** (s7(c)) with a focus on planned urban built form (Policy 6).

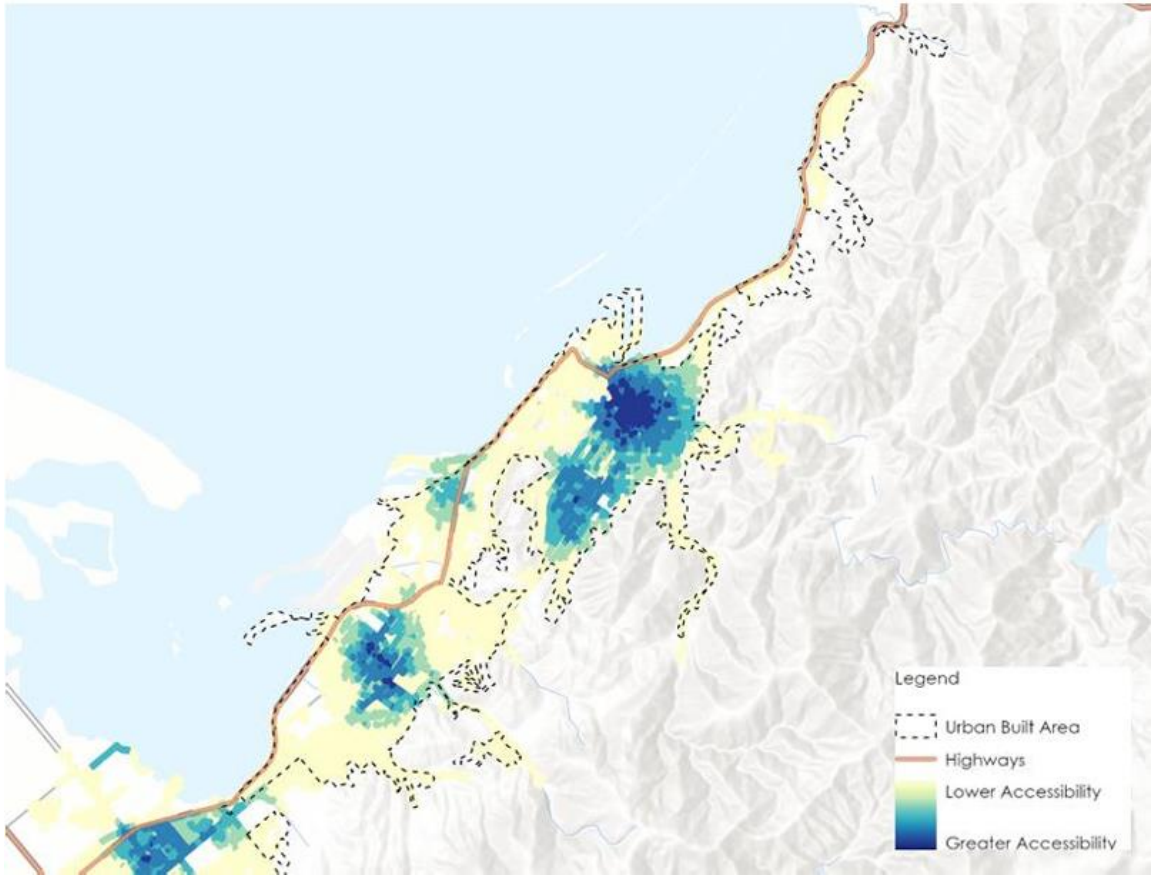
Notified Zoning Strategy

- Notified PC29 zoning informed by:
  - Strategic accessibility analysis undertaken for the FDS;
  - Catchment mapping from key centres.
- Development capacity analysis.
- Natural and built environment factors e.g. hazards.



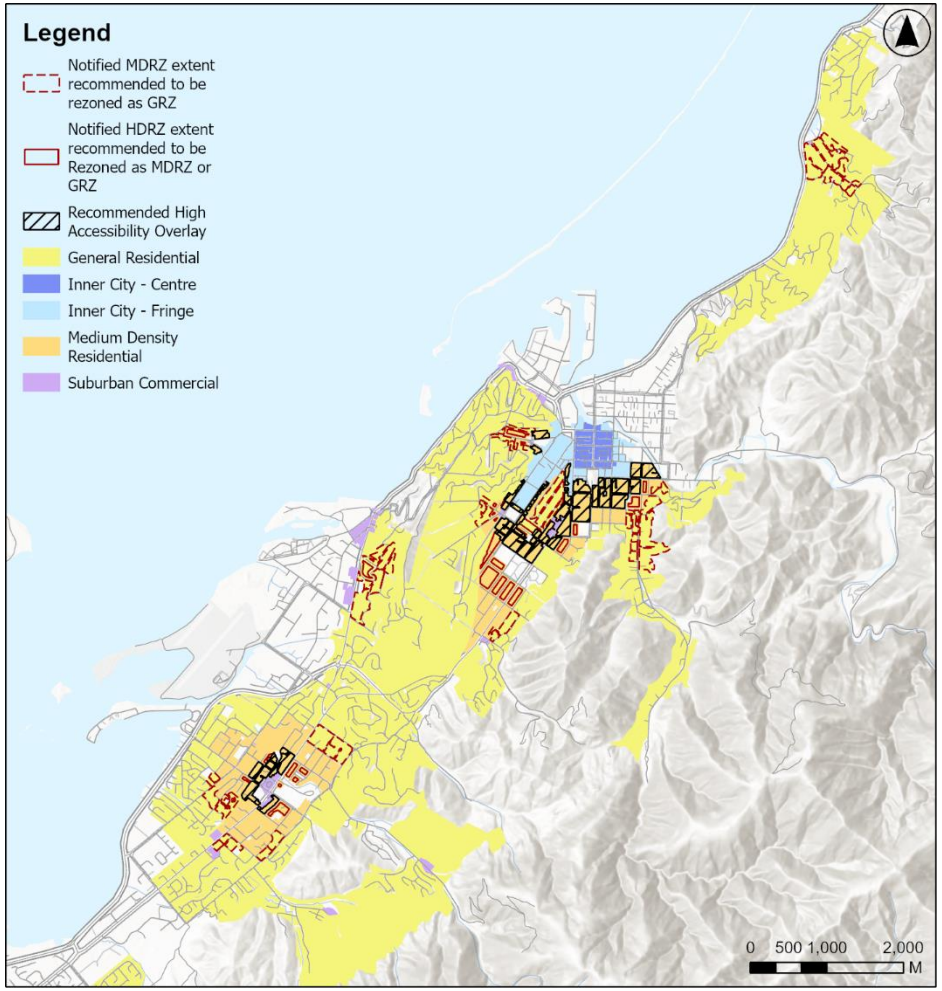
Zoning Strategy – Further Analysis

- In response to submissions:
  - Detailed accessibility analysis undertaken (Cam Wallace).
  - Development capacity analysis updated (Lawrence McIlrath).



Additional zoning option

- **Retain heights and densities** in Inner City, Stoke & Suburban Commercial.
- **Delete the HDRZ** and generally replace with:
  - MDRZ around the Inner City, Stoke, Nelson South and Washington Valley;
  - GRZ in Tāhunanui and the Hampden Terrace block.
- **Enable high density on large sites** in the most accessible areas around Inner City, Stoke and Nelson South (High Accessibility Overlay).
- **Reduce the MDRZ and apply the GRZ** in less accessible locations: Tāhunanui, Atawhai, the Brook, Mount Street, Washington Valley and some parts of Stoke.



Summary S32AA Analysis

Option 1: Notified PC29 Zoning	Option 2: S42A Recommended Zoning
Provides **at least sufficient capacity** to meet demand over the long term (Policy 2).	Provides **at least sufficient capacity** to meet demand over the long term (Policy 2).
Opportunities for higher density less commensurate with the level of accessibility based on latest evidence/information i.e.	More detailed accessibility analysis identifies Option 2 better gives effect to Policy 5 – "level of accessibility".
Enables housing variety and improved housing affordability – weighted average prices reduce by a factor of 25%.	**Enables housing variety and improved housing affordability** – weighted average prices reduce by a factor of 25%.
Maximises opportunities for high density development / competition in the market and efficient use of land, but note that overall demand for apartments is muted (Policy 1 & 2).	Provides opportunities for high density development to occur in a way that supports market competition (Policy 1 & 2) relative to overall demand.
Potential for greater impacts on existing amenity values, although Policy 6 recognises that significant changes are not, of themselves, an adverse effect.	Targets high density opportunities to larger sites in accessible locations – greater ability to internalise effects and achieve quality living environments (DO16.11, DO14.1 & 2, D013A.1).
	Some opportunity cost – although likelihood low given overall demand for apartments.
	Better manages transitional impacts on amenity values as neighbourhoods move towards planned urban built form.