

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: S651

Date Received Stamp:

30/10/23

NDOCs No:

539570224-17159

*Required

Submitter Details

Full Name*	Kaye Hill		
Organisation			
Contact Person			
Postal address*			
Telephone*		Email*	kaye.hill@ncc.govt.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.

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)

Date*

27/10/23

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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)

Further work and consultation is required. I support part of plan.

I support Nelson Tasman 2050 Urban Development Document as attached.

Heritage buildings + precincts need more protection.

I agree for Richmond Ave to be a Heritage Precinct.

I support intensification of CBB with housing + green areas.

Heritage Precincts should not be high density areas on map should be Heritage site different rating.

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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).

Further ^{public} consultation and items
as listed in Nelson Tauman 2050
Urban development document to
be considered. I support this
document + have attached.
I am aware the plan calls for
resource consents to be implemented
for properties adjoining heritage precincts
+ heritage listed buildings but I would
like to see more measures put in place
to safeguard these historically important
areas.
Not sure

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.
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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.



To: **Nelson City Council**
Civic House
110 Trafalgar Street
PO Box 645
Nelson, 7040

Re: **Nelson-Tasman Urban Development Agency (NT-UDA)**

SUMMARY

We request Nelson City Council pass a resolution to “investigate and report on the feasibility of developing a combined Nelson-Tasman Urban Development Agency [UDA] to actively address the housing and urban regeneration needs within our region.”

It is understood that an Urban Development Authority has previously been suggested by Council officers to the Urban Development Subcommittee in March 2021¹ as one of a range of options to actively increase the supply of affordable housing within the region, however this option was not pursued due to the perceived costs associated with establishing this agency. We urge the subcommittee to reconsider this approach and suggest exploring the possibility of utilising the **Nelson Housing Reserve** to provide part of the initial operational and seed funding for the agency.

KEY POINTS

- We propose that Nelson City Council [NCC] and Tasman District Council [TDC] establish a joint Urban Development Agency [UDA]
- The agency would play an active role in the region's housing and urban development market to facilitate quality intensification, establish liveable, vibrant communities and oversee the provision of more diverse and affordable housing options
- The structure of the agency would be established by a feasibility study, however we suggest that a Council Controlled Organisation [CCO] could be an appropriate format
- The UDA would target a self sustaining financial structure, with costs being covered by the income gained through property value uplift and land sales
- **The Nelson Housing Reserve**, established to fund affordable housing within the region, could be a suitable funding avenue to provide the initial outlay to establish the agency

¹ Nelson City Council's Urban Development Subcommittee Agenda, Tuesday 2nd March 2021

Plan change 29
I am in support of these suggestions
Kaye Hill, 12 South St. d. Hill
091 222 7750 kaye.e@comp.net.nz 27/10/23

BACKGROUND

The Nelson Tasman region is facing crises on multiple fronts, including;

- The least affordable housing in New Zealand after Auckland²
- Limited housing diversity, particularly for our changing demographics
- Continued suburban sprawl, resulting in loss of productive land, an overreliance on private vehicles and a high carbon footprint
- Changes in retail and commercial office space demand, resulting in declining and underutilised commercial precincts.
- Neglected urban areas dominated by cars, leading to unsafe, unliveable cities
- Fractured communities as a result of ongoing sprawl and inappropriate infrastructure
- Limited incentive for landowners and developers to undertake quality intensification within our existing urban areas
- A lack of local examples of well designed medium density housing and mixed use development

The approach to housing and urban development currently taken by Council is a passive one. As noted in the 2020 Nelson Intensification Action Plan, *"Council currently has limited control over increasing the supply of housing"* and instead *"...provides an enabling environment that supports landowners to redevelop their land to meet demand."*³

This approach, of Councils acting in a purely regulatory capacity and leaving tangible outcomes to the market, is clearly not working. Rather than consolidating growth in our urban areas, promoting liveable cities, providing a range of housing options and reducing greenhouse gas emissions (as mandated by the NPS-UD), we see a continuation of suburban sprawl and a lack of accessible, affordable dwellings.

*"We have not been good at building complete, diverse communities that provide choices about dwelling size, tenure and typology, and which allow people and families in all life situations to have similar access to opportunity."*⁴

If our Councils are committed to the future liveability and prosperity of our region then significant steps are required to actively address these issues. Without direct intervention it is unlikely that the market will adequately provide for our housing and urban regeneration needs, as a 'business as usual' approach would simply result in the perpetuation and exacerbation of the same critical issues that we currently face.

² The Nelson Tasman Joint Monitoring Report, 2021

³ Nelson City Council Intensification Action Plan, September 2020

⁴ Cabinet paper, Hon. Phil Twyford, Minister of Housing and Urban Development, 2017

PROPOSAL

We propose the establishment of a joint **Nelson Tasman Urban Development Agency** to play an active role in the region's housing and urban development market to facilitate quality intensification, establish liveable, vibrant communities and oversee the provision of more diverse and affordable housing options.

Regional urban development agencies are a proven tool for facilitating urban regeneration and are used in other regions in Aotearoa New Zealand such as *Eke Panuku* in Auckland. UDAs vary throughout the world and there is no set blueprint for how they operate, so there is much scope for tailoring an agency to best meet the needs of our community.

We see the primary purpose of a Nelson Tasman UDA as being to unlock development potential in our urban areas that will meet Council objectives on urban renewal, housing delivery, affordable housing and economic development. This will be in coordination with private partners, iwi, community housing providers and central government agencies such as Kainga Ora where relevant. The type of activities it would undertake include:

- **Lead and coordinate precinct regeneration** – Work with all stakeholders to prepare a forecast pipeline of urban development opportunities to deliver the LTP. This pipeline will provide confidence to investors and the broader community, and will enable efficient transport and infrastructure planning and coordination of construction activities to minimise disruption (e.g. staging of any temporary parking arrangements). This pipeline should include private, UDA, and joint venture opportunities at a range of scales and urban land uses.
- **Undertake masterplanning & neighbourhood level spatial plans** – undertake preliminary technical studies and create long term aspirational visions to guide both public and private sector outcomes.
- **De-risk and prepare land for development** – complete due diligence reports, subdivisions and amalgamations, demolition, remediation and infrastructure works to prepare land for development in accordance with masterplans. Create development design briefs, procure partners and undertake other coordinating actions to deliver urban regeneration in key parts of our towns and cities.
- **Increase supply of affordable and community-focused housing** – support delivery of new medium density, mixed tenure, and affordable housing in strategic locations. Housing should be diverse with a variety of typologies, sizes and styles and tenures to suit the various needs of our communities.
- **Catalyse the market through exemplar projects** – conceptualise and lead delivery of demonstration projects to catalyse the market in support of Council objectives (eg quality mixed use development, medium density affordable housing, high quality urban design, low carbon buildings).
- **Optimise development outcomes on strategic sites** – intervene and take a leadership role in strategically important sites where the market has failed to produce positive built outcomes, such as key locations within the CBD.
- **Community development and city activation** – work with other stakeholders (e.g. NCC/ TDC, local businesses, and the community sector) to lead and support a programme of community development activities that will activate precincts, facilitate the development of new urban communities, and encourage broad participation in the renewal process.

Whilst this requires Council to be an active player in the development sector, one of the main aims of the UDA would be to facilitate stronger partnerships with the development industry so that the private market can undertake critical projects. I.e, the UDA should work to harness the abilities of the private sector rather than compete against it.

By utilising public-sector tools and finances a Nelson Tasman UDA can bridge the gap where otherwise there is market failure. Unlike profit-driven commercial developers, Councils have a mandate to take into consideration much more holistic ideas such as the fostering of communities, greenspace, neighbourhood character, the mix of housing typologies and affordability. Through taking an active role in planning and facilitating development NCC & TDC can ensure that these non-commercial considerations are accommodated in future projects. The benefits can be measured both financially (i.e. public profit) and in terms of social and economic outcomes.

The use of regional UDAs has been widely studied, and was supported by the Productivity Commission in a report which noted, among other advantages:

- *"the potential for UDAs, as the owners or regulators of the land, to attach conditions to its final use to achieve social objectives (eg, greater provision of lower-cost housing);*
- *greater scope to manage urban renewal, so that processes of change proceed in a co-ordinated manner; and*
- *an enhanced ability, as the owners of amalgamated or renewed land, to capture "some of the uplift in land value that accrues from redevelopment for community use"*⁵

It is worth noting that in the recently released Nelson Tasman Future Development Strategy 2022-2052, a very low uptake in brownfield development was allowed for (15%), leading to the provision of large amounts of greenfield land for future housing. However, as long as 'easy' greenfield development is available, the development industry will lack the incentive to undertake higher risk brownfield development. One of the key tasks of the UDA is therefore 'de-risking' the brownfield sites and providing incentives for their development.

STRUCTURE

The appropriate structure and operation of the agency would need to be determined by Council following a feasibility study, however we suggest that a Council Controlled Organisation [CCO] may be a suitable format. A CCO could provide operational efficiency, dedicated delivery and focussed leadership while still remaining accountable to residents and ratepayers. The quasi-independent structure ensures the agency remains task focussed rather than being influenced by ever changing priorities of the Council body. Additionally, due to a poor public perception of our Council's track record of project delivery, a CCO could be seen as a separate entity from Council to ensure public support for the venture.

Regardless of the structure, we suggest the UDA needs to make use of talented individuals with experience in the private development sector, design, urban planning and housing provision. Maintaining an arms length distance from Council may create the best conditions to attract the right talent for these roles.

⁵ Using Land for Housing Inquiry, New Zealand Productivity Commission, 2015

POTENTIAL FUNDING OPTIONS

Operated effectively, a successful regional UDA should be capable of operating in a self-sustaining manner, with costs being primarily covered by the income gained through property value uplift, land sales and an associated increase in rates base. However, in the initial stages operational and seed funding will be required to support its activities and build its operations to a point where it can be self-funding.

We suggest exploring the use of the **Nelson Housing Reserve** to provide part of this seed funding. This funding pool, currently with \$10m in assets, is intended to be used to support the provision of long term affordable housing within the region. By funding the establishment of an entity that is mandated to provide affordable housing, Council can ensure that the housing reserve provides a continual supply of affordable housing, rather than simply funding a few one-off projects. Further funding could come from central government (such as HUD) or from the LTP as required.

It is worth noting that NCC & TDC have access to the Local Government Funding Agency (**LGFA**) to provide the lending required to fund necessary land purchases and infrastructure investment. Plus, there is the option of partnering with central government entities such as Kainga Ora to access a much larger funding pool. This puts a UDA at a distinct advantage to commercial developers, who are typically limited to borrowing from mainstream lending institutions which can present a barrier to projects which might prioritise affordability or liveability outcomes over profitability.

Additionally, larger scale, transformative projects that may otherwise present too much of a risk for a mainstream lender can have the groundwork completed by the UDA to reduce those risk factors. By undertaking due diligence studies, strategic planning, infrastructure provision, property amalgamation and development design briefing, a UDA can then set the conditions for private industry to take over project delivery. Successful UDAs intervene strategically and can attract several dollars in private investment for every dollar spent.

*"VicUrban is a recent example of the increasing trend for [UDA] activities to be directed toward infill [brownfield] developments. In these developments, some of the projects are so complex and high risk that they are unable to attract private sector interest at least in the early stages of development. As a result, many [UDA]s work to reduce the complexity of projects (for example, by remedying issues such as fragmented land holdings) ... and 'derisk' development sites (for example, restore contaminated soil) to a level where it is feasible for private sector developers to subsequently complete projects."*⁶

⁶ Performance Benchmarking of Australian Business Regulation: Planning, Zoning and Development Assessments, Productivity Commission Research Report, April 2011

WHY A REGIONAL UDA?

In 2020 the Central Government passed the Urban Development Act which effectively made Kainga Ora [KO] into a 'national Urban Development Agency,' and vested within the entity a range of development powers, such as compulsory acquisition. Part of KO's mandate is to undertake urban redevelopment and housing supply.

However the focus for Kainga Ora & the Ministry of Housing and Urban Development [HUD] has been, understandably, on our major cities. The recently issued GPS-HUD⁷ has a map showing the parts of New Zealand that HUD and Kāinga Ora are prioritising effort and investment in and the Nelson Tasman region, despite being the second least affordable region in the country, is noticeably absent. Our smaller regional towns and cities are grappling with the same issues of housing affordability and poor quality urban spaces as the major cities. While KO has a role to play, we need local leadership that takes into account our unique needs and aspirations and is able to make an immediate, targeted impact in our community.

Additionally, KO's primary focus is on the supply of public housing, rather than holistic urban development at a regional level. A Nelson Tasman UDA could be a lot more agile and community focused, undertaking projects that are more directly aligned to our collective vision for our towns and cities. It can also take on projects which, due to scale, aspirational intent or outcome, are misaligned with KO's focus. For example developments that could be critical to the implementation of local Council's long term planning strategies might not be within the scope of KO's mandate.

Furthermore, and most importantly, it allows our community to take ownership of the future of our region. The critical projects that we must engage with to facilitate the positive outcomes we need can be undertaken as required, when required. These are local issues that we face, and we need local leadership to address them.

Instead, we suggest that the approach for a Nelson Tasman Urban Development Agency would be to selectively partner with Kainga Ora and Central Government on significant projects where appropriate to harness the various powers associated with those entities to collectively develop transformative outcomes. As noted by NCC's officers;

"While UDAs based in New Zealand do not have special development powers they are well-positioned to partner with Kāinga Ora who can facilitate larger more complex projects, or progress projects in other ways. For example, Kāinga Ora could use its compulsory acquisition powers to consolidate properties within a development precinct and the UDA could leverage the acquisitions to attract development partners. UDAs can retain a relatively high degree of control over the housing and urban outcomes within a development precinct while relying on partnerships for delivery."⁸

⁷ Government Policy Statement on Housing and Urban Development, September 2021

⁸ Nelson City Council's Urban Development Subcommittee Agenda, Tuesday 2nd March 2021

CONCLUSION

The housing and urban development crisis faced by the Nelson Tasman region is complex and multifaceted, and will take a range of policies and measures to address. Some of these, such as RMA processes, are already within Council's control. However, if the future of our region is going to have homes for all needs, that are affordable, liveable and aligned with the principles of Quality Intensification, then Council needs to adopt an active approach to housing supply.

A UDA is a proven tool in Aotearoa and overseas that our Councils could use to take the lead in addressing this critical issue, whilst also contributing to better urban environments and more liveable cities.

Accordingly, we request that NCC & TDC produce a report on the feasibility of establishing a joint Urban Development Agency and, should it be assessed as a viable option to actively increase housing supply and urban development, undertake immediate steps to implement this agency.

REFERENCES

- *ER20 The case for urban development authorities in New Zealand*, BRANZ, December 2016
- *Using Land for Housing Inquiry*, New Zealand Productivity Commission, 2015
- *Options for increasing housing supply*, Document number R22552, Nelson City Council, March 2021
- *Government Policy Statement on Housing and Urban Development*, September 2021
- *Urban Development Subcommittee Agenda*, Nelson City Council, Tuesday 2nd March 2021
- *Performance Benchmarking of Australian Business Regulation: Planning, Zoning and Development Assessments*, Australian Productivity Commission Research Report, April 2011
- *Cabinet paper*, Hon. Phil Twyford, Minister of Housing and Urban Development, 2017
- *Nelson City Council Intensification Action Plan*, September 2020
- *The Nelson Tasman Joint Monitoring Report*, 2021
- *An Urban Development Agency for Wellington City*, Wellington City Council, March 2016
- *Is it time to rethink the role of Councils in shaping our cities?* Stuff.co.nz, April 9th, 2022

ABOUT US

This is a joint submission by **NelsonTasman2050**, a multi-disciplinary collective of concerned practitioners and professionals who care about the future of our built environment in the Nelson Tasman region. We have raised public awareness by publishing articles in nationwide and local media and contributed to this submission as individual community members. Currently, Timo Neubauer, Magdalena Garbarczyk, William Samuels and Jan Heijs are the active members of NelsonTasman2050 and have collectively prepared this submission.

Timo Neubauer is an experienced urban designer with an array of international and domestic experience, including the completion of the Urban Design Framework for Auckland Transport's City Rail Link, potentially New Zealand's largest investment in public transport in the last five decades.

Magdalena Garbarczyk is a director at Fineline Architecture, a Nelson-based practice focused on making architecture more inclusive, environmental and affordable. Magda has also been a lecturer and researcher and published research on environmental awareness strategies in education and practice. As a trained regenerative practitioner, she has been engaging in urban scale multi-disciplinary projects nationwide.

William Samuels is an architect and director of a Nelson-based architectural practice. His practice explores alternative housing typologies and innovative approaches to achieving high quality, liveable and affordable environments. Amongst his areas of expertise is the design of compact well functioning homes. William is also the chair of the Nelson Marlborough branch of *Te Kāhui Whaihangā* (New Zealand Institute of Architects).

Jan Heijs is a civil engineer. Jan has worked in and for local government for more than 40 years in New Zealand and overseas. His main areas of expertise are related to stormwater and wastewater management, the effects on the environment and strategy development. As part of this, Jan has been involved in many multidisciplinary planning processes. Jan has also been a hearing commissioner.

Received: 30/10/23
Submission: 5652
NDACS: 539570224-17174

Plan 29 Submission

From Graeme Tyree,

Email: gktyree@outlook.com

I am agreeable that this Submission is included in reports available to the public.

1.1 I agree with the general intent of Plan 29, but suggest that Nelson City Council proceed with caution. It is important that intensification is first developed along with improved public transport services, to minimise atmospheric emissions from internal combustion engine vehicles. This would remove the need for car-parking spaces to be associated with new housing options.

2.1.1 A compact urban landscape enables better and lower-cost public transport services.

2.1.2 With a compact urban design, active transport (walking and cycling) are more attractive options.

2.1.4 With higher urban densification, there will be less transport congestion, since commuting from outlying suburbs will be reduced. People can live closer to their city workplaces.

2.1.5 In the inner city, a disproportionate amount of land is currently occupied by roads, car parking and car sales yards. I recommend that Council actively seek to relocate car dealerships to industrial zones, away from the urban heart.

2.2.1 In a compact city, the infrastructure requirements are significantly less than with the current buildouts required for urban sprawl in greenfield developments.

2.2.2 Compact cities have fewer installed kilometres of roads, footpaths and pipelines to maintain; a significant cost saving for ratepayers

2.3.1 I would prefer that petrol stations and car dealerships are relocated from the inner city precincts to industrial zones. The urban heartland space should be for people, and their recreational, cultural and retail facilities.

2.3.4 I am strongly in favor of the proposal to have three dwellings per title "as of right" without a Resource Consent. This is a key method of allowing increased density. By partitioning existing three- or four-bedroom houses into two dwellings, some more intensification can be achieved without needing more infrastructure.

2.3.5 Regarding the proposed maximum height of six storeys, I suggest making four storeys "as of right"; with a Resource Consent required for five or six storeys, taking neighborhood effects into account.

2.3.6 Recession Plane changes proposed in Plan 29 could be changed to keep the current daylight over regulations for "Southern" boundaries, but allow building up to "Northern" boundaries at two storeys high and with 45 degree recession plane above that i.e., five metres up and 45 degrees in above that height. Additionally, once a redevelopment has built (on their "Northern" side) up two storeys to a "Southern" boundary, the neighbor to their North/East can then build up two storeys on that boundary.

2.3.8 Sit Coverage rules should be changed to allow building coverage of 55% in all zones. An increase in permeable landscape areas would be appropriate. This will also help with rainwater management.

2.3.9 Reserves become a more important urban resource when building coverage is increased on residential sections. Opportunities should be taken to include "pocket Parks" as older houses are demolished and land uses change.

2.3.10 I do not agree that the maintenance of neighbors' views is a good enough reason to oppose increases in housing density. Existing Heritage zones can be maintained, but no more created.

2.3.11 I support intensification in the transition zone between the CBD and outer suburbs. Townhouses with shared walls are a good option: they are also thermally efficient.

2.3.12 Highway noise can be moderated by having Waka Kotahi using low-noise asphalt surfaces on roads close to dwellings. The transition to EVs will also further reduce traffic noise.

To summarise: Plan 29 has many good points, but does need some fine tuning. The older, more dilapidated houses in a street will be the first to be redeveloped, and having new dwelling of two to four storeys will be a welcome enhancement to the supply of accommodation in Nelson City. Building up to six storeys should be primarily located in the CBD and nearby streets. As the citizens become more comfortable with seeing the initial developments of this size, they will become normalised. Increasing the numbers of people resident in the urban central zones will assist us in meeting greenhouse gas reduction targets, while making active and public transport options more attractive to use.

Thank you for the opportunity to submit on these issues.

Graeme K. Tyree. October 28, 2023.



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Submitter Details

Full Name*	JEREMY ROBERT THOMPSON
Organisation	N/A
Contact Person	
Postal address*	
Telephone*	
Email*	jeremythompson1956@outlook.com

OFFICE USE

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Date Received Stamp:

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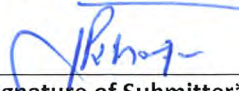
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Signature of Submitter*

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

27 OCTOBER 2023

Date*

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My submission is*:

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

SEE SCHEDULE 1 - ATTACHED

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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).

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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.

Submission to Nelson City Council – Proposed Plan Change 29

Schedule 1

As per Page 2 of the Submission document, “My Submission is”:

I reject the proposed Plan Change 29 in its entirety for the following 2 major sets of reasons:

1. Climate Change Responsibility and NZ’s Commitment

There is uniform acceptance that the combination of population growth, industrialisation and consumerism have caused planet Earth’s climate to change with that change beginning to accelerate with catastrophic evidence all around the globe.

To state the obvious, the cause of the problem, humans, need to change away from past doctrines that got us to this predicament.

Nelson is not obliged to increase its population. It is ‘old thinking’ to pursue economic growth and human prosperity through an increase in population.

New thinking needs to be along the lines of achieving as much economic growth as possible within the constraints of New Zealand’s commitments to climate change responsibility. Yet our progress since we committed to the ‘Paris Accord’ has been dismal.

Proposed Plan Change 29 demonstrates that Nelson City Council cannot grasp the need for fundamentally different thinking and perpetuates the prioritisation of economic metrics ahead of climate change responsibility.

More humans means more human activity. Increased human activity means increased climate change imbalance. Increased climate change imbalance means my grandchildren will have an uninhabitable planet.

A particularly obvious example of a ‘negative-for-climate-change’ activity is construction. Yet Nelson City Council seeks to increase the number of dwellings through intensification of the existing housing stock. Why? To accommodate more people, leading to more human activity after the damaging construction is completed.

This is one fundamental basis for me being wholly opposed to Plan Change 29.

2. Total Opposition to proposed Plan Change 29.

If new dwellings are to be created, I am wholly opposed to proposed Plan Change 29 for the following reasons:

- 2.1. The images on pages 8 & 9 of the Powerpoint presentation show examples of 3 storey (page 8 – Medium density) and 6 storey (page 9 – High density) dwellings that do not include the mismatch that occurs when either is adjacent to a conventional one or two storey house as are the only style of residential properties in most of Nelson. Proposed Plan Change 29 would allow the insertion of 3 storey in medium density areas and 6 storey dwellings in high density areas, amongst Nelson’s conventional housing stock. This blend would be an architectural dogs breakfast and would desecrate the aesthetic value of much of Nelson’s historic housing stock when viewed street by street. Collectively, these streets and suburbs provide visitors and residents alike with a raised quality of urban environment. These urban

housing areas need to be preserved 'as is' for current and future generations as a significant contribution of what makes Nelson special.

- 2.2. In proposed medium density and high density areas, Plan Change 29 would result in existing properties losing direct sunlight through either all of the year or significantly increased portions of it due to higher buildings being crammed in close to the boundary. Nelson residents take pride in the elevated levels of sunshine that the region enjoys with many being drawn here for that as a primary reason. Plan Change 29 disrespects residents' right to direct sunshine when at home. Three key benefits of direct sunshine are i) mental health; ii) solar power generation and iii) self-reliance through vegetable gardens (that require sunshine). All three are of high value yet Nelson City Council is proposing a loss of these attributes for dwellings in areas designated for medium and high density intensification.
- 2.3. Many of the properties in much of the proposed medium and high density areas enjoy views out to hills, the sea or a bit of both. The erection of a 3 or 6 storey building close to the boundary would inevitably reduce or remove this quality of that property.
- 2.4. An inevitable result of Plan Change 29 would be a lessening of the sense of community that many streets value. Owners who develop their title themselves or sell to a party that does, would inflict the damages described in 2.1, 2.2 and 2.3 above, collectively amounting to a reduction of living enjoyment and property value on their neighbours whose houses would be consigned to a restricted view and/or reduced sunshine. Resent would lead to 'us' and 'them' camps within each and every street. Street harmony and positive neighbour relationships add to increased tangible and intangible personal security. For example, elderly residents are more likely to extend their independent living and thereby quality of life in a conventional property if they benefit from positive care and oversight by neighbours. This is at the heart of 'community'. Plan Change 29 would have a divisive effect on neighbourhoods on a street by street basis, gradually eroding each streets sense of neighbourly culture and the real sense of security.
- 2.5. There is a moral question of the right of Nelson City Council to propose a Plan Change (29) that allows non-residents who have yet to arrive, to be the cause of reduced quality of life and property values for existing urban residents;
- 2.6. No intensification of dwellings should be permitted outside the Inner City Centre and Inner City Fringe. See Page 3 regarding amendments intended to achieve intensification.

Schedule 2

As per "I seek the following decision from the Council"

The Council is to decide Against proposed Plan Change 29.

However, in the context of the Council seeking the inclusion of amendments, I submit the following alternative for consideration by the Council.

3. How to Intensify Nelsons Stocks of Residential Dwellings.

The expansion of Nelson's urban sprawl needs to stop. *If* the stock of dwellings has to be increased in number, which, per Section 1 above, I contend should not be the case, then intensification of Nelson's Inner City Centre and Inner City Fringe (per page 4) should be incentivised or mandated. The following points derive from familiarity with cities that have concentrated populations and vibrant city centres:

- 3.1. The quality of many commercial properties in central Nelson is low. Instead of intensification of dwellings in existing urban areas, construction activity should be focussed on 4, 5 and 6 storey, earthquake resilient (NBS 67% minimum or 80%+ ratings) mixed use buildings where the ground and 1st floors may be retail or commercial but at least two floors comprise

residential apartments. Such mixed-use buildings result in people living in the centre of town;

- 3.2. Existing vacant central city sites should either be designated for mixed use or for residential only;
- 3.3. A yet-to-be-seen Plan Change that creates an obligation to redevelop central city substandard buildings into mixed use buildings with a marked increase in central city apartment numbers would lead us towards some globally respected examples of 'attractive, vibrant cities'. Cities such as Barcelona have thriving retail and hospitality in the city centre simply because that's where the general population live;
- 3.4. Increased numbers of residents in the central city area is environmentally superior to increased numbers in the suburbs for such obvious reasons as access to work places, services and amenities. Transport is by foot or bike compared to additional motorised transport required from urban areas on already clogged roadways;
- 3.5. There will be impediments to the development of Inner City Centre and Inner City Fringe, not least of all being the concentration of ownership of the central city property stock. It is overcoming the intransigence of these significant owners that should be the focus of the NCC District Plan change. Innovative thinking should be deployed to generate a carrot and stick approach where there are incentives for the redevelopment of Inner City Centre and Inner City Fringe properties that provide at least two storeys of apartment dwellings. But incentives need to be complimented with a timeframe such as 10 years by which existing central properties need to be redeveloped. Existing owners then have a choice as to invest in modern, mixed use central city properties that offer at least two floors of apartments, or sell to a party that will.

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 31/10/23

Submission: S654

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: Romneya Gamnie Address: Telephone: Email: romneya.greene@gmail.com
--	--

- ☒ 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.

See attached pages

NOCC: 539570224-17180

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

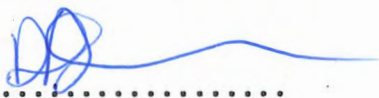
Other comments or concerns I have about Plan Change 29

its impact on peoples health and wellbeing

Suggestion for how Nelson could solve it's "so called" housing crisis

let people build and live in self contained granny flats, new subdivisions.
make it easier and more affordable to subdivide

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



Submitter

25/10/23

Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

Submission to Nelson City Council on Plan Change 29 Proposal

From Romneya Gammie,

I reject Plan Change 29 in its entirety, because:

- a. Rezoning and Rule changing is an overly simplistic broad-brush approach to urban intensification. This latter is a task that requires principled area-by-area designing and case-by-case fine tuning. The Plan Change 29 proposal lays the city open to developer led expediency that lacks the coherence and elegance of a well-planned city.
- b. I want to see a Governance led model for Intensification which ensures a principled approach to the task, and includes well researched and imaginative city design.
- c. I want the council to accept responsibility for principled city governance - that is why you were elected - I fully support you to do so.

What I would like you to do

Firstly

Establish a Statement of Principles that must be adhered to for all intensification activity.

For example,

Nelson City's Intensification plan is committed to the following principles

1) Localization, which recognizes that:

- Intensification must not degrade the surroundings and living conditions of existing residents
- Plans for any neighbourhood must be locally agreed to by that neighbourhood.
- Short distances from amenities, including urban gardens, doctors, dentists, markets, cafes etc is desirable
- Assessment will be needed of the capacity of essential amenities in existing commercial centres. Many are already stretched to meet demand or closed to new clients (for example Stoke Medical Centre)

2) Liveability, which recognizes that:

- Community wellbeing is greatly enhanced by a variety of ages, genders, ethnicities
- Green space (which may involve rooftops!) and attractive local gathering places for people are as important to human health as indoor space
- Inner city high rise must create new greenspace when it does not already exist
- Permeability (both horizontal, for pedestrians and vertical for rainfall and sunlight) is essential

3) Sensitivity, which recognizes that:

- Attractive character building enhances human wellbeing
- Beauty and elegance enhance human happiness
- Concentration of a single demographic brings social problems
- Preservation of historic areas and buildings enhances the city

4) Environmental integrity, which recognizes that:

- Minimal use of concrete construction will lower building carbon emissions profiles maximal use of wooden construction will provide a little carbon sequestration for the city
- **The topography of the land is one of Nelson's assets (hilltop removal must be avoided)**
- **Climate change is likely to bring ongoing extreme weather events so 'sponge city' principles will be necessary**
- Planning by landscape architects will be needed

5) Social Equity, which recognizes that:

- Lower income neighbourhoods are often viewed as less deserving than higher income neighbourhoods
- Intensification in lower income areas must be done with as much sensitivity, care and expense as it is high income areas
- **Intensification should help eliminate 'lower income areas' by mixing the population more evenly**

Secondly

Research attractive city intensification design elsewhere in the world. Find examples that are responsive to the relationship between human wellbeing, the built environment, and nature.

Thirdly

Workshop the Statement of Principles with property developers and other stakeholders and be clear about what is expected of them.

Demonstrate leadership. Allocate ratepayer funding to the acquisition or rental of land for the building of a small number of model intensification areas with well-planned green space, **ground floor malls and amenities, children's spaces and so on. Do this** in partnership with

Nelson Pine Industries, Whakatu Corporation and other industries to achieve broader community benefits.

Engage with property owners in the city with a view to building model developments that may span several properties.

Fourthly

Think 'economies of scale'.

For example:

St. Vincent Street between the Gloucester Street roundabout and Northesk Street.

This whole strip could be redeveloped into three or perhaps four story blocked high rises with green space.

The existing businesses (compensated for while construction was in progress) would then occupy ground floor space integrated with amenities, where appropriate, or be re-allocated space elsewhere in the city. This would cater for many more people than pepper potted multiple new buildings as infill housing in residential suburbs whilst providing an excellent economic return for both the city and the landowners.

What not to do

Allow unprincipled developer led intensification.

Allow low-vision expedient intensification.

Try to retrofit multi story buildings into existing suburbs.

Received: 31/10/23
Submitter: 5655
NDOL: 539570224-17183

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

Submitter Details

Rosemary Joy Griffin



Email: rosejoygriffin@gmail.com

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

I **DO NOT WISH** to be heard in support of my submission.

I oppose PC 29 in its entirety.

I ask Council to withdraw PC 29 and redraft the plan before again, seeking public submissions.

I ask Council to implement the suggestion of Nelson Tasman 2050 to appoint a Nelson-Tasman Urban Development Agency (NT-UDA).

I ask Council to task the Nelson-Tasman Urban Development Agency with leading the re-drafting of an intensification plan change.

Signature of Submitter:

A handwritten signature in black ink, appearing to read 'RJ Griffin'.

Date: 29/10/23

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 31/10/23
Submission: S656

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: Darren Gammie Address: Telephone: Email: darren.gammie 74 @ gmail.com
--	---

☒ 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.

See attached pages

NDOS: 539570224-17185

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

--

Suggestion for how Nelson could solve it's "so called" housing crisis

--

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


.....
Submitter

24.10.23
.....
Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

Submission to Nelson City Council on Plan Change 29 Proposal

From Darren Gammie,

I reject Plan Change 29 in its entirety, because:

- a. Rezoning and Rule changing is an overly simplistic broad-brush approach to urban intensification. This latter is a task that requires principled area-by-area designing and case-by-case fine tuning. The Plan Change 29 proposal lays the city open to developer led expediency that lacks the coherence and elegance of a well-planned city.
- b. I want to see a Governance led model for Intensification which ensures a principled approach to the task, and includes well researched and imaginative city design.
- c. I want the council to accept responsibility for principled city governance - that is why you were elected - I fully support you to do so.

What I would like you to do

Firstly

Establish a Statement of Principles that must be adhered to for all intensification activity.

For example,

Nelson City's Intensification plan is committed to the following principles

- 1) Localization, which recognizes that:
 - Intensification must not degrade the surroundings and living conditions of existing residents
 - Plans for any neighbourhood must be locally agreed to by that neighbourhood.
 - Short distances from amenities, including urban gardens, doctors, dentists, markets, cafes etc is desirable
 - Assessment will be needed of the capacity of essential amenities in existing commercial centres. Many are already stretched to meet demand or closed to new clients (for example Stoke Medical Centre)
- 2) Liveability, which recognizes that:
 - Community wellbeing is greatly enhanced by a variety of ages, genders, ethnicities
 - Green space (which may involve rooftops!) and attractive local gathering places for people are as important to human health as indoor space
 - Inner city high rise must create new greenspace when it does not already exist
 - Permeability (both horizontal, for pedestrians and vertical for rainfall and sunlight) is essential

3) Sensitivity, which recognizes that:

- Attractive character building enhances human wellbeing
- Beauty and elegance enhance human happiness
- Concentration of a single demographic brings social problems
- Preservation of historic areas and buildings enhances the city

4) Environmental integrity, which recognizes that:

- Minimal use of concrete construction will lower building carbon emissions profiles maximal use of wooden construction will provide a little carbon sequestration for the city
- **The topography of the land is one of Nelson's assets (hilltop removal must be avoided)**
- **Climate change is likely to bring ongoing extreme weather events so 'sponge city' principles will be necessary**
- Planning by landscape architects will be needed

5) Social Equity, which recognizes that:

- Lower income neighbourhoods are often viewed as less deserving than higher income neighbourhoods
- Intensification in lower income areas must be done with as much sensitivity, care and expense as it is high income areas
- **Intensification should help eliminate 'lower income areas' by mixing the population more evenly**

Secondly

Research attractive city intensification design elsewhere in the world. Find examples that are responsive to the relationship between human wellbeing, the built environment, and nature.

Thirdly

Workshop the Statement of Principles with property developers and other stakeholders and be clear about what is expected of them.

Demonstrate leadership. Allocate ratepayer funding to the acquisition or rental of land for the building of a small number of model intensification areas with well-planned green space, **ground floor malls and amenities, children's spaces and so on. Do this** in partnership with

Nelson Pine Industries, Whakatu Corporation and other industries to achieve broader community benefits.

Engage with property owners in the city with a view to building model developments that may span several properties.

Fourthly

Think 'economies of scale'.

For example:

St.Vincent Street between the Gloucester Street roundabout and Northesk Street.

This whole strip could be redeveloped into three or perhaps four story blocked high rises with green space.

The existing businesses (compensated for while construction was in progress) would then occupy ground floor space integrated with amenities, where appropriate, or be re-allocated space elsewhere in the city. This would cater for many more people than pepper potted multiple new buildings as infill housing in residential suburbs whilst providing an excellent economic return for both the city and the landowners.

What not to do

Allow unprincipled developer led intensification.

Allow low-vision expedient intensification.

Try to retrofit multi story buildings into existing suburbs.

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)

*Required

Submitter Details

Full Name*	PETER MORICE KEMP		
Organisation			
Contact Person			
Postal address*			
Telephone*	Email*	petermkemp@gmail.com	

OFFICE USE
Submission No: 5657
Date Received Stamp: 31/10/23
NDOCs No: 539570224-17188

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)

Date*

31/10/23

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 document

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 document

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.

Submission to Nelson City Council on the Plan Change 29 Proposal
From Peter Kemp, Nelson.

I reject **Plan Change 29** in its entirety, because

- a) Re-zoning and Rule-changing is an overly simplistic broad-brush approach to urban intensification. This latter is a task that requires much area-by-area designing and case-by-case fine tuning. The Plan Change 29 proposal lays the city open to Developer led expediency that lacks the coherence and elegance of a well-planned city.
- b) I want to see a Governance led model for Intensification which ensures a principled approach to the task, and includes well researched and imaginative city design.
- c) I want council to accept responsibility for principled city governance – that is why you were elected – I fully support you to do so.

What I would like you to do

Firstly

Establish a **Statement of Principles** that must be adhered to for all intensification activity.

For example,

Nelson City's Intensification plan is committed to the following principles

- 1. **Localisation**, which recognises that
 - i. intensification must not degrade the surroundings and living conditions of existing residents.
 - ii. plans for any neighbourhood must be locally agreed to by that neighbourhood.
 - iii. Intensification needs to ensure short distances from amenities, including urban gardens, doctors, dentists, markets, cafes etc.
 - iv. many essential amenities in existing commercial centres are already stretched to meet demand – assessment will be needed of their capacity to meet new demand
- 2. **Liveability**, which recognises that
 - i. community wellbeing is greatly enhanced by a variety of ages, genders, ethnicities
 - ii. green space (which may involve rooftops!) and attractive local gathering places for people are as important to human health as indoor space
 - iii. inner city high rise must create new greenspace when it does not already exist
 - iv. permeability (both horizontal, for pedestrians and vertical for rainfall and sunlight) is essential

3. **Sensitivity**, which recognises that
 - i. attractive character building enhances human wellbeing
 - ii. beauty and elegance enhances human happiness
 - iii. concentration of a single demographic brings social problems
 - iv. preservation of historic areas and buildings enhances the city
4. **Environmental integrity**, which recognises that
 - i. minimal use of concrete construction will lower building carbon emissions profiles
 - ii. maximal use of wooden construction will provide a little carbon sequestration for the city
 - iii. the topography of the land is one of Nelson's assets (hilltop removal must be avoided).
 - iv. climate change is likely to bring ongoing extreme weather events so 'sponge city' principles will be necessary
 - v. planning by landscape architects will be needed
 - vi. urban sprawl must be avoided. Future subdivisions must
 - o model intensification, not sprawl
 - o be integrated with all necessary amenities and green space
5. **Social Equity**, which recognises that
 - i. lower income neighbourhoods are often viewed as less deserving than higher income neighbourhoods.
 - ii. Intensification in lower income areas must be done with as much sensitivity, care and expense as it is high income areas
 - iii. intensification should help eliminate "lower income areas" by mixing the population more evenly

Secondly

Research attractive city intensification design elsewhere in the world. Find examples that are responsive to the relationship between human wellbeing, the built environment, and nature.

Thirdly

- i. Workshop the Statement of Principles with **property developers** and other stakeholders and be clear about what is expected of them.
- ii. Demonstrate leadership. Allocate ratepayer funding to the acquisition or rental of land for the building of a small number of model intensification areas with well-planned green space, ground floor malls and amenities, children's spaces and so on. Do this in partnership with Nelson Pine Industries, Whakatu Corporation and other industries to achieve broader community benefits.
- iii. Engage with property owners in the city with a view to building model developments that may span a number of properties.

Fourthly

Think “**economies of scale**”.

For example:

St.Vincent Street between the Gloucester Street roundabout and Northesk Street.

This whole strip could be redeveloped into three or perhaps four story blocked high rise with green space. The existing businesses (compensated for while construction was in progress) would then occupy ground floor space integrated with amenities, where appropriate, or be re-allocated space elsewhere in the city. This would cater for many more people than pepper potted multiple new buildings as infill housing in residential suburbs, whilst providing an excellent economic return for both the city and the landowners.

Fifthly

Change the epithet “**Nelson: A smart little city**” to “**Nelson, the Very Pretty City**”!

What not to do

Allow unprincipled developer-led intensification.

Allow low-vision expedient intensification.

Try to retrofit existing suburbs with multi-story buildings.

Sub No: 658
DOC: 539570226-17215
SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

TO: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 NELSON 7040	Submitter: Full Name: <u>Adam Hills</u> Address: Telephone: Email: <u>adamhills23@hotmail.com</u>
--	---

Customer Service

25 OCT 2023

RECEIVED

☒
☐

I do 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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12m, as it is not mandated under NPS-UD 2020
2. the loss of the existing protection for sunlight to all properties, because it is a critical component of residential amenity in a city as it provides warmth and energy efficiency
3. The omission of any requirement to provide carparks in any new development

I SEEK the following decision from the Council

1. rear and side yard setback of not less than 1.5 metres
2. an amendment to ensure one car park is provided for each residential Unit in the areas presently proposed to be re zoned
3. that Council will prioritise housing growth and intensification within the inner City, before the current residential zones.

I 100% reject Plan change 29 in its entirety – but if it is not rejected then I would like to request the following change

I ask for the Council to remove the block of Domett Street/ Hardy Street/ Tasman Street and Nile Street from Plan 29 High Density Residential Zone (HDZ) and it be given the same classification as the other half of Domett Street/Bridge St block or The Wood area of Residential – Comprehensive Area/Residential Lower Density Area. This area should be removed due to the potential of flooding from the Maitai River and Brook Stream. This area should also be removed because the fault line is going through the middle of the block together with the whole block being in a liquefaction zone.

I ask that the Council complete further investigations into the flood hazard risks as I understand Tim Bayley of 52 Domett Street has shown that there is a large discrepancy in Tonkin and Taylors flood map overlay – Tonkin and Taylors report has been used as the basis of plan 29 and could be misleading to Nelson residents if it is found to be inaccurate.

It should be noted that after a report by Tonkin and Taylor, showing possible flooding from the Brook Stream the Kainga Ora development at 107 Nile St has been made to lift it's buildings 700 mm above ground. This flood report was not shown on any Plan29 flood overlay maps.

For further in-depth information please refer to our neighbourhood group submission.

Other comments or concerns I have about Plan Change 29

Suggestion for how Nelson could solve it's 'so called' housing crisis

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

Submitter signature 

Date 24/10/23

to be delivered or emailed to environmental.planning@ncc.govt.nz by 4pm 31/10/2023

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Sub No: 9659
MDoc: 539510224-1727

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Lauren Full Name: Lauren Allen Address: Telephone: Email: doubiella.19@gmail.com
---	--

RECEIVED

10 OCT 2023

Customer Service

☒

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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
2. the loss of the existing protection for sunlight to all properties, because it is critical component of residential amenity in a City as it provides warmth and energy efficiency.
3. The omission of any requirement to provide carparks in any new development

I SEEK the following decision from the Council

1. rear and Side Yard Setback of not less than 1.5 metres
2. an amendment to ensure that at least one car park is provided for each residential Unit in the areas presently proposed to be re zoned
3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones;

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

Suggestion for how Nelson could solve it's "so called" housing crisis

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

Lauren Allen

Submitter

15-Oct-23

Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September 31st Oct.

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Sub No: S660
NCCS: 539570224-1727

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: Anna Allen Address: Telephone: Email: allen.anna01@gmail.com	RECEIVED 10 OCT 2023 Customer Service
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- ☒ I could not obtain an advantage in trade competition through this Submission.
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Submitter

15.04.23
.....
Date

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Tuesday 19th September**

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 26/10/23
Sub No: 566d
NCCS: 537570224-17221

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <i>Jasmine Smythe - Boss</i> Address: Telephone: Email:
---	--

- ☒ **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.

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Jasmine Smythe - Boss

Submitter

6/10/23

Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 24/10/23
Sub No: 5662
MDCS: 59570224-17223

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: MR JOE CAPONTE Address: 6A SARGESON ST. STOKE NELSON Telephone: N/A Email: N/A
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- ☒ **I could not** obtain an advantage in trade competition through this Submission.
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.....


Submitter

17/10/2023

Date

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Tuesday 19th September

31st OCTOBER.

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received -
Sub No: 366
NDOC: 539

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: <i>PETER DADIO SMILLIE</i> Full Name: Address: Telephone: Email: <i>pete.d.s@xtra.co.nz</i>
--	--

☒
☐**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

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Other comments or concerns I have about Plan Change 29

Suggestion for how Nelson could solve it's "so called" housing crisis

I acknowledge that my name and address are required to be made publicly available*Pete Dadio*
.....

Submitter

17-10-23
.....

Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm**Tuesday 19th September**

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Sub No: S664
NDocs: S39S70224-17219.

TO: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 NELSON 7040	Submitter: Full Name: Rachel Duke Address: Rachel Emma Duke Telephone: Email: racheleduke@hotmail.com
--	---

Customer Service

25 OCT 2023

RECEIVED

☒ I do not obtain an advantage in trade competition through this Submission

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

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I SEEK the following decision from the Council

1. rear and side yard setback of not less than 1.5 metres
2. an amendment to ensure one car park is provided for each residential Unit in the areas presently proposed to be re zoned
3. that Council will prioritise housing growth and intensification within the inner City, before the current residential zones.

I 100% reject Plan change 29 in its entirety – but if it is not rejected then I would like to request the following change

I ask for the Council to remove the block of Domett Street/ Hardy Street/ Tasman Street and Nile Street from Plan 29 High Density Residential Zone (HDZ) and it be given the same classification as the other half of Domett Street/Bridge St block or The Wood area of Residential – Comprehensive Area/Residential Lower Density Area. This area should be removed due to the potential of flooding from the Maitai River and Brook Stream. This area should also be removed because the fault line is going through the middle of the block together with the whole block being in a liquefaction zone.

I ask that the Council complete further investigations into the flood hazard risks as I understand Tim Bayley of 52 Domett Street has shown that there is a large discrepancy in Tonkin and Taylors flood map overlay – Tonkin and Taylors report has been used as the basis of plan 29 and could be misleading to Nelson residents if it is found to be inaccurate.

It should be noted that after a report by Tonkin and Taylor, showing possible flooding from the Brook Stream the Kainga Ora development at 107 Nile St has been made to lift it's buildings 700 mm above ground. This flood report was not shown on any Plan29 flood overlay maps.

For further in-depth information please refer to our neighbourhood group submission.

Other comments or concerns I have about Plan Change 29

Suggestion for how Nelson could solve it's 'so called' housing crisis

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

Submitter signature

R Duke

Date

24/10/23

to be delivered or emailed to environmental.planning@ncc.govt.nz by 4pm 31/10/2023

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Sub No: 5665
NDocs: 539570224-1722a

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <i>Marianne Palmer</i> Address: Telephone: Email: <i>pre@extra.co.nz</i>
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Customer Service

16 OCT 2023

RECEIVED

- ☒ 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.

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Other comments or concerns I have about Plan Change 29

See attached pages with my full submission.

Suggestion for how Nelson could solve it's "so called" housing crisis

See separate attached page. This is a small list only. There are many more suitable places within Nile + Halifax St and Collingwood + Rutherford St.

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

R. Palmer

Submitter

16.10.23

Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September 31.10.23.

RECEIVED

10 OCT 2023

Rev 0.1

Customer Service

MUST be sent or delivered by 31/10/23 4pm to:

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

Environmental.planning@ncc.govt.nz

Submitter (Complete details below):

Full Name: *Marianne Palmer*

Address:

Telephone:

Email: *mp@extra.co.nz*

Signature of Submitter: *M. Palmer*

Date: *16.10.23*

Delete as applicable: -

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

I ~~WISH~~/DO NOT WISH to be heard in support of my submission.

Firstly, I reject PC 29 in its entirety, but if it is not rejected then these are my points...

1) The Plan Change 29 Process. I want to acknowledge...

- a) That I have found it difficult to digest the total effect of the proposed PC 29 and its supporting documentation due to its size and complexity.
- b) That access to a paper copy of PC 29 and the Section 32 reports has not been made available for residents who do not have access to, or the ability to use a computer.
- c) That I have found PC 29 lack of early public engagement and consultation by Council, with its severe implications towards the well-being of existing rate paying residents enjoyment of their properties, extremely stressful and unnecessary.
- d) That I have been put in a position of hoping more qualified citizens than I, will make more comprehensive submissions covering my concerns as to the future of Nelson and its ratepaying residents.
- e) That Council Planning Staff have stated at numerous meetings "This is a 'Broad Brush approach' that requires public submissions to refine the plan". Such a statement implies PC 29 has been prematurely put out for public submissions in an incomplete and inaccurate state that requires the public to learn and understand its entirety, so they can re-design it.
 - i) I am asking Council to withdraw PC 29 and get Council Planning staff to refine the plan design and then put it back out for public submissions.

2) Hearing Panel

- a) I strongly disagree with the make-up of the hearing panel, because of its 'biased' public perception following the vote on Councillor Courtneys proposal to withdraw PC29 at the 14th September Council meeting.
- i) I ask the Council to appoint Councillors from either side of the Sept 14th vote.

3) NCC's Population forecasts

- a) These are a pivotal aspect for the scale of which Nelson needs to enable intensification and growth. The forecasts used by NCC are not Statistics NZ medium projections, but are over inflated projections that require the scale of intensification to be greater than those of Statistics NZ.
- i) 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 intensification requirements accordingly.

4) Design Lead and Not Developer Lead Growth.

- a) Nelson is a very special and unique place that needs to be protected with care. It is unlike any other district in NZ. It includes a 'Low Rise' City with a collection of heritage and non-heritage character buildings that have attracted people for generations and been a cherished holiday destination for many New Zealanders.
- b) Residential Neighbourhoods should be protected for future generations to enjoy and new developments thoughtfully designed and planned on a neighbourhood, by neighbourhood basis to maintain the essence of their character.
- c) We need to protect and retain CBD historic facades as an essential part of the character of the Inner City.
- d) Contemporary Black Iron Clad Boxes, built only a few metres from 120-year-old Historic Homes is a thoughtless lack of long-term vision for maintaining the attraction of Nelson for all the future residents and visitors.
- e) Green Spaces, Trees and Landscaping are essential for the look and feel of some of our older neighbourhoods. They help considerably with the wellbeing of the residents and help to provide an essential part of the attraction of Nelson, which must all be considered during developing the growth of Nelson.
- i) I ask the Council to create a broader level of protection for neighbourhoods beyond the heritage buildings and precincts that still have historic character value from the early settlement years of Nelson.
- ii) I ask the Council to appoint an Urban Development Agency (UDA) to carefully guide growth and actively facilitate the emergence of cohesive urban neighbourhoods with a variety of high-quality housing choices.

5) Sunlight Recession Planes and Shading Effects

- a) Sunlight is a **CRITICAL** part of living in Nelson. It is not called the 'Sunshine Capital of NZ' for no reason. It is well documented that people relocate to Nelson because of the Sun and accept reduced wages called 'Sunshine Wages' for that privilege.
- b) TDC even 'Encourage the Sun into your home'. See <https://www.tasman.govt.nz/my-property/building-and-alteration/heating-and-insulation/energy-efficiency-and-heating-your-home/>
- c) All existing houses built prior to and under the current daylight admission rules will be subjected to the loss of sunlight amenity under PC29 with the following effects: -
 - i) Increased levels of mental health illness, anxiety and stress.
 - ii) Increased levels of damp homes with associated mould and mildew and respiratory illnesses.
 - iii) Shadowing of 'Green Energy' Solar Arrays and Passive Solar Energy Heating.
 - iv) Increased heating costs, air pollution, carbon foot print, are all exasperated due to a large portion of Nelson housing is old, with un-insulated walls and single glazing and open fires were legislated out of use many years ago.
 - v) Reduction in property values and increased financial stress, because the house would be less desirable to live in.
 - vi) Residents, struggling with the cost-of-living crisis may not afford to heat their home.
 - vii) Property owners will be reluctant to invest in making additional new (low rise) infill improvements on their section, with affordable additional units that **COULD** be over shadowed and devalued by a wealthier developer who could afford to build a multi-storey development next door at any time in the future.
- (1) I ask the Council to maintain the AP15 Daylight Admission protection rules to all pre-existing properties, unless the owner gives written approval to the contrary.
- (2) I strongly support the inclusion of Daylight and Sunlight policy statement Para RE2.3.i: The reception of daylight and sunlight to each household unit is a critical component of residential amenity that provides warmth and energy efficiency, and is vital for outdoor activities such as gardening and recreation. To ensure shading effects are minimised, and to ensure there is sufficient space around buildings to allow the admission of daylight to the site, this Plan has provided for daylight controls on all side and rear boundaries. The policy also applies to larger non-residential buildings such as schools or halls. The basic premise is that the daylight and sunlight received on a residential site should be no different whether or not the neighbour is residential. This philosophy applies whether the building is on an adjoining site or across a street.

6) Privacy and Outlook

- a) Privacy is a critical part of enjoying a property.
 - i) I support the inclusion of RE2.4.iii, but ask Council to add the following [bracketed] words. 'The building Act controls windows in walls of buildings on or close to boundaries and the outlook rules ensure that residential units **[and their neighbours]** have a reasonable degree of privacy as well as encourage residential units to be orientated towards the street or public open space'.

7) Intensification

- a) I strongly oppose the High-Density Residential Zone. It is by no way in character or in keeping with any existing 'Low Rise' Nelson residential suburb and beyond the MDS legal mandate.
 - i) I ask Council to remove HDRZ from the plan completely.
 - ii) I ask Council to apply the new General Residential Zone equally across the entire Nelson district on the introduction of PC29, on the basis that AP15 Daylight Admission protection rules will apply to all pre-existing properties, unless the owner gives written approval to the contrary.
- b) I am strongly opposed to all new 'Green Field' developments being used for only single storey dwellings as it is a complete underutilisation of land that can accommodate increased intensification.
 - i) I ask Council to ensure a minimum of two storey dwellings be built on all new green field developments. Eg Golden Elms in Toi Toi, Ngawhatu Valley and Marsden Valley.
- c) Building holiday apartments that sit empty for long periods, does not solve our intensification, growth and affordability dilemma, and yet it locks up our valuable housing resource. Eg Rocks & Haven Road has many empty apartments.
 - i) I ask Council to consider solutions to mitigate against new-build empty holiday apartments.
- d) I oppose the increase of residential units beyond 4, as a **restricted discretionary** activity that does ***NOT*** require notification and written approval from neighbours.
 - i) I ask Council to ensure that more than 4 units requires notification, to restrict large 'out of character' accommodation blocks spanning multiple sections, and taking up lots of on street car parking spaces, popping up in a residential street, without warning.
- e) Bigger older properties, could be better utilised and help with our growth if they were more easily allowed to be divided into multi-dwellings.
- f) Building inner city apartments that offer an alternative solution to 'retirement villages', can free up the bigger homes for new families to occupy. The 'retired' occupants may also be less likely to be reliant on a vehicle, which may more closely suit the growth model desired.
- g) Designing Inner-City roof gardens and balconies with green spaces for commercial hospitality use or places for apartment living residents to relax and enjoy the Nelson Sun.
- h) Incentivise rate paying residents to demolish or relocate their house in favour of replacing more units on the same section providing they comply with the suitable character or heritage of the neighbourhood.

8) Progressively Phased Intensification

- a) Firstly, Inner City should be the starting place to have the most significant intensification, before forcing it onto the residential neighbourhoods, this can give more time to complete a better design vision for our residential neighbourhoods.
 - i) I ask Council to make better utilization of Car Only spaces, by developing them into shared spaces, with Accommodation overhead. 'Nelsust' highlights 44% of the Inner City as Car only spaces.
 - ii) I ask Council to retain para ICd.11 'The zone enables and encourages an increase in the density and diversity of quality housing in the City Centre by enabling residential activity above ground floor level. It is expected that over time, more people will choose

to live in the City Centre because of its easy access to offices, shops, entertainment and varied open spaces and experiences’.

- b) Secondly, City Fringe would be the next zone to phase in for intensification.
 - i) I ask Council to negotiate and/or incentivise Industry and car yards to relocate, to less essential land that can be better used for accommodation.
- c) Finally, the Residential Zones would be the last area to be phased in, by working out from the City Fringe Zone (and Central Stoke).
 - i) I would support Medium Density Residential Zones (3 storey 11m high) progressively expanding from the CBD (and Central Stoke) **if required and over time**, providing AP15 Daylight Admission Protection rules remain in force for existing properties.

9) Intensification in hazard zones

- a) I ask Council to apply no greater than General Residential Zoning rules in all Hazard overlays, because these areas have been assessed as vulnerable and given that we are in a climate crisis, with increasing record-breaking weather events, affecting increasing areas of Nelson in ways not seen before then, I believe those areas should be treated with caution.

10) On-street carparking

- a) Increased intensification will result in more on-street car parking and the narrow streets of Nelson will become a hazard to pedestrians, mobility scooters, cyclists, refuse collection and Emergency Service vehicles. This will cause fracturing of neighbourly relations and communities.
 - i) I ask Council to provide a ‘Comprehensive car parking management plan’ as strongly encouraged by Policy 11 of the NPSUD 2020, to mitigate against these issues.
 - ii) I ask Council to use traffic calming solutions that do not lose on-street car parking spaces. Eg. Speed Humps, instead of Choke Points.

11) Social Housing

- a) Significant care and attention must be considered with all social housing because there are too many examples across the country where this has resulted in disharmony in communities.
- b) High density living for the homeless and vulnerable will not result in healthy outcomes for all concerned.
- c) Careful design controls from the concept stage onwards, will be rewarded in the long run, with less support required by Mental Health Services, Charity Services, Police and Social Services.
 - i) I would like to see Council working closely with Kainga Ora, to provide a ‘transparent’ way of creating new Social Housing Developments that ‘Fit’ with the long-term design vision of Nelson.
 - ii) I would like to see Council have more fit for purpose controls for antisocial behaviour that affects the existing neighbour’s enjoyment of their property.

12) Infrastructure

- a) I ask the Council to include a plan to mitigate against future drought situations with a greater demand on the same amount of water from the Maitai Dam, for a greater population.
- b) I ask the Council to include a plan to mitigate against the increased capacity requirements for our waste water systems.
- c) I ask the Council to include a plan to mitigate against the increased capacity requirements for storm water.

13. See attached.

R. P. L.

This is part of the submission from Marianne Palmer of

The following places are sites in Nelson that are far more suited to building 2, 3 and 4 story buildings than any of the residential areas NCC wants to build on. This not an exhaustive list, just a few suggestions.

The large empty section on Bridge Street opposite The Swedish Bakery (54 Bridge Street) and Jewel Beetle (56 Bridge Street).

The old Wakatu Hotel site on the corner of Bridge & Collingwood Streets and the old hotel right opposite this also – both perfect sites for apartments.

The empty section on Bridge Street next door to the old hotel site mentioned above – once again an ideal spot for apartments.

The old “Variety Store” site in Wakatu carpark (beside the current Hunting and Fishing store).

All the awful old buildings between Little Beehive Co-Op (123 Bridge St) and Brownies Mattress Direct (151 Bridge Street) – they are an absolute eyesore and an embarrassment to Nelson with no redeeming architectural features what-so-ever and should all be demolished to make way for smart new apartments.

The building in Collingwood (opposite 105 Collingwood Street) recently vacated Master Valet Dry Cleaners – this should be demolished, and apartments built here, after all there are already other buildings in this very area that are 3 or 4 (or even 5) storeys tall.

Essentially, the boundaries for tall apartments should be Nile Street to Halifax Street and Collingwood Street to Rutherford Street. Concentrate the tall buildings there, very handy to buses, Medical Centres, the Library, 2 supermarkets, pharmacies, banks, post office etc. Then there is very little need to own or drive a car, there are ample suitable sites ripe for development and no current lovely residential areas will be so horribly, negatively impacted at all but lots of housing is still able to be provided.

Please see sense and take these suggestions on board.

Kind regards, Marianne Palmer (027 226 4450).

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received 12/10/2023

Sub No: 5666
Notes: 539570224

-17233

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: Graeme John Cowan Address: Telephone: Email: SueandGraeme@extra.co.nz
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I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

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Other comments or concerns I have about Plan Change 29

I agree 1 car park per unit should be supplied there is not enough parking as it is

Suggestion for how Nelson could solve it's "so called" housing crisis

any high rise buildings for the housing crisis will eventually be like Scotland and the UK Slum areas please learn from these mistakes.

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

...g.j.cowan...
Submitter

12-10-23
Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received 12/10/2023
Sub No: 667
NDXS: 539570224
-17235

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: IAN LAST Address: Telephone: Email: jaynege@tra.co.nz
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- ☒ 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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
2. the loss of the existing protection for sunlight to all properties, because it is critical component of residential amenity in a City as it provides warmth and energy efficiency.
3. The omission of any requirement to provide carparks in any new development

I SEEK the following decision from the Council

1. rear and Side Yard Setback of not less than 1.5 metres
2. an amendment to ensure that at least one car park is provided for each residential Unit in the areas presently proposed to be re zoned
3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones;

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

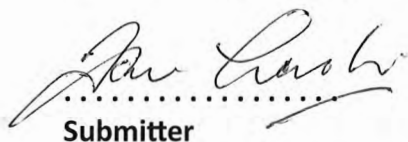
Other comments or concerns I have about Plan Change 29

Concern for the impact on some of the historic areas of the city.
Not enough accountability on developers wishing to build under these regulations.

Suggestion for how Nelson could solve it's "so called" housing crisis

Carefully select an area where some high rise development could occur without developing a slum area ie. provide space for safe childrens recreation.

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



Submitter

6 Oct 2023
Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Sub No: 5668
NOCS: 539570224
-17237

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: <u>Peter Halligan</u> Full Name: Address: Telephone: Email: <u>peter@builditbetter.nz</u>	RECEIVED 16 OCT 2023 Customer Service
--	--	---

- ☒ I ~~could not~~ ^{can} obtain an advantage in trade competition through this Submission.
☐ I wish to be heard in support of my Submission at the Council Hearing.

SUPPORT
 I ~~OPPOSE~~ the Plan Change; and particularly the following (Period).

- the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
- the loss of the existing protection for sunlight to all properties, because it is critical component of residential amenity in a City as it provides warmth and energy efficiency.
- The omission of any requirement to provide carparks in any new development

I SEEK the following decision from the Council

- rear and Side Yard Setback of not less than 1.5 metres
- an amendment to ensure that at least one car park is provided for each residential Unit in the areas presently proposed to be re zoned
- That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones; and I support this.

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

I do not support the submitters of this form.
 Nelson in particular is a very small geographical region and it is CRITICAL that more intensification for housing is adopted.

Suggestion for how Nelson could solve it's ("so-called") housing crisis

For those individuals (small minority group) who have their heads in the sand to be real and honest about the fact we have a housing crisis that will only get worse. We cannot continue to keep building out and or consider land that is neither unsuitable for construction or better land use.

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

Peter Halligan
 Submitter

12/10/23
 Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <u>STUART MAYER</u> Address: Telephone: Email: <u>stuart.mayer@hotmail.com</u>	RECEIVED 16 OCT 2023 Customer Service
--	--	---

- ☒ 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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
2. the loss of the existing protection for sunlight to all properties, because it is critical component of residential amenity in a City as it provides warmth and energy efficiency.
3. The omission of any requirement to provide carparks in any new development

I SEEK the following decision from the Council

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2. an amendment to ensure that at least one car park is provided for each residential Unit in the areas presently proposed to be re zoned
3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones;

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

I PURCHASED MY HOUSE IN THIS AREA IN PART BECAUSE THERE ARE NOT MULTI STORY, DENSE HOUSING. EVERYONE CAN PARK ON THEIR OWN PROPERTIES. THE STREETS ARE RELATIVELY CLEAR FOR DRIVING AND IT IS QUIET. ALLOWING HIGH DENSITY (OR MEDIUM) WILL RUIN ENJOYMENT OF PROPERTIES NEXT DOOR DUE LOSS OF SUNLIGHT POTENTIALLY, STREETS FULL OF PARKED CARS MAKING IT DIFFICULT TO DRIVE NARROW STREETS.

Suggestion for how Nelson could solve it's "so called" housing crisis

WHY NOT MAKE NEW SUBDIVISIONS HIGHER DENSITY, THAT WAY PEOPLE BUYING THERE WILL KNOW WHAT THEY ARE GETTING INTO. ALL UNITS/HOUSES MUST HAVE MINIMUM AT LEAST 1 CAR PARKING. THE MARSDEN VALLEY SUBDIVISION (ASHLEY TCE AND McLAUGHLIN AVE) WOULD HAVE BEEN PERFECT. THERE ARE SOME 2 STOREY UNITS - WHY WASN'T THE WHOLE PLACE DONE LIKE THAT??

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

Stuart Mayer
.....

Submitter

10-10-2023
.....

Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

Received: 15/10/23

Sub No: 5670

Docs: 539570226-17241

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <u>Mark Riley + Juliette Barrett</u> Address: Telepho Email: <u>kawainelson@gmail.com</u>
--	---

- ☒ **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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
2. the loss of the existing protection for sunlight to all properties, because it is critical component of residential amenity in a City as it provides warmth and energy efficiency.
3. The omission of any requirement to provide carparks in any new development

I SEEK the following decision from the Council

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2. an amendment to ensure that at least one car park is provided for each residential Unit in the areas presently proposed to be re zoned
3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones;

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

All of the above. Allowing planning to be rushed thru quickly will only end in houses being built inadequately. It will only ever be about money. Never is it a consideration for the community that lives there or even the people that need housing. This is a very flawed + not well thought out plan.

Suggestion for how Nelson could solve it's "so called" housing crisis

Plan areas + communities where there is intensification. Ensure there are plenty of green spaces, car parking, room for people to walk. Slapping in developments in existing neighbourhoods makes it unsafe + erodes peoples quality of life. All families deserve to have places to play, not end up on the street where there is already a lot of traffic.

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

.....
Submitter

15 Sept 23
.....
Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 17/10/23
Sub No: 5671
NOXES: 539570224
-17243

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <i>Ron VanderLem</i> Address: Telephone: Email: <i>ron.v@outlook.co.nz</i>
--	--

- ☐ 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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
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3. The omission of any requirement to provide carparks in any new development

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3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones;

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

I object to All of these plans

Suggestion for how Nelson could solve it's "so called" housing crisis

- 1 Lower the height of these buildings
- 2 maybe move some of the industrial areas together to make way for more housing

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

[Signature]
.....

Submitter

17/10/2023
.....

Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 17/10/23
 Sub No: 5672
 NDCCS: 539570224-17245

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <i>Hilary van der Lem</i> Address: Telephone Email: <i>hila@outlook.co.nz</i>
--	---

- ☐ 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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
2. the loss of the existing protection for sunlight to all properties, because it is critical component of residential amenity in a City as it provides warmth and energy efficiency.
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3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones;

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

I reject all of the above. Central Government is following the WEF with depopulation which is already happening here in New Zealand. Time to front up and say it is for 15 minutes citigs which will ruin the look and feel of Nelson. This council needs to start listening to the people that live here. With depopulation there will be no need for so many houses in the future. The death rate has already skyrocketed.

Lower the heights to a reasonable level. Existing homes need their sunshine. Keep the higher levels to the likes of St Vincent St & relocate the businesses that are currently there.

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

H. van der Lem
 Submitter

17/10/23
 Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 18/10/23
Sub No: 5673
NDCCS: 539510224-17248

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: CRAIG HELM Address: [Redacted] Telephone: [Redacted] Email: CRAIGHELM.NZ@GMAIL.COM
--	--

- ☒ 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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
2. the loss of the existing protection for sunlight to all properties, because it is critical component of residential amenity in a City as it provides warmth and energy efficiency.
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3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones;

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

Be practical with boundary offsets & remember to maintain character of Nelson.

Suggestion for how Nelson could solve it's "so called" housing crisis

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

.....
Submitter

...18/10/23
Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm
Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 24/10/23
 SubNo: 5674
 NDces: 539510224-
 17409

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: Ray + June AUSTIN Address: Telephone: 03 5474625 Email:
--	---

- ☒ 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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020 ✓
2. the loss of the existing protection for sunlight to all properties, because it is critical component of residential amenity in a City as it provides warmth and energy efficiency. ✓
3. The omission of any requirement to provide carparks in any new development ✓

I SEEK the following decision from the Council

1. rear and Side Yard Setback of not less than 1.5 metres ✓
2. an amendment to ensure that at least one car park is provided for each residential Unit in the areas presently proposed to be re zoned ✓
3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones; ✓

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions ✓

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages, ✓

Other comments or concerns I have about Plan Change 29

where will all the families go
 to have fun + games in the backyard

Suggestion for how Nelson could solve it's "so called" housing crisis

Utilize Kaitiaki Ora Vacant houses
 one in Kaka St.
 Examiner St ?
 Whareama could have been used over winter

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

R. J. Austin

Submitter

10-10-23

Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <i>Margaret Meechang</i> Address: Telephone: Email: <i>magsmeechang@gmail.com</i>
---	--

- ☐ 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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
2. the loss of the existing protection for sunlight to all properties, because it is critical component of residential amenity in a City as it provides warmth and energy efficiency.
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I SEEK the following decision from the Council

1. rear and Side Yard Setback of not less than 1.5 metres
2. an amendment to ensure that at least one car park is provided for each residential Unit in the areas presently proposed to be re zoned
3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones;

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

*All buildings with more than one level should have an access to floors above suitable for all levels of ability - (ie. - lifts) -
 Houses with Solar Panels should be unshaded by new buildings -
 I'm against 'private' properties losing their privacy from neighbouring property*

Suggestion for how Nelson could solve it's "so called" housing crisis

*Develop more "satellite" areas, linked to towns etc by electric rail for commuters, as well as each area having their own hub -
 Encourage 'long term' rentals like it's done overseas - and encourage "rent to buy" instead of making ~~the~~ owning rental properties a "business" option for rich people !!*

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

M. Meechang

Submitter

17/10/23
Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

MUST be sent or delivered by 31/10/23 4pm to:

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

Submitter (Complete details below):

Full Name: Margaret Meechang

Address:

Telephone:

Email: magsmeechang@gmail.com

Signature of Submitter:

Date: 19/10/2023

Delete as applicable: -

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

~~I WISH/DO NOT WISH~~ to be heard in support of my submission.

Firstly, I reject PC 29 in its entirety, but if it is not rejected then these are my points...

1) The Plan Change 29 Process. I want to acknowledge...

- a) That I have found it difficult to digest the total effect of the proposed PC 29 and its supporting documentation due to its size and complexity.
- b) That access to a paper copy of PC 29 and the Section 32 reports has not been made available for residents who do not have access to, or the ability to use a computer.
- c) That I have found PC 29 lack of early public engagement and consultation by Council, with its severe implications towards the well-being of existing rate paying residents enjoyment of their properties, extremely stressful and unnecessary.
- d) That I have been put in a position of hoping more qualified citizens than I, will make more comprehensive submissions covering my concerns as to the future of Nelson and its ratepaying residents.
- e) That Council Planning Staff have stated at numerous meetings "This is a 'Broad Brush approach' that requires public submissions to refine the plan". Such a statement implies PC 29 has been prematurely put out for public submissions in an incomplete and inaccurate state that requires the public to learn and understand its entirety, so they can re-design it.
 - i) I am asking Council to withdraw PC 29 and get Council Planning staff to refine the plan design and then put it back out for public submissions.

2) Hearing Panel

- a) I strongly disagree with the make-up of the hearing panel, because of its 'biased' public perception following the vote on Councillor Courtneys proposal to withdraw PC29 at the 14th September Council meeting.
- i) I ask the Council to appoint Councillors from either side of the Sept 14th vote.

3) NCC's Population forecasts

- a) These are a pivotal aspect for the scale of which Nelson needs to enable intensification and growth. The forecasts used by NCC are not Statistics NZ medium projections, but are over inflated projections that require the scale of intensification to be greater than those of Statistics NZ.
- i) 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 intensification requirements accordingly.

4) Design Lead and Not Developer Lead Growth.

- a) Nelson is a very special and unique place that needs to be protected with care. It is unlike any other district in NZ. It includes a 'Low Rise' City with a collection of heritage and non-heritage character buildings that have attracted people for generations and been a cherished holiday destination for many New Zealanders.
- b) Residential Neighbourhoods should be protected for future generations to enjoy and new developments thoughtfully designed and planned on a neighbourhood, by neighbourhood basis to maintain the essence of their character.
- c) We need to protect and retain CBD historic facades as an essential part of the character of the Inner City.
- d) Contemporary Black Iron Clad Boxes, built only a few metres from 120-year-old Historic Homes is a thoughtless lack of long-term vision for maintaining the attraction of Nelson for all the future residents and visitors.
- e) Green Spaces, Trees and Landscaping are essential for the look and feel of some of our older neighbourhoods. They help considerably with the wellbeing of the residents and help to provide an essential part of the attraction of Nelson, which must all be considered during developing the growth of Nelson.
- i) I ask the Council to create a broader level of protection for neighbourhoods beyond the heritage buildings and precincts that still have historic character value from the early settlement years of Nelson.
- ii) I ask the Council to appoint an Urban Development Agency (UDA) to carefully guide growth and actively facilitate the emergence of cohesive urban neighbourhoods with a variety of high-quality housing choices.



5) Sunlight Recession Planes and Shading Effects

- a) Sunlight is a **CRITICAL** part of living in Nelson. It is not called the 'Sunshine Capital of NZ' for no reason. It is well documented that people relocate to Nelson because of the Sun and accept reduced wages called 'Sunshine Wages' for that privilege.
- b) TDC even 'Encourage the Sun into your home'. See <https://www.tasman.govt.nz/my-property/building-and-alteration/heating-and-insulation/energy-efficiency-and-heating-your-home/>
- c) All existing houses built prior to and under the current daylight admission rules will be subjected to the loss of sunlight amenity under PC29 with the following effects: -
 - i) Increased levels of mental health illness, anxiety and stress.
 - ii) Increased levels of damp homes with associated mould and mildew and respiratory illnesses.
 - iii) Shadowing of 'Green Energy' Solar Arrays and Passive Solar Energy Heating.
 - iv) Increased heating costs, air pollution, carbon foot print, are all exasperated due to a large portion of Nelson housing is old, with un-insulated walls and single glazing and open fires were legislated out of use many years ago.
 - v) Reduction in property values and increased financial stress, because the house would be less desirable to live in.
 - vi) Residents, struggling with the cost-of-living crisis may not afford to heat their home.
 - vii) Property owners will be reluctant to invest in making additional new (low rise) infill improvements on their section, with affordable additional units that **COULD** be over shadowed and devalued by a wealthier developer who could afford to build a multi-storey development next door at any time in the future.
- (1) I ask the Council to maintain the AP15 Daylight Admission protection rules to all pre-existing properties, unless the owner gives written approval to the contrary.
- (2) I strongly support the inclusion of Daylight and Sunlight policy statement Para RE2.3.i: The reception of daylight and sunlight to each household unit is a critical component of residential amenity that provides warmth and energy efficiency, and is vital for outdoor activities such as gardening and recreation. To ensure shading effects are minimised, and to ensure there is sufficient space around buildings to allow the admission of daylight to the site, this Plan has provided for daylight controls on all side and rear boundaries. The policy also applies to larger non-residential buildings such as schools or halls. The basic premise is that the daylight and sunlight received on a residential site should be no different whether or not the neighbour is residential. This philosophy applies whether the building is on an adjoining site or across a street.

6) Privacy and Outlook

- a) Privacy is a critical part of enjoying a property.
 - i) I support the inclusion of RE2.4.iii, but ask Council to add the following [bracketed] words. 'The building Act controls windows in walls of buildings on or close to boundaries and the outlook rules ensure that residential units **[and their neighbours]** have a reasonable degree of privacy as well as encourage residential units to be orientated towards the street or public open space'.



7) Intensification

- a) I strongly oppose the High-Density Residential Zone. It is by no way in character or in keeping with any existing 'Low Rise' Nelson residential suburb and beyond the MDS legal mandate.
 - i) I ask Council to remove HDRZ from the plan completely.
 - ii) I ask Council to apply the new General Residential Zone equally across the entire Nelson district on the introduction of PC29, on the basis that AP15 Daylight Admission protection rules will apply to all pre-existing properties, unless the owner gives written approval to the contrary.
- b) I am strongly opposed to all new 'Green Field' developments being used for only single storey dwellings as it is a complete underutilisation of land that can accommodate increased intensification.
 - i) I ask Council to ensure a minimum of two storey dwellings be built on all new green field developments. Eg Golden Elms in Toi Toi, Ngawhatu Valley and Marsden Valley.
- c) Building holiday apartments that sit empty for long periods, does not solve our intensification, growth and affordability dilemma, and yet it locks up our valuable housing resource. Eg Rocks & Haven Road has many empty apartments.
 - i) I ask Council to consider solutions to mitigate against new-build empty holiday apartments.
- d) I oppose the increase of residential units beyond 4, as a **restricted discretionary** activity that does **NOT** require notification and written approval from neighbours.
 - i) I ask Council to ensure that more than 4 units requires notification, to restrict large 'out of character' accommodation blocks spanning multiple sections, and taking up lots of on street car parking spaces, popping up in a residential street, without warning.
- e) Bigger older properties, could be better utilised and help with our growth if they were more easily allowed to be divided into multi-dwellings.
- f) Building inner city apartments that offer an alternative solution to 'retirement villages', can free up the bigger homes for new families to occupy. The 'retired' occupants may also be less likely to be reliant on a vehicle, which may more closely suit the growth model desired.
- g) Designing Inner-City roof gardens and balconies with green spaces for commercial hospitality use or places for apartment living residents to relax and enjoy the Nelson Sun.
- h) Incentivise rate paying residents to demolish or relocate their house in favour of replacing more units on the same section providing they comply with the suitable character or heritage of the neighbourhood.

8) Progressively Phased Intensification

- a) Firstly, Inner City should be the starting place to have the most significant intensification, before forcing it onto the residential neighbourhoods, this can give more time to complete a better design vision for our residential neighbourhoods.
 - i) I ask Council to make better utilization of Car Only spaces, by developing them into shared spaces, with Accommodation overhead. 'Nelsust' highlights 44% of the Inner City as Car only spaces.
 - ii) I ask Council to retain para ICd.11 'The zone enables and encourages an increase in the density and diversity of quality housing in the City Centre by enabling residential



activity above ground floor level. It is expected that over time, more people will choose to live in the City Centre because of its easy access to offices, shops, entertainment and varied open spaces and experiences’.

- b) Secondly, City Fringe would be the next zone to phase in for intensification.
 - i) I ask Council to negotiate and/or incentivise Industry and car yards to relocate, to less essential land that can be better used for accommodation.
- c) Finally, the Residential Zones would be the last area to be phased in, by working out from the City Fringe Zone (and Central Stoke).
 - i) I would support Medium Density Residential Zones (3 storey 11m high) progressively expanding from the CBD (and Central Stoke) ***if required and over time***, providing AP15 Daylight Admission Protection rules remain in force for existing properties.

9) Intensification in hazard zones

- a) I ask Council to apply no greater than General Residential Zoning rules in all Hazard overlays, because these areas have been assessed as vulnerable and given that we are in a climate crisis, with increasing record-breaking weather events, affecting increasing areas of Nelson in ways not seen before then, I believe those areas should be treated with caution.

10) On-street carparking

- a) Increased intensification will result in more on-street car parking and the narrow streets of Nelson will become a hazard to pedestrians, mobility scooters, cyclists, refuse collection and Emergency Service vehicles. This will cause fracturing of neighbourly relations and communities.
 - i) I ask Council to provide a ‘Comprehensive car parking management plan’ as strongly encouraged by Policy 11 of the NPSUD 2020, to mitigate against these issues.
 - ii) I ask Council to use traffic calming solutions that do not lose on-street car parking spaces. Eg. Speed Humps, instead of Choke Points.

11) Social Housing

- a) Significant care and attention must be considered with all social housing because there are too many examples across the country where this has resulted in disharmony in communities.
- b) High density living for the homeless and vulnerable will not result in healthy outcomes for all concerned.
- c) Careful design controls from the concept stage onwards, will be rewarded in the long run, with less support required by Mental Health Services, Charity Services, Police and Social Services.
 - i) I would like to see Council working closely with Kainga Ora, to provide a ‘transparent’ way of creating new Social Housing Developments that ‘Fit’ with the long-term design vision of Nelson.
 - ii) I would like to see Council have more fit for purpose controls for antisocial behaviour that affects the existing neighbour’s enjoyment of their property.



12) Infrastructure

- a) I ask the Council to include a plan to mitigate against future drought situations with a greater demand on the same amount of water from the Maitai Dam, for a greater population.
- b) I ask the Council to include a plan to mitigate against the increased capacity requirements for our waste water systems.
- c) I ask the Council to include a plan to mitigate against the increased capacity requirements for storm water.

Thank you for taking note of my concerns, which are well indicated in this document, which was assembled by someone able to find out what you've been planning, and offered sensible and considerate options.

— Margaret Meehan.

[Signature]

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 24/10/23
 Sub No: 5676
 MDCS: 539570224-
 17413

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: R. SHERRILL Address: Telephone: Email:
--	---

- ☒ **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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
2. the loss of the existing protection for sunlight to all properties, because it is critical component of residential amenity in a City as it provides warmth and energy efficiency.
3. The omission of any requirement to provide carparks in any new development

I SEEK the following decision from the Council

1. rear and Side Yard Setback of not less than 1.5 metres
2. an amendment to ensure that at least one car park is provided for each residential Unit in the areas presently proposed to be re zoned
3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones;

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

This is not for my small village of Stoke. We are not a big city & need to keep plans like this for major cities, in their CBDs

Suggestion for how Nelson could solve it's "so called" housing crisis

MOVE TO AUCKLAND.

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

R. Sherrill

Submitter

10.10.23

Date

P.T.O

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 24/10/23
Sub No: 5677
Docs: 539510224-
17415

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: Justin Allen Address: Telephone: Email: justinallen@hotmail.co.uk
--	---

- ☒ 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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
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Other comments or concerns I have about Plan Change 29

Existing property to keep a minimum of two hrs direct sunlight in the middle of winter.
 Units to look like houses, with 1-2-3 bedrooms mixed on sight
 Existing privacy to be kept, and mental health well being.
 Units to have at least one car park per unit.

Suggestion for how Nelson could solve it's "so called" housing crisis

Only up to two stories with conditions for sunlight and neighbouring property in residential zone, and privacy stay existing.
 Medium & High density zones in CBD.
 All existing green spaces to remain not to be put into housing.

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

.....S.M.A.L.L.....

Submitter

..10-10-23

Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 24/10/23

Sub No: S677 continued

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <u>Justin Allen</u> Address: Telephone: Email: <u>justinallen@hotmail.co.nz</u>
--	---

- ☒ 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.

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Other comments or concerns I have about Plan Change 29

Sunlight on existing residential property to remain with a minimum of two hrs direct sunlight in middle of winter.
 Units to look like houses with a minimum of 2 car parks per unit off street.

Suggestion for how Nelson could solve it's "so called" housing crisis

Any New Buildings over two stories to be built in CBD.
 All existing green spaces to remain not to go into housing.

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

.....Justin Allen.....

Submitter

.....10.10.23.....

Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <i>Justin Allen</i> Address: Telephone: Email: <i>justinallen@hotmail.co.nz</i>
--	---

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

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Other comments or concerns I have about Plan Change 29

Plan 29 should be revised and brought back with proper public consultation, as I only just found out about it.
Independent commissioner on panel.

Suggestion for how Nelson could solve it's "so called" housing crisis

Social housing units to be built in Karaka Orchard Street
Allow existing residential owner to build a small flat on own property.

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

.....*Justin Allen*.....

Submitter

.....10.10.23.....

Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: Address: <i>Justin Allen</i> Telephone: Email: <i>justinallen@hotmail.co.nz</i>
--	---

☒

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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
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I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

*consultation with affected neighbors too soon housing new builds should be a priority as over intensification in residential areas will affect property values.
Daylight sunshine hours should be protected at all costs.*

Suggestion for how Nelson could solve it's "so called" housing crisis

Only up to two stories, mixed 1-2-3 Bedroom Units with conditions for sunlight on neighbouring property in residential zone and at least one car park ork street per unit,

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

Justin Allen

Submitter

10.10.23

Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received 24/10/23
 Sub No: 5678
 NDACS: 539570224-
 1747

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: <u>Angela Clark</u> Full Name: _____ Address: _____ Telephone: _____ Email: <u>angela.clark963@gmail.com</u>
--	---

- ☐ 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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
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3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones;

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

Each unit should be 2-3 bedroom with offstreet parking, no more than 2 storeys high, 1.5 metres off the bounding require 2 hours direct sunlight in the middle of winter and consideration should be given to privacy and mental health;

Suggestion for how Nelson could solve it's "so called" housing crisis

Maori should be building housing on their own LAND. As they practily own quarter of New Zealand. So problem halved. If you were to bulldoze Karaka, Orchard, Murphy, Orsman cres imagine how many you could actually house.
 Keep it in the Place

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

A. Mellet

Submitter

10/10/23

Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 24/10/23
 Sub No: 5679
 NDOCs: 539570224-
 17619.

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <i>HELENA BARRON</i> Address: Telephone: Email: <i>helena.barron@actrix.co.nz</i>
--	---

- ☒ 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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
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3. The omission of any requirement to provide carparks in any new development

I SEEK the following decision from the Council

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3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones;

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions .

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

we need much more green space designated in all new developments (residential or otherwise) & for it to be more than a strip/cycleway. Humans need nature parks there is a reason London has wonderful commons & parks & it's such a lovely city because of them - Plus no development should cast shadow or shade on beach or ocean areas.

Build up in the central business district & new developments in previously non residential areas re agriculture lease with Tasman on the flat.

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

Helena Barron

 Submitter

.....
 Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Sub No: 5680
NDX: 539570224-
(1742)

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: PAMELA MARY FERGUSON Address: Telephone: Email: 1pamferguson@gmail.com
--	--

Customer Service

25 OCT 2023

RECEIVED

- ☒ **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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
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3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones;

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

Suggestion for how Nelson could solve it's "so called" housing crisis

I have seen vacant land round the Nelson area where ~~the council~~ affordable houses could be built without impacting on existing houses like Habitat for Humanity have done on Main Rd Stoke

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

P.M. Ferguson
.....
Submitter

24.10.23
.....
Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 26/10/23
SubNo: 5681
Docs: 539520224

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: <i>M. Curnow</i> Full Name: <i>MICHAEL ALBERT Curnow</i> Address: Telephone: Email: <i>curnow 896 @ Gmail .com</i>
--	--

-17423

☐ 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

1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
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3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones;

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

Instability of inner city land. This has already been ~~experienced~~ in the Better building area. experienced

Suggestion for how Nelson could solve it's "so called" housing crisis

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

M. Curnow
.....
Submitter

4-9-23
.....
Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 26/10/23
 Sub No: 5682
 NDOS: 539570224-17425

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <u>Neil Hickling</u> Address: Telephone: Email: <u>neil23@xtra.co.nz</u>
--	--

- ☒ 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

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3. That Council will prioritise Housing growth and intensification within the Inner City, before the current residential zones;

I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

I can observe a large number of empty sites or sites with run down or inappropriate buildings within the inner city area, that I am certain could be "persuaded" by council to become

Suggestion for how Nelson could solve it's "so called" housing crisis

available for housing. The inner city is totally a more appropriate site for six storey developments. Building these outside the ~~city~~ inner city risks ~~also~~ increasing the empty shops, offices

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

.....
 Submitter

25/10/23.
 Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

and buildings within the inner city.

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

SUBNO: 5683

NDCS: 539570224

-17427

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: <i>Helen + David Murphy</i> Full Name: <i>Helen Murphy + David Leo Murphy</i> Address: Telephone: Email: <i>hmemurphy19@gmail.com</i>
--	--

Customer Service

25 OCT 2023

RECEIVED

- ☒ 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.

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Other comments or concerns I have about Plan Change 29

*Privacy/noise levels for those in suburban areas.
 The current infrastructure of roadways, sewerage
 ect isn't large enough to accomodate extra housing
 in the suburbs.
 The roads are NOT wide enough to support
 extra car parking - if NONE are provided with
 each house.*

Suggestion for how Nelson could solve it's "so called" housing crisis

*Start in the inner city. Work on Infrastructure
 to be able to build outside of current suburbs.*

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

[Signature]
 Submitter

10/10/2023
 Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

TUESDAY 31st OCTOBER

RECEIVED

25 OCT 2023

Rev 0.1

Customer Service

MUST be sent or delivered by 31/10/23 4pm to:

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

Environmental.planning@ncc.govt.nz

Submitter (Complete details below):

Full Name: EDWARD LAURIE NICHOLAS SHORT

Address:

Telephone

Email: nshort19@gmail.com

Signature of Submitter: 

Date: 23/10/23

Delete as applicable: -

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

I ~~WISH~~/DO NOT WISH to be heard in support of my submission.

Firstly, I reject PC 29 in its entirety, but if it is not rejected then these are my points...

1) The Plan Change 29 Process. I want to acknowledge...

- a) That I have found it difficult to digest the total effect of the proposed PC 29 and its supporting documentation due to its size and complexity.
- b) That access to a paper copy of PC 29 and the Section 32 reports has not been made available for residents who do not have access to, or the ability to use a computer.
- c) That I have found PC 29 lack of early public engagement and consultation by Council, with its severe implications towards the well-being of existing rate paying residents enjoyment of their properties, extremely stressful and unnecessary.
- d) That I have been put in a position of hoping more qualified citizens than I, will make more comprehensive submissions covering my concerns as to the future of Nelson and its ratepaying residents.
- e) That Council Planning Staff have stated at numerous meetings "This is a 'Broad Brush approach' that requires public submissions to refine the plan". Such a statement implies PC 29 has been prematurely put out for public submissions in an incomplete and inaccurate state that requires the public to learn and understand its entirety, so they can re-design it.
 - i) I am asking Council to withdraw PC 29 and get Council Planning staff to refine the plan design and then put it back out for public submissions.

2) Hearing Panel

- a) I strongly disagree with the make-up of the hearing panel, because of its 'biased' public perception following the vote on Councillor Courtneys proposal to withdraw PC29 at the 14th September Council meeting.
- i) I ask the Council to appoint Councillors from either side of the Sept 14th vote.

3) NCC's Population forecasts

- a) These are a pivotal aspect for the scale of which Nelson needs to enable intensification and growth. The forecasts used by NCC are not Statistics NZ medium projections, but are over inflated projections that require the scale of intensification to be greater than those of Statistics NZ.
- i) 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 intensification requirements accordingly.

4) Design Lead and Not Developer Lead Growth.

- a) Nelson is a very special and unique place that needs to be protected with care. It is unlike any other district in NZ. It includes a 'Low Rise' City with a collection of heritage and non-heritage character buildings that have attracted people for generations and been a cherished holiday destination for many New Zealanders.
- b) Residential Neighbourhoods should be protected for future generations to enjoy and new developments thoughtfully designed and planned on a neighbourhood, by neighbourhood basis to maintain the essence of their character.
- c) We need to protect and retain CBD historic facades as an essential part of the character of the Inner City.
- d) Contemporary Black Iron Clad Boxes, built only a few metres from 120-year-old Historic Homes is a thoughtless lack of long-term vision for maintaining the attraction of Nelson for all the future residents and visitors.
- e) Green Spaces, Trees and Landscaping are essential for the look and feel of some of our older neighbourhoods. They help considerably with the wellbeing of the residents and help to provide an essential part of the attraction of Nelson, which must all be considered during developing the growth of Nelson.
- i) I ask the Council to create a broader level of protection for neighbourhoods beyond the heritage buildings and precincts that still have historic character value from the early settlement years of Nelson.
- ii) I ask the Council to appoint an Urban Development Agency (UDA) to carefully guide growth and actively facilitate the emergence of cohesive urban neighbourhoods with a variety of high-quality housing choices.

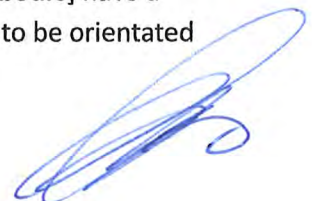


5) Sunlight Recession Planes and Shading Effects

- a) Sunlight is a **CRITICAL** part of living in Nelson. It is not called the 'Sunshine Capital of NZ' for no reason. It is well documented that people relocate to Nelson because of the Sun and accept reduced wages called 'Sunshine Wages' for that privilege.
- b) TDC even 'Encourage the Sun into your home'. See <https://www.tasman.govt.nz/my-property/building-and-alteration/heating-and-insulation/energy-efficiency-and-heating-your-home/>
- c) All existing houses built prior to and under the current daylight admission rules will be subjected to the loss of sunlight amenity under PC29 with the following effects: -
 - i) Increased levels of mental health illness, anxiety and stress.
 - ii) Increased levels of damp homes with associated mould and mildew and respiratory illnesses.
 - iii) Shadowing of 'Green Energy' Solar Arrays and Passive Solar Energy Heating.
 - iv) Increased heating costs, air pollution, carbon foot print, are all exasperated due to a large portion of Nelson housing is old, with un-insulated walls and single glazing and open fires were legislated out of use many years ago.
 - v) Reduction in property values and increased financial stress, because the house would be less desirable to live in.
 - vi) Residents, struggling with the cost-of-living crisis may not afford to heat their home.
 - vii) Property owners will be reluctant to invest in making additional new (low rise) infill improvements on their section, with affordable additional units that **COULD** be over shadowed and devalued by a wealthier developer who could afford to build a multi-storey development next door at any time in the future.
- (1) I ask the Council to maintain the AP15 Daylight Admission protection rules to all pre-existing properties, unless the owner gives written approval to the contrary.
- (2) I strongly support the inclusion of Daylight and Sunlight policy statement Para RE2.3.i: The reception of daylight and sunlight to each household unit is a critical component of residential amenity that provides warmth and energy efficiency, and is vital for outdoor activities such as gardening and recreation. To ensure shading effects are minimised, and to ensure there is sufficient space around buildings to allow the admission of daylight to the site, this Plan has provided for daylight controls on all side and rear boundaries. The policy also applies to larger non-residential buildings such as schools or halls. The basic premise is that the daylight and sunlight received on a residential site should be no different whether or not the neighbour is residential. This philosophy applies whether the building is on an adjoining site or across a street.

6) Privacy and Outlook

- a) Privacy is a critical part of enjoying a property.
 - i) I support the inclusion of RE2.4.iii, but ask Council to add the following [bracketed] words. 'The building Act controls windows in walls of buildings on or close to boundaries and the outlook rules ensure that residential units [**and their neighbours**] have a reasonable degree of privacy as well as encourage residential units to be orientated towards the street or public open space'.

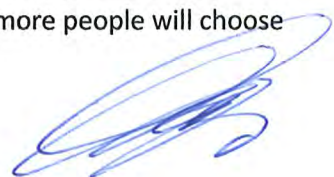


7) Intensification

- a) I strongly oppose the High-Density Residential Zone. It is by no way in character or in keeping with any existing 'Low Rise' Nelson residential suburb and beyond the MDS legal mandate.
 - i) I ask Council to remove HDRZ from the plan completely.
 - ii) I ask Council to apply the new General Residential Zone equally across the entire Nelson district on the introduction of PC29, on the basis that AP15 Daylight Admission protection rules will apply to all pre-existing properties, unless the owner gives written approval to the contrary.
- b) I am strongly opposed to all new 'Green Field' developments being used for only single storey dwellings as it is a complete underutilisation of land that can accommodate increased intensification.
 - i) I ask Council to ensure a minimum of two storey dwellings be built on all new green field developments. Eg Golden Elms in Toi Toi, Ngawhatu Valley and Marsden Valley.
- c) Building holiday apartments that sit empty for long periods, does not solve our intensification, growth and affordability dilemma, and yet it locks up our valuable housing resource. Eg Rocks & Haven Road has many empty apartments.
 - i) I ask Council to consider solutions to mitigate against new-build empty holiday apartments.
- d) I oppose the increase of residential units beyond 4, as a **restricted discretionary** activity that does **NOT** require notification and written approval from neighbours.
 - i) I ask Council to ensure that more than 4 units requires notification, to restrict large 'out of character' accommodation blocks spanning multiple sections, and taking up lots of on street car parking spaces, popping up in a residential street, without warning.
- e) Bigger older properties, could be better utilised and help with our growth if they were more easily allowed to be divided into multi-dwellings.
- f) Building inner city apartments that offer an alternative solution to 'retirement villages', can free up the bigger homes for new families to occupy. The 'retired' occupants may also be less likely to be reliant on a vehicle, which may more closely suit the growth model desired.
- g) Designing Inner-City roof gardens and balconies with green spaces for commercial hospitality use or places for apartment living residents to relax and enjoy the Nelson Sun.
- h) Incentivise rate paying residents to demolish or relocate their house in favour of replacing more units on the same section providing they comply with the suitable character or heritage of the neighbourhood.

8) Progressively Phased Intensification

- a) Firstly, Inner City should be the starting place to have the most significant intensification, before forcing it onto the residential neighbourhoods, this can give more time to complete a better design vision for our residential neighbourhoods.
 - i) I ask Council to make better utilization of Car Only spaces, by developing them into shared spaces, with Accommodation overhead. 'Nelsust' highlights 44% of the Inner City as Car only spaces.
 - ii) I ask Council to retain para ICd.11 'The zone enables and encourages an increase in the density and diversity of quality housing in the City Centre by enabling residential activity above ground floor level. It is expected that over time, more people will choose



to live in the City Centre because of its easy access to offices, shops, entertainment and varied open spaces and experiences’.

- b) Secondly, City Fringe would be the next zone to phase in for intensification.
 - i) I ask Council to negotiate and/or incentivise Industry and car yards to relocate, to less essential land that can be better used for accommodation.
- c) Finally, the Residential Zones would be the last area to be phased in, by working out from the City Fringe Zone (and Central Stoke).
 - i) I would support Medium Density Residential Zones (3 storey 11m high) progressively expanding from the CBD (and Central Stoke) **if required and over time**, providing AP15 Daylight Admission Protection rules remain in force for existing properties.

9) Intensification in hazard zones

- a) I ask Council to apply no greater than General Residential Zoning rules in all Hazard overlays, because these areas have been assessed as vulnerable and given that we are in a climate crisis, with increasing record-breaking weather events, affecting increasing areas of Nelson in ways not seen before then, I believe those areas should be treated with caution.

10) On-street carparking

- a) Increased intensification will result in more on-street car parking and the narrow streets of Nelson will become a hazard to pedestrians, mobility scooters, cyclists, refuse collection and Emergency Service vehicles. This will cause fracturing of neighbourly relations and communities.
- i) I ask Council to provide a ‘Comprehensive car parking management plan’ as strongly encouraged by Policy 11 of the NPSUD 2020, to mitigate against these issues.
- ii) I ask Council to use traffic calming solutions that do not lose on-street car parking spaces. Eg. Speed Humps, instead of Choke Points.

11) Social Housing

- a) Significant care and attention must be considered with all social housing because there are too many examples across the country where this has resulted in disharmony in communities.
- b) High density living for the homeless and vulnerable will not result in healthy outcomes for all concerned.
- c) Careful design controls from the concept stage onwards, will be rewarded in the long run, with less support required by Mental Health Services, Charity Services, Police and Social Services.
 - i) I would like to see Council working closely with Kainga Ora, to provide a ‘transparent’ way of creating new Social Housing Developments that ‘Fit’ with the long-term design vision of Nelson.
 - ii) I would like to see Council have more fit for purpose controls for antisocial behaviour that affects the existing neighbour’s enjoyment of their property.



12) Infrastructure

- a) I ask the Council to include a plan to mitigate against future drought situations with a greater demand on the same amount of water from the Maitai Dam, for a greater population.
- b) I ask the Council to include a plan to mitigate against the increased capacity requirements for our waste water systems.
- c) I ask the Council to include a plan to mitigate against the increased capacity requirements for storm water.

A handwritten signature in blue ink, consisting of several overlapping loops and a final flourish.