

**IN THE MATTER** of the Resource Management Act 1991 (**RMA**)

**AND**

**IN THE MATTER** of **Private Plan Change 28** to the Nelson Resource Management Plan

**JOINT WITNESS STATEMENT (JWS) IN RELATION TO:**

**URBAN DESIGN (1)**

**5 May 2022**

Expert Conferencing Held on: 5 May 2022

Venue: Online

Independent Facilitator: Marlene Oliver

Admin Support: Jessica Marchbanks

**1 Attendance:**

1.1 The list of participants is included in the schedule at the end of this Statement.

**2 Basis of Attendance and Environment Court Practice Note 2014**

2.1 All participants agree to the following:

- (a) The Environment Court Practice Note 2014 provides relevant guidance and protocols for the expert conferencing session;
- (b) They will comply with the relevant provisions of the Environment Court Practice Note 2014;
- (c) They will make themselves available to appear before the Hearing Panel;
- (d) This statement is to be filed with the Hearing Panel and posted on the Council's website.

**3 Matters considered at Conferencing – Agenda and Outcomes**

**3.1 Should an indicative street connection be shown to Walters Bluff?**

Graeme McIndoe and Hugh Nicholson consider that the Structure Plan should include an indicative street connection to Walters Bluff. This is for the reasons of achieving a better functioning urban environment, providing much improved connectivity, and achieving consistency with the NPS-UD policy 1 c) relating to good accessibility and policy 1 e) supporting reduction on greenhouse gas emissions.

Mark Lile and Gina Sweetman agree with the above statement in relation to Walters Bluff.

**3.2 Is the location of the proposed Suburban Commercial Zone appropriate?**

Graeme McIndoe and Hugh Nicholson consider that the proposed Suburban Commercial Zone would be better located at the intersection of the primary road and a secondary road leading up the Kaka Valley. This new location will provide better access for more residents and more passing traffic for improved commercial viability. The neighbourhood reserve will be co-located with the Suburban Commercial Zone and planning for these facilities and the esplanade reserve will need to be integrated.

Gina Sweetman and Mark Lile agree with the Urban Design Experts' statement above.

Mark Lile has confirmed that the location of the Suburban Commercial Zone and neighbourhood reserve are currently being investigated as part of the revision of the Structure Plan as part of addressing the wider range of issues including the refined location of the Indicative Road.

**3.3 Does PC28 appropriately ensure that the Kaka Stream corridor will be designed to achieve best practice outcomes?**

Graeme McIndoe and Hugh Nicholson recommend that a public road is aligned adjacent to and along the majority of the eastern boundary of the esplanade reserve along that part of the Kaka Stream within and north of the "new location" of the Suburban Commercial Zone. This is in order to improve public access to the reserve and CPTED outcomes within the reserve. This should be considered as part of the current review of the Structure Plan and the outcome reflected in the proposed PPC 28 planning provisions (Schedule X).

**3.4 Is the proposed zoning pattern and associated densities appropriate, and if not, what changes should be made?**

Graeme McIndoe and Hugh Nicholson consider there is benefit in describing an indicative potential street network and lot layout to demonstrate the feasibility of development within the PPC 28 plan change area, allowing the effects of likely development to be further assessed and the zoning plan refined if appropriate. It is understood that further work is being carried out and the Urban Design Experts reserve the opportunity to comment further on this. For clarification, the Urban Design Experts consider that this additional information would be illustrative and in support of the plan change and would not be a part of the NRMP planning provisions for Schedule X.

**3.5 Is more information required on the local street network and allotment layout now?**

Graeme McIndoe and Hugh Nicholson recommend that an indicative secondary road leading up the Kaka Valley be shown on the Structure Plan.

**3.6 Is the site a suitable location for development, in respect of its location relative to the urban boundary, linkages, and topography?**

Graeme McIndoe and Hugh Nicholson agree that the PPC 28 area is suitable for urban growth and development. The area is well located close to the city centre. In particular, the Kaka Valley floor is suitable for higher density development as proposed. The ridgeline and side slopes will be well connected to the city centre provided the connections to be shown on the revised Structure Plan are implemented.

**3.7 Does the proposal provide or achieve a well-functioning urban environment, as described under Policy 1 of the NPS-UD?**

Graeme McIndoe and Hugh Nicholson consider that, with planned connections to Walters Bluff and between Ralphine Way and Bay View ridgeline, the urban development of the PPC 28 area as shown in the Structure Plan will give effect to the NPS-UD Policy 1 and achieve a well-functioning urban environment. This comment excludes Policy 1 d) which is outside the Urban Design Experts' area of expertise.

**3.8 Is the microclimate of Kaka Valley suitable for housing?**

Graeme McIndoe and Hugh Nicholson have reviewed the shading studies prepared as part of the application. These demonstrate that at mid-winter the highest density housing areas in the Kaka Valley receive approximately 5 hours of sun per day. The Urban Design Experts consider that while the topography places some restriction on sunlight access in the early morning and late afternoon, that restriction is not excessive and the area is suitable for the proposed housing.

**3.9 From an Urban Design perspective, what are the impacts of PPC 28 on public amenity and health and wellbeing?**

Graeme McIndoe and Hugh Nicholson consider that there are significant public amenity benefits in opening up further routes and recreational opportunities along the riparian environment at the base of the Kaka Valley and adding to the open space and walkway network over what is currently private land. This includes providing access to parts of Kaka Hill, Bay View ridgeline and extending the Botanical Hill reserve.

In terms of the Urban Design aspects of health and wellbeing, the Urban Design Experts consider that locating well designed residential neighbourhoods in close proximity with extensive and safe green open spaces and pathways provides public health benefits. They consider that urban development of the PPC 28 area as indicated on the Structure Plan will provide such benefits.

The extent and green character of the public reserves in the Maitai Valley are not changed by PPC 28 and the Kaka Valley is currently private farmland to which the public do not have physical access. By incorporating new public access along the length of the Kaka Valley and various new public walkways, PPC 28 increases the extent of publicly available green area and recreational facilities. These benefits in terms of public amenity and health and wellbeing will be available to both the existing and potential new residents, including the wider Nelson community.

**3.10 Does the planning framework (NRMP and PPC 28 additional planning provisions) enable and require good urban design outcomes?**

Graeme McIndoe and Hugh Nicholson agree that the planning framework is suitably robust and comprehensive and will both enable and require good urban design outcomes. This is subject to the further refinement of the Structure Plan, information and subsequent reviews outlined in the paragraphs above.

**4 PARTICIPANTS TO JOINT WITNESS STATEMENT**

4.1 The participants to this Joint Witness Statement, as listed below, confirm that:

- (a) They agree that the outcome(s) of the expert conferencing are as recorded in this statement; and
- (b) They have read Appendix 3 of the Environment Court’s Practice Note 2014 and agree to comply with it; and
- (c) The matters addressed in this statement are within their area of expertise; and
- (d) As this session was held online, in the interests of efficiency, it was agreed that each expert would verbally confirm their position to the Facilitator and this is recorded in the schedule below.

**Confirmed online on 5 May 2022:**

<b>EXPERT’S NAME</b>	<b>PARTY</b>	<b>EXPERT’S CONFIRMATION REFER PARA 4.1</b>
Hugh Nicholson (UD)	Applicant	Yes
Graeme McIndoe (UD)	S42A NCC	Yes
Mark Lile (P)	Applicant	Yes
Gina Sweetman (P)	S42A NCC	Yes