

Group	HPT Rank	Street No.	Street Address * = Council Owned	Date	Name	Building, Place, or Object	Interior/ Surround	Features of particular heritage significance (Inner City Zone only)
B			Collingwood Street E and W side between Bridge and Hardy Streets, N and S side of Bridge Street between Trafalgar Street and Collingwood Street, Trafalgar Street east side between Hardy Street and Selwyn Place*	1865	Boulder Bank kerbstones	Obj		
B		14	Collingwood Street	1880	House	Bldg		
C		16	Collingwood Street	1900	House	Bldg		
B		18	Collingwood Street	1850	House	Bldg		
B	II	29	Collingwood Street	1893	California House	Bldg		
A		83	Collingwood Street	1866	Wakatu Hotel, Cobb & Co.	Bldg		Collingwood and Bridge Streets facades above verandah (old part defined by parapet) and verandah.
C		90	Collingwood Street	1880	House	Bldg		
C		95	Collingwood Street	1920	Reformed Church of Nelson	Bldg		
C		105	Collingwood Street	1900	House	Bldg		
C		109	Collingwood Street	1890	House	Bldg		
B		112	Collingwood Street	1882	Law Offices, former Panama Hotel	Bldg		
C	II	131	Collingwood Street	1890	Victorian Villa - Nelson Marlborough Institute of Technology 'Fish House'	Bldg		
A	II	133	Collingwood Street	1885	Masonic Temple/ Lodge	Bldg		Whole street facade including north and south facades with parapet.
C		140	Collingwood Street	1930	Dave Jerram Architect	Bldg		
B		144	Collingwood Street	1875	Former vicarage	Bldg		
B	II	151	Collingwood Street	1860	Kandy Corner	Bldg		
B		190	Collingwood Street	1870	House	Bldg		
A	II	214	Collingwood Street	1865	Clairmont House	Bldg		
B		222	Collingwood Street	1880	House	Bldg		
A		224	Collingwood Street	1870	House	Bldg		
B		51	Domett Street	1885	House	Bldg		
B		1	Elliott Street	1936	House	Bldg		

Group	HPT Rank	Street No.	Street Address *=Council Owned	Date	Name	Building, Place, or Object	Interior/Surround	Features of particular heritage significance (Inner City Zone only)
B		2	Elliott Street	1914	House	Bldg		
B		3	Elliott Street	1920	House	Bldg		
B		4	Elliott Street	1914	House	Bldg		
B		6	Elliott Street	1914	House	Bldg		
B		7	Elliott Street	1914	House	Bldg		
B		8	Elliott Street	1914	House	Bldg		
B		9	Elliott Street	1920	House	Bldg		
B		10	Elliott Street	1918	House	Bldg		
B		12	Elliott Street	1918	House	Bldg		
B		14	Elliott Street	1914	House	Bldg		
C		15	Elliott Street	1920	House	Bldg		
B		16	Elliott Street	1914	House	Bldg		
B		17	Elliott Street	1920	House	Bldg		
B		18	Elliott Street	1918	House	Bldg		
B		19	Elliott Street	1920	House	Bldg		
B		20	Elliott Street	1920	House	Bldg		
B		22	Elliott Street	1920	House	Bldg		
C		23	Elliott Street	1980	House	Bldg		
B		24	Elliott Street	1921	House	Bldg		
B		25	Elliott Street	1921	House	Bldg		
B		26	Elliott Street	1921	House	Bldg		
B		27	Elliott Street	1921	House	Bldg		
B		28	Elliott Street	1918	House	Bldg		
B		29	Elliott Street	1920	House	Bldg		
A	II	9	Endeavour Street	1890	Kapanga (dwelling)	Bldg		
B	II	14	Endeavour Street	1875	Ronaki (dwelling)	Bldg		
B	II	15	Fifeshire Crescent	1900	House	Bldg		
B	II	17	Fifeshire Crescent	1900	House	Bldg		
B		10	Fountain Place	1900	House	Bldg		
C		11	Fountain Place	1900	House	Bldg		
C		12	Fountain Place	1915	House	Bldg		
B		13	Fountain Place	1870	House	Bldg		
B	II	14	Fountain Place	1870	House	Bldg		
B		15	Fountain Place	1870	House	Bldg		
B	II	16	Fountain Place	1870	House	Bldg		
C		19	Fountain Place	1930	House	Bldg		

### Vehicle Parking Facilities

means an activity where the service provided is parking for vehicles and includes commercial car and truck parks and also includes parking ancillary to the predominant activity, where the traffic flow or parking is controlled by means of a vehicle control point such as a service booth or automated entry control device.

## **AP10.3 calculation of parking spaces**

**AP10.3.i** Parking spaces and queuing spaces must be provided as set out in 10.3.1, within the net area of every site at which the activity listed in 10.3.1 takes place.

**AP10.3.ii** Whenever a building is increased in floor area, or undergoes a partial or total change in activity, carparking or queuing requirements for the existing part of the building (if any) or that part remaining in the existing activity, shall remain unaltered. In this case the requirements relevant when the original activity, or part of it, shall continue to apply. Carparking and queuing requirements for the increased floor area or that area with a new or altered activity shall be calculated in accordance with Table 10.3.1.

**AP10.3.iii** Where the activity on the site involves more than one category of use listed in 10.3.1, the number of on-site parking spaces required on that site will be the sum of the requirements for each category.

**For example**, a retail shop, although the principal activity is a “Retail Activity”, may comprise selling areas, ancillary storage, a tea-room, workroom and circulation spaces (e.g. corridors). The parking rate required would be:

<b>Part of Building or Site</b>	<b>Activity Category from Table 10.3.1</b>
For the selling/ display area	Retail Activities
Workroom	Industrial Activity
Ancillary Storage	Storage ancillary to the principal activity
Circulation Areas Tea-rooms etc.	Ancillary Activities i.e. Retail Activities

When the assessment of the total number of parking spaces or queuing spaces results in a part space being involved, any fraction under one half will be disregarded. Fractions of one half or more will be counted as one parking space. However, the minimum amount of parking required for any activity shall be one parking space.

**For example**, 3.2 parking spaces will be rounded down to 3 required parking spaces but 3.5 parking spaces will be rounded up to 4 required parking spaces and for 0.4 of a parking space, one parking space will be required.

**Table 10.3.1 - car parking and queuing space requirements**

Activity	Car Parking or Queuing Spaces Required
Activities defined in N.3 of Schedule N	3 spaces per 100m <sup>2</sup> GFA across the Site as defined in N1 of Schedule N
Ancillary Areas including circulation areas (e.g. corridors), conveniences, tea-rooms etc.	The rate required for the principal activity
Commercial Garages and Service Stations	1 space/40m <sup>2</sup> of gross floor area or 2 spaces per site whichever is the greater, plus 4 spaces per workshop bay, 2 spaces per 3 employees on the site, 3 spaces per car wash, and 1 space per air hose
Cool Stores including controlled atmosphere storage	1 space/2000m <sup>2</sup> of gross floor area
Drive-through Activities also see AP10.2	<p>a) on-sites gaining drive-through access off a road or roads classed as a SH, Arterial, Principal or a Proposed SH, Proposed Arterial or Proposed Principal road in Council's Road Hierarchy: 8 queuing spaces/site</p> <p>b) on all sites other than those sites gaining drive-through access off a road or roads classed as a SH 6, Arterial, Principal or a Proposed SH6, Proposed Arterial or Proposed Principal road in Council's Road Hierarchy: 4 queuing spaces/site shall be provided.</p> <p>Where a site gains drive-through access off more than one road and such roads fall in the Road Hierarchy category covered in both a) &amp; b) above then 6 queuing spaces shall be provided on-site.</p>
Education Facilities (Pre-school and Primary)	1 space per staff member +1 space/12 students
Education Facilities (Secondary)	1 space/staff member + 1 space/50 students + 1 space/12 full time students over 15 years of age
Tertiary Education Facilities a) Nelson Marlborough Institute of Technology b) Other tertiary education facilities	<p>a) 350 parking spaces; or 1space per 7 EFTS (Equivalent Full Time Staff and Students) whichever is the greater (reducible by up to 10% as a discretionary activity subject to a management plan satisfactory to Council to reduce parking demand).</p> <p>b) 1 space per 5 EFTS</p>
Farming Activity	Nil
Health Facilities (excluding hospitals), and Veterinary Clinics	2 spaces/practitioner providing the service + 1 space/assistant.
Home Occupations	<p>The residential standard will apply. In addition:</p> <p>a) where the home occupation is an activity involving tuition to, instruction of or counselling of clients, in which case 2 spaces/principal providing the service + 1 space/assistant will also apply.</p> <p>b) where the home occupation is a Health Facility or Veterinary Clinic, in which case the standards for Health Facilities will also apply.</p> <p>c) where an additional person (or the equivalent of a full time person) who does not live on the site is involved in the activity, an additional space is required</p>
Hospitals, and Homes for the Aged	1 space/5 beds + 1 space/2 staff members (calculated from the staff numbers on the largest shift)
Industrial Activity	2 spaces/50m <sup>2</sup> of gross floor area for the first 50m <sup>2</sup> , and 1 space/50m <sup>2</sup> of gross floor area thereafter.
Offices	1 space/30m <sup>2</sup> of gross floor area.

# appendix 15

## daylight admission (residential)

### **AP15 overview**

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**AP15.i** Daylight controls have been included in this Plan to ensure adequate minimum daylight standards for neighbouring residential properties.

### **AP15.1 introduction**

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**AP15.1.i** The controls are to ensure equitable access to daylight on all properties, and to ensure that minimum building separation, open space and amenity are maintained within residential areas. The daylight controls define angles within which a complying building must fit in order to allow adequate daylight onto adjoining sites.

**AP15.1.ii** The provisions in this Appendix apply to buildings as defined in Chapter 2.

### **AP15.2 where they apply**

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**AP15.2.i** The daylight controls apply to all properties within or adjoining the Residential Zone. This means that all residential properties must comply, as well as properties zoned Inner City, Suburban Commercial, Industrial, Rural, Open Space and Recreation which adjoin a site in the Residential Zone.

For those properties which are in other zones which adjoin a Residential Zone, the relevant rules still apply. However, where the Daylight Around method is implemented on a site adjoining a Residential Zone, a maximum or average building height of 7.5m applies (see AP15.9). The intent of this rule is that the daylight admission on the common boundary is the same as if the non-residentially zoned neighbouring site was within a Residential Zone.

## **AP15.3 where to take measurements from**

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### **AP15.3.1 in the residential zone**

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- a) Boundaries, other than road boundaries, including nominated boundaries in the case of multiple residential units where no subdivision is occurring. Note: Party (common) walls are exempt from the daylight provisions, as are boundaries other than road boundaries that adjoin any other zone (with the exception of the Open Space and Recreation Zone). In other words, a residentially zoned site does not have to provide daylight amenity to an adjoining industrial site, for example.
- b) Road boundaries where a building is located within 4m of the road boundary, in which case a recession plane inclined into the residential site of 45<sup>0</sup> applies in all instances only to that part of the building that intrudes into the 4m setback (except in the Wakefield Quay Precinct where Rule AP23.4.2 applies). The recession plane is measured from 2.5m vertically above the road boundary. Where a road widening designation is shown on the Planning Maps and defined in Appendix 24 (designations) this is considered the road boundary. The daylight over method must be utilised in relation to road boundaries. The daylight around method does not apply. This rule ensures the public amenity of the street environment is protected.
- c) Where a boundary has a common boundary with a private access or right of way which serves more than one, but no more than four, actual or potential residential units, and whether or not that property has rights over the access or right-of-way, the measurement may be taken from the centre line of that formation. If the measurement is taken from the centre line the daylight-over method must be used.

### **AP15.3.2 in other zones**

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- a) The zone boundary. Where a road runs along the boundary between two zones, the zone boundary is the centre of the road. (See AP15.2, which requires that any site adjoining a Residential Zone complies with the daylight controls. "Adjoining" includes across the road from a residential site, since the centreline of the road is the zone boundary.)

NB: That in respect of the 5 metre strip which forms part of the Railway Reserve and is contained in part Lot 34 DP349352 and Lot 34 DP362586, measurements shall be taken from the eastern boundary of the said strip (Refer to Rule INr.27.1 c)).

## **AP15.4 what to show on building plans**

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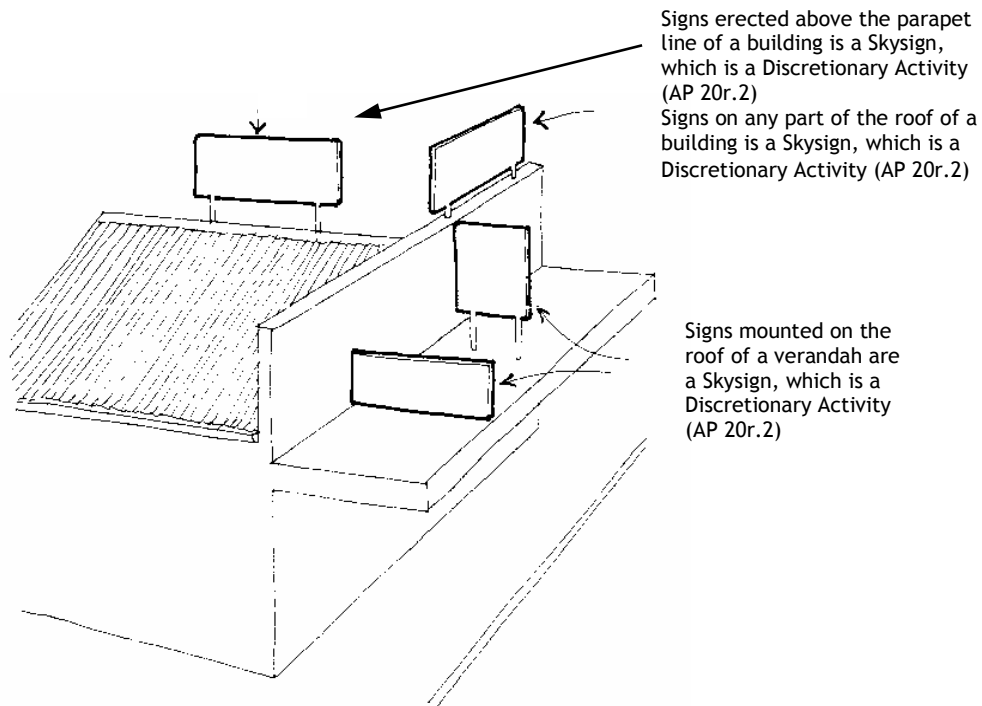
- a) An accurate true north point.
- b) The applicable daylight over or around angle applying to the structure.
- c) Accurate original ground levels at the boundary and at the building, and finished floor levels at the points being tested (refer to MW.69 Ground Level)
- d) Accurate original (natural) ground levels at the boundary and at the building.

## **AP15.5 additions to buildings**

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- a) Additions to buildings must comply with the daylight controls in this Plan.
- b) Where the original building does not conform with the daylight controls in this Plan, any addition must not deprive neighbouring properties of daylight to a greater degree. Otherwise a resource consent is required.

**Figure 3 illustrative figure of skysigns as defined in AP20.1**



**AP20r.2.1 permitted conditions continued**

**AP20r.2.1.ii Design**

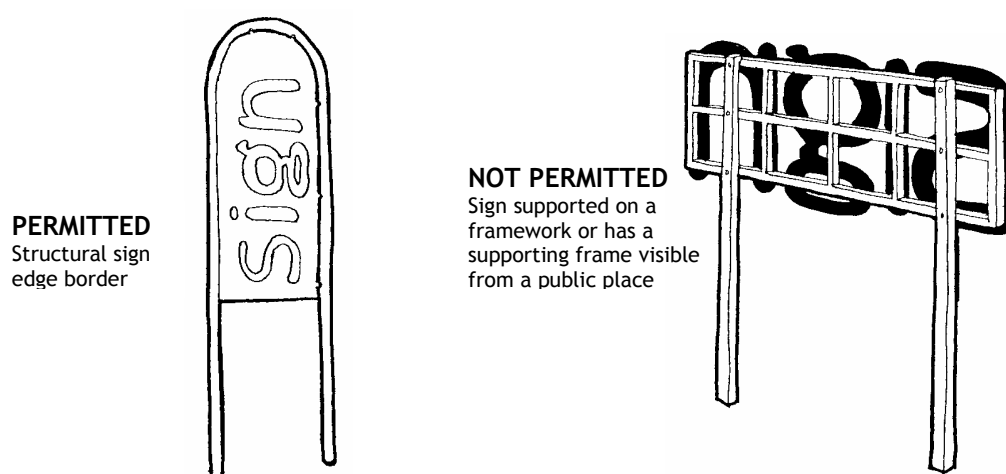
Signs must:

- a) not be 3 dimensional (see definition AP20.1 and Figure 1) or incorporate reflective materials, flashing illumination, aerial or moving display, and
- b) not mimic or conflict with the design, shape and, colour combinations of traffic control signs or signals, and
- c) where any sign, other than an under verandah sign, is within 20m of the nearest edge of a carriageway of a legal road and the sign message will be visible from that road:
  - i) be located to avoid reflecting headlights back into the motorists' vision by being positioned at off angle of 5 degrees from right angle to road frontage (provided this rule will take precedence over any other rule in the Appendix requiring a different sign orientation), and
  - ii) on roads classified in the Road Hierarchy (on Planning Map A2.1 and 2.2) as Principal, Arterial or State Highway (or proposed such roads),
    - a) have a maximum of five words or a combination of six words and symbols, and
    - b) have a letter height shown in Table AP20r.2.1 below, and
    - c) be sited at the distances shown in Table AP20r.2.1 below from regulatory traffic control signs including traffic lights, advance direction signs and guide signs
    - d) at all times be maintained to a tidy and legible standard that does not otherwise detract from the visual amenities of the area, and
    - e) be removed when no longer required, and
    - f) with the exception of its main support structure, not have the framework (See Figure 4) supporting the face of the sign visible when viewed from any road or public place.

**Table AP20r.2.1 minimum letter height**

Regulatory Speed Limit (km/h)	Main Message Upper case (mm)	Main Message Lowercase or Secondary Message Upper case (mm)	Secondary Message Lower Case (mm)	Minimum Vertical Space between words or symbols (mm)	Spacing between subject sign and any other regulatory traffic control sign (m)
50	150	75	37	110	50
70	200	100	50	150	55
80	250	125	62	185	70
100	300	150	75	225	80

**Figure 4: illustration of 'framework' in rule AP20r.2.1.ii k) or f)**



**AP20r.2.1 permitted conditions continued**

**AP20r.2.1.iii External Lighting**

Signs must:

- a) have any external lighting permanently fixed and directed solely at the sign, so it does not cause a distraction to pedestrians at traffic control points (such as pedestrian crossings), or drivers, or glare on other sites.

See Also: light spill rules: REr.46, ICr.45, SCr.35, INr.41, OSr.38 & CMr.54

**AP20r.2.1.iv Audible Signs**

Signs must:

- a) be designed to advertise only visually - see definition of 'Sign' at the beginning of this appendix. (Signs that advertise by means of sound are not a permitted activity).

**AP21.5.1.vi** Generally, each substance to be used or stored on the site should be assessed for its effects in each of the three groups. For each substance and in each Effects Group, the HFSP has assigned the following:

- a) a Base Threshold (B) which is mainly dependent on the substance's intrinsic hazardous properties. The Base Threshold is the amount of a substance that has been assessed as generating no significant off-site effects in a heavy industrial area before site and substance specific considerations have been taken into account. It is expressed as the weight, or volume for compressed gases, of classes of substances.
- b) Adjustment Factors (FF, FH, FE) which have been developed specifically for use with the HFSP. These adjust the Base Thresholds of substances on the site to reflect the risk posed by factors which increase or decrease the likelihood and consequences of release, such as the physical state of the substance, the type of storage and activity, site separation distances and the environmental sensitivity of the location.

**AP21.5.1.vii** Users of the HFSP then calculate the following:

- a) an Adjusted Threshold, by multiplying the Base Thresholds by the Adjustment Factors. This generates an Adjusted Threshold for each substance in each of the Effects Groups, so as to more realistically reflect the potential effects of the substances on the site.
- b) the Effects Ratio for each substance in each effects group, by dividing the proposed quantity of the substance to be used or stored with the Adjusted Threshold quantity. Where multiple substances are used or stored, the Effects Ratios for each Effects Group are added up, to indicate the cumulative potential effects of the proposed facility.

**AP21.5.1.viii** The Total Effects Ratio (i.e. the sum of all effects ratios of individual substances within an effects group) is used to determine whether or not the activity needs a resource consent. Table AP21.2.4 indicates the Total Effects Ratio values at which an activity or facility is permitted, controlled or discretionary in different zones and areas. The effects ratio figure is the same for each effects group in Table AP21.2.4.

**AP21.5.1.ix** If the HFSP indicates that a proposed facility is controlled or discretionary, a more detailed, merit-based assessment of risks will be needed. This risk assessment should take account of:

- a) the probability and effects of potential hazardous substances accidents
- b) the proposed measures to mitigate and manage that risk, and
- c) location and characteristics of the proposed site

**AP21.5.1.x** The granting of a resource consent would then be considered in terms of whether the off-site risks presented by a hazardous facility are adequately contained and managed. The HFSP does not determine the outcome of the resource consent application.

**AP21.5.1.xi** A conceptual overview of the HFSP is shown in Figure AP21E.1

## **AP21.5.2 where the HFSP fits into the range of controls on hazardous facilities**

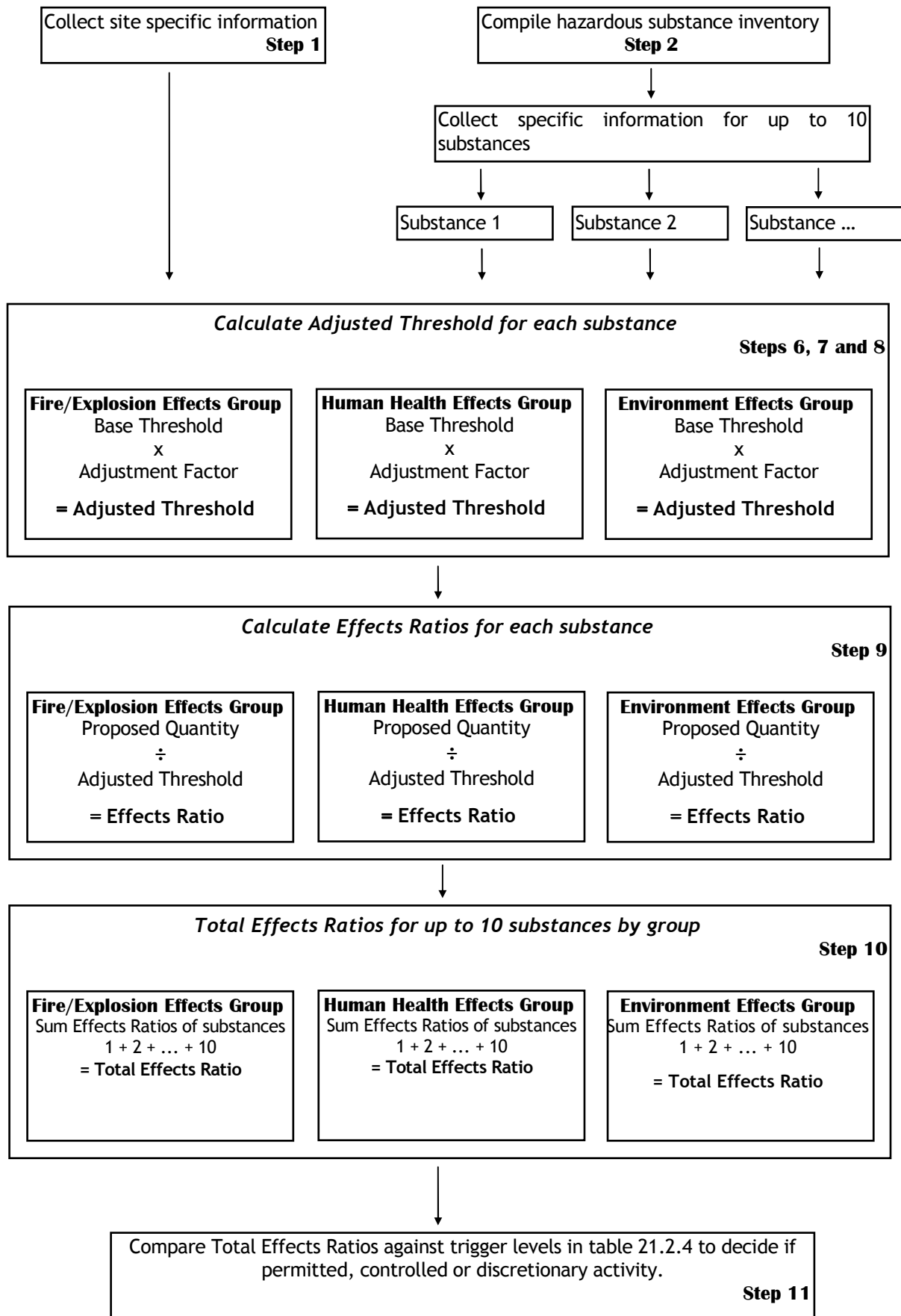
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**AP21.5.2.i** Because the Hazardous Facility Screening Procedure is simply a tool for determining whether or not an activity needs a resource consent, it forms only one component of a management strategy containing other essential and complementary elements.

**AP21.5.2.ii** The tools available to regulatory bodies for controlling hazardous facilities are as follows:

- a) location controls such as zoning determine generally where they may locate
- b) management and design controls such as performance standards or rules control how they go about their activities
- c) land use controls imposed by way of a land use resource consent may also be required when the Hazardous Facility Screening Procedure and Table AP21.2.4 screen out facilities which require more specific controls

**Figure AP21E.1 Hazardous facility screening procedure overview**



**AP22.5.ii** The development should have an integrated design theme and shall seek to create:

- a) compatibility in materials, details and roof pitch
- b) visual interest through off-setting or articulating building form
- c) visual interest through the design of roads and accesses (variation in alignment can avoid a tunnel effect)

**AP22.5.iii** An overall landscape plan integrating roads, allotments and the streetscape shall be provided. The landscape plan shall be implemented before section 224 approval is granted. (Where the development does not involve a subdivision, the resource consent will include a condition on satisfactory implementation of the landscape plan).

**AP22.5.iv** Balance land. Any land not included in the development proposal shall not be reduced below the minimum for subdivision in the zone.

## **AP22.6 on-site amenity**

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**AP22.6.i** Development should create a high standard of amenity and privacy for residents while promoting sustainability through the use of techniques such as:

- a) retention of existing vegetation and landform where feasible
- b) landscaping and use of walls and fencing
- c) placement or off setting of buildings
- d) careful placement of windows to maintain privacy
- e) provision of living rooms with maximum sunlight penetration and privacy
- f) placement and design of outdoor living courts to act as an extension of the living spaces of the house
- g) provision of outdoor living courts with maximum sunlight penetration and visual and acoustic privacy:
  - i) minimum area of private **outdoor living court** per residential unit:
    - 35m<sup>2</sup> for one bedroom units
    - 50m<sup>2</sup> for two bedroom units
    - 75m<sup>2</sup> for three or more bedroom units
  - ii) can be ground level and balconies (i.e. both can be counted in the outdoor space).
  - iii) **living court** should be directly accessible from a living room of the unit. Minimum dimension, 4.5m.
  - iv) the ground floor outdoor space must have direct or indirect pedestrian access to a road (minimum width 1m) for emergency services, disposal of garden waste etc. Indirect access cannot be through a room in a residential building.
  - v) units without a room on the ground floor may, as an alternative, substitute a deck, balcony or terrace for the living court (at least 12m<sup>2</sup>, minimum dimension 2.4m).
  - vi) communal outdoor space may substitute for a portion of the private outdoor living area. Each unit must have easy access to the communal area. Suggested area: 100m<sup>2</sup> per 5 units or pro rata of this.
- h) reducing noise by means such as:
  - i) separately locating and containing plumbing for each residential unit
  - ii) paying attention to noise reduction if living areas or garages of one residential unit abut bedrooms of another
  - iii) use of appropriate noise-deadening wall, ceiling and floor materials and construction details
  - iv) keeping driveways and carparking areas away from bedroom windows of adjacent residential units, or having them acoustically screened
  - v) design to control vehicle movement
- i) building to the boundary to use the site more efficiently and to avoid awkward leftover space (provided daylight admission to adjacent properties is maintained).
- j) the joining of residential units to make efficient use of the site (provided regard is had to modulation of buildings, Section Ap22.5.i.c).

- k) energy and thermal-efficient design which incorporates active and passive energy-efficient features and appliances
- l) the use of water conservation design features and fittings
- m) design features, location, and siting which promote the use of transport other than by private car

## **AP22.7 access, parking, and services**

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**AP22.7.i** Developments shall provide for safe movement of pedestrians and vehicles.

eg. well lit parking areas and pedestrian links; defined footpaths in larger developments

eg. minimising number of accesses to roads, traffic calming in larger developments, dust control

**AP22.7.ii** Careful consideration should be given to:

- a) access for emergency services, including to outdoor space
- b) positioning of services for repair and maintenance

**AP22.7.iii** Parking, access and services shall be in accordance with Appendices 10 (standards and terms for parking and loading) and 11 (access standards), and the Council's "Engineering Standards".

## **AP22.8 consent applications**

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### **AP22.8.1 consultation**

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**AP22.8.1.i** Early consultation with Resource Management staff of the Council is strongly encouraged to help resolve design and other issues prior to lodging consent applications.

### **AP22.8.2 engineering services plans**

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**AP22.8.2.i** Any engineering services plans required will be a condition of the building consent and the subdivision resource consent.

### **AP22.8.3 supporting information required**

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*Sketch plans*

**AP22.8.3.i** Applications for any comprehensive housing development shall include "sketch plans" which show the total design, not necessarily with construction details. The "sketch plans" must include:

- a) elevations (scale 1:100). The street elevation(s) of the buildings shall be extended to show the buildings on either side (as a less favoured alternative, photographs of adjoining buildings may substitute for the adjoining elevations, provided a clear scale is indicated)
- b) floor plans (scale 1:100) (which must show and name rooms, and show location of windows and doors, and the outline of eaves or overhanging areas in relation to foundation plans)
- c) site plans (scale 1:100) showing:
  - i) nominated legal boundaries or any proposed lease or other title arrangements
  - ii) the area of outdoor space, and the dimension and placement of living courts
  - iii) location of roads, parking and services
  - iv) location of buildings on adjoining properties (including windows facing the development)
  - v) a 3-dimensional view of the development showing a "true perspective"