

Online submission

This is a submission that was made online via the Council's website.

Submitter No.	S631
Submitter Name	Shea Gillison
Submitter first name	Shea
Submitter middle name	Aubrey
Submitter surname	Gillison
Submitter is contact	Yes
Email	shea.gillison@gmail.com
Wish to be heard	Yes
Joint presentation	No
Trade competition	I could gain an advantage in trade competition through this submission.
Directly affected	I am directly affected by an effect of the subject matter of the submission that— (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
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Entire Plan Change	General support	Support in part	I strongly advocate for the implementation of the plan change for the General Residential Zones (GRZ) as it aligns with the community's needs and supports well-planned housing intensification. However, in the case of the Medium and High Density Zones, I urge the council to exercise caution and consider refinements to the proposed regulations. It is crucial that a robust process and checks be put in place to guarantee that housing intensification in these zones leads to good quality design outcomes. Balancing increased housing options with responsible development practices is essential for the overall well-being and future success of our community.	I wholeheartedly support the intentions of Plan Change 29 and recognize the pressing need for well-planned and high-quality housing intensification in our city. As outlined in my earlier submission, I firmly believe that increasing the population in targeted zones by offering a variety of housing types, combined with a focus on design quality and access to amenities and transportation, will not only enhance the vibrancy and economy of our Central Business District but also improve the overall quality of life for our residents. It is crucial that we embrace these opportunities for growth and development to create a more sustainable, livable, and prosperous future for our community. The thoughtful implementation of housing intensification can transform Nelson into a vibrant and attractive place to live, work, and invest.
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Residential Zones	High Density Residential Zone	Support in part	I firmly believe that the current extent of the Medium and High Density Zones is too broad and needs a more refined approach. The one-size-fits-all zoning currently in place may not adequately consider the unique characteristics and needs of each neighborhood within our city. To address this concern, I recommend the implementation of localized neighborhood plans. These plans would be tailored to the specific characteristics and requirements of each neighborhood, ensuring that the character and identity of our communities are not unduly compromised by a generic approach to zoning. In addition, I emphasize the importance of oversight from design professionals to guide the development within these zones. Design professionals can bring their expertise to the table, helping to shape housing and infrastructure in a way that respects and enhances the character of our city. By incorporating the insights and guidance of these experts, we can take significant steps toward ensuring that the design outcomes within the Medium and High Density Zones are of high quality and harmonize with the unique character of Nelson.	1. Medium & High Density Zones: • While I agree with the rules proposed in the Medium & High Density Zones, I believe that the extent of these zones needs refinement and reduction. This can be achieved through the implementation of neighborhood plans specifically designed for these zones. Such plans would allow for more localized control and adaptability. 2. Urban Design Agency: • I suggest the establishment of an Urban Design agency or greater influence given to the existing Urban Design Panel to ensure that thoughtful and considered design outcomes are achieved in the Medium Residential Zone (MRZ), High Residential Zone (HRZ), and Inner City Zones. A focus on design quality is essential to maintain the character and integrity of our city.
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RMA Submission Form for Publicly Notified Plan Change 29

Return your submission by 4pm on
Tuesday 31 October 2023 to:

Senior Planning Administrator
RMA Plan Submissions
Nelson City Council
PO Box 645
Nelson 7040

(Hand delivery or courier to: Ground Floor, Civic House, 110 Trafalgar Street,
Nelson 7010 or email to: environmental.planning@ncc.govt.nz with plan
change no.29 in the subject line)

*Required

Submitter Details

Full Name*	Fred Greig		
Organisation	co house holder (with wife)		
Contact Person			
Postal address*			
Telephone*	Email*	fred.bev@xtra.co.nz	

Trade Competition* *I am retired & have no trade interests.*

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

- ☐ I/we **could not** gain an advantage in trade competition through this submission.
- ☐ I/we **could** gain an advantage in trade competition through this submission. *if yes, please complete the following:*
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Council Hearing*

- ☐ I/we **do not** wish to be heard in support of my/our submission.
- ☐ I/we wish to be heard in support of my/our submission. If yes:
- ☐ I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Public information

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F. Greig

Signature of Submitter*
(or person authorised to sign on behalf of submitter - a signature is
not required if you make your submission by electronic means)

OFFICE USE
Submission No: <i>S632</i>
Date Received Stamp: <i>30/10/23</i>
NDOCs No: <i>539570224-16991</i>

28th October 2023

Date*

RMA Submission Form for Publicly Notified Plan Change 29

The specific provisions of the Proposed Plan Change that my submission relates to are as follows:

- | | |
|--|---|
| ☐ Entire Plan Change | ☐ Papakāinga |
| ☒ Residential | ☐ Transport |
| ☒ Inner City and City Fringe | ☐ Mapping |
| ☐ Industrial | ☐ Infrastructure |
| ☐ Suburban Commercial | ☒ Area outside of Plan Change |
| ☐ Natural Hazards/Climate Change | ☒ Subdivision |
| ☐ Heritage | ☐ Other |

- My view is:
- | | |
|--|---|
| ☒ Oppose the Plan Change in part | ☐ Oppose the Plan Change |
| ☐ Support the Plan change in part | ☐ Support the Plan Change |
| ☐ Are Neutral about the Plan Change | ☒ Request amendments to the Plan Change |

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

I am concerned that home owners in obviously residential areas should have confidence that multi-storied buildings will not be erected in their areas.

I am thinking of such places as large parts of Stoke, and also residential parts of Tahunanui, Atawhai, and The Wood, (and no doubt numerous other parts of the city.)

People in such areas should have the security of knowing that large buildings will not be erected near their property.

While it is very undesirable for productive land to be used for housing, it is also important that home owners are not intimidated by the threat of large buildings near them.

I think Plan Change 29 could be too heavy handed, and may need to be moderated.

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

(Give precise details, where amendments are sought, provide details below of what changes you would like to see).

I seek council to decide that in-fill housing be encouraged, provided such houses are no more than two floors.

Also I seek decisions that will give the greater number of home owners the security that they will not be adversely effected by multi-floored buildings being erected near them.

I seek decisions from Council that will give house owners confidence that large buildings will not be erected to the disadvantage of their properties.

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- 3) Council cannot accept a submission that does not clearly indicate what a submitter wishes Council to do (i.e., Council to make a decision to refuse, amend or accept the Plan Change). Please indicate specific recommendations if amendments are sought. Council also cannot accept a submission that does not relate specifically to the Plan Change. In these cases, the submission may be considered 'Out of Scope' and may not be considered further.
- 4) Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - a. is frivolous or vexatious.
 - b. discloses no reasonable or relevant case.
 - c. would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Online submission

This is a submission that was made online via the Council's website.

Submitter No.	S633
Submitter Name	Alexander Seton
Submitter first name	Alexander
Submitter surname	Seton
Submitter is contact	Yes
Email	setonmarine@gmail.com
Wish to be heard	Yes
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Entire Plan Change	The Plan Change process	Support in part		the plan needs further development, including prior infrastructure planning to accommodate the proposed changes.

Documents included with submission

None

Online submission

This is a submission that was made online via the Council's website.

Submitter No.	S634
Submitter Name	David Maurice
Submitter first name	David
Submitter surname	Maurice
Submitter is contact	Yes
Email	david@ltdarch.co.nz
Wish to be heard	Yes
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
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Yo, guys, I'm actually pretty stoked about this whole Nelson Plan Change 29 thing. It's like, finally, we're getting some upgrades to our city, you know? Like, who doesn't want better infrastructure and cooler spaces to hang out? Let's break it down.

So, first off, the zoning changes – they're lit! I mean, don't get me wrong, single-family homes are cool and all, but with the rising population, we need more housing options. Those high-rise apartments? They're gonna give us millennials some affordable living spaces close to all the action. Plus, it's a win for sustainability. Smaller spaces, better for the planet, right?

And the traffic improvements? I'm all for it. Like, who wants to be stuck in traffic for hours? Better roads, improved intersections – that means we can actually get to work or hit up those trendy cafes without losing our minds. It's a major win for our sanity.

Now, the green spaces, they're like an Instagram dream come true! I can already see myself chilling in these new parks, taking cute pics, and enjoying some quality time with friends. It's a breath of fresh air in our concrete jungle, and who doesn't want a little green in their life?

But what really gets me hyped about Plan Change 29 is the forward-thinking. We're making our city more attractive to young talent, entrepreneurs, and, well, hipsters. This change is gonna make Nelson even more vibrant and diverse. It's the kind of place I want to be, and I'm all in for that.

So, let's embrace the change, people. Nelson Plan Change 29 is like the upgrade we've been waiting for – a total game-changer for our city. Let's keep riding that wave of progress and make Nelson the best place for millennials and everyone else! 🌟💯🏙️
#NelsonUpgrade #ChangelsGood

RMA Submission Form for Publicly Notified Plan Change 29



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Nelson 7040

(Hand delivery or courier to: Ground Floor, Civic House, 110 Trafalgar Street,
Nelson 7010 or email to: environmental.planning@ncc.govt.nz with plan
change no.29 in the subject line)

*Required

Submitter Details

Full Name*	Lynette Rae Buckley		
Organisation			
Contact Person			
Postal address*			
Telephone*	Email*		

OFFICE USE
Submission No: 5635
Date Received Stamp: 30/10/23
NDOCs No: 539570224-16994

Trade Competition*

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

- ☒ I/we could not gain an advantage in trade competition through this submission.
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Council Hearing*

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Public information

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L.R. Buckley
Signature of Submitter*
(or person authorised to sign on behalf of submitter - a signature is not required if you make your submission by electronic means)

27-10-2023
Date*

RMA Submission Form for Publicly Notified Plan Change 29

The specific provisions of the Proposed Plan Change that my submission relates to are as follows:

- | | |
|--|--|
| ☒ Entire Plan Change | ☐ Papakāinga |
| ☒ Residential | ☐ Transport |
| ☐ Inner City and City Fringe | ☒ Mapping |
| ☐ Industrial | ☒ Infrastructure |
| ☐ Suburban Commercial | ☐ Area outside of Plan Change |
| ☒ Natural Hazards/Climate Change | ☒ Subdivision |
| ☒ Heritage | ☒ Other |

- | | | |
|--------|--|--|
| I/we*: | ☐ Oppose the Plan Change in part | ☒ Oppose the Plan Change |
| | ☐ Support the Plan change in part | ☐ Support the Plan Change |
| | ☐ Are Neutral about the Plan Change | ☐ Request amendments to the Plan Change |

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

Opposed.
Buildings should not be
higher than 2 stories.
Too many people coming
to live here for the hospital
& schools to cope.

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

(Give precise details, where amendments are sought, provide details below of what changes you would like to see).

Cancel change, 29.

Note:

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 - b. discloses no reasonable or relevant case.
 - c. would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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Nelson 7010 or email to: environmental.planning@ncc.govt.nz with plan
change no.29 in the subject line)

*Required

Submitter Details

Full Name*	Alexander Kenneth Buckley		
Organisation	—		
Contact Person	—		
Postal address*	—		
Telephone*		Email*	

OFFICE USE
Submission No: 5636
Date Received Stamp: 30/10/23
NDOCs No: 5395-70224-16996

Trade Competition*

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- ☐ I/we could not gain an advantage in trade competition through this submission.
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Council Hearing*

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Signature of Submitter*

(or person authorised to sign on behalf of submitter - a signature is not required if you make your submission by electronic means)

Date*

RMA Submission Form for Publicly Notified Plan Change 29

The specific provisions of the Proposed Plan Change that my submission relates to are as follows:

- ☐ Entire Plan Change
- ☐ Residential
- ☐ Inner City and City Fringe
- ☐ Industrial
- ☐ Suburban Commercial
- ☐ Natural Hazards/Climate Change
- ☐ Heritage

- ☐ Papakāinga
- ☐ Transport
- ☐ Mapping
- ☐ Infrastructure
- ☐ Area outside of Plan Change
- ☐ Subdivision
- ☐ Other

- I/we*: ☐ Oppose the Plan Change in part
☐ Support the Plan change in part
☐ Are Neutral about the Plan Change

- ☐ Oppose the Plan Change
☐ Support the Plan Change
☐ Request amendments to the Plan Change

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

Opposed.
Buildings should not
be higher than 2 Stories.
Too many people coming
to live here for the
schools & hospitals to cope.

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

(Give precise details, where amendments are sought, provide details below of what changes you would like to see).

Cancel changes 29

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change no.29 in the subject line)

OFFICE USE
Submission No: S637
Date Received Stamp: 30/10/23
NDOCs No: 53957022416998

*Required

Submitter Details

Full Name*	Andrew Maxwell Lawton Buckley		
Organisation	_____		
Contact Person	_____		
Postal address*	_____		
Telephone*	Email*	_____	

Trade Competition*

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A. M. L. Buckley

Date*

27-10-2023

RMA Submission Form for Publicly Notified Plan Change 29

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- ☐ Entire Plan Change
- ☐ Residential
- ☐ Inner City and City Fringe
- ☐ Industrial
- ☐ Suburban Commercial
- ☐ Natural Hazards/Climate Change
- ☐ Heritage

- ☐ Papakāinga
- ☐ Transport
- ☐ Mapping
- ☐ Infrastructure
- ☐ Area outside of Plan Change
- ☐ Subdivision
- ☐ Other

- I/we*: ☐ Oppose the Plan Change in part
☐ Support the Plan change in part
☐ Are Neutral about the Plan Change

- ☐ Oppose the Plan Change
☐ Support the Plan Change
☐ Request amendments to the Plan Change

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

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to live here for the
schools & particularly the
Hospital to cope.

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Cancel ~~changes~~
Change 29.

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Nelson 7010 or email to: environmental.planning@ncc.govt.nz with plan
change no.29 in the subject line)

*Required

Submitter Details

Full Name*	Vernon Patterson Diana Russell		
Organisation			
Contact Person	Diana Russell		
Postal address*			
Telephone*	Email*	dianerussell70@gmail.com	

OFFICE USE

Submission No: 8638

Date Received Stamp:

30/10/23

NDOCs No:

539570224-17068

Trade Competition*

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

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(or person authorised to sign on behalf of submitter - a signature is not required if you make your submission by electronic means)

Date*

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| ☐ Residential | ☐ Transport |
| ☐ Inner City and City Fringe | ☐ Mapping |
| ☐ Industrial | ☐ Infrastructure |
| ☐ Suburban Commercial | ☐ Area outside of Plan Change |
| ☐ Natural Hazards/Climate Change | ☐ Subdivision |
| ☐ Heritage | ☐ Other |

- | | | |
|--------|--|--|
| I/we*: | ☐ Oppose the Plan Change in part | ☐ Oppose the Plan Change |
| | ☐ Support the Plan change in part | ☐ Support the Plan Change |
| | ☐ Are Neutral about the Plan Change | ☐ Request amendments to the Plan Change |

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

See attached.

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

(Give precise details, where amendments are sought, provide details below of what changes you would like to see).

To review in total Plan Change 29
and remove provision for up to
6 storeys in STOKES.

Note:

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 - a. is frivolous or vexatious.
 - b. discloses no reasonable or relevant case.
 - c. would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

We oppose the proposal to allow high density (up to 6 stories) in urban residential areas, specifically Stoke.

We live in Neale Avenue and own two single level homes (one rented to a young family) on a subdivided section.

We have engaged in housing intensification in the way we feel is most appropriate for the Stoke suburb; sub-dividing a medium size section and building one further family-sized residence on the new lot.

This has maintained access to green space and sunlight, two amenities essential to human wellbeing

We face the possibility of a six storey development directly across our narrow street and the subsequent loss of enjoyment of our suburban environment and lifestyle and the value of our properties being compromised.

Our neighbourhood is one where residents know and look after each other and where young families feel safe. We know and support each other and our children attend local schools and play together. We came to this area for the very values that currently exist.

The Stoke area identified for high density housing is one of largely well-maintained family houses which are many years, perhaps a generation or two, from the end of their economic life and far from ready for demolition and redevelopment

This plan has the potential to discourage new families and prompt current ones to move away, as well as creating angst and division when people decide to sell potentially to the detriment of our neighbours and the social fabric so vital to wellbeing.

The Stoke business hub is **not** a large city CBD with large office blocks employing hundreds of workers who require housing nearby.

Already there is a large Kainga Ora project planned for Neale Avenue which we support in principle as the block of land is appropriate for this type of development and we recognize the need for all families to enjoy safe homes and environments. This too will add to the need for community resources e.g. Doctors, library and schools and risks overloading the capacity of these services.

Diana Russell & Vern Patterson

RMA Submission Form for Publicly Notified Plan Change 29



Return your submission by 4pm on
Tuesday 31 October 2023 to:

Senior Planning Administrator
RMA Plan Submissions
Nelson City Council
PO Box 645
Nelson 7040

(Hand delivery or courier to: Ground Floor, Civic House, 110 Trafalgar Street,
Nelson 7010 or email to: environmental.planning@ncc.govt.nz with plan
change no.29 in the subject line)

*Required

Submitter Details

Full Name*	Renate Rottnick		
Organisation	-		
Contact Person	-		
Postal address*	-		
Telephone*		Email*	renatarottnick@xtra.co.nz

OFFICE USE
Submission No: 5639
Date Received Stamp: 30/10/23
NDOCs No: 539570224-17071

Trade Competition*

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

- ☒ I/we could not gain an advantage in trade competition through this submission.
- ☐ I/we could gain an advantage in trade competition through this submission. *if yes, please complete the following:*
- ☐ I/we are directly affected by an effect of the subject matter of this submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.
- ☐ I/we are not directly affected by an effect of the subject matter of this submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

Council Hearing*

- ☒ I/we do not wish to be heard in support of my/our submission.
- ☒ I/we wish to be heard in support of my/our submission. If yes:
- ☒ I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

R. Rottnick
Signature of Submitter*
(or person authorised to sign on behalf of submitter - a signature is
not required if you make your submission by electronic means)

30. Oct 2023
Date*

RMA Submission Form for Publicly Notified Plan Change 29

The specific provisions of the Proposed Plan Change that my submission relates to are as follows:

- | | |
|---|--|
| ☐ Entire Plan Change | ☐ Papakāinga |
| ☐ Residential | ☐ Transport |
| ☐ Inner City and City Fringe | ☐ Mapping |
| ☐ Industrial | ☐ Infrastructure |
| ☐ Suburban Commercial | ☐ Area outside of Plan Change |
| ☐ Natural Hazards/Climate Change | ☐ Subdivision |
| ☐ Heritage | ☐ Other |

- I/we*: ☐ Oppose the Plan Change in part
☐ Support the Plan change in part
☐ Are Neutral about the Plan Change
- ☐ Oppose the Plan Change
☒ Support the Plan Change
☐ Request amendments to the Plan Change

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

The car yards are an inefficient use of space.
Their locations could be built with 6 storeys or less & would not offend people living on the hill.
These locations are close to town & would be good for older people or people with kids because they are not so isolated.

R.R.

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

(Give precise details, where amendments are sought, provide details below of what changes you would like to see).

amend the plan to require car
yards close to the city centre &
Haven Road & Rutherford St to
relocate to the industrial area.

P.R.

Note:

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 - c. would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

By hand to Council office 30/10/2023



Nelson City Council
Te Kaunihera o Whakatū

RMA Submission Form for Publicly Notified Plan Change 29

Return your submission by 4pm on

~~Tuesday 19 September 2023 to:~~

31st October 2023
Senior Planning Administrator

RMA Plan Submissions

Nelson City Council

PO Box 645

Nelson 7040

(Hand delivery or courier to: Ground Floor, Civic House, 110 Trafalgar Street,
Nelson 7010 or email to: environmental.planning@ncc.govt.nz with plan
change no.29 in the subject line)

OFFICE USE

Submission No: 5640

Date Received Stamp:

30/10/23

NDOCs No:

539570224-17073

*Required

Submitter Details

Full Name*	SUSAN SMALLCOMBE
Organisation	PRIVATE
Contact Person	SUSAN SMALLCOMBE
Postal address*	
Telephone*	
Email*	SusanSmallcombe@gmail.com

Trade Competition*

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

- ☒ I/we could not gain an advantage in trade competition through this submission.
- ☐ I/we could gain an advantage in trade competition through this submission. If yes, please complete the following:
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Council Hearing*

- ☒ I/we do not wish to be heard in support of my/our submission.
- ☐ I/we wish to be heard in support of my/our submission. If yes:
- ☐ I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Public information

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Signature of Submitter*

(or person authorised to sign on behalf of submitter - a signature is not required if you make your submission by electronic means)

30/10/2023

Date*

RMA Submission Form for Publicly Notified Plan Change 29

The specific provisions of the Proposed Plan Change that my submission relates to are as follows:

- ☐ Entire Plan Change
- ☒ Residential
- ☒ Inner City and City Fringe
- ☐ Industrial
- ☐ Suburban Commercial
- ☐ Natural Hazards/Climate Change
- ☐ Heritage

- ☐ Papakāinga
- ☐ Transport
- ☐ Mapping
- ☐ Infrastructure
- ☐ Area outside of Plan Change
- ☐ Subdivision
- ☐ Other

? what is this?

- I/we*: ☒ Oppose the Plan Change in part
☐ Support the Plan change in part
☐ Are Neutral about the Plan Change

- ☐ Oppose the Plan Change
☐ Support the Plan Change
☐ Request amendments to the Plan Change

OPPOSE BUILDING HEIGHT + CAR SPACES (LACK OF)

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

As I can't access a 2,000 page document + read on my smartphone, I rely on newspapers. I am giving my concerns for 6 Storey buildings. I live at Snyx News. These are single + 2 storey buildings. Suddenly a 4 storey building gets built with no consultation with neighbours. Too high AT 4 storeys the house nearest has changed ~~horribly~~ 3 times as they loose their Sun at about 3.30* (before ^{it was} 6.30). No light/Sunlight studies were done.

Some Car Spaces underground were provided but Not enough. Cars parked now block Tike Street so shoppers, funeral visitors + Ncma have no spaces to park.

Please Build 2-3 Storeys over single level CBD shops for residential but Car spaces need to be provided for all dwellings

* the 4 storey concrete wall abuts their garden at No 5

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

(Give precise details, where amendments are sought, provide details below of what changes you would like to see).

- 1/ ~~A~~ A LOWER BUILDING HEIGHT
So as not to block Sunlight
 - 2/ CAR SPACES FOR RESIDENTIAL
FLATS / HOUSE. However good
public transport may become New buses
great) With families & kids so difficult
not to have a car
 - 3/ more roads closed & pedestrianised
in CBD e.g. Bridge Street
- 

Note:

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 - c. would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

RMA Submission Form for Publicly Notified Plan Change 29

Return your submission by 4pm on
Tuesday 19 September 2023 to:

Senior Planning Administrator
RMA Plan Submissions
Nelson City Council
PO Box 645
Nelson 7040

(Hand delivery or courier to: Ground Floor, Civic House, 110 Trafalgar Street,
Nelson 7010 or email to: environmental.planning@ncc.govt.nz with plan
change no.29 in the subject line)

OFFICE USE
Submission No: S641
Date Received Stamp: 27/10/2023
NDOCs No: 539570224-17075

*Required

Submitter Details

Full Name*	Jeannette Hancock.		
Organisation			
Contact Person	Jeannette		
Postal address*			
Telephone*	Email*	pjhancock@xtra.co.nz	

Trade Competition*

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

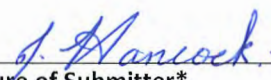
- ☒ I/we **could not** gain an advantage in trade competition through this submission.
- ☐ I/we **could** gain an advantage in trade competition through this submission. *if yes, please complete the following:*
- ☒ I/we **are** directly affected by an effect of the subject matter of this submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.
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Council Hearing*

- ☒ I/we **do not** wish to be heard in support of my/our submission.
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Signature of Submitter*

(or person authorised to sign on behalf of submitter - a signature is
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24/10/23.
Date*

RMA Submission Form for Publicly Notified Plan Change 29

The specific provisions of the Proposed Plan Change that my submission relates to are as follows:

- | | |
|--|--|
| ☐ Entire Plan Change | ☐ Papakāinga |
| ☐ Residential | ☐ Transport |
| ☒ Inner City and City Fringe | ☐ Mapping |
| ☐ Industrial | ☐ Infrastructure |
| ☐ Suburban Commercial | ☐ Area outside of Plan Change |
| ☐ Natural Hazards/Climate Change | ☐ Subdivision |
| ☒ Heritage | ☐ Other |

- I/we*: ☒ Oppose the Plan Change in part
☐ Support the Plan change in part
☐ Are Neutral about the Plan Change
- ☐ Oppose the Plan Change
☐ Support the Plan Change
☐ Request amendments to the Plan Change

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

As a long time owner of 2 cottages in Historic South St (Town Area 456) I am especially concerned how the proposed PC 29 will affect both our and other heritage precincts. I am aware the plan calls for resource consents to be implemented for properties adjoining heritage ~~sites~~ precincts and other heritage listed buildings, but I would like to see more measures put in place, to safeguard these historically important areas.

From past experience South St residents know big developers with their own architects and property consultants, have ways and means of getting around council rules, daylight hours / angles etc.

These buildings and precincts need to be protected at all costs and those who live in them need assurance they will not lose sunshine hours or have to put up with light and noise pollution.

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

(Give precise details, where amendments are sought, provide details below of what changes you would like to see).

I would like the council to rethink PC29 and listen carefully to everyone who have made submissions.

There are some very concerned rate payers out there:

I would like more measures put in place around heritage precincts. ie - no high buildings that will shade small cottages. Light pollution and traffic to be controlled.

Take a close look at the charm these historic buildings give our city and how that charm could be destroyed by tall modern apartment blocks that simply do not add character to our city.

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 - c. would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Received: 27/10/23
Submitter: S642
NOXCS: 539570224-17077

Senior Planning Administrator
RMA Plan Submission
Nelson City Council
PO Box 645
Nelson 7040
Environmental.planning@ncc.govt.nz

Full Name: Moira Petersen

Address:

Email: moirap1@hotmail.com

Signature of Submitter:



Date: 17/10/2023

Delete as applicable: -

I **COULD NOT** obtain an advantage in trade competition through this submission.

I **WISH** to be heard in support of my submission.

I oppose PC 29 in part, for the following reasons.

I request amendmnets to the Plan Change.

- **The Plan Change 29 Process has given the community of Nelson very little time to respond.**
- **The time frame given for submissions, even with the extended deadline of 31 October is minimal, given that residents now must catch up with the proposed PC29 at this late stage of the proceedings. That means accessing and understanding the total effect of the proposed PC 29 and its supporting documentation.**
- **That access to a paper copy of PC 29 and the Section 32 Evaluation report has not been made available for residents who do not have access to, or the ability to use a computer, and require a paper document. This is contravention of the Local**

Government Act 2002, Section 5 (3)

- It is the community that makes Nelson. The people who live, work, pay rates, pay taxes, raise children, retire and devote countless hours of voluntary work that makes Nelson the place that it is. This community is shocked to learn that NCC is proposing to put multistory buildings in existing residential areas. This leaves people living with the prospect of losing sun, privacy and loss of property value at any time and the enormous anxiety that produces. Residents may sell up and leave and newcomers may not be keen to buy with that kind of uncertainty attached to property here.
- **Hearing Panel**
 - I disagree with the make-up of the hearing panel. I perceive the proposed panel to be 'biased'.
 - I ask the Council to appoint Commissioners who can demonstrate an unbiased view.
- **NCC's Population forecasts**
 - Population is a pivotal aspect concerning the scale at which Nelson needs to enable intensification and growth. The projection used by NCC are not Statistics NZ medium projections, but is an over inflated projection that requires the scale of intensification to be greater than that of Statistics NZ.
 - I ask the Council to use Statistics NZ medium projection forecasts, as recommended by the NPSUD Capacity: Guide on Evidence and Monitoring, para 2.1.1 and amend its housing needs assessment accordingly.
 - The M.E 2023 report for Nelson shows that there is a huge discrepancy between Statistics NZ's medium projection and the numbers suggested by Nelson Council. See pages 9+10

PC 29 has the potential to hugely change the look and feel of Nelson. It is a very special and unique place that needs to be protected with care. It's heritage centre and surrounding colonial homes create a beauty and a good feel vibe that is valuable for locals and tourists alike.

Re-zoning and rule changing is a simplistic broad-brush approach to intensification.

This approach will lead to developer led expediency that lacks the coherence of a well-planned city.

Therefore....I want the Council to make significant amendments to PC 29 and create a new plan more sympathetic to the residents and the environment of Nelson, using submissions and further discussions presented to inform their decision.

And I want....

To see a governance led model that ensures sensitive and visionary urban planning with a principled led approach for intensification that creates desirable living spaces in the downtown and fringe areas of Nelson.

- a) Existing residential areas to retain their current planning and zoning rules to prevent high rise building destroying neighborhoods and negatively impacting people's lives.
- b) The preservation of historic areas and buildings that enhance the city.
- c) The ensure intensification will allow for easy access to amenities such as shops, cafes, parks, doctors etc.
- d) Building design ensures allowance for maximum light, sun, privacy and usable balconies.
- e) Development caters for diversity of age, ethnicity, socio economic status.
- F) Development to create green space where it does not already exist.
- e) Storage must be available at ground level for such items as mobility scooters, bikes, surfboards etc.
- f) Consideration for carparking. Perhaps for car sharing. Intercity public transport is abysmal and likely to remain so for quite some time.
- g) Maximum use of wooden construction for carbon sequestration.
- h) No studio apartments.
- I) Elegant and beautiful buildings, surrounded by green space, distanced from neighboring buildings to allow maximum light, sun and privacy.
- J) High rise development is restricted to areas in the central city that do not have historic buildings, and fringe areas that currently are car sale yards or businesses that can be relocated or have apartments built on top.
- k) Buildings should be no more than 4 stories high, in keeping with the low rise look of Nelson.
- l) That intensification does not put further pressure on amenities and infrastructure.
- m) Acknowledgment of Nelson's aging population and consideration given to their requirements.

Planners should gather inspiring examples of intensification in other parts of the world. Include research on the relationship between the built environment, human wellbeing and nature.

For example: Dr Sean Cain from Monash School of Psychological Sciences has studied the impact of bright light during the day on 85,000 people. The largest study to date. The results clearly showed that greater daytime light exposure reduced risk for major depressive disorders such as depression, anxiety and psychosis. RNZ 18 October 2023

RMA Submission Form for Publicly Notified Plan Change 29



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Tuesday 31 October 2023 to:

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RMA Plan Submissions
Nelson City Council
PO Box 645
Nelson 7040

(Hand delivery or courier to: Ground Floor, Civic House, 110 Trafalgar Street,
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change no.29 in the subject line)

OFFICE USE
Submission No: S643
Date Received Stamp: 27/10/23
NDOCs No: 539570224-17080

*Required

Submitter Details

Full Name*	Rosemary Anne Jones		
Organisation	N/A		
Contact Person	as above		
Postal address*			
Telephone*	Email*	roseatingaroa@xtra.co.nz	

Trade Competition*

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Council Hearing*

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R A Jones
Signature of Submitter*
(or person authorised to sign on behalf of submitter - a signature is not required if you make your submission by electronic means)

23/10/23
Date*

RMA Submission Form for Publicly Notified Plan Change 29

The specific provisions of the Proposed Plan Change that my submission relates to are as follows:

- | | |
|--|---|
| ☒ Entire Plan Change | ☐ Papakāinga |
| ☒ Residential | ☐ Transport |
| ☒ Inner City and City Fringe | ☐ Mapping |
| ☐ Industrial | ☐ Infrastructure |
| ☐ Suburban Commercial | ☒ Area outside of Plan Change |
| ☐ Natural Hazards/Climate Change | ☐ Subdivision |
| ☐ Heritage | ☐ Other |

- | | | |
|--------|--|--|
| I/we*: | ☒ Oppose the Plan Change in part | ☒ Oppose the Plan Change |
| | ☐ Support the Plan change in part | ☐ Support the Plan Change |
| | ☐ Are Neutral about the Plan Change | ☐ Request amendments to the Plan Change |

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

see attached page 1

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

(Give precise details, where amendments are sought, provide details below of what changes you would like to see).

see attached Page 2.

Note:

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 - c. would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

I AM OPPOSED TO SOME ASPECTS OF PLAN CHANGE 29.

I AM OPPOSED TO THE EMPHASIS ON THE INNER CITY

I AM OPPOSED TO HIGH DENSITY HOUSING IN THE NILE ST, TRAFALGAR, BRONTE STREET AREAS

I AM OPPOSED TO HIGH DENSITY HOUSING IN ANY ESTABLISHED RESIDENTIAL AREA IN THE INNER CITY

I ASK THE NCC TO PROTECT ESTABLISHED PROPERTIES RIGHT TO SUNLIGHT FOR OPTIMUM PERFORMANCE FROM SOLAR PANELS AND GROWING A VEGETABLE GARDEN. DAYLIGHT IS NOT ENOUGH.

THE REASON FOR MY VIEW IS THAT I OWN A PROPERTY AT 9 A KING ST NELSON. I BOUGHT THIS PROPERTY SOME YEARS AGO TO ENJOY IN MY RETIREMENT AND GROW A VEGGIE GARDEN AND WALK TO TOWN A QUIET LOCATION I NOW HAVE A DEVELOPER BUILDING A 40 UNIT SOCIAL HOUSING ON MY NORTHERN BOUNDARY. IN THEIR OPINION THE EFFECT ON MY PROPERTY IS 'LESS THAN MINOR' AN INSULTING COMMENT. TO ME THIS WILL HAVE MAJOR IMPACT ON MY PROPERTY. THE CURRENT SUNNY ASPECT OF MY PROPERTY WILL BE CHANGED

I ASK THAT HIGH DENSITY HOUSING IS ACROSS SEVERAL SUBURBS NOT CONCENTRATED ALL IN THE INNER CITY

I SUGGEST THE NELSON CITY COUNCIL LOOK AT THEIR OWN LAND. COULD THEY MAKE AVAILABLE A CORNER OF A RESERVE FOR MEDIUM DENSITY HOUSING EG CORNER BEACH ROAD AND THE ROAD GOING INTO NATURE LAND, THIS SITE WOULD NOT AFFECT ANYONES SUNLIGHT, PLENTY OF OUTDOOR SPACE. COASTAL INUNDATION COULD BE OFFERED AS A REASON NOT TO CONSIDER IT. LUXURY APPARTMENTS HAVE RECENTLY BEEN BUILT IN CLOSE PROXIMITY TO THIS SUGGESTED SITE

I WOULD LIKE TO SEE SOME INIATIVE MEDIUM DENSITY HOUSING ON THE VACANT LAND ON THE CITY FRINGE. THIS LAND IS CURRENTLY ON THE MARKET AND I BELEIVE UNDER OFFER. THIS LAND IS BORDERED BY BRITTANIA HEIGHTS, LUCUS TCE AND WASHINGTON VALLEY. IT HAS A SUNNY ASPECT, VIEWS, WALKING DISTANCE TO TOWN AND ON A BUS ROUTE. TO MY KNOWLEDGE THERE HAS NOT BEEN ANY SLIPS IN THIS AEA

ANOTHER AREA IS THE VANGUARD ST VINCENT ST AREA, MAYBE LIGHT INDUSTRIAL COULD BE CHANGED TO LIGHT INDUSTRIAL WITH APPARTMENTS ABOVE

UNDER THE NATIONAL POLICY STATEMENT FOR URBAN DEVELOPMENT NELSON COMES UNDER POLICY 2 NOT POLICY 3 WHICH NELSON SEEMS TO BE USING.

SUBMISSION FROM ROSEMARY JONES

Ra Jones
23/10/23.

I SEEK THE FOLLOWING DECISIONS FROM THE COUNCIL

* UNDER THE NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT NELSON COMES UNDER POLICY 2 AND THE CRITERIA OF POLICY 3 MUST NOT BE USED FOR NELSON

* THE AREA NILE STREET, TRAFALGAR, BRONTE ARE REMOVED FROM HIGH DENSITY HOUSING AREA.

* CONTROLLED GROWTH IN NELSON AREA SO THAT SCHOOLS, HOSPITAL HOUSING AND EMPLOYMENT AND INFURSTRUCTURE ARE ALL CONSIDERED AND CAN COPE

A BALANCE OF DEVEOPMENT ACROSS DIFFERENT SUBURBS NOT EMPHASIS ON INNER CITY

RMA Submission Form for Publicly Notified Plan Change 29



Return your submission by 4pm on

Tuesday 19 September 2023 to:

31 Oct-06e
Senior Planning Administrator
RMA Plan Submissions
Nelson City Council
PO Box 645
Nelson 7040

(Hand delivery or courier to: Ground Floor, Civic House, 110 Trafalgar Street, Nelson 7010 or email to: environmental.planning@ncc.govt.nz with plan change no.29 in the subject line)

*Required

Submitter Details

Full Name*	Brian Patrick Muldoon		
Organisation	-		
Contact Person			
Postal address*			
Telephone*		Email*	brianmuldoon196@gmail.com

OFFICE USE
Submission No: 5644
Date Received Stamp: 27/10/23
NDOCs No: 539570224-17093

Trade Competition*

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

- ☒ I/we could not gain an advantage in trade competition through this submission.
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Council Hearing*

- ☒ I/we do not wish to be heard in support of my/our submission.
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Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.

BPMuldoon

Signature of Submitter*

(or person authorised to sign on behalf of submitter - a signature is not required if you make your submission by electronic means)

25.10.2023

Date*

RMA Submission Form for Publicly Notified Plan Change 29

The specific provisions of the Proposed Plan Change that my submission relates to are as follows:

- | | |
|---|--|
| ☐ Entire Plan Change | ☐ Papakāinga |
| ☒ Residential | ☐ Transport |
| ☐ Inner City and City Fringe | ☐ Mapping |
| ☐ Industrial | ☐ Infrastructure |
| ☐ Suburban Commercial | ☐ Area outside of Plan Change |
| ☐ Natural Hazards/Climate Change | ☐ Subdivision |
| ☐ Heritage | ☐ Other |

- I/we*: ☐ Oppose the Plan Change in part ☒ Oppose the Plan Change
☐ Support the Plan change in part ☐ Support the Plan Change
☐ Are Neutral about the Plan Change ☐ Request amendments to the Plan Change

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

I request that the proposed building be no higher than 3 stories high, as presently allowed by the rules. 6 stories will block out the sun for surrounding properties for up to 25 metres. The average garden is only 18 metres long. This is a negative environmental factor for properties surrounding the proposed 6 story building.

The A 6 story building will also cause overcrowding in what is a small area around that part of Examiner Street. It is a very busy area during the week because of visitors to surrounding businesses. Overcrowding will only add to that. On the weekend the area is quieter and the locals deserve to have this quiet enjoyment preserved, and not subject to intensification.

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

(Give precise details, where amendments are sought, provide details below of what changes you would like to see).

If the building of a block of flats goes ahead that it be no higher than 3 stories high.

Alternatively build a 6 story building in another location of Nelson, where it does not affect local residents negatively, environmentally.

Please refuse the Plan Change.

Note:

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RMA Submission Form for Publicly Notified Plan Change 29



Return your submission by 4pm on
Tuesday 19 September 2023 to:

Senior Planning Administrator
RMA Plan Submissions
Nelson City Council
PO Box 645
Nelson 7040

(Hand delivery or courier to: Ground Floor, Civic House, 110 Trafalgar Street,
Nelson 7010 or email to: environmental.planning@ncc.govt.nz with plan
change no.29 in the subject line)

OFFICE USE

Submission No: S 645

Date Received Stamp:

27/10/23

NDOCs No:

539570224-17095

*Required

Submitter Details

Full Name*	Wayne and Jennifer Ellen Jackson		
Organisation	Private property owners		
Contact Person	Wayne Jackson		
Postal address*			
Telephone*		Email*	jwjacko65@gmail.com

Trade Competition*

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

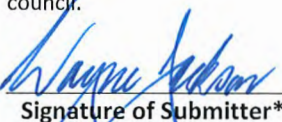
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Council Hearing*

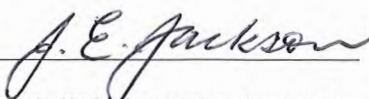
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Signature of Submitter*

(or person authorised to sign on behalf of submitter - a signature is not required if you make your submission by electronic means)



25/10/23
Date*

RMA Submission Form for Publicly Notified Plan Change 29

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- | | |
|---|--|
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| ☒ Residential | ☐ Transport |
| ☐ Inner City and City Fringe | ☐ Mapping |
| ☐ Industrial | ☐ Infrastructure |
| ☐ Suburban Commercial | ☐ Area outside of Plan Change |
| ☐ Natural Hazards/Climate Change | ☐ Subdivision |
| ☐ Heritage | ☐ Other |

- | | | |
|--------|--|--|
| I/we*: | ☐ Oppose the Plan Change in part | ☒ Oppose the Plan Change |
| | ☐ Support the Plan change in part | ☐ Support the Plan Change |
| | ☐ Are Neutral about the Plan Change | ☐ Request amendments to the Plan Change |

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

Refer to attached documents

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

(Give precise details, where amendments are sought, provide details below of what changes you would like to see).

Refer to attached documents

Note:

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SUBMISSION TO PLAN CHANGE 29

This submission is to oppose the proposed changes in the General Residential Zone (GRZ) and is based on the significant impact that it will have on existing properties, especially dwellings on rear (back) sections.

W&J Jackson own a residential property on a back section at 104C Princes Drive behind a large parcel of land at 7 Whitby Road which is soon to be subdivided.

See attached plan.

The effect of Plan 29 changes in the General Residential Zone is that a residential dwelling,(or dwellings) will be able to be built on the section in front, half a metre greater in maximum height, one metre instead of one and a half metres from the front boundary, and reach maximum building height of 8 metres at 4.7 metres from the front boundary instead of 8.2 metres for a building 7.5 metres high as currently permitted.

Daylight recession angles increase from 30% to 45% on both sides of any proposed building (s) which is significant.

See attached graph.

The negative impact on our living environment and that of similar properties will be as follows

- . A significant loss of daily sunshine hours especially in winter months
- . Lower floor bed and living rooms will lose sun virtually all year round
- . Less personal wellbeing through loss of sunshine
- . Greater energy use and cost for heating and lighting
- . Negated installation of solar energy
- . Loss of privacy, increased noise and overall loss of quiet enjoyment
- . Significant loss of current view
- . Potential decrease of capital value

We submit that properties on back sections are further disadvantaged by being subjected to one metre setbacks and daylight recession plane increases on all four boundaries which compound the above.

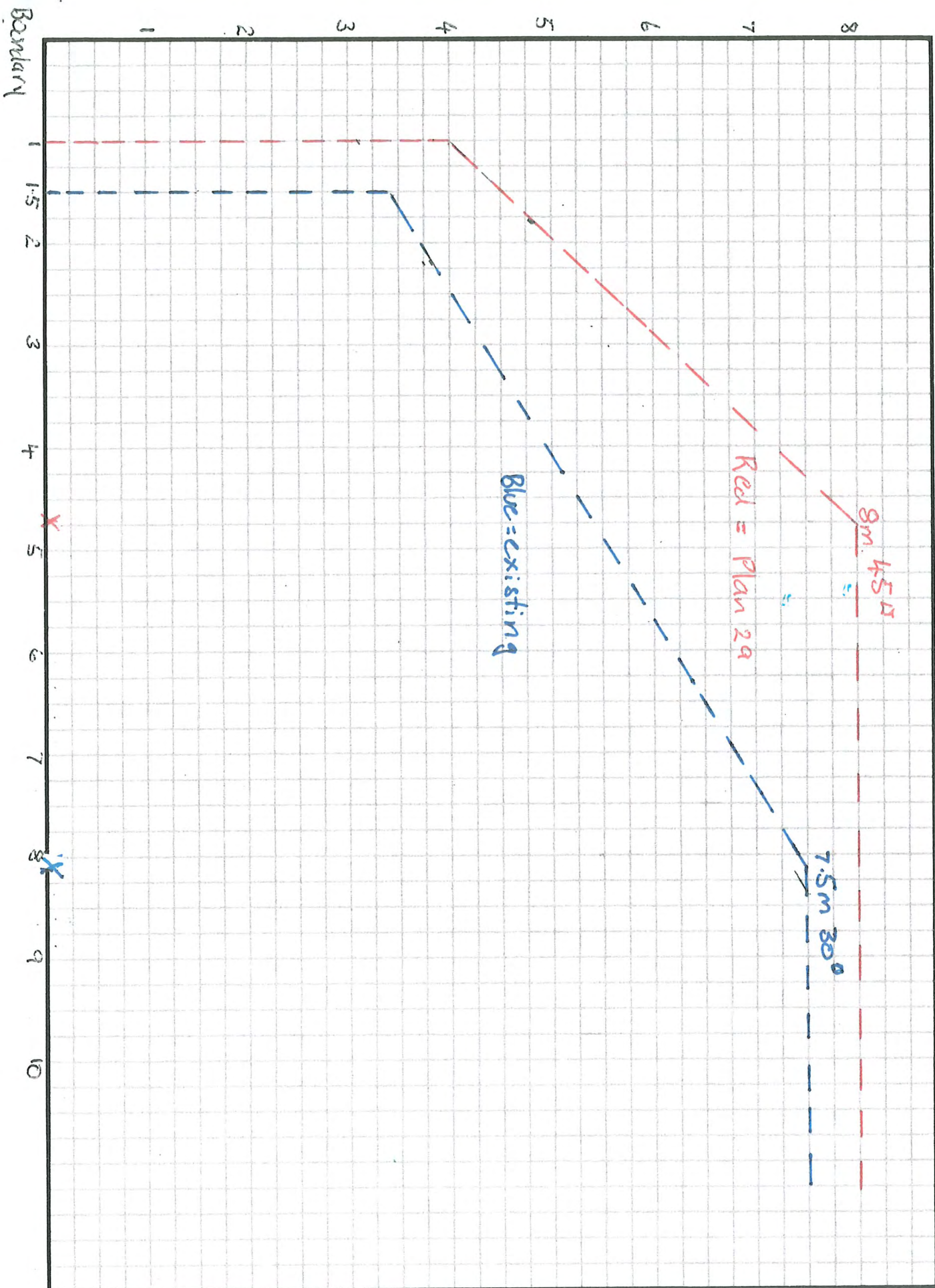
While understanding the need for intensification we submit that the current regulations have served the GRZ well and have provided a good degree of protection for ratepayers from the above negative outcomes. Any person who requests a variation of the existing regulations has to apply for a Resource Consent. We believe that this requirement should continue to be necessary.



Height

"PACIFIC" REF. No. 717

Building Envelope Comparison



CALCULATION SHEET:

JOB NAME.		SECTION.		JOB No.		DATE.	
PAGE No.				DESIGNED.		CHECKED.	

WE SEEK THE FOLLOWING DECISION FROM COUNCIL

These requests relate to the General Residential Zone only

1. Leave the current regulations in place.

They have served the area most satisfactorily for a very long time and afforded rate payers a fair and good standard of living environment.

Many significant decisions that have a huge impact on property owners and other persons lives have been based on this criteria and the radical changes proposed in the Plan 29 proposal will in many instances be most detrimental.

2. If unable to leave the current regulations in place retain a 1.5 metre setback on the rear boundary of any new building and leave the current recession plane requirements in place.

3. Retain the current requirement for any variation to the existing regulations to be subject to a Resource Consent application or at the very least to have to obtain the written consent of the owners of neighbouring properties.

COMMENT ON THE GENERAL APPROACH TO OTHER ZONE INTENSIFICATION

We would like to see this undertaken on a more localised area basis commencing in the inner city rather than an overall wider zone type approach.

To be carried out on a "design of buildings within areas" basis that give existing property owners reasonable protection of sunshine hours and their living environment rather than an overall "one criteria for all" concept.

Irrespective it is essential that Nelson's heritage, unique and special characteristics be retained.

RMA Submission Form for Publicly Notified Plan Change 29

Return your submission by 4pm on
Tuesday 31 October 2023 to:

Senior Planning Administrator
RMA Plan Submissions
Nelson City Council
PO Box 645
Nelson 7040

(Hand delivery or courier to: Ground Floor, Civic House, 110 Trafalgar Street,
Nelson 7010 or email to: environmental.planning@ncc.govt.nz with plan
change no.29 in the subject line)

OFFICE USE
Submission No: <u>S646</u>
Date Received Stamp: <u>30/10/23</u>
NDOCs No: <u>539570224-17112</u>

*Required

Submitter Details

Full Name*	<u>ANGELA MARIE PATTINSON</u>		
Organisation			
Contact Person	<u>ANGELA PATTINSON</u>		
Postal address*			
Telephone*	Email*	<u>Mark.angela.aartloek.co.nz</u>	

Trade Competition*

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- ☒ I/we **could not** gain an advantage in trade competition through this submission.
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Council Hearing*

- ☐ I/we **do not** wish to be heard in support of my/our submission.
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Public information

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Signature of Submitter*

(or person authorised to sign on behalf of submitter - a signature is not required if you make your submission by electronic means)

27.10.23
Date*

RMA Submission Form for Publicly Notified Plan Change 29

The specific provisions of the Proposed Plan Change that my submission relates to are as follows:

- ☒ Entire Plan Change
- ☐ Residential
- ☐ Inner City and City Fringe
- ☐ Industrial
- ☐ Suburban Commercial
- ☐ Natural Hazards/Climate Change
- ☐ Heritage

- ☐ Papakāinga
- ☐ Transport
- ☐ Mapping
- ☐ Infrastructure
- ☐ Area outside of Plan Change
- ☐ Subdivision
- ☐ Other

- I/we*: ☐ Oppose the Plan Change in part
☐ Support the Plan change in part
☐ Are Neutral about the Plan Change

- ☒ Oppose the Plan Change
☐ Support the Plan Change
☐ Request amendments to the Plan Change

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

PLEASE SEE ATTACHED

Submission to Plan Change 29

Submission to Plan Change 29

This submission is to oppose the proposed plan changes due to the negative effects this will have on existing properties.

I strongly oppose changes to daylight angles/recession planes and boundary adjustments in the general residential zones.

My husband and I purchased this property in 2016 safe in the knowledge that the current rules including recession planes, sunshine and daylight hours, and boundaries would protect us against any future development in the area.

I feel that a blanket approach is not wise due to the diversity within the suggested zones.

Should the proposed plan changes be implemented the current daylight hours and recession planes would be grossly diminished, which would be extremely distressing resulting in the following impacts to the property.

Loss of direct sunlight into the kitchen, dining, living areas. And to the main bedroom at certain times of the day.

Direct natural sunlight is essential for well-being.

Privacy inside the home (kitchen, dining, living and main bedroom), and the outside courtyard would be significantly compromised, causing a loss of quality of living.

Loss of value to our property.

Increased use of power for heating and lighting. Currently the floor to ceiling windows in the dining, living areas significantly help to heat the house.

Restricted light for solar energy which would negate the installation of solar panels.

Loss of quiet enjoyment due to increased noise.

These effects would be detrimental to overall wellbeing.

Furthermore, properties on a back section have an added disadvantage by being subjected to one-meter setbacks and daylight recession plane increases on all four boundaries, which compound the above impacts.

While I do understand the need for housing intensification, I believe that the current regulations have worked well for the general zone and have provided protection for ratepayers from the above-mentioned impacts.

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

(Give precise details, where amendments are sought, provide details below of what changes you would like to see).

PLEASE SEE ATTACHED

Note:

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 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

I seek the following decision from the Council:

I strongly urge council to reconsider these changes and allow any future development under the existing regulations and ask Council to maintain the AP15 Daylight Admission protection rules to all pre-existing properties, unless the owner gives written approval to the contrary.

I strongly urge that any resource consents required for breach of restricted discretionary activity must require written approval from neighbours.

I strongly urge that the inner city should be the starting point to have the most significant intensification, before considering any changes to the residential neighbourhoods.

RMA Submission Form for Publicly Notified Plan Change 29

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Nelson 7040

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change no.29 in the subject line)

OFFICE USE
Submission No: <i>5646-continued</i>
Date Received Stamp: <i>30/10/23</i>
NDOCs No:

*Required

Submitter Details

Full Name*	<i>ANGELA MALEE PATTINSON</i>		
Organisation			
Contact Person	<i>ANGELA PATTINSON</i>		
Postal address*			
Telephone*	Email*	<i>monk.angela@outlook.com</i>	

Trade Competition*

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26.10.23
Date*

RMA Submission Form for Publicly Notified Plan Change 29

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- | | |
|---|--|
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| ☐ Residential | ☐ Transport |
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- | | | |
|--------|--|--|
| I/we*: | ☐ Oppose the Plan Change in part | ☒ Oppose the Plan Change |
| | ☐ Support the Plan change in part | ☐ Support the Plan Change |
| | ☐ Are Neutral about the Plan Change | ☐ Request amendments to the Plan Change |

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

PLEASE SEE ATTACHED

Submission to Plan Change 29

INDIVIDUAL IMPACT

This submission is to oppose the proposed plan changes due to the negative effects this will have on existing properties.

I strongly oppose changes to daylight angles/recession planes, and boundary adjustments in the general residential zones.

My husband and I proceeded with our build in 2013 safe in the knowledge that the current rules including recession planes, sunshine and daylight hours and boundary adjustments would not have any negative effect on our surrounding neighbours, and that any future development would afford us the same protections.

I feel that a blanket approach is not wise given the completely different land contours within the suggested zones.

Furthermore, properties on back sections have an added disadvantage in relation to daylight angles/recession planes due to development in front, and possibly on sides of the property.

I offer our property as an example:

Valuation No. 19710-44104

Location 104D Princes Drive, Nelson

Legal Description LOT 4 DP 19716

Certificate of Title 13A/1036

Ward No.1

Zone 9B

Use 91

Category

RD201

TORAS 111000

Property Area (hectares) 0.0839

The parcel of substantial land on the north west boundary of our property and several other properties in the area can and should be developed within the current regulations.

Should the proposed plan changes be implemented the impacts on our living environment and that of similar properties are as follows:

Sunlight will be significantly diminished. Negative impact to our mental health, (sunlight is crucial to all our personal wellbeing).

Creation of greater energy use and cost, for lighting and heating. Currently floor to ceiling windows provide most of the heating for the whole of the house. The shading would affect our capacity to heat the house as we do now.

We currently have solar panels installed for water heating only. Any solar shading will have a negative impact on the productivity of these panels. Likewise, will negate the installation of further solar panels for power to the house.

Emotional harm due to loss of quality of living and overall loss of quiet enjoyment of our neighbourhood.

Privacy would be greatly compromised, especially in outdoor spaces.

Significant loss of outlook / view. The reason the land was purchased was due to the outlook and the amount of sun available to the site.

Loss of sun onto vegetable garden.

Possible loss of value to property.

While I do understand the need for housing intensification, I believe that the current regulations have worked well for the general zone and have provided protection for ratepayers from the above, mentioned impacts.

COMMUNITY IMPACT

All as mentioned above, especially the lack of natural sunlight onto and or into homes could have negative impacts on the mental health of individuals.

Wider health issues created by shading susceptible homes that are damp and poorly ventilated.

As properties may be subdivided with extra housing allowed and or replaced with housing block/ apartments. The loss of greenspaces that would naturally be around a home is of concern. Not only for the general look and feel of the town, but for natural drainage. Is greenspace / garden 20% coverage allowed adequate?

Loss of quiet enjoyment due to more people in a smaller environment causing disturbance.

Possibly more air pollution from wood burners.

More pressure on infrastructure regarding water requirements especially in the high-density zones, as well as storm water release to help prevent flooding.

Loss of privacy and loss of quiet enjoyment.

I believe there will be spaces where intensification will be appropriate and is needed. We need careful and considered placement of intensification to allow a cohesive living environment.

The plan as it stands is a big change for Nelson and it will change the way we live, especially in the city centre and high-density zones. I feel the plan has caused unnecessary confusion for some residents and, unfortunately a degree of fear.

Thank you for your consideration of this submission.

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

(Give precise details, where amendments are sought, provide details below of what changes you would like to see).

PLEASE SEE ATTACHED

Note:

- 1) This form is only for the purpose of making a submission on Proposed Plan Change 29 to the Nelson Resource Management Plan. It is NOT for making a further submission (i.e., in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.
- 2) It is not mandatory to use either the cover or content sheet of this form, however your submission must be in writing and provide the necessary information as indicated on the form, e.g., what is supported or opposed, the reason why and the decision sought, full contact details, etc.
- 3) Council cannot accept a submission that does not clearly indicate what a submitter wishes Council to do (i.e., Council to make a decision to refuse, amend or accept the Plan Change). Please indicate specific recommendations if amendments are sought. Council also cannot accept a submission that does not relate specifically to the Plan Change. In these cases, the submission may be considered 'Out of Scope' and may not be considered further.
- 4) Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - a. is frivolous or vexatious.
 - b. discloses no reasonable or relevant case.
 - c. would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

I seek the following decision from the Council:

I strongly urge council to reconsider these changes and allow any future development under the existing regulations and ask Council to maintain the AP15 Daylight Admission protection rules and boundary distances to all pre-existing properties, unless the owner gives written approval to the contrary.

I strongly urge that any resource consents required for breach of restricted discretionary activity must require written approval/consultation from neighbours.

I strongly urge that the inner city should be the starting point to have the most significant intensification, before considering any changes to the residential neighbourhoods.

I hope the plan does not go forward in its current form, however, if the plan change should go ahead as it stands, I suggest:

Perhaps one or part of, the central car parking lots could be utilized for intensive apartment style building/s with car parking underneath.

Utilize space above retail and commercial buildings for dwellings to encourage growth and vitality into the city centre.

The council incorporates green spaces into the inner-city intensification plans. Maybe roof top gardens on top of apartment buildings?

Also, that some of the historic facades be protected / retained in some form within the CBD.

The face of the city centre will change. Nelson is a region of artists and creative people. Encourage input from NMIT, schools, planners, design firms, developers, artists or anyone interested, to come up with some interesting and innovative designs, that may well meld the old with the new. Not just leave this in the hands of developers.

Thank you for your consideration of this submission.

Received: 30/10/23
Submission: 5647
NDOCs: 539570224
-17136

Submission for the Nelson City Council Notified Plan Change 29

To
Senior Planning Administrator
RMA Plan Submissions
Nelson City Council
PO Box 645
Nelson 7040

Submitter:
Chritopher Fitchett

Email: fitchett@ts.co.nz

I could not obtain an advantage in trade competition through this Submission.

I wish to be heard in support of my Submission at the Council Hearing.

I oppose the Plan Change, and particularly the following:

The proposal to allow 19.5 metre, (6 storeys), buildings in the HRZ.

The proposal to allow 12 metre, (3 storeys), buildings in the MRZ.

The proposal that no resource consent is required if a development complies with all the Councils rules outline in the plan.

The proposal that even if a development does not comply with the rules and has to obtain a resource consent, it can just be approved by Council staff, rather than being publicly notified.

That it is proposed to have two councilors on the panel of three who will hear the submissions

First of all, I wish to comment that it was very difficult to find the document on the Nelson City Council web site. I had great trouble doing so, and I am sure that many residents would have given up before actually finding it.

I am not as significantly affected by the proposed changes as many others, as I live in the medium residential zone, (although I would not be happy if my neighbour put up a 12 metre building blocking my view and sunlight). I am more concerned for the future of the whole of the Nelson residential area. The proposed changes would alter the whole feel of the residential areas of Nelson, with six storied buildings scattered at random throughout the area.

I agree with the philosophy of intensification, as I do not think there should be green field development on good horticultural land south of Richmond, but I don't agree with the way the Council is planning to do it based on Plan 29. I support the Council's plan to allow three units on any one property but suggest that a maximum height should be 8 metres (2 storeys).

It is quite detrimental that Council plans to allow six storied buildings in residential areas. In the past there have been strict planning rules that gave the neighbours reasonable protection of sunlight, views and privacy, and also gave protection to the general public. Anything outside these rules had to be publicly advertised and a resource consent sought, where the neighbours could object and have their point of view taken into account. Plan 29 completely reverses all these rules and allows a developer to block the sunlight, the views, and takes away any privacy. The developer can do all this without any consideration of the effect on financial and amenity values of neighbours. This decision

will have a considerable effect on the valuation of many properties where a tall building could be built next door, especially on the northern side. Residents have bought their properties under certain rules and now you propose to abolish these rules, and many residents will see a significant drop in the amenity value of their properties, and a consequential reduction in the property value.

If this proposal to allow six storied buildings in residential areas is adopted, it would result in many houses not seeing any sunlight during the winter months. This would mean that solar heating would not be an option, the houses would be colder and damper and so other forms of heating would be required at an additional cost, and vegetable gardens wouldn't produce. Surely this would be detrimental to Council's whole approach to the Climate Crisis.

I strongly suggest that these proposed changes are not put into effect, but if they are, any developer who wants to go outside the rules, (no matter how small), should be required to obtain a publicly notified resource consent. With such significant changes being suggested, anything outside the new rules should have to go through a notified resource consent process, not simply approved by a staff member, i.e. when a six storied build has more than 3 units, which would be the case with most six storied buildings.

I am not against eight storied buildings being allowed in the central city commercial area, and in fact this is where they should be located. There are already a number of tall buildings in this area, i.e. the Rutherford Hotel, Civic house and the Mid City Motels. Eight storied buildings in the central city commercial area could have retailing on the ground floor, and residential floors above. That would encourage residents to live in the city centre. The city centre is currently dead and getting more people living there would hopefully liven it up and would minimize commuting times and costs. If there is a problem with not wanting to demolish heritage buildings, it should be possible to retain the façade of the building and build a multi storied building behind it. This has been done in many other cities.

The proposal to have the submissions heard by three commissioners, two of whom are councillors is fundamentally flawed. The two proposed councillors have been involved in developing the plan, and will be involved in the final adoption of the plan, therefore how can they go into the process with a unbiased view on it. At least one of the two councillors has already spoken out in favour of the proposals in Plan 29. Even if they could be impartial, which I don't think is possible, it is the public perception that that they must have biased view. I understood that commissioners had to go into a hearing with an open mind and make their decisions based on the submissions. I am not a lawyer, but the fact that one of the commissioners has already expressed his opinion must leave the final adopted plan open to a legal challenge. There should be three or more independent commissioners. The recent plan charge for Kaka Valley had three independent commissioners, and surely it should be the same in this case. I have heard it said that there should be at least one commissioner who can put forward the local view. I would have thought that there would be plenty of that through the submissions, but I would be happy to have one of the commissioners a resident of Nelson. If the Council insists on having two councillors hearing the submissions, there should be two more independent commissioners added to the panel, making a total of five. With two councillors as commissioners there may be times when they both have to withdraw when someone they know makes a submission. In this case there would only be one commissioner present to hear the submission.

Whatever else happens to Plan 29, I agree with the proposal that buildings on a section adjacent to a heritage building should not be allowed to be built to a height greater than 8 metres.

I would propose the following:

- 1. That the maximum height in the HRZ be reduced from 19.5 metres, (six storeys), to 12 metres, (3 storeys), but that buildings over 8 metres require a publicly notified resource consent so that the effect on neighbouring properties can be taken into account.**
- 2. That the maximum height in the MRZ be reduced from 12 metres, (three storeys), to 8 metres, (two storeys).**
- 3. That the hearing panel consist of three independent members, one of whom should be a Nelson resident.**
- 4. That buildings of up to eight stories be allowed in the central business area.**

And I agree with the proposal that buildings on a section adjacent to a heritage building should not be allowed to be built to a height greater than 8 metres.

In conclusion:

I believe that by allowing 3 units per section, and allowing multi storied buildings in the central business area, Council should be able to meet the housing requirements up the 2050.

I acknowledge that my name and address are required to be made publicly available



Chris Fitchett

27 October 2023

RMA Submission Form for Publicly Notified Plan Change 29

Return your submission by 4pm on
Tuesday 31 October 2023 to:

Senior Planning Administrator
RMA Plan Submissions
Nelson City Council
PO Box 645
Nelson 7040

(Hand delivery or courier to: Ground Floor, Civic House, 110 Trafalgar Street,
Nelson 7010 or email to: environmental.planning@ncc.govt.nz with plan
change no.29 in the subject line)

*Required

Submitter Details

Full Name*	Clayton Thomas Munting		
Organisation			
Contact Person			
Postal address*			
Telephone*		Email*	c.munting@valuer.co.nz

OFFICE USE
Submission No: S648
Date Received Stamp: 30/10/23
NDOCs No: 539570224-17141

Trade Competition*

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

- ☒ I/we could not gain an advantage in trade competition through this submission.
- ☐ I/we could gain an advantage in trade competition through this submission. if yes, please complete the following:
- ☐ I/we are directly affected by an effect of the subject matter of this submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.
- ☐ I/we are not directly affected by an effect of the subject matter of this submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

Council Hearing*

- ☒ I/we do not wish to be heard in support of my/our submission.
- ☐ I/we wish to be heard in support of my/our submission. If yes:
- ☐ I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Public information

Please note that your name and address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as council.


Signature of Submitter*

(or person authorised to sign on behalf of submitter - a signature is not required if you make your submission by electronic means)

27/10/23
Date*

RMA Submission Form for Publicly Notified Plan Change 29

The specific provisions of the Proposed Plan Change that my submission relates to are as follows:

- ☐ Entire Plan Change
- ☒ Residential
- ☐ Inner City and City Fringe
- ☐ Industrial
- ☐ Suburban Commercial
- ☐ Natural Hazards/Climate Change
- ☒ Heritage

- ☐ Papakāinga
- ☐ Transport
- ☐ Mapping
- ☐ Infrastructure
- ☐ Area outside of Plan Change
- ☐ Subdivision
- ☐ Other

- I/we*: ☒ Oppose the Plan Change in part
- ☐ Support the Plan change in part
- ☐ Are Neutral about the Plan Change

- ☐ Oppose the Plan Change
- ☐ Support the Plan Change
- ☐ Request amendments to the Plan Change

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

I support the new High density residential zone (HRZ) areas proposed under PC29.

These are city fringe properties where more intensive residential development is warranted in order to create a vibrant inner city and reduce urban sprawl into productive rural land.

I feel the proposed 19.5m (6 storey) height limit is too high in this zone, given the shading such development would cause to surrounding property's and suggest a 4 storey height limit.

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

(Give precise details, where amendments are sought, provide details below of what changes you would like to see).

I propose reducing the High density residential zone (HRZ) height limit from 6 storeys down to 4 storeys.

I believe neighbourhood plans should be drawn up for the city which would outline the specific design goals for each area. An Independent Design Committee should have oversight rather than allowing a site-by-site piecemeal Developer driven approach to intensification.

I was involved in "Vinegar Lane" an intensive redevelopment project on the old Vinegar works site in Ponsonby. These are small freehold sites with a max height of four floors, set around an owner's reserve and where each design had to be approved by a Design Committee and the result is a well-designed cohesive precinct.

PC29 is our Christchurch (post earthquakes) moment to redefine the shape of Nelson into the future ... a piecemeal Developer driven approach will surely disappoint.

I note Heritage trees are not covered in PC29 but suggest they should be given Heritage buildings are being dealt with. I would like to see Council allow the removal of Heritage trees situated on private property.

Also not covered in PC29 is Haulashore Island. I would like to see a plan to remove the pine trees and replant with pohutakawa.

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 - b. discloses no reasonable or relevant case.
 - c. would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

RMA Submission Form for Publicly Notified Plan Change 29



Return your submission by 4pm on

Tuesday 19 September 2023 to:

31 Oct
Senior Planning Administrator
RMA Plan Submissions
Nelson City Council
PO Box 645
Nelson 7040

(Hand delivery or courier to: Ground Floor, Civic House, 110 Trafalgar Street, Nelson 7010 or email to: environmental.planning@ncc.govt.nz with plan change no.29 in the subject line)

OFFICE USE

Submission No: 5649

Date Received Stamp:

30/10/23

NDOCs No:

539570224-17143

*Required

Submitter Details

Full Name*	Warren & Barbara Chippendale		
Organisation			
Contact Person	Warren		
Postal address*			
Telephone*		Email*	watippendaleextra.co.nz

Trade Competition*

If you are a person who could gain an advantage in trade competition through the submission your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act 1991.

- ☒ I/we could not gain an advantage in trade competition through this submission.
- ☐ I/we could gain an advantage in trade competition through this submission. if yes, please complete the following:
- ☐ I/we are directly affected by an effect of the subject matter of this submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.
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Council Hearing*

- ☒ I/we do not wish to be heard in support of my/our submission.
- ☒ I/we wish to be heard in support of my/our submission. If yes:
- ☐ I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

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Signature of Submitter*

(or person authorised to sign on behalf of submitter - a signature is not required if you make your submission by electronic means)

Date*

27/10/2023



Nelson City Council
Te Kaunihera o Whakatū

RMA Submission Form for Publicly Notified Plan Change 29

The specific provisions of the Proposed Plan Change that my submission relates to are as follows:

- ☐ Entire Plan Change
☒ Residential
☐ Inner City and City Fringe
☐ Industrial
☐ Suburban Commercial
☐ Natural Hazards/Climate Change
☐ Heritage

- ☐ Papakāinga
☐ Transport
☐ Mapping
☐ Infrastructure
☐ Area outside of Plan Change
☐ Subdivision
☐ Other

- ✓we*: ☐ Oppose the Plan Change in part
☐ Support the Plan change in part
☐ Are Neutral about the Plan Change

- ☒ Oppose the Plan Change
☐ Support the Plan Change
☒ Request amendments to the Plan Change

My submission is*:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

In general

I cannot speak to the advantages or disadvantages of plan 29 in other neighbourhoods. A change in the plan in the Taharanui hillside certainly would be a disadvantage.

1. Residents should not be in the position where a building removes their scenic view from their property.
2. No resident should lose their sun by a building multiple stories high leaving their property in shaded/damp conditions.

Summary

Council need to protect all landowners (rate payers) and not to have a developer purchase land that take away points 1 and 2 written above.

We strongly object to any change to the Plan that increases housing density in the Taharanui hillside.

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

(Give precise details, where amendments are sought, provide details below of what changes you would like to see).

Have consideration for the residents
to maintain their scenic views
and shade free areas on the
Tahurangi Hillside.

Note:

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 - b. discloses no reasonable or relevant case.
 - c. would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

RMA Submission Form for Publicly Notified Plan Change 29 *Housing and Hazards*



27 October 2023

Senior Planning Administrator
RMA Plan Submissions
Nelson City Council
PO Box 645
Nelson 7040

OFFICE USE
Submission No: <i>8650</i>
Date Received Stamp: <i>30/10/23</i>
NDOCs No: <i>589570224-17155</i>

Submitter Details

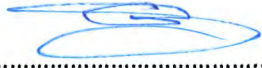
Full Name --
Organisation Torlesse Trustees Limited for Dunstan Family Trust
Contact Person Granville Dunstan
Postal Address
Mobile Phone
Email *gld@dtl.co.nz*

Trade Competition

I/we **could not** gain an advantage in trade competition through this submission.

Council Hearing

I **do** wish to be heard in support of my submission.


.....
Signature of Submitter

(or authorised person)

Dated: **25** October 2023

The specific provisions of the Proposed Plan Change that my submission relates to are as follows:

☐	Entire Plan Change	☐	Papakāinga
☐	Residential	☐	Transport
☐	Inner City and City Fringe	☒	Mapping
☐	Industrial	☐	Infrastructure
☐	Suburban Commercial	☐	Area outside of Plan Change
☐	Natural Hazards/Climate Change	☐	Subdivision
☐	Heritage	☐	Other

I/we:	☐	Oppose the Plan Change in part	☒	Oppose the Plan Change
	☐	Support the Plan change in part	☐	Support the Plan Change
	☐	Are Neutral about the Plan Change	☐	Request amendments to the Plan Change

My submissions and the relief sought are as follows:

(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)

Submissions

This submission is made by Torlesse Trustees Limited for the Dunstan Family Trust, owner of the residential property at 4 Brookside, Nelson. See aerial photo below.



Intensification is supported in principle as there is no doubt that this is needed to cater for anticipated growth. Notwithstanding this, the location and form of intensification proposed in PC29 is considered to be entirely inappropriate and poorly conceived. As a result, this submission opposes

Plan Change 29, and in particular, the proposed High Density Zone which extends to Bronte Street East, immediate south of this site. This submission identifies the specific provisions and the additional reasons for these submissions in the table that follows:

Planning Maps		
	Zones	Support/oppose
Map	High Density Zone <u>Reasons</u> The proposed High Density Zoning will lead to a substantial and adverse change to the character and amenity of the environment within which 4 Brookside is located. The combined set of provisions that are proposed to provide for intensification within the High Density Zone are considered to be inappropriate for this part of this residential zone. <u>Relief Sought</u> Remove the High Density Zoning from 4 Brookside.	Oppose

Volume 2		
Ch.7	Residential Zone	
RE2.3	Daylight and sunlight <u>Reasons</u> PC29 will fundamentally change the current daylight admission rules in the NRMP and yet PC29 does not proposed any change to policy RE2.3. It is considered that RE2.3 must also be amended as the new daylight admission rule will lead to significant impacts on privacy and outlook. <u>Relief Sought</u> In conjunction with amendments to the relevant daylight admission rules, change policy RE2.3 to provide appropriate recognition of the impacts anticipated from intensification.	Oppose
RE2.4	Privacy and outlook <u>Reasons</u> PC29 will fundamentally change the current bulk and location rules in the NRMP and yet PC29 does not proposed any significant change to policy RE2.4. It is considered that RE2.4 must also be amended as the bulk and location rules will lead to undue shading impacts in their current form. <u>Relief Sought</u> In conjunction with amendments to the relevant bulk and location rules, change policy RE2.4 to provide appropriate recognition of the impacts anticipated from intensification.	Oppose
RE2.5	scale <u>Reasons</u> PC29 will fundamentally change the current bulk and location rules in the NRMP and yet PC29 does not proposed any significant change to policy RE2.5. It is considered that RE2.5 must also be amended as the bulk and location rules will lead to significant impacts on the building character and amenity of residential areas. <u>Relief Sought</u> In conjunction with amendments to the relevant bulk and location rules, change policy RE2.5 to provide appropriate recognition of the impacts anticipated from intensification.	Oppose
	Rules – High Density Residential Zone	
REr.19B	Residential units <u>Reasons</u> It is considered that this rule, combined with the other High Density provisions making up PC29, will lead to a substantial and adverse change to the residential environment around 4 Brookside. <u>Relief Sought</u>	Oppose

	Delete REr.19B and retain the existing Residential Building Rules allowing a building height of up to 7.5metres in height.
RER.19C	Site coverage Oppose <u>Reasons</u> It is considered that this rule, combined with the other High Density provisions making up PC29, will lead to a substantial and adverse change to the residential environment around 4 Brookside. <u>Relief Sought</u> Delete REr.19C and retain the existing Residential Building Rules allowing a building height of up to 7.5metres in height.
RER.19E	Other yards Oppose <u>Reasons</u> It is considered that this rule, combined with the other High Density provisions making up PC29, will lead to a substantial and adverse change to the residential environment around 4 Brookside. <u>Relief Sought</u> Delete REr.19E and retain the existing Residential Building Rules allowing a building height of up to 7.5metres in height.
RER.19J	Maximum building height Oppose <u>Reasons</u> It is considered that this rule, combined with the other High Density provisions making up PC29, will lead to a substantial and adverse change to the residential environment around 4 Brookside. <u>Relief Sought</u> Delete REr.19J and retain the existing Residential Building Rules allowing a building height of up to 7.5metres in height.
RER.19K	Daylight admission Oppose <u>Reasons</u> This new rule will substantially change the daylight amenity received on residential sites in the High Density Zone. Combined with the other High Density provisions making up PC29, will lead to a substantial and adverse change to the residential environment around 4 Brookside. <u>Relief Sought</u> Delete REr.19K and retain the existing Residential Building Rules allowing a building height of up to 7.5metres in height.
RER.19S	Maximum building length Oppose <u>Reasons</u> It is considered that this rule, combined with the other High Density provisions making up PC29, will lead to a substantial and adverse change to the residential environment around 4 Brookside. <u>Relief Sought</u> Delete REr.19S and retain the existing Residential Building Rules allowing a building height of up to 7.5metres in height.
RER.19U	Residential unit – minimum size Oppose <u>Reasons</u> In conjunction with other parts of PC29, the environment surrounding MSHL is proposed to significantly change as a part of the intensification objectives. <u>Relief Sought</u> Delete REr.19U and retain the existing Residential Building Rules allowing a building height of up to 7.5metres in height.