Proposed Plan Change 29

Submission Presentation for Jane & John Bealing at 153 Tasman Street.

Purpose of Submission

To oppose the proposed-plan change for residential intensification.

Alternative Solutions

Focus intensification efforts in the city centre (so as to maintain amenity values), where higher buildings are more appropriate, and in line with central zoning rules.

We ask the Council to:

- Re look at the whole need for P29.
- Rezone zones 2 & 3 back to GRZ.
- Any new intensification zones to be restricted to inner city centre HDZ.

Property Information

- 1000+ m^2
- Property dimensions: W - E = 66 m
  N - S = 15 m
  All on a slight rise.
  The property to our north is also over 1000 m^2, and the proposed rules would allow 3 multi-story apartment blocks to be constructed.
- Our section is partially shaded by protected tree,/tree lot, to our NW in the cooler months.

Soil Type: Listed as a "Waimea Gravelly Loam (Yg)" in the Soil Bureau Bulletin 30, 1966 by Chittenden et al. Total Area in the Region with this soil type is 320 ha. It is classified as Class A by Agriculture NZ in their 1994 report to TDC entitled, "Productive Land in the Tasman District". This soil type lends itself to early crops, and is favoured for market gardening.

Other top soils in the district with an A classification include: Ranzau, Riwaka, Karamea, Sherry & Hamama soils. These flexible and highly productive soils only occupy 2.5% of the NCC & TDC land area.

In many NZ locations, local Councils are restricting building developments on similar quality soils, so as to prevent their permanent loss to food production.

Use of Property: We grow most of our own fruit and vegies with Citrus (lemon, tangelo, sweet orange) European pear, nashi, avocado, macadamia, nectarine, blackboy peach, omega plum, grapes, apple, thornless blackberries, raspberries, passionfruit and feijoa. With the long shadows cast by the allowable building locations on our northern boundary, most of our production would be lost. A mid-winter day would cast a 53m shadow over our property (which is only 15 m wide). With plants (like people), there is a need not just for "daylight" but for genuine "sunlight". This, afterall, was the reason for our returning to Nelson, and looking at 117 properties before choosing this section.

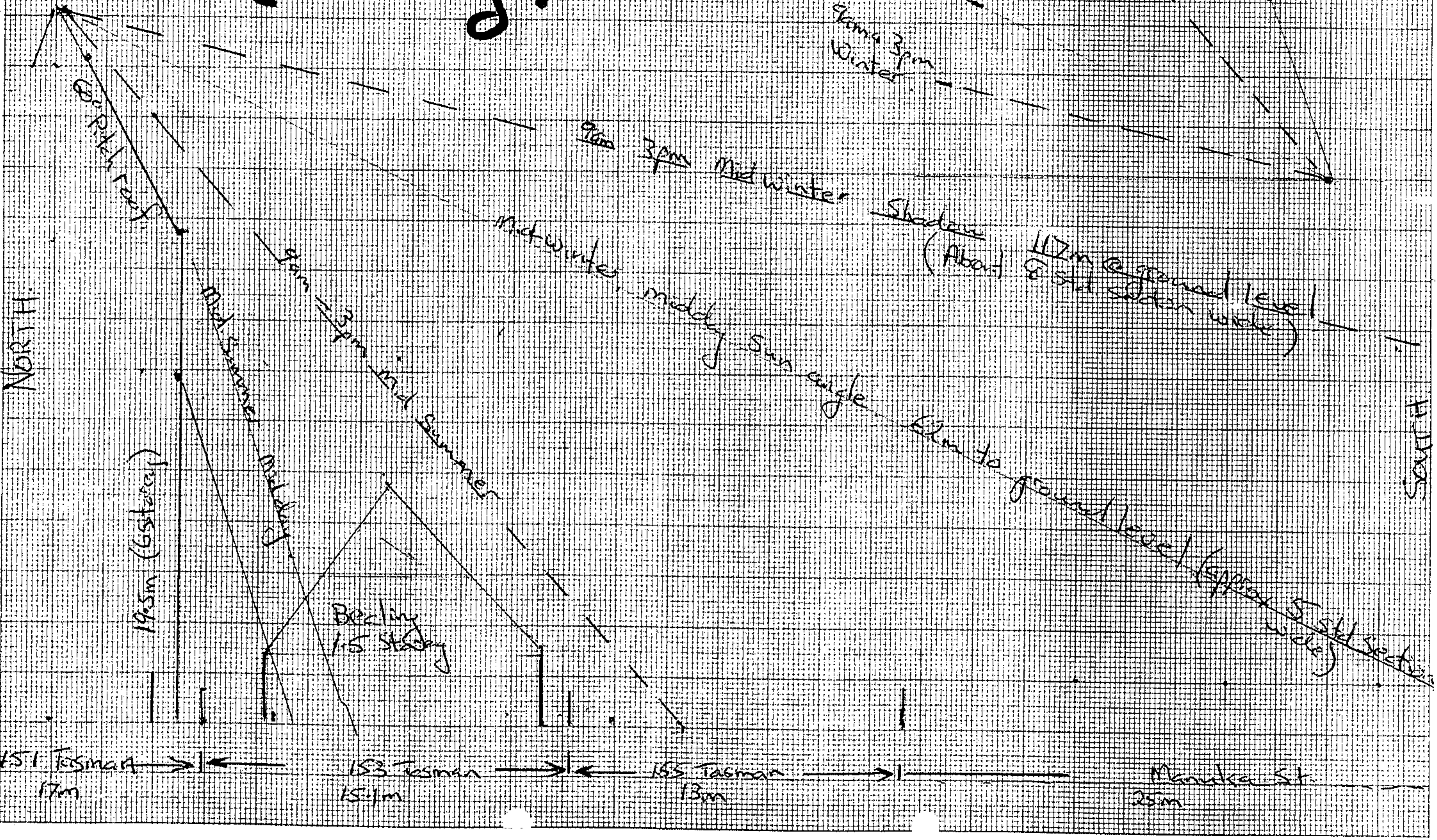
Street Community: Our street (between Manuka and Nile Streets) includes two Heritage character homes, three other cottages, a stream (the Brook) and protected trees/tree-lot. The area is included in the Council liquefaction and earthquake hazard zones, and is within a 10-minute walk of the centre of Trafalgar Street.

Summary

It seems to us, the Council is ignoring the feelings and well-being of the residents, who have built and paid for this lovely place to live, in favour of potential new residents, who, at this stage, have contributed nothing.

In addition, we appear to be setting ourselves up to fail, as intensive living, in residential zones, does not have a good record, both here and overseas.

153 Tasman St. (Bealing)



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