

# Online submission

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

|                                  |                                                                             |
|----------------------------------|-----------------------------------------------------------------------------|
| <b>Submitter No.</b>             | S101                                                                        |
| <b>Submitter Name</b>            | Callum Inns                                                                 |
| <b>Submitter first name</b>      | Callum                                                                      |
| <b>Submitter surname</b>         | Inns                                                                        |
| <b>Submitter is contact</b>      | Yes                                                                         |
| <b>Email</b>                     | <a href="mailto:callum.inns@gmail.com">callum.inns@gmail.com</a>            |
| <b>Wish to be heard</b>          | No                                                                          |
| <b>Joint presentation</b>        | No                                                                          |
| <b>Trade competition</b>         | I could not gain an advantage in trade competition through this submission. |
| <b>Directly affected</b>         | N/A                                                                         |
| <b>Withhold contact details?</b> | No                                                                          |

## Submission points

| Plan section       | Provision       | Support/oppose | Reasons                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Decision sought                                               |
|--------------------|-----------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| Entire Plan Change | General support | Support        | <p>We need to allow densification of brownfield sites nearer to places that people work, go to school, shop and partake in society (sport etc.). By allowing people to live where they work/play, it reduces the need to travel long distances. If we instead go with sprawl out towards the North and South of Nelson, people will be required to travel long distances. This will result in increased demand on roads, pathways, PT and parking. Even with EVs, there still will be demand for more parking, there will be pollutants from tyres, noise and safety/amenity impacts of increased traffic. It is unaffordable for council and central government to fund infrastructure across a larger and larger area. It's more cost effective to install large pipes in town than medium pipes for miles out into the south of Richmond for instance. Also, if we go with sprawl, it may require the southern link to be built and as the Environment court explained in their decision, there are many negatives to this. Also, Nelson will be held back from economic growth if we cant affordably house our people, especially young people with talent who may want to move to nelson but dont want to commute. Please do not think the 350 people that showed up to that meeting speak for the rest of us. We're happy with the proposal so arent motivated to attend.</p> | The Council should adopt the plan change 29 in it's entirety. |

## Documents included with submission

None

# Online submission

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

|                           |                                                                             |
|---------------------------|-----------------------------------------------------------------------------|
| Submitter No.             | S102                                                                        |
| Submitter Name            | Zoe Teece                                                                   |
| Submitter first name      | Zoe                                                                         |
| Submitter middle name     | Cherie                                                                      |
| Submitter surname         | Teece                                                                       |
| Submitter is contact      | Yes                                                                         |
| Email                     | <a href="mailto:zoewteece@gmail.com">zoewteece@gmail.com</a>                |
| Wish to be heard          | Yes                                                                         |
| Joint presentation        | Yes                                                                         |
| Trade competition         | I could not gain an advantage in trade competition through this submission. |
| Directly affected         | N/A                                                                         |
| Withhold contact details? | No                                                                          |

## Submission points

| Plan section       | Provision          | Support/oppose | Reasons                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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|--------------------|--------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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| Entire Plan Change | General opposition | Oppose         | <p>I was 25 when i brought my first house in main road stoke. This was years of working while studying, saving instead of going out with friends, making every cent count to get a small house of 104 square meters. This was work and paying a mortgage is work, it's not fun and games, its being boring and choosing a life where i want to get ahead, which won't be until our 30-year mortgage ends and by that time our house will need so much work done that we will be throwing money at that too. Our house backs onto wharema an area which that we are aware is going to be housing for kainga ora. We are also aware people need housing but seeing the state some of these people in kainga ora houses we are very concerned with who we are now going to be surrounded by and with the dream of having a baby we don't want to live next to a range of people who could be bringing a range of issues right in stoke centre. We also 100% disagree with the sunlight rules changing and the ability to build these insane story housing right Infront of our property. We have 4 square meters of glass, that's it! only 4! and we won't be able to enjoy this area with our dog or children when that time comes due to insane rule change. We get home after hours of working each day and have a few hours each afternoon where we can enjoy the sunlight, get out washing done, and connect as couple on our back doorstep. All of this is going to be taken away with darkness and cold. Our house would receive no sunlight in the hours we are home, and we cannot afford to run heaters, the dryer for our clothing, nor do I have the time to clean mold out of our house every day because of this. You won't be decreasing the rate for people with no sunlight, so this is going to cost us huge living cost which in return means we have to work more and spend less time together as a family. I'm a teacher and i darn well work enough as it is.</p> <p>Beyond disappointing of the council to put in these bus systems yet not utilize that by building outwards where it is acceptable. It's a joke to think our schooling system can handle more children that what there already is and with the National party's intent to get rid of the full pay parity you won't be seeing many more teachers coming to join the workforce.</p> <p>This plan is not ok for nelson, and you saw that last night at the meeting, for once listen to what the people are saying and don't pretend you wouldn't be mad if your house value was to drop because of this stupid plan.</p> <p>100&amp; disagree with section 29 plan change.</p> <p>Zoe Teece</p> | <p>I was 25 when i brought my first house in main road stoke. This was years of working while studying, saving instead of going out with friends, making every cent count to get a small house of 104 square meters. This was work and paying a mortgage is work, it's not fun and games, its being boring and choosing a life where i want to get ahead, which won't be until our 30-year mortgage ends and by that time our house will need so much work done that we will be throwing money at that too. Our house backs onto wharema an area which that we are aware is going to be housing for kainga ora. We are also aware people need housing but seeing the state some of these people in kainga ora houses we are very concerned with who we are now going to be surrounded by and with the dream of having a baby we don't want to live next to a range of people who could be bringing a range of issues right in stoke centre. We also 100% disagree with the sunlight rules changing and the ability to build these insane story housing right Infront of our property. We have 4 square meters of glass, that's it! only 4! and we won't be able to enjoy this area with our dog or children when that time comes due to insane rule change. 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It's a joke to think our schooling system can handle more children that what there already is and with the National party's intent to get rid of the full pay parity you won't be seeing many more teachers coming to join the workforce.</p> <p>This plan is not ok for nelson and you saw that last night at the meeting, for once listen to what the people are saying and dont pretend you wouldnt be mad if your house value was to drop because of this stupid plan.</p> <p>100&amp; disagree with section 29 plan change</p> <p>Zoe Teece</p> |

## Documents included with submission

None

# Online submission

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

|                           |                                                                              |
|---------------------------|------------------------------------------------------------------------------|
| Submitter No.             | S103                                                                         |
| Submitter Name            | Jessie Thornton                                                              |
| Submitter first name      | Jessie                                                                       |
| Submitter middle name     | Helen                                                                        |
| Submitter surname         | Thornton                                                                     |
| Submitter is contact      | Yes                                                                          |
| Email                     | <a href="mailto:jessie_preece22@hotmail.com">jessie_preece22@hotmail.com</a> |
| Wish to be heard          | Yes                                                                          |
| Joint presentation        | No                                                                           |
| Trade competition         | I could not gain an advantage in trade competition through this submission.  |
| Directly affected         | N/A                                                                          |
| Withhold contact details? | No                                                                           |

## Submission points

| Plan section       | Provision          | Support/oppose | Reasons                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Decision sought                                                                      |
|--------------------|--------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Entire Plan Change | General opposition | Oppose         | <p>I understand the need for more housing in NZ and especially Nelson. However strongly disagree with having the right to build these big apartment blocks in residential areas.</p> <p>Nelson City is easily accessible via public transport, so why can these dwellings not be built outside of the city and away from urban areas.</p> <p>It took a lot of hard work to purchase our 1950's standard home in Stoke, so much hard work has gone into the house and the property filling it with veggie gardens and fruits trees. There is potential for a 6 story dwelling to be built next to us that would remove all sunlight from our property. My family would be beyond devastated and this is how many other families will feel if this is able to go through.</p> <p>It's a selfish not thought-out plan. Expand outside of Nelson where there is room, why does the need for cramming already busy areas need to be factored in. I work in our Public Hospital and have children in daycare and schools, as council would know our "new" hospital is years away from being built and where are plans to expand and accommodate more people entering the region. Education and healthcare services are already stretched to capacity let alone adding more people to the region.</p> | Not have the right to ruin peoples homes by building up to 6 story apartment blocks. |

## Documents included with submission

None

# Online submission

Received Late: 31/10/2023  
NDOCS-539570224-18373

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

|                           |                                                                              |
|---------------------------|------------------------------------------------------------------------------|
| Submitter No.             | S104                                                                         |
| Submitter Name            | amelia pitt                                                                  |
| Submitter first name      | amelia                                                                       |
| Submitter surname         | pitt                                                                         |
| Submitter is contact      | Yes                                                                          |
| Email                     | <a href="mailto:ameliajane326@outlook.co.nz">ameliajane326@outlook.co.nz</a> |
| Wish to be heard          | Yes                                                                          |
| Joint presentation        | Yes                                                                          |
| Trade competition         | I could not gain an advantage in trade competition through this submission.  |
| Directly affected         | N/A                                                                          |
| Withhold contact details? | No                                                                           |

## Submission points

| Plan section       | Provision               | Support/oppose | Reasons | Decision sought |
|--------------------|-------------------------|----------------|---------|-----------------|
| Entire Plan Change | The Plan Change process | Oppose in part |         |                 |

Dear councillors, tena kotu.

I appreciate you organising the public meeting the other night and allowing Nelson residents the opportunity to have a voice.

I am hoping that this is read directly by you (Nick) and not an assistant or office person who doesn't actually effect the choice.

After hearing so much unhappiness with many aspects of Plan Change 29, regarding its content, delivery and timeframes then I strongly suggest, in the greater interests of the wider community, that Plan Change 29 be pushed back to the planners, for a more palatable, re-written version that gives better protection to neighbours sunlight, heritage and areas of character in our City.

For a few reasons, the 'Plan 29' needs to be revised & looked at again;

1. We are first home owners in sunny Nelson, on Seymour Avenue, we moved here from the west coast 8 years ago and only a few years ago and managed to buy our first house, it is small and under a hillside so we only get half days sun in the summer and winter, which makes it already cold and increases our power bill, if you put more houses around us and other places like us that completely block out the sun we will have no means of warmth and life growing light to say the least!

2. The hillside on Seymour Avenue is also had some major

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2. The hillside on Seymour Avenue is also had some major slips as I'm sure you are aware of & putting higher buildings next to the hillside would be wrong and dangerous as you would be disturbing the ground and hill to put in foundations for proposed buildings.

slips as im sure you are aware of & putting higher buildings next to the hillside would be wrong and dangerous as you would be distrubing the ground and hill to put in foundations for propsed buildings.

3.With the cost of living gone up, alot of people have turned to growing what they can at home in their gardens as a means of food and this requires space & sunlight, buildings 3-6 storys will not help that and only leave more people hungry and cold.

4.Lack of sunlight drastically effects the moods and moral of people, its widely known. If you put high rise buildings next to small town houses it will cause emmesne effects on peoples mental health, physical health, work moral and freedom of growth as this will effect gardens and food grown due to lack of sunlight.

5.There are certian places where i can see upto 3 story housing valuable and beneficial but a small heritage area which we work so hard to preserve and restore for future genertions of history and heritage is not a place for high story buildings of any kind, our heratige area needs sunlight and peoples laughter to flourish, dark shadding buildings contradict that. I suggest for adding more available housing for people, pick ONE area and build a block of higher buildings where theren is no other surrounding propertys effected, such as at the maitai campground or brook campground where people are already pilling up in caravans, cars and tents throughout the

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6.Sound & nosie complaints; building higher buildings will

cold seasons and the hot seasons which at the temperatures we get to in Nelson isn't safe either, these people can actually use and are in need of housing. I'm also not saying to cover the entire campground in buildings because we also need our nature and campgrounds for outdoor time and for tourism in the Nelson area.

6. Sound & noise complaints; building higher buildings will result in more noise and harder resolving because of reaching the other people.

7. Mental health & suicides at heights; as stated above, sunlight study shows that a reduce or disappearance of sunlight directly affects the mental health & wellbeing of our people and our animals. Without enough sun exposure, your serotonin levels can dip. Low levels of serotonin are associated with a higher risk of major depression with seasonal pattern (formerly known as seasonal affective disorder or SAD). This is a form of depression triggered by the changing seasons or lack of natural sunlight. New Zealand as a whole already has a poor mental health rate & high suicide rate,

*Content may be harmful or traumatising to some readers.*

8. Investing in housing for economical growth is fair, housing is difficult but why not invest in places that need redoing or repairing such as Franklyn village or the groups

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*Content may be harmful or traumatising to some readers.*

8. Investing in housing for economical growth is fair, housing is difficult but why not invest in places that need redoing or repairing such as Franklyn village or the groups of flats on Nile St before you go over the bridge towards the Maitai. These places already source people who need warm homes and could hold a lot more people for housing if repaired and held to the healthy homes standard required by ALL rentals in, I'm unsure why they are any different. If you spent money repairing places like that, people would have more options for living or better yet WANT to live in places like that because at the moment those places don't meet the basic standard of living requirement or appearance.

of flats on Nile St before you go over the bridge towards the Maitai. These places already house people who need warm homes and could hold a lot more people for housing if repaired and held to the healthy homes standard required by ALL rentals in, I'm unsure why they are any different. If you spent money repairing places like that, people would have more options for living or better yet WANT to live in places like that because at the moment those places don't meet the basic standard of living requirement or appearance.

- for Franklin Village for example, you could fit TWO high rise buildings in that area if turned around and parking changed in that area.

9. Removing the resource consent for height and sun regulations is ridiculous and all the points above support my opinion & rights for making a stand as a Nelson home owner and rate payer.

I do agree the housing situation is limited as people keep growing, but putting massive towers in amongst small areas & heritage areas isn't right, you must see the people value over the dollar value in your gut.

This is in no way a rejection of proposed housing intensity and growth, but just a way of ensuring a more thoughtful 'better fit' for the uniqueness of our City, District and its Residents. I would also strongly recommend that inline with your offer of 'as much community engagement as possible', and as a rate payer myself and for all the

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This is in no way a rejection of proposed housing intensity and growth, but just a way of ensuring a more thoughtful 'better fit' for the uniqueness of our City, District and its Residents. I would also strongly recommend that inline with your offer of 'as much community engagement as possible', and as a rate payer myself and for all the other rate payer on your data base, I'm highly disgusted we weren't emailed this and request that we are emailed when the revised version of the plan is open for consultation and I personally give to you my consent for NCC to email to me that notification.

Nothing should be done without FULL PUBLIC DISCLOSURE, we are the people of here & today, respect us and don't try to pull the wall over our eyes, as we as a whole have always stood with you.

Regards,

Amelia Pitt & Jason Rowling

50b Seymour Avenue, The Brook.

Nelson.

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Nothing should be done without FULL PUBLIC DISCLOSURE, we are the people of here & today, respect us and dont try to pull the wall over our eyes, as we as awhile have always stood with you.  
Regards,

Amelia pitt & Jason rowling

Nelson.

S105

Voided

S106

Voided

# Online submission

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

|                           |                                                                             |
|---------------------------|-----------------------------------------------------------------------------|
| Submitter No.             | S107                                                                        |
| Submitter Name            | Natalie Cozens                                                              |
| Submitter first name      | Natalie                                                                     |
| Submitter middle name     | maureen                                                                     |
| Submitter surname         | Cozens                                                                      |
| Submitter is contact      | Yes                                                                         |
| Email                     | <a href="mailto:ncscorpio6@gmail.com">ncscorpio6@gmail.com</a>              |
| Wish to be heard          | Yes                                                                         |
| Joint presentation        | Yes                                                                         |
| Trade competition         | I could not gain an advantage in trade competition through this submission. |
| Directly affected         | N/A                                                                         |
| Withhold contact details? | No                                                                          |

## Submission points

| Plan section      | Provision                     | Support/oppose | Reasons                                                                                                                 | Decision sought                                                                                                                                                      |
|-------------------|-------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Zones | High Density Residential Zone | Oppose in part | I support inner city intensification as this would make sense as the inner city zones are under utilised in Nelson city | I oppose the intensification of residential zones - the loss of sunlight, privacy and daylight will impact greatly on peoples wellbeing both physically and mentally |

## Documents included with submission

None

# Online submission

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

|                           |                                                                             |
|---------------------------|-----------------------------------------------------------------------------|
| Submitter No.             | S108                                                                        |
| Submitter Name            | Sarah Tobin                                                                 |
| Submitter first name      | Sarah                                                                       |
| Submitter middle name     | Louise                                                                      |
| Submitter surname         | Tobin                                                                       |
| Submitter is contact      | Yes                                                                         |
| Email                     | <a href="mailto:sarahtobin1@gmail.com">sarahtobin1@gmail.com</a>            |
| Wish to be heard          | No                                                                          |
| Joint presentation        | No                                                                          |
| Trade competition         | I could not gain an advantage in trade competition through this submission. |
| Directly affected         | N/A                                                                         |
| Withhold contact details? | No                                                                          |

## Submission points

| Plan section      | Provision                     | Support/oppose | Reasons                                                                                                                                                                                                                                                                                                     | Decision sought                                                                     |
|-------------------|-------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Residential Zones | High Density Residential Zone | Oppose         | 6 storey buildings would ruin views and sunlight of surrounding dwellings. The effects of which would also reduce their properties value. There is no need to intensify residential zones to that extent in Nelson. Buildings higher than 3 stories should have to go through the Resource consent process. | Only allow 2 and 3 store buildings in residential zones without a resource consent. |

## Documents included with submission

None

Received: 27/10/23  
Sub No: 5100

# SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Docs: 539570224  
-1808/6

|                                                                                                                  |                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| TO:<br>Senior Planning Administrator<br>RMA Plan Submissions<br>Nelson City Council<br>PO Box 645<br>NELSON 7040 | Submitter:<br>Full Name: <u>Joyanne Stevens</u><br>Address:<br><br>Telephone:<br>Email: <u>joyanne.stevens@gmail.com</u> |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|

☒  
☒

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

Current inadequate infrastructure,  
Appalling ldr of discussion before entering formal  
consultation phase.  
Lack of consideration of the established rights and expectations  
of current residents,  
Suggestion for how Nelson could solve it's 'so called' housing crisis  
Robust analysis to determine whether there is in fact a  
housing crisis, and assessment of the effects of an  
aging population and declining birth rates on housing  
demand.

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

Submitter signature

Date

25 October 2023

to be delivered or emailed to [environmental.planning@ncc.govt.nz](mailto:environmental.planning@ncc.govt.nz) by 4pm 31/10/2023

# Online submission

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

|                           |                                                                             |
|---------------------------|-----------------------------------------------------------------------------|
| Submitter No.             | S110                                                                        |
| Submitter Name            | Colin Gylstra                                                               |
| Submitter first name      | Colin                                                                       |
| Submitter middle name     | Douwe                                                                       |
| Submitter surname         | Gylstra                                                                     |
| Submitter is contact      | Yes                                                                         |
| Email                     | <a href="mailto:colingylstra@gmail.com">colingylstra@gmail.com</a>          |
| Wish to be heard          | No                                                                          |
| Joint presentation        | Yes                                                                         |
| Trade competition         | I could not gain an advantage in trade competition through this submission. |
| Directly affected         | N/A                                                                         |
| Withhold contact details? | No                                                                          |

## Submission points

| Plan section      | Provision                       | Support/oppose | Reasons                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Decision sought                                                                                              |
|-------------------|---------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Residential Zones | Medium Density Residential Zone | Oppose in part | <p>The medium-density zone should not be more than two storeys, with some setbacks for light-level maintenance. At three storeys as proposed, the neighbouring properties will lose a lot of sunlight and appeal. It is misleading to claim only 15% of properties in this zone will be developed in ten years. This doesn't consider the 15% of properties on each side, and behind that will be detrimentally affected. That adds up to 45%, plus, with the properties on the diagonal at the rear of the developed properties, the number of properties affected is over 60%. These figures apply to the left side of Main Road Stoke, heading towards Richmond. The impact of the right-hand side is a little less, but still very significant.</p> <p>Keeping the height to 2 storeys but allowing three dwellings per residential title would still significantly increase residential density.</p> | <b>The maximum height of the medium-density zone is two storeys, with three dwellings allowed per title.</b> |

## Documents included with submission

None

# Online submission

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

|                           |                                                                             |
|---------------------------|-----------------------------------------------------------------------------|
| Submitter No.             | S111                                                                        |
| Submitter Name            | Peter Lole                                                                  |
| Submitter first name      | Peter                                                                       |
| Submitter surname         | Lole                                                                        |
| Submitter is contact      | Yes                                                                         |
| Email                     | <a href="mailto:peterlole@thinkshop.org">peterlole@thinkshop.org</a>        |
| Wish to be heard          | No                                                                          |
| Joint presentation        | No                                                                          |
| Trade competition         | I could not gain an advantage in trade competition through this submission. |
| Directly affected         | N/A                                                                         |
| Withhold contact details? | No                                                                          |

## Submission points

| Plan section       | Provision               | Support/oppose | Reasons                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Decision sought                                                                                                              |
|--------------------|-------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Entire Plan Change | The Plan Change process | Oppose         | <p>At a meeting on September 7 presented by the Mayor, councillors and council staff and attended by 3-400 Nelson residents, the many deficiencies of the Plan were commented on and criticised.</p> <p>These included demographic predictions on which the Plan is based; intensification in potential slip zones; allowing high intensification multi-storey development in settled neighbourhoods; intensification straining inadequate infrastructure; a lack of community input to the Plan; a perceived lack of control of that which is built; the short time frame to allow for public submissions...</p> | That the council should decide to reconsider all aspects of Plan Change 29 and present a revised Plan for public submission. |

## Documents included with submission

None

# Online submission

Received: 31/11/2023  
NDOCS-539570224-18374

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

|                                  |                                                                             |
|----------------------------------|-----------------------------------------------------------------------------|
| <b>Submitter No.</b>             | S112                                                                        |
| <b>Submitter Name</b>            | Andy Clover                                                                 |
| <b>Submitter first name</b>      | Andy                                                                        |
| <b>Submitter middle name</b>     | Richard                                                                     |
| <b>Submitter surname</b>         | Clover                                                                      |
| <b>Submitter is contact</b>      | Yes                                                                         |
| <b>Email</b>                     | <a href="mailto:info@andyclover.com">info@andyclover.com</a>                |
| <b>Wish to be heard</b>          | No                                                                          |
| <b>Joint presentation</b>        | No                                                                          |
| <b>Trade competition</b>         | I could not gain an advantage in trade competition through this submission. |
| <b>Directly affected</b>         | N/A                                                                         |
| <b>Withhold contact details?</b> | No                                                                          |

## Submission points

| Plan section      | Provision                     | Support/oppose | Reasons    | Decision sought                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------|-------------------------------|----------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Zones | High Density Residential Zone | Oppose in part | As above - | <p>I understand and support the requirement of urban intensification, in general. However, I am appalled at the idea that a 6 storey building could be erected alongside an existing 1 storey dwelling, completely blocking out sunlight - particularly in Winter. I therefore oppose the loss of existing sunlight protection for all properties, as it is an important / vital aspect of residential amenity, and in many cases, warmth, food, energy supply and mental wellbeing.</p> <p>I am supportive of Council encouraging strategic intensification where it does not directly and negatively impact on existing residents, such as inner city developments, allowing retail and commercial buildings to contain dwellings above street level, mixed residential/commercial buildings, and facilitating tiny house dwellings on residential properties.</p> <p>I seek to ensure existing residential amenity (sunlight, views) is protected, and must be considered as part of any planned development.</p> <p>I oppose the creation of an HDRZ with the allowance to build up to 19.5m where that could be alongside and completely overshadowing a neighbouring 1 or 2 storey house, because that could utterly destroy the existing homeowner's amenity, ability to grow veges, use solar power, enjoy a BBQ in the sun, or enjoy the simple pleasure of sunlight streaming through a window. The mental health benefits of this sort of activity are well known and should not be underestimated.</p> |

## SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 31/10/23  
Sub NO: 5113  
HSCS: 539570224  
-18081

|                                                                                                                  |                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| To:<br>Senior Planning Administrator<br>RMA Plan Submissions<br>Nelson City Council<br>PO Box 645<br>Nelson 7040 | Submitter:<br>Full Name: Barbara Christine Greene<br>Address:<br><br>Telephone:<br>Email: greeneheart@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 accompanying pages.

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,

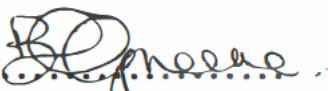
Other comments or concerns I have about Plan Change 29

New Zealand has a history of very poor town planning eg. not making precincts for peoples enjoyment and well-being alongside & amongst our beautiful natural landscape. In fact, not the best consideration of peoples & natures wellbeing at all. Plan Change 29 is largely making the same mistakes

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

It is arbitrary when 'Urban Sprawl' is capped. Allow a couple/few more subdivisions that are purpose designed (including amenities) for BEAUTIFUL, FUNCTIONAL, HEALTHY, AFFORDABLE <sup>dense</sup> housing in desirable village format.

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](mailto:environmental.planning@ncc.govt.nz) by 4.00 pm

Tuesday 19<sup>th</sup> September

Submission to Nelson City Council on Plan Change 29 Proposal

From Barbara Greene,

**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.

# Online submission

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

|                           |                                                                             |
|---------------------------|-----------------------------------------------------------------------------|
| Submitter No.             | S114                                                                        |
| Submitter Name            | Matt Ellery                                                                 |
| Submitter first name      | Matt                                                                        |
| Submitter surname         | Ellery                                                                      |
| Submitter is contact      | Yes                                                                         |
| Email                     | <a href="mailto:ellerymatt@yahoo.co.nz">ellerymatt@yahoo.co.nz</a>          |
| Wish to be heard          | No                                                                          |
| Joint presentation        | No                                                                          |
| Trade competition         | I could not gain an advantage in trade competition through this submission. |
| Directly affected         | N/A                                                                         |
| Withhold contact details? | No                                                                          |

## Submission points

| Plan section      | Provision                     | Support/oppose | Reasons                                                                                                                                                                                                                                                                                                             | Decision sought                                                                                                                                                                                                               |
|-------------------|-------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Zones | High Density Residential Zone | Oppose         | Protection of existing sunlight because it's a critical component of residential living as it provides warmth and energy efficiency. Loss of sunlight may result in one's ability to grow their own fruit and vegetables; loss of ability to generate solar energy in lieu of purchasing through the national grid. | Rear and side yard setbacks and recession planes remain unchanged to that in NRMP<br><br>- setbacks to remain at 1.50m minimum<br><br>- recession planes to remain at 2.5m + angle dependent on site orientation and boundary |

|                      |                                        |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                          |
|----------------------|----------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Residential<br>Zones | High<br>Density<br>Residential<br>Zone | Oppose | <p>Raising this height limit sets the scene for even higher buildings being permissible via Resource Consent application.</p> <p>I have lived on Tosswill Road since 2001 mostly in the original dwelling but recently in our newly built house that we have worked hard to afford. In developing our property we have adhered to the existing rules and regulations.</p> <p>To now have the rules changed and the possibility of a 6 storey building built directly in front (or to the rear and side of us) will drastically affect the enjoyment we get from our current property.</p> <p>We are a lovely neighbourhood and have a friendly relationship with all our neighbours as we all respect each others enjoyment of their properties.</p> <p>A large 6 story building will affect our views (a large reason for living where I do), reduce the "neighbourhood" feel that already exists and which we all add value to.</p> | The increase in maximum height of buildings to heights above the existing limit of 7.50m |
| Residential<br>Zones | High<br>Density<br>Residential<br>Zone | Oppose | <p>Upon request of the residents NCC recently installed traffic calming measures on Stansell Ave, Tosswill Rd and Chamberlain St. I see the benefit of these measures is two fold - reduce traffic speed and reduce traffic volume as those users previously used this route to bypass our traffic heavy routes (Waimea Road and Rocks Road). Intensification of our neighbourhood is only going to add additional volume to our streets.</p> <p>Why install traffic calming / traffic reducing measures and then add more dwellings (and more people) to our neighbourhood which will increase the volume on these same streets?</p>                                                                                                                                                                                                                                                                                                 | Remove the intensification of residential housing on Tahunanui Hills                     |

|                      |                                        |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                               |
|----------------------|----------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| Residential<br>Zones | High<br>Density<br>Residential<br>Zone | Oppose | <p>NCC have stated one reason for proposing intensified areas where they have is because they are close to amenities.</p> <p>Inner City and Stoke I agree are close to amenities. Tahuna Hills is definitely not.</p> <ul style="list-style-type: none"> <li>- We don't have a bus service that runs on Tosswill Rd and Stansell Ave</li> <li>- There is only one pedestrian crossing along the entire length of road between Bisley Ave and the roundabout at the end of Tahunanui Drive. This crossing is at times unsafe as it's the one and only route for all heavy vehicles heading to Port Nelson</li> <li>- There is a State Highway separating the proposed intensified areas and the few amenities that are available ( school, petrol station, bakery etc).</li> </ul> | Intensification on Tahuna Hills as it's not close to amenitie |
|----------------------|----------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|

|                   |                               |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                               |
|-------------------|-------------------------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Zones | High Density Residential Zone | Oppose  | <p>If new developments are not required to provide parking where will property owners/tenants park?</p> <p>The only option will be to park on the street. This is not a smart solution as our streets are narrow in places (Tosswill Rd, Stansell Ave and Chamberlain for example) and makes passing difficult and unsafe in places already. Adding more roadside cars is only going to increase the risk of accidents.</p> <p>Already on Chamberlain St when cars are parked on the side of the road there are areas where a passing car has to enter the opposite lane to get past. In some cases this is on a blind corner. A highly risky situation. Such situations will only increase if more resident cars are parked in the side of the road.</p> <p>There are also areas that do not have yellow no parking lines on corners and occasionally some car users select to park in these areas. Such unsafe parking will only increase if more residents are required to park on the road.</p> <p>Keep the need to park on the road for visitors only not for daily parking for residents of properties that offer no parking.</p> | <p>An amendment to ensure that at least one car park is provided for each residential unit in the areas proposed to be intensified</p>                                                                                                        |
| Residential Zones | High Density Residential Zone | Support | <p>Nelson City needs life introduced to it so as to add some vibrancy to the inner city which it is current lacking.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>NCC prioritise housing growth and intensification with the inner city before expanding this to other areas.</p> <p>'NCC should be prioritising population growth to the inner city first and foremost before expanding to other areas.</p> |

| Residential<br>Zones | Other | Support |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------|-------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      |       |         | <p>If rules are changed in new residential developments (where no one already lives) to allow intensification then those who buy in these areas will know what the rules are before purchasing. A bit like the covenants which some developments have. These are known to potential buyers before they purchase.</p> <p>It is unfair to change the rules on existing property owners who have purchased their properties in good faith knowing what rules (and covenants) apply.</p> | <p>NCC to propose changes to rules and regulations to new subdivision developments instead of changing them in existing residential areas.</p> <p>NCC to gradually allow change in intensification i.e allow building heights to increase gradually overtime, allow decrease in yard setbacks gradually overtime. Residential change can then occur more naturally.</p> |

S115

Voided

|                      |                                                                             |
|----------------------|-----------------------------------------------------------------------------|
| Submitter No.        | S116                                                                        |
| Submitter Name       | Jill Ford                                                                   |
| Submitter first name | Jill                                                                        |
| Submitter surname    | Ford                                                                        |
| Submitter is contact | Yes                                                                         |
| Email                | <a href="mailto:jill.ford1@gmail.com">jill.ford1@gmail.com</a>              |
| Wish to be heard     | Yes                                                                         |
| Joint presentation   | No                                                                          |
| Trade competition    | I could not gain an advantage in trade competition through this submission. |
| Directly affected    | N/A                                                                         |

| Plan section       | Provision       | Support/oppose  | Reasons           | Decision sought                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------|-----------------|-----------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entire Plan Change | General support | Support in part | They are as above | <div><div>1. Residential - 3 stories is fine and needs to be allowed without additional building consent. - as many of the older houses (we live on cnr of Collingwood and Brougham) are already effectively 3 stories, ie over 8m high.</div><div>2. The big issue is the 'footprint' a maximum of 40% is ridiculaously low and need to be much bigger. In fact all that is needed is distance away from neighbouring properties and sunlight. Should be no restriction, unless is due to eg, slip zones, inadequate infrastructure, - waste water, etc. Council shouldnt be basically insisting that residents have big gardens or massive driveways . This would enable more dense housing of less height.</div><div>3. Medium density - much bigger foot print and only 2-4 stories. Already on Trafalgar st there are taller buildings. Realistically because apartments over 3 stories have to have an elevator then developers wont build apartments or townhouses over 3 stories unless they can be high enough and have large enough foot print to make them financially viable.</div><div>4. Support 6 story in centre of city, this will mean more people live there, which will be good for local busines, make the area more viabrant. This has happened in Wellington (where we have moved from) and has been very successful in reducing need for inner city people</div><div>5. Diasbility access - given the growing older population and that Nelson already has a higher % of over 65yr (which includes us!!) then there needs to be greater requirement for disability access in all multiunit developments.</div></div> |

I totally support more intensive homes in nelson but feel strongly that a few changes need to be made. Many objections I have seen on FB have been around loss of sunlight! And people concerned about loosing a view which probably means that their house cost more when they bought it!

There is also way too much 'low cost' / free parking in central Nelson with huge squares allocated to parking which could be better used for town houses or up to 6 story apartments.

Having moved from Wellington I am very concerned about the urban sprawl in the region, and valuable horticultural land being converted to housing. Also lack of low income housing. I lived in newtown - the most dense suburb with mixed income housing, its vibrant, multicultural, everything is close by and finally there is good PT and cycle lanes!!! The CBD has lots of apartments and some 3 story town houses its making Wellington a better place to live. I still have a small 2 BD room apartment in a complex in Newtown, it has a central courtyard, with great community feel and is close to everything. This is an example of one that happens to be for sale ATM. <https://benstevens.co.nz/property/6c-16-constable-...> This is what could be in one of the many parking squares in Nelson, instead of which cars parked take up valuble land.

Documents included with submission

|               |                                                                                                       |
|---------------|-------------------------------------------------------------------------------------------------------|
| Document name | Apartments complex                                                                                    |
| File          | <a href="#">courtyard.jpg</a>                                                                         |
| Description   | Apartment complex Newtown Wgtn                                                                        |
| Document name | Example of dense apartment                                                                            |
| File          | <a href="#">insidegrassarea.jpg</a>                                                                   |
| Description   | Apartment complex in newtown, Wgtn, simular could be in one or more of the squares in Nelson central. |





# Online submission

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

|                           |                                                                             |
|---------------------------|-----------------------------------------------------------------------------|
| Submitter No.             | S117                                                                        |
| Submitter Name            | James Saunders                                                              |
| Submitter first name      | James                                                                       |
| Submitter surname         | Saunders                                                                    |
| Submitter is contact      | Yes                                                                         |
| Email                     | <a href="mailto:james@pzazz.co.nz">james@pzazz.co.nz</a>                    |
| Wish to be heard          | No                                                                          |
| Joint presentation        | No                                                                          |
| Trade competition         | I could not gain an advantage in trade competition through this submission. |
| Directly affected         | N/A                                                                         |
| Withhold contact details? | No                                                                          |

## Submission points

| Plan section      | Provision                | Support/oppose | Reasons                                                                                                                                                                                                                     | Decision sought                                                                                                                                                                       |
|-------------------|--------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential Zones | General Residential Zone | Amend          | The rule and the govt. directive applies to new development of multi unit house not existing housing and was not intended to impose a new rule on existing housing stock seeking to do alterations to improve their houses. | REr.18M and 17M Amend so that an alteration to an existing house does not have to go through an assessment and possibly a resource consent due to the 20% glazing to the street rule. |

## Documents included with submission

|      |
|------|
| None |
|------|

## SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 12/09/23  
Sub No: S118  
NDocs: 539570224  
-15646

|                                                                                                                  |                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| To:<br>Senior Planning Administrator<br>RMA Plan Submissions<br>Nelson City Council<br>PO Box 645<br>Nelson 7040 | Submitter: <i>Maurice Ormsby</i><br>Full Name:<br>Address:<br><br>Telephone:<br>Email: <i>maurice. Ormsby@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.
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

*There is no evidence that there is a housing crisis in Nelson that requires chaotic plan changes.*

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

*High Rise buildings could go up at the base of the hills along Milton Street which would cast shadow only along the hillside, behind which native bush would flourish. The 4 or 6 storey buildings would see north for full sun.*

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

*M. J. Ormsby*  
.....  
Submitter

*9/9/2023*  
.....  
Date

**NB: TO BE DELIVERED TO NCC OR SENT TO [environmental.planning@ncc.govt.nz](mailto:environmental.planning@ncc.govt.nz) by 4.00 pm**

**Tuesday 19<sup>th</sup> September**

## SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 12/09/23  
 SUB#: 5119  
 NOCCS: 539570224  
 -15648

|                                                                                                                  |                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| To:<br>Senior Planning Administrator<br>RMA Plan Submissions<br>Nelson City Council<br>PO Box 645<br>Nelson 7040 | Submitter:<br>Full Name: <u>MARY LOUISE ORMSBY</u><br>Address:<br><br>Telephone:<br>Email: <u>mary.louise.ormsby@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

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

I am concerned about:

1. The effects on the health of residents if high density built blocks block sunlight & prevent air circulation.
2. Such buildings (i.e. 6 levels) are not suitable for families with children or older people who become dependent.
3. The visual effects of heritage buildings overshadowed by multi-story buildings. We have some unique heritage areas - these are of benefit not just to those who live in them but to those who see them i.e. visitors & tourists.

an function elevators ↑

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

It seems absurd that we have at least 3 large carparks in squares where motor vehicles block in sunlight all day while we are contemplating plunging human residents into day long shadow. Build your high rise over carparks - parking can be on lower levels as eg in Auckland & Wellington. Much of central Nelson's commercial & retail area is highly unattractive - build high rise there with retail & commercial on lower levels.

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

M. L. Ormsby  
 Submitter

10/9/2023  
 Date

NB: TO BE DELIVERED TO NCC OR SENT TO [environmental.planning@ncc.govt.nz](mailto:environmental.planning@ncc.govt.nz) by 4.00 pm

Tuesday 19th September

Reviewed: 12/09/23  
Sub#: 5120  
NOCS: 539570224

-15652

- |   |
|---|
| ✓ |
| ✓ |

Other comments or concerns I have about Plan Change 29

members (like many others).

|  |
|--|
|  |
|--|

Man Dyk

Date \_\_\_\_\_

**Tuesday 19<sup>th</sup> September**

## SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 12/09/23  
SUB No: 5121  
UDocs: 539570224  
- 15653

|                                                                                                                  |                                                                                                             |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| To:<br>Senior Planning Administrator<br>RMA Plan Submissions<br>Nelson City Council<br>PO Box 645<br>Nelson 7040 | Submitter:<br>Full Name: Catherine Frances BEATTIE<br>Address:<br><br>Telephone:<br>Email: gdjuju@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.
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

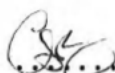
**I ACKNOWLEDGE** that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

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

Kitset housing with small yards for Quality.  
Buses

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

  
Submitter

11.9.23.  
Date

**NB: TO BE DELIVERED TO NCC OR SENT TO [environmental.planning@ncc.govt.nz](mailto:environmental.planning@ncc.govt.nz) by 4.00 pm**

**Tuesday 19<sup>th</sup> September**

## SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Submission # : 5122  
NDocs: 539570224  
-15654

|                                                                                                                  |                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| To:<br>Senior Planning Administrator<br>RMA Plan Submissions<br>Nelson City Council<br>PO Box 645<br>Nelson 7040 | Submitter:<br>Full Name: <u>Linda Holloway</u><br>Address:<br><br>Telephone:<br>Email: <u>ljholloway64@gmail.com</u> |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|

RECEIVED

06 SEP 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

Linda Holloway  
Submitter

5/9/23  
Date

NB: TO BE DELIVERED TO NCC OR SENT TO [environmental.planning@ncc.govt.nz](mailto:environmental.planning@ncc.govt.nz) by 4.00 pm  
Tuesday 19<sup>th</sup> September

Submission #: 5123  
NDOC: 539570224-15655

RECEIVED

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

06 SEP 2023

5123

|                                                                                                                  |                                                                                                       |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| To:<br>Senior Planning Administrator<br>RMA Plan Submissions<br>Nelson City Council<br>PO Box 645<br>Nelson 7040 | Submitter:<br>Full Name: ANNE KOLLESS<br>Address:<br><br>Telephone<br>Email: anniegrannie@extra.co.nz |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|

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

✓ ☒ I **OPPOSE** the Plan Change; and particularly the following

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

The imposition that could be created by greedy uncaring developers who only want to make money & dont care about well established Nelson citizens.

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

Buy ~~some~~<sup>used</sup> caryards & build appropriate size Residential flats of ~~no~~ more than 3 storeys high, facing sunny aspects & a walkable / Bicycle distance to inner city facilities & Maitai Valley picnic spots

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

Anne Kolless  
Submitter

3 Sept. 2023  
Date

NB: TO BE DELIVERED TO NCC OR SENT TO [environmental.planning@ncc.govt.nz](mailto:environmental.planning@ncc.govt.nz) by 4.00 pm  
Tuesday 19<sup>th</sup> September

Submission # 5124  
NDOC5: 639570224-15658

RECEIVED

06 SEP 2023

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Customer Service

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

Submitter:  
Full Name: BRIAN STRONG  
Address:  
Telephone:  
Email: bstrong@extra.co.nz

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

**I OPPOSE** the Plan Change; and particularly the following

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 prioritize 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:

see separate sheet - attached.

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

Restrict Housing Growth Plan (PC 29) to the  
CBD area not residential areas of our city

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

.....  
Submitter

5/9/23  
.....  
Date

NB: TO BE DELIVERED TO NCC OR SENT TO [environmental.planning@ncc.govt.nz](mailto:environmental.planning@ncc.govt.nz) by 4.00 pm  
Tuesday 19<sup>th</sup> September

Re: Public notice of proposed Plan Change 29...

I am a Nelson home owner/residence who would be adversely affected by these changes.  
I reject 100% Plan Changes 29.

I would request a submission timeframe, suitable for the scale of change that is proposed and that 100 days would be more in line with the expectations.

The hearing board should be independent of Councillors and Council staff who have already indicated a desire for the plan to be approved in its current form.

I reject the loss of daylight and sunlight angles as indicated in the proposal.

I reject the loss of the views that would be a result of the proposal.

I reject the loss of privacy that would occur as a result of the height of any new building on the boundary as proposed in the new plan.

The loss of sunlight would affect any advantage for alternative solar panel heating.

I am concerned that the lack of garaging for cars would mean overcrowding of streets in residential areas where roads are already very narrow eg. Mount Street, Konini Street.

I reject 100% Plan Change 29.

**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:

Full Name:

Address:

**Nelson 7010**

Telephone:

Email:

Signature of Submitter:

Date: **28<sup>th</sup> October 2023**

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

I **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, very time consuming 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 in its entirety, so they can formulate and articulate a suitable response.
- f) The severe lack of Trust between residents and Council has become significant given the following:-
  - i) The PC29 submission timeframe was only extended from 27 to 56 working days because of public pressure at 7<sup>th</sup> Sept public meeting.
  - ii) PC29 media engagement was only increased because of public pressure at 7<sup>th</sup> Sept public meeting.
  - iii) Information regarding the negative impacts on existing residents' enjoyment of their properties is not forthcoming in every interaction with NCC members and staff. It is

**‘Deceit by Omission’** and has required individuals to research PC 29 to find out these aspects and share them with the wider public. Eg.

- (1) Loss of winter sunlight with new recession planes.
- (2) Loss of on street car parking with increased intensification due to no requirement for on-site car parking.
- (3) Loss of privacy with bigger buildings that are closer to boundaries.
- (4) Loss of property value with loss of views, sunlight, and privacy.
- (5) Increased levels of noise with increased residential dwellings around a boundary.
- (6) Residential unit numbers per building can be increased on a ‘restricted discretionary’ basis without notification or written approval.
- (7) Exaggerated population forecasts.
- (8) Council voted **NOT** to withdraw PC 29 on Sept 14<sup>th</sup> Meeting.
- (9) Predetermined biased Councillors on the hearing panel.
  - (a) I am asking Council to immediately withdraw PC 29 and get Council Planning staff to refine the plan design and then put it back out for public consultation.

## **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 14<sup>th</sup> September Council meeting.
  - i) I ask the Council to appoint Councillors from either side of the Sept 14<sup>th</sup> vote.
  - ii) If i) is not followed then I ask that all Councillors are replaced with independent Commissioners.

## **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 **‘home grown’** projections that require the scale of intensification to be greater than those of Statistics NZ. I refer to the submission by Demographer, Dr Geoffrey Hayes.
- b) When challenged, NCC staff and the Mayor, always refer to the wider Nelson-Tasman regional growth, which is beyond the scope of PC29.
  - i) I ask the Council to use Statistics NZ medium projection forecasts for Nelson, 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 completely out of character and lacks a long-term vision for maintaining the attraction of Nelson for all the future residents and visitors. See attached photo (out of character 1)
- 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 to that of areas of historic character value from the early settlement years of Nelson and stop future 'out of character' developments.
- ii) I ask the Council to appoint an Urban Development Agency (UDA), as per the Nelson Tasman 2050 proposal, (attached) 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) I am unable to find a section 32 report regarding the winter sunlight shading effects on neighbouring properties. The daylight admission testing in the B&A memorandum dated 15/3/23 are only about maximising building bulk and height to enable increased floor plates at upper levels on a typical size section, rather than any loss of sunlight and the shading effects of a neighbour.
  - d) Shape Nelson Website provides misleading information on 'How PC29 could affect you' with no mention of completely losing sunlight amenity with possible total shading over the winter months. Quote:- "**Daylight admission** - the maximum allowable building height decreases as the building gets closer to the side and rear boundaries, so that taller buildings leave space for daylight to get to the neighbouring properties".
  - e) 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 overshadowed and devalued by a wealthier developer who could afford to build a multi-storey development next door at any time in the future.
    - viii) NCC & TDC 'Housing We'd Choose' report dated June 2021 by M.e Consulting ranks 'Sunny' as the highest preference for housing choice in Nelson and yet PC29 will remove that amenity from its exiting residents, without warning or compensation.
- (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 no greater than 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 a 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. See attached photo (city area taken up by cars).
  - 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 without providing off street carparking will result in significant hazards to pedestrians and road users in some areas of Nelson where roads are extremely narrow, with little or no footpaths, no berms, high retaining walls, steep drop offs and no turning spaces. Some of these roads are all much narrower than would be expected under modern standards with some being barely a single vehicle wide.
- b) On street parked cars, have also narrowed two-way roads down to single lane for two-way access and forced parking on footpaths to become the 'norm'.
- c) Drivers must carefully share the roads with each other, cyclists and pedestrians, frequently having to pause where there is available space to allow vehicles to pass. Sometimes this requires driving over the kerb and onto footpaths.
- d) In places trucks, including the weekly waste collection vehicles have to reverse quite long stretches because of the lack of anywhere to turn.
- e) In places, visibility of oncoming vehicles is also very poor and dangerous.
- f) Driving up and reversing out of very steep driveways is challenging at best and potentially unsafe.

- g) Access for pedestrians, mobility scooters, cyclists, refuse collection and Emergency Service vehicles is difficult and unsafe.
- h) Intensification, without providing on-site car-parking in these narrow road access areas will cause fracturing of neighbourly relations and communities who live in these areas.
- i) See attached photos (Mt St 1-6 and Konini St 1 & 2)
  - i) I strongly recommend that the Hearings Panel conduct a thorough site inspection of the narrow streets of Nelson including, (but not limited to) Locking St, Mount St & Konini St, including on foot.
  - ii) I ask Council to provide a 'Comprehensive car parking management plan' as strongly encouraged by Policy 11 of the NPSUD 2020, to mitigate against the issues of on-street parking.
  - iii) I ask Council to use traffic calming solutions that do not lose on-street car parking spaces. Eg. Speed Humps, instead of Choke Points.
  - iv) I ask council to restrict more intensification in the neighbourhoods with narrow and hazardous road access to Standard Residential zoning for road user safety reasons. Eg (But not limited to:-) Mount St, Konini St, Locking St, Locking Tce, Northesk St (East) and Renwick Place.

#### **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.

S125

Voided