Good morning I'm Sarah-Jane Weir

Thanks for the chance to be heard today- I'm speaking for myself and for Andrew Marriott. We've lived in small and large cities, and we've lived in and support intensified living- of a scale and design that it is appropriate to regional New Zealand.

I will speak to 2 things. Council's processes around PC29 and the effect on my ability to take part in the plan change process, and to the scale and timing of intensification proposed,and in particular the High Density Zone- now the Highly Accessible Overlay.

The process

I've never read a district plan before. But the scope of PC29, the reasoning used and the scale of the effects seemed illogical. We both wanted to make informed relevant submissions, but have found the bulk of information overwhelming. I'm a corporate lawyer with a masters in Intellectual Property; Andrew has a few degrees including geography and a masters in science. I've been active in various regulated industries and involved with a number of consultative processe. We're generally comfortable with complex materials. Yet I estimate I've spent perhaps 150 hours reading, thinking and writing and I still remain confused why the NRMP needs to be changed so extensively, and about PC29s effects on residential neighbourhoods.

PC29 may have been digestible if Council had engaged differently in its consultative process. I've brough along some materials as background to what I mean.

Here's the **"Our Nelson" council publication of 16 August** notifying residents of PC29. The pictures show a green spacious landscape with a tiny 5 story apartment- in the background. Residents- Nelson's still going to be lovely. And just note the basis for the change is misrepresented- population is an increase of 11 860 people and 6470 households (double what the experts have presented to you).

We were led to believe that PC29 was required by law- message- don't complain. While this is factually correct for some aspects, it is not correct in terms of the-HDZ/HAO, or the rate of implementation (ie all available, all it once). I have a couple of examples for you of that. Again in **Our Nelson** - *Council is changing parts of the NRMP ..the changes are being made... to fulfil Council's obligations under NPS-UD 2020.* - **26 August 2023 from the acting group manager environmental management in response to a letter to the editor** *"Council is being legally required by the Government to make intensification changes to its current planning through the National Policy Statement on Urban Development"* .

And a last example- why is anyone's upset, you knew we were going to do this. - **Our Nelson** again, 13 Sept 2023- - *PC29 is largely based on the Nelson Tasman Future Development Strategy [which] detailed six-story residential housing in residential areas such as behind the Cathedral, Nelson South and Central Stoke that is now causing so much angst"*. That angst was because the FDS showed possible "4-6 stories", less spatial scale, after neighbourhood consultation, emphasised quality and had no boundary setbacks, recession plane information etc.

I will later reference the change to HAO and the difficulties in engaging on that.

I hope this helps show the degree of sifting, time and mental energy that has been necessary to convert what was presented against what PC29 will do. And I hope it gives some framing as to

why I hold the view that consultation on PC29 has not been accurate, timely, or provided reasonable access to relevant information. I remain of that view.

FDS 2019 and 2022

I understand the panel had questions around the status of Future Development Strategy. It was put to you it's a "high level strategy document". The legal opinion provided to you summarises Council has to "have regard" to FDS. It is my view that Council has not had sufficient regard to the FDS strategy.

While FDS 2022 anticipated a higher density zone, the areas differ to PC29, the FDS says 4-6 stories, implementation would take place after neighbourhood consultation, it contained illustrations that were non-controversial and anticipated thoughtful design, consistent with existing amenity values. From reading FDS 2019 or FDS 2022 you would not guess PC29 would introduce non-notified 6 story development with little amenity protection for existing residents and streetscapes. It didn't apply HDZ to my area (PC29 does).

FDS 2019 presumes further work on other areas in the city before implementation of intensification. **Here's a map** of the city. The FDS 2019 notes that areas "*under investigation include the Wood and Weka - could accommodate around 1300 additional dwellings* "(see table 3, page 16 FDS 2019). This area is flat, walking distance to town and supermarkets and primary schools, and likely to be high or highest accessibility.

In having regard to its "strategy" that further work should be done before wide-scale re-zoning. If areas not yet investigated can be intensified, that might be preferrable. But to do the work later and then "top up" the intensification with more options amplifies the risks of over-zoning.

And FDS does not show a Highly Accessible Overlay. It's not even a plank in Council's "strategy".

The FDS implementation strategy 2023 states that a plan change requires a more fine grain assessment of whether FDS sites are appropriate, effective and efficient and this requires consultation with stakeholders and the community (p12). We are not yet at that point.

Population

I mentioned before the misquoting by the Council of its own growth statistics. I can't adequately question the expert evidence, but defer to other submitters who do. I will however highlight Nelson's birth rate as one of the lowest in NZ, at 1.4 per female well below replacement (2.1 per female). (Stats NZ) Nelson's birthrate has reduced 2010 to 2023 - from 603 to 432. There are 600 fewer kids in Nelson between censuses.

So inward migration is key to population replacement, let alone to population growth. This depends on central government policy settings, and the city retaining its character as an attractive place to come and live. My point is that there is larger degree of uncertainty than is currently acknowledged on projections. And the risk of loss of amenity PC29 engenders could negatively affect growth (not enhance it).

And so to the

High Accessibility Overlay/ High Density Zone

The HDZ has been removed and replaced by a HAO. As I am able to understand it the HAO is the HDZ but with a reduced spatial coverage, a new name, some area coverage restrictions and I think some amendment to recession planes.

To re-name HDZ, yet leave its defining characteristic at 6 stories is misleading. An anecdotal example, someone I spoke too who'd put in a submission and was to speak to the panel was about to pull out because they didn't realise the HAO was in fact intensification or that it applied to residential areas.

There are no useful infographics as to what High Density effects or to what the change from HDZ to HAO is. I was grateful when I was considering the HDZ that some residents had better mathematical skills in calculating daylight angles etc than I did. But I haven't seen anything around HAO. I do not believe I have had a proper opportunity to respond to the HAO, generally or in relation to my neighbourhood. The following doesn't derogate from that position.

I submitted on the HDZ , I re-iterate those comments, as my best guess is that they likely apply.

In PC29 as first notified, the scale of potential intensification was 69 times projected need. I spent hours trying to understand why this was justified. I couldn't. Council's change to HDZ acknowledges that. But I still can't make sense of why PC29 now provides 32 times identified need over 30 years – all available at once- how this makes economic sense, adequately looks after the existing and future community or protects what makes Nelson special. Council's economics expert states PC29 now enables 6825 detached and 23 450 attached dwellings (compared to 6500 in NRMP) – see economics report at 4.13. Demand is estimated at around 3000 (2710 or 3100) over 30 years. Council's experts agree there is little real demand for high density living ("muted" is their euphemism). And I understand the expert's position is the risk of the zone being too large remain (para 8.17). My conclusion is that the need for the HAO has not been established; and even if it is introduced, it's spatial extent is excessive.

I gather the spatial extent of the HAO is primarily based on accessibility- things like bus routes and current supermarkets. Both are subject to change within a generation (eg supermarkets open and close). Given that factors of accessibility change through the decades- it seems to me that staged introduction of intensification zones over time and as demand comes on stream would be more sensible.

The HAO is applied to areas of Moderate Accessibility **(show map)** (not just High and Highest Accessibility). Given the naming "High Accessibility" and given the media coverage which many rely on as there is no information from Council **(refer Radio New Zealand article)** I believe this too is misleading and may have excluded the public from continuing to participate in the plan change process.

When I heard the HAO applied to "larger sites" I assumed "park like" dimensions (2000-3000 sq m I suppose). Having been a little burned through this process, I hunted around to check. I was surprised it was actually 1000sq m which seems "not that large". I haven't had the opportunity to research this. I also don't really understand the changes to recession planes etc .

Yet the imposition of a HAO on general residential density neighbourhoods is huge, and on Low Density neighbourhoods is a radical departure. It feels inappropriate, perhaps disrespectful. It is such a high degree of visual change, without seemingly any response to local context. People in these neighbourhoods have done nothing wrong, all they've done is supported the Council in

complying to the rules in the NRMP. For example, we built a house about 15 years ago, we'd have liked to build a granny flat, but that wasn't it the planning rules, so we didn't.

Places like mine are "neighbourhoods"- we drop meals to each other when someone's ill, we water each others gardens, we look out for each other. I don't think that's unusual- social connection is important to a well functioning environment; I can't see how that would operate if – in the middle of all that- is a 19.5 m out of context building.

If the HAO goes ahead, the result will be a few households suffering significant economic (property value) and amenity loss, since when did we as a community think that was an ok way to treat people?

Council's s 42 report acknowledges that there are adverse effects on existing amenity values including visual domination, privacy and sunlight access. So it proposes changing some of HDZ to MDZ to *promote quality design and enable better integration with existing neighbourhood's transition*. There is no consideration either in that report (or in any other that I have been able to find) which applies that rationale to low density neighbourhoods with the HAOverlay- yet the adverse effects are amplified.

I need to be clear that I can see in principle how medium density housing such as well designed terrace houses would add to my neighbourhood and our city. The rider to that- good design was an important strategic pillar in the FDS, and I've valued living in a city where that counts. I don't see how good design is incorporated in PC29. I don't want to live in an environment where it's not important.

So what I'm seeking is:

- I don't support introducing PC29 as is, and then relying on Council in good faith to undertake further work on matters like design, spatial planning, neighbourhood plans because the lack of actions achieved to date eg as shown in Council's 2023 FDS implantation plan suggest they don't have resources to do so, they have a lack of recognition that it is required, and sadly the attitude Council has taken for whatever reason during PC29 to date engenders a lack of confidence in future actions.

-I want the HAO to be withdrawn altogether from any current residential neighbourhood.

- If the HAO is retained for any residential neighbourhood, it doesn't apply to any neighbourhood that is currently zoned low density and doesn't apply to any property that is not high or highly accessible

- while conceptually supporting MDZ, this requires planning and incorporation of good design principles. Therefore PC29 should either proceed with an MDZ but with current zoning recession planes, daylight angles, set backs etc until Council has conducted accessible and comprehensible consultation over changes. Or the MDZ provisions should be paused until proper consultation planning and design takes place.

One final matter- I'd like to reserve my position in relation to Slope Overlay Zones; on the current Council Geotechical Maps there's a slope overlay Zone on the quite steep slope just behind us, but I can't find it on the updated PC29e- maps. I'm presuming it's still there, but if not, I'd like to know what considerations applied to removal because I can find nothing about this.

RNZ

NEW ZEALAND (/NEWS/NATIONAL) / HOUSING (/TAGS/HOUSING)

Nelson City Council recommends changes to controversial high density plan

7:53 pm on 12 July 2024



(File image) Photo: RNZ / Tracy Neal

A controversial plan change to allow six-storey buildings in Nelson is being questioned, with planners recommending a high density zone for the city be scrapped.

Nelson City Council has reviewed more than 900 submissions on the proposed Plan Change 29 (https://shape.nelson.govt.nz/plan-change-29) and has recommended changes for a hearing panel to consider later this year.

Last August, the council voted to progress the plan change to enable greater housing intensification (https://www.rnz.co.nz/news/national/495543/nelson-council-votes-for-housing-intensification-to-tackle-property-crisis) in the city.

The following month, the council voted against an amendment to withdraw the plan (https://www.rnz.co.nz/news/national/498103/bid-to-ditch-nelson-housing-intensification-plan-fails-more-consultation-sought), instead choosing to extend the submissions period and hold neighbourhood meetings and drop-in sessions.

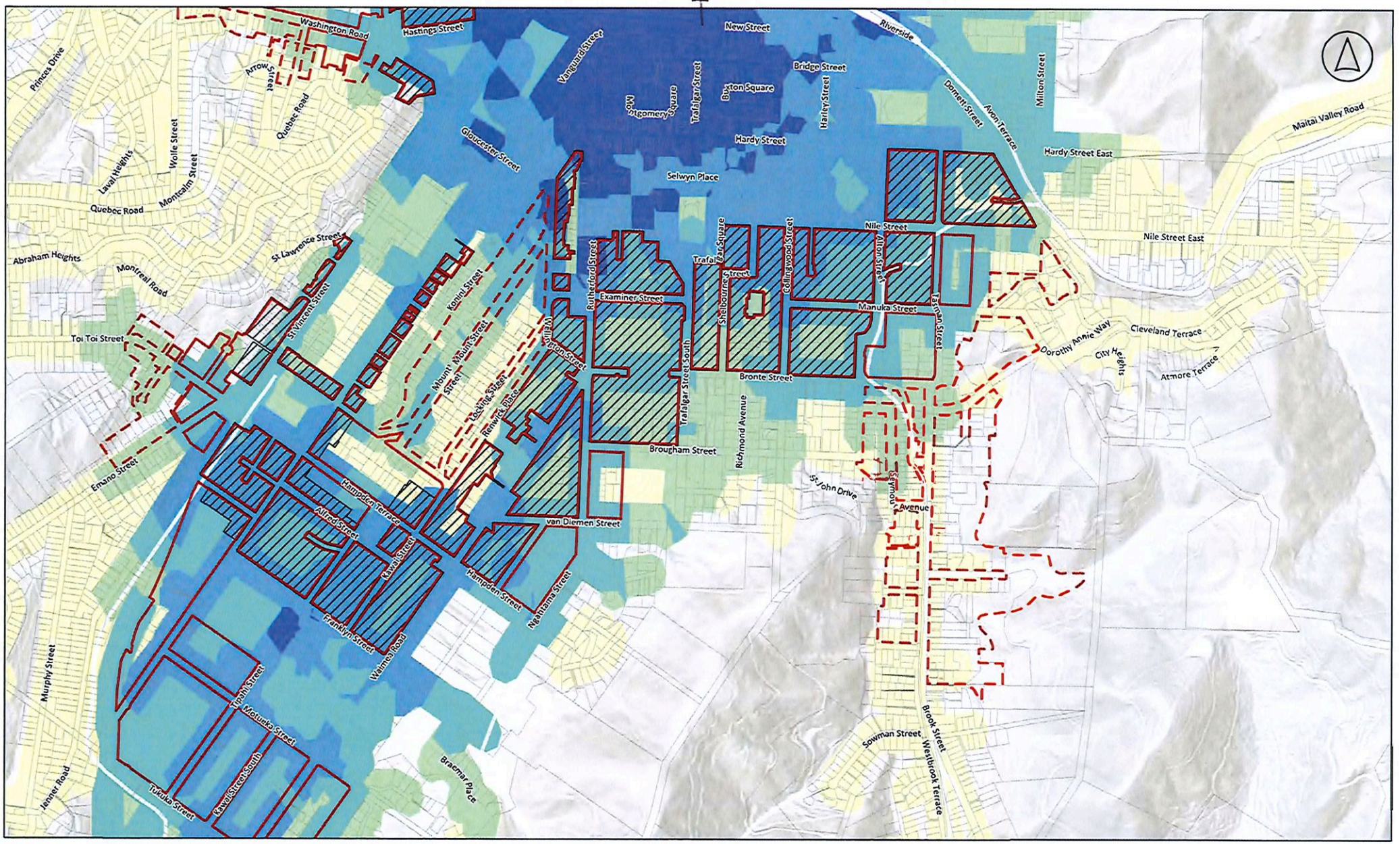
Opponents of the plan said it was daylight robbery and would destroy the city's amenity (https://www.rnz.co.nz/news/national/497504/nelson-s-proposed-housing-intensification-they-are-stealing-our-sunlight).

The council said it was changing parts of the Nelson Resource Management Plan to introduce more flexibility around housing policies and rules, in response to population growth and the demand for housing in the region.

Some of the recommendations are for the high density zone to be replaced with a medium density zone in most places, that high density developments be enabled on large sites in areas that are highly accessible and changes to daylight controls for better sunlight access.

The council has appointed independent hearing commissioners Greg Hill as chairperson, Michael Parsonson, deputy mayor Rohan O'Neill-Stevens and councillor Trudie Brand.

A hearing will be held to allow the submissions to be heard in public, by a hearing panel, before any decision is made. It will commence on 26 August.



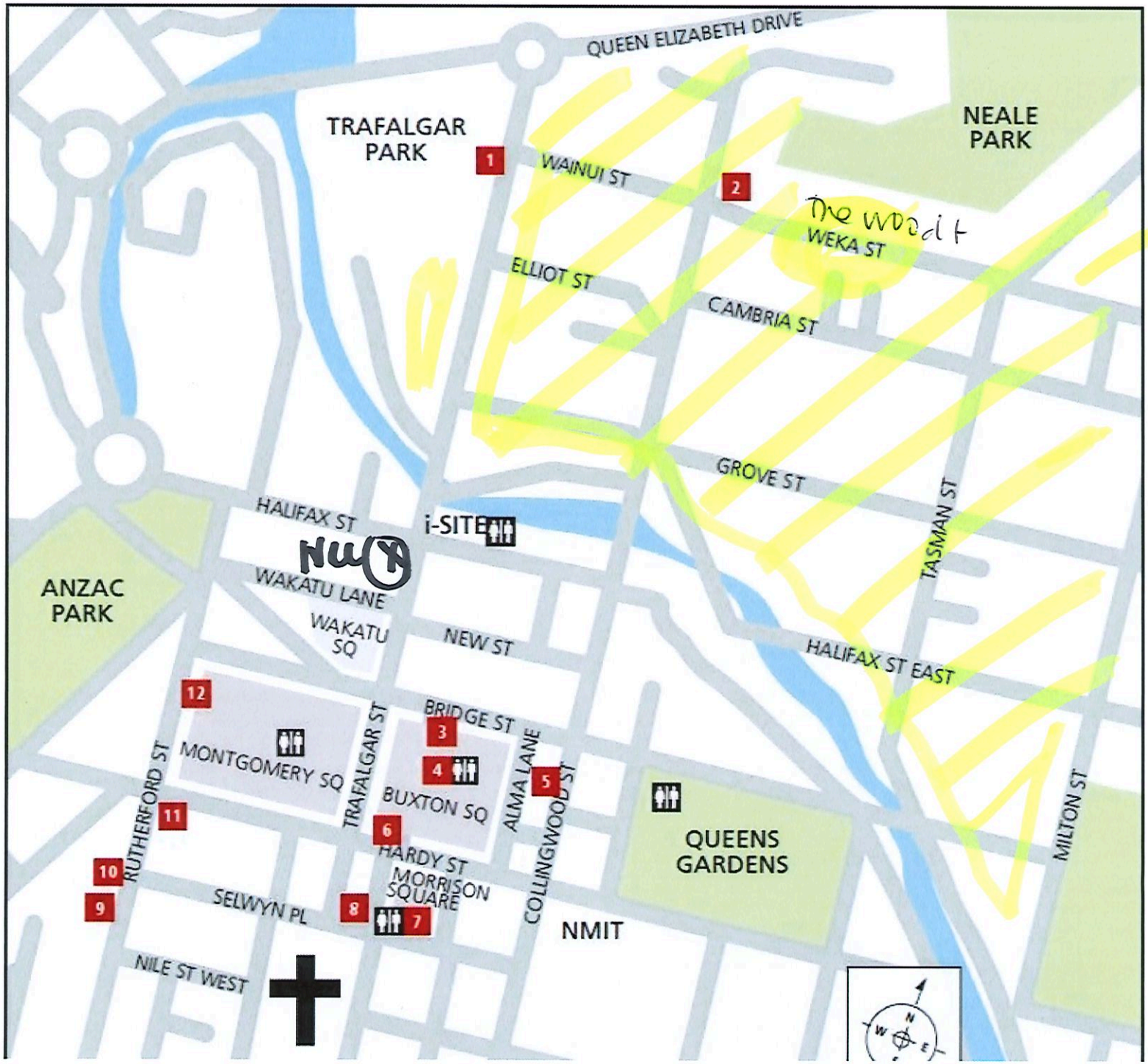
Recommended Zone Extent Amendments with Accessibility Analysis - City Fringe / The Brook

- Lowest Accessibility
- Low Accessibility
- Moderate Accessibility
- High Accessibility
- Highest Accessibility

- Notified MDRZ extent recommended to be rezoned as GRZ
- Notified HDRZ extent recommended to be Rezoned as MDRZ or GRZ
- Recommended High Accessibility Overlay

100 200 400 600 800 M

Cam Wallace Recommended Zoning Extents


QUEEN ELIZABETH DRIVE
TRAFALGAR PARK
NEALE PARK
WAINUI ST
WEKA ST
ELLIOT ST
CAMBRIA ST
GROVE ST
TASMAN ST
HALIFAX ST
i-SITE
ANZAC PARK
WAKATU LANE
WAKATU SQ
NEW ST
HALIFAX ST EAST
BRIDGE ST
MONTGOMERY SQ
TRAFALGAR ST
RUTHERFORD ST
BUXTON SQ
ALMA LANE
COLLINGWOOD ST
QUEENS GARDENS
MILTON ST
HARDY ST
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Mayor's Message

The large attendance at the Trafalgar Centre last week and opposition to proposed Plan Change 29 requires we pause and better engage with our community on the rules that will shape the future development in our city. It also reinforced to me how hard it is to resolve Nelson's housing problem.

There is strong opposition to using more of the highly fertile Waimea Plains when horticulture is so important to the region's economy. The Maitahi Bayview development, Plan Change 28, triggered the "Save the Maitai" campaign from people who wanted to protect its rural character.

Plan Change 29 proposes intensification, enabling more homes on existing sections and multi-storey townhouse and apartment developments. The concerns with intensification are that it comes with more shade, loss of views, less green space and the loss of older buildings.

Some people want to avoid these difficult choices by disputing the population projections for Nelson or wanting to stop growth. The population of Nelson-Tasman has been growing by about 1000 people a year for the 33 years I have been a local MP or Mayor. People are going to continue to move here because of our sunny climate, diverse industries, creative culture, natural environment, and safe and caring community.

Plan Change 29 is largely based on *the Nelson Tasman Future Development* Strategy that was adopted by the previous Council in August 2022. It detailed six-storey housing in residential areas such as behind the Cathedral, Nelson South and Central Stoke that is now causing so much angst. Public submissions were focused on the high-level strategy and were distracted by the controversy over the Maitai Valley. The effect on specific neighbourhoods was not adequately discussed. The community is not opposed to all high-rise apartments but want more thought into where they're built.

I also worry that we are relying too much on digital communication and information. We need more face-to-face engagement. That is why I initiated Council having a monthly presence at the Nelson Market and the public meeting last week. We have extended the time for public submissions by six weeks until 31 October and will provide additional community info drop-in sessions.

Nelson is going to need to grow up and out to meet future housing needs. The way forward is getting intensification in the right place and formulating the right rules to ensure we get quality developments. We know we have lots of work to do to get this plan right.


Mayor Nick Smith



Pōwhiri held for former refugee community

Members of Nelson's former refugee community were welcomed onto Whakatū Marae last week, Wednesday 6 September, by Kaumātua Luke Katu, Jane du Feu, and Melanie McGregor.

Around 90 former refugees from Colombia, Afghanistan, Pakistan, Nepal, Bhutan and Myanmar attended the ceremony. The group was joined by members of English Language Partners, New Zealand Red Cross, Multicultural Nelson Tasman, New Zealand Police and Nelson City Council.

The day began with a Pōwhiri at Whakatū Marae, followed by kai whakanoa (shared morning tea) and stories about the history of Kākati wharenui (main house).

Nelson has been a refugee resettlement location for 16 years, and around 1,800 former refugees and their families now call the area 'home'.

The journey to get here, though, is a difficult one.

For many, it begins with extraordinary hardship—*war, persecution, discrimination, racism, oppression—that causes individuals and families to flee their* homelands.

Support for former refugees resettling in Nelson starts as soon as they arrive, with New Zealand Red Cross staff and volunteers greeting them at the airport.

Ongoing support to individuals and families includes help with securing housing and accessing healthcare, banking, English language classes, and employment.

Nau mai, haere mai – we welcome you to your new home here in Aotearoa/New Zealand.

Voters may demand poll on electoral systems (STV and FPP)

Under Section 28(1) of the Local Electoral Act 2001, those who are enrolled to vote in Nelson have the right to demand a poll on the electoral system to be used for elections of Nelson City Council. The choice is between the Single Transferable Vote (STV) and the First Past the Post (FPP) electoral systems.

Unless a poll determines otherwise, STV will be used for the 2025 election of Nelson City Council, as resolved by the Council on 13 August 2020.

To be valid under the Act, any demand for a poll must:

- Be in writing
- Specify which of the two systems is proposed to be used for elections of Nelson City Council (STV or FPP)
- Be signed by at least five percent of eligible voters of Nelson City Council (this will require a minimum of 1,964 voter signatures), and
- Be delivered to the office of Nelson City Council, 110 Trafalgar St, Nelson no later than 22 February 2024.

NOTE: Next to their signature, everyone who signs a demand must also provide their full name and the address at which they are qualified to vote for Nelson City Council.

If a valid demand is received by 22 February 2024, the poll will be held by 21 May 2024, and will apply for the 2025 and 2028 triennial local elections.

If a valid demand is received after 22 February 2024 the poll will be held after 21 May 2024, and will apply for the 2028 and 2031 elections.

For further information, please contact Devorah Nícuarta-Smith, Deputy Electoral Officer/ Manager Governance and Support Services.

Email: devorah.nicuartasmith@ncc.govt.nz
Phone: 03 546 0391



international effort to remove and destroy some 1300 tonnes of liquid poisons and eliminate Syria's sarin facilities, although it later emerged that a small portion of the original stockpile was hidden away.

As a historic arms control feat, the operation in an ... cooperation ... the past decade, the Organisation for the Prohibition of Chemical Weapons (OPCW) attempted to set up a series of fact-finding and investigative efforts into Syria's use of chemical weapons.

The probes were obstructed by Russia, which also blocked resolutions at the United Nations seeking accountability from the ... attack have been filed in France, Germany and Sweden, and a network of lawyers and activists is exploring novel legal theories that could allow the first international criminal prosecution of the Assad government to move forward in the coming months. Even in absentia, it would be a step towards truth and justice.

WASHINGTON POST

... governments.

Now, as a result of his foolish invasion, he's stuck in a military stalemate in Ukraine, strict sanctions are beginning to unravel his economy, bits of the war there are coming home to Russia, and a lot of young Russian men have been killed or wounded for nothing. "Victory" is nowhere in sight, and neither is any popular enthusiasm for his rash act.

Xi's situation is actually worse than

Sat 26 August 2023

The "standard of living" overall will be dropping as mass destruction continues, and this will be reflected in inflation, which will be beyond economists' influence. A controlled and managed de-growth is preferable to uncontrolled chaotic de-growth.

Paul Bieleski
Nelson, August 22

Housing plan

I was shocked to watch our Nelson City Council present Plan Change 29 last Thursday (August 17). This is the worst bit of urban planning that I have ever seen. It will totally change the urban fabric of Nelson.

Gone are your rights for sunshine and the enjoyment of reasonable amenity, as townhomes block out everyone's daylight. Sunshine – one of the reasons we come here.

There are three new residential zones proposed for the city: 1. General Residential – Allows your neighbours to build three, two-storey units up to 8m high, potentially blocking out all your winter sun from your lower floor. 2. Medium Density – Allows "them" to build three, three-storey units up to 12m high, blocking out even the sun to your second floor. 3. High Density – Allows three, six-storey apartments up to 19.5m high, not even summer sun. No parking required.

Massive blocks of the city's urban neighbourhoods have been designated with the medium and high density coverage, including the historic areas above the cathedral.

People of Nelson, rise up and submit against this attack on our rights by NCC planners.

Submissions can be made at Shape Nelson before September 19 at shape.nelson.govt.nz/plan-change-29

Tim Bayley, Stop Plan 29 convenor
Nelson, August 23

Nelson City Council, acting group manager environmental management Dennis Bush-King replies: Mr Bayley's letter misrepresents proposed Plan Change 29, and we encourage Nelsonians to visit the website shape.nelson.govt.nz/plan-change-29 or our libraries to get accurate information on the proposed new planning rules.

We also note that the council is being legally required by the Government to make intensification changes to its current planning rules through the National Policy Statement on Urban Development 2020.

Government has also removed the council's ability to require parking in housing developments unless a resource consent is required and transport effects need to be addressed.

We welcome public submissions on the proposals. To assist, we have engaged an independent, self-employed planner to help for free. Contact friendofsubmitters@baylissconsulting.co.nz.

Proposed Plan Change 29 is an important change, and provides more opportunity for housing supply and choice, which will be distributed across the city, and we want to get the right rules in the right place for Nelson's future.

Homeowners stressed

So sad to see the stress and anxiety that the Nelson City Council's Plan 29 (intensification) is placing on our Nelson residents. We would all agree that more housing is needed. But this housing plan requires more thought, with consideration of how we want Nelson to look for future generations.

Putting three- to six-storey apartments into well-established residential areas, 1m from boundaries, is just sad.

Giving the neighbours no platform to object, no consultation, no requirement for resource consent, and no consideration of daylight angles is heartless and cruel of the council.

These are well-established residential areas filled with families, retirees, single people, couples and many other good people. They have worked hard to gain their homes, and take pride in them. They have created connections, friendships and support in their neighbourhoods – their memories, their emotional connections to their homes and their beautiful gardens.

This is all under threat if we allow the council to approve three- to six-storey high rises in already established areas – cutting existing homes off from sun and privacy, and isolating them from each other. Potentially hiking rates up, forcing home owners out. The Nelson council should be