Steve Webster response to the PC29 Chair's question at the Hearing:
"If plan change 29 does provide too much capacity, from a planning sense, then does that matter?"

Steve Webster: My answer would be yes, on three main points:

1. If Council plan, budget, borrow and build infrastructure for 64,100 enabled dwellings and it is not required, then the rate payer is left with a significant unnecessary burden.

2. If over intensification is enabled and allows higher and bigger bulk buildings, to achieve it. But only one or two buildings are ever built to that plan 'enabled' format then the consequences for Nelson could mean that if only one high building is ever built, then that could be the one that ruins the skyline, the views and essence of the low rise City that Nelson currently is, for ever. i.e. six storey at 51 Shelbourne Street.

3. The plan enabled relaxing of the daylight angles, required to enable more building bulk on Nelsons small sections, will leave everyone in fear of a development next door and the loss of their Sunlight amenity. And again there may only be one or two buildings that get built to that format, but those few could unnecessarily ruin peoples lives.

Finally, it was noted that the Mayor of Tasman was only asking Nelson to build 100 dwellings per year, which equates to 3,000 over 30 years. StatsNZ forecast was 2,600 (S32 Apex 1-G report). It is my view that plan enabling for 64,100 dwellings, results in such significant 'overcooking' and sacrifices by the residents of Nelson to accommodate what could be completely unnecessary.

Additional slides generated of a 19.5m high building located at 51 Shelbourne St and its shadow at three different times of day on the 21st June using 'shadowmap.app'.




51 Shelbourne St
19.5m high
HAO
9am 21st June
Trafalgar St
Collingwood St
Bronte St


51 Shelbourne St
19.5m high
HAO
12pm 21st June
Trafalgar St
Collingwood St
Bronte St