

S31

Voided

Online submission

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

Submitter No.	S32
Submitter Name	Michael Town
Submitter first name	Michael
Submitter surname	Town
Submitter is contact	Yes
Email	michael.j.town@gmail.com
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	General support	Support	I generally support this plan change as land use changes are needed to provide an urban form that supports accessibility and lower emissions from the transport network. By allowing greater density, people can leave closer to existing centres and get there without relying on private vehicles to do so.	Pass this plan change.

Documents included with submission

None

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

*Required

Submitter Details

Full Name*	KATHLEEN SANDSON	
Organisation		
Contact Person	KATHLEEN SANDSON	
Postal address*		
Telephone*	Email*	lettuc3@extra.co.nz

OFFICE USE

Submission No: 533

Date Received Stamp:

21 Aug 2023

NDOCs No: 539570224-15483

Trade Competition*

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

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

Council Hearing*

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

Public information

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

Signature of Submitter*

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

Date*

14/8/23

RMA Submission Form for Publicly Notified Plan Change 29

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

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

I/we*:

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

My submission is*:

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

I oppose the Plan change to allow 6 storey buildings within the residential area opposite 26 Bronte Street.

I also oppose the Plan change to allow 3 storey buildings adjacent to my property at 26 Bronte Street.

The proposed building heights detract from the charm of this part of the city and are close to the new Richmond Heritage precinct.

There is also a school close by - Nelson Girls College. Allowing such buildings only increases more activity within this part of the city. There is already a lack of car parking in this area.

RMA Submission Form for Publicly Notified Plan Change 29



I seek the following decision from the Council*:

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

Note:

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

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

OFFICE USE
Submission No: S34
Date Received Stamp: 22/08/2023
NDOCs No: 539570224-15486

*Required

Submitter Details

Full Name*	Mike Ward		
Organisation			
Contact Person			
Postal address*			
Telephone*		Email*	mikewardofnelson@gmail.com

Trade Competition*

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

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

Council Hearing*

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

Public information

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

Mike Ward

Signature of Submitter*

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

22/08/2023

Date*

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

My submission is*:

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

While I may have a different view on how to achieve intensification I agree with the intention. When I wrote a housing strategy at the request of Mayor Rachel Reese and her deputy Paul Mattheson during the 2013- 2016 term of council , I pointed out that while Nelson may have had a shortage of houses, there was likely no shortage of housing or structures capable of reconfiguring to provide dwellings. I recall figures at the time indicating that the surplus of larger dwellings was roughly half of shortfall in demand for smaller dwellings. It doesn't take a genius to work out that reconfiguring even a portion of the surplus into two or more smaller apartments would make a relatively inexpensive contribution to meeting the housing deficit. At the time I wrote my strategy the average occupancy of homes in the city was something less than 2.5 people per dwelling with around 26% of all households being single person households... those figures were arrived at three censuses ago. If trends have continued as predicted by demographers, single person households will have almost certainly increased and occupancy levels fallen.

I am aware that conventional wisdom says that we need to build up. There are households and locations where going up is appropriate but while the saving in land is admirable, multi story apartments are questionable as affordable or a community building housing options.

Affordability and supply are important issues but as mayor Nick points out housing is a transport issue.

Whatever strategies we adopt they should not be at the expense of housing's lifestyle, health, energy, community building, and aesthetic potential. Where and how we build dwellings is also potentially the single biggest contributor to the city meeting its climate change mitigation responsibilities .

There are numerous niche, hidden infill, low cost contributors to meeting Nelson's housing needs, from tiny houses, taking in boarders and enabling more folk to live aboard at the marina,(Imagine having someone else pay your marina fees and having an on call house sitter or crew should you want to go sailing.) Enabling first floor tenants in the CBD to occupy or step out onto the space above the inner city verandahs with intermittent stairways from the pavement below would increase first floor values and attraction as studio/ work from home options, as well as contributing to the revitalisation of the CBD. Incentivising turning the air Bn B back into family dwellings may be all it would take to encourage some to make the change if only to house family members.

Some of these options may require changes in our planning and building rules as well as some really good design skills to optimise the benefits and address any shortcomings but all have the potential to turn Nelson into a 1creativity role model and a leader in addressing the housing crisis. It will also require partnership with the home owners, real estate industry , property developers, architects, planners and central government. Above all it requires a substantial culture change and a different kind of leadership from all of us and an appreciably less risk averse style of government. I suspect folk are already discovering that conveniently located dwellings , no bigger than they need, can afford, or have the time or inclination to care for with easily manageable courtyards offer many benefits over distant houses with rooms they never go into, lawns to mow and hedges to trim... when they would rather be playing with the kids, honing their culinary skills, riding mountain bikes, reading or playing violin. We need to tell their stories and do whatever it takes to encourage our team of fifty plus thousand to realise that meeting current needs and bequeathing to our children, a future they might thank us for is up to all of us.

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

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

Approve the Plan Change

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

Online submission

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

Submitter No.	S35
Submitter Name	Danny Hutchinson
Submitter first name	Danny
Submitter surname	Hutchinson
Submitter is contact	Yes
Email	leticiadanny@gmail.com
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

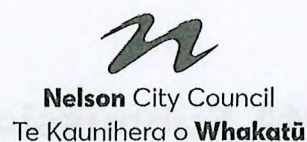
Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Residential Zones	High Density Residential Zone	Oppose	I live on Tukuka St, so in the case of Tukuka Street I can speak with years of personal experience. I believe that 6 story buildings are too tall for this area. The reason being is that this end of the valley is already quite shaded by the hills. Tall buildings will reduce the sun significantly for some residents. The evidence that 6 story buildings are too high for this area can be seen every day in winter as the houses across Tukuka Street are significantly shaded by Nelson intermediate school. Multi story buildings definitely can have large adverse effects, as I have stated above, they must go through a very robust resource consent process and must be contestable. I could support this in more open areas, where sunlight is less of an issue.	The high density zone goes too far up the Nelson South Valley. It should not extend as far as Tukuka Street. I would like upper reaches of this area reduced to medium density.

Documents included with submission

None

RMA Submission Form for Publicly Notified Plan Change 29



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Tuesday 19 September 2023 to:

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RMA Plan Submissions
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PO Box 645
Nelson 7040

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change no.29 in the subject line)

OFFICE USE

Submission No: **S36**

Date Received Stamp:

31/10/23

NDOCs No:

539570224-17811

*Required

Submitter Details

Full Name*	Sarah-Jane Ellen Weir		
Organisation			
Contact Person			
Postal address*			
Telephone*	nail*	sje@sjweir.co.nz	

Trade Competition*

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

- ☒ I/we could not gain an advantage in trade competition through this submission.
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Signature of Submitter*

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

Date*

30.10.23.



Nelson City Council
Te Kaunihera o Whakatū

RMA Submission Form for Publicly Notified Plan Change 29

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- | | |
|---|--|
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| ☐ Residential | ☐ Transport |
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| ☐ Industrial | ☐ Infrastructure |
| ☐ Suburban Commercial | ☐ Area outside of Plan Change |
| ☐ Natural Hazards/Climate Change | ☐ Subdivision |
| ☐ Heritage | ☐ Other |

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

My submission is*:

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

See attached.

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

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

see attached.

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My name is Sarah-Jane Weir. I have lived in Nelson for 22 years, most of that time close to the City Centre. I have worked with Nelson City Council and Tasman District Council in different roles. This is a personal submission on PC29.

I oppose PC 29 in its entirety.

The decisions I seek are:

- No High Density Zone applies to any area that is currently a (residential) Standard Area or a Low density area.

-No Medium Density Zone applies to any area that is currently a (residential) Standard Area or a Low Density Area

- But if a High Density Zone is applied to any residential area it is applies to areas that are currently standard areas, (and not to low density areas.) Further, if it is applied to any current standard or low density area:

- **It is at a reduced Maximum Building Height of 8m. Anything higher is non-complying and subject to resource consent process**
- **It does not take effect until Council has further consulted on and developed appropriate Daylight admission provisions and Yard setbacks, Permeable Landscape areas, maximum building length**
- **It is not extended beyond any areas that were shown as potential High Density in the 2019 Nelson FDS (or the 2022 FDS)**

-But if a Medium Density Zone is applied to residential (standard or low density):

- **It is at a reduced Maximum Building Height of 7.5m. Anything higher is non-complying and subject to resource consent process**
- **It does not take effect until Council has further consulted on and developed appropriate Daylight admission provisions and Yard setbacks, Permeable Landscape areas, maximum building length**
- **it is not extended beyond any areas that were shown as potential Medium Density in the 2019 Nelson FDS (or the 2022 FDS)**

- **The High Density Zone as it applies to the City/City Fringe areas is limited to a Maximum Building Height of 4 stories (approx. 14m) as a permitted activity; for heights to 6 stories it is non-complying and subject to resource consent process**

I wish to be heard.

I cannot gain any advantage in trade competition through this submission.

Proper, planned intensification.

I support well thought out, responsive, more intensified urban living introduced in a planned and urban context-appropriate way. I began reading PC29 because I could not understand what was proposed to happen to our city from the "Overview of Plan Change 29" document, and I was surprised at the extent of the proposed changes to the existing Nelson Resource Management Plan,

when it is signalled as an “interim response”. The more I have read, the more I have come to the view that PC29 does not appropriately deal with intensification. It proposes too extensive a response, too quickly, it has not been well communicated given the extent of change, and it fails to take account of the character of our regional city. My view is based on my own experience of living centrally in Nelson, previously living centrally in Christchurch and Wellington, on having lived in intensified housing in a small English town (Cambridge) and in a highly intensified large world city (London), as well as on Council’s own expert assessments included as part of the section 32 report, and on both the 2019 and 2022 Future Development Strategies.

I believe Council should approach intensification in a manner that is better planned with respect to the effect on residential neighbourhoods and to the City overall, more thoughtfully balancing the needs of current and future generations, and ensuring a cohesive city character remains.

Council should work towards its residents having planned functional green space, access to outdoors and sunlight/ daylight. Well thought out and well timed intensification should take account of the Nelson context and ensure:

- there is sufficient planned access to green spaces
- the reasons that residents like living here- sunlight, daylight access and enjoyment- are not lost for future generations
- Nelson’s trees and “green” heritage is appropriately recognised and protected
- the Consequences of intensification- and the ability of our city to continue to “sink” up rain through sufficient non-built space is more fully acknowledged
- Our biodiversity is not adversely affected.

Change needs to be fair and to scale.

The large-scale nature of the proposed HDZ and MDZ into current residential areas risks a “lottery” effect on individual properties and neighbourhoods. So- in a current low-density neighbourhood, zoned HDZ under PC29, a 6 story building can be erected close to neighbouring boundaries that is visually out of character with any other existing building (from a scale perspective), that removes sunlight and daylight from immediate neighbours, and with no thought of effect on safety of for example, the pedestrian character of a neighbourhood. This does not seem like well thought out urban planning.

If a 6-story apartment block within the parameters of the HDZ is erected anywhere in a residential neighbourhood, the neighbouring properties within say 4-6 houses will suffer a loss of amenity value (privacy, daylight, “neighbourliness”, property value). Where that happens is just luck under PC29; all fine for the most residents, but terrible for those right next door- and with no chance to have a say about it. To me, opposing such an effect is not nimby-ism, but opposing an event likely to cause significant financial and emotional hardship to those affected.

There is the opportunity for our city to have more people living enjoyably close to it, in well thought out lower-rise town houses, small apartment blocks, granny flats and partitioned properties. All the while retaining our beautiful tree scape with its added benefits of biodiversity and “sink city” properties, and the character (including city scale) that sees Nelson as a popular national (and international) tourist destination.

For that to happen, more intense zones need to be appropriately sited and controlled and be at appropriate scale, to take account of the neighbourhood within which they are sited (that

neighbourhood may change over time). Respect of neighbours boundaries in terms of how high and how close buildings can come is important.

In terms of all Low Density neighbourhoods that are proposed to be re-zoned- particularly to high density – the scale of change is phenomenal. There is no explanation as to why a neighbourhood can have been considered as appropriately zoned as low density, then be rezoned with the extreme opposite of zoning of HDZ. The scale of change and development is particularly incongruous for these low-density neighbourhoods and magnifies amenity loss.

Nelson has enough housing capacity until 2038 (section 4 Housing and Business Capacity Assessment report). Total capacity enabled under PC29 is 5-9 times long term (30 year) demand. In allowing for a lottery of intensification with high impact on an unlucky few and an uncertain effect on unknown neighbourhoods (due to the likelihood of a low level of developments but over a wide area) leads me to conclude that Council hasn't appropriately balanced current and (potential) future generational amenity.

Scale of intensification too great without deeper consideration of values

In the FDS 2022,(page 33) in the consultation around community values that was undertaken, at least in Nelson, the views of the community included not only quality intensification (underline is mine) but that natural environment, and landscape are important, some areas have a unique character that should be maintained. Intensification was preferred *through alternative typologies such as portioning, tiny homes and good examples of medium density including town houses* (underlining is mine, FDS Technical Document p 43).

Council should hold true to those community values when thinking about its urban planning.

At this time, any intensification should be moderate, and more in line with the 2019 FDS in terms of the areas to which it applies, the sort of intensification enabled, and quality constraints. I have referred to the 2019 FDS because to me, it speaks of a document that was better and more widely consulted on in terms of what intensification to existing areas might look like, and it anticipated a gradual process.

For example, Council has undertaken studies on how people chose to live in Nelson. Nelson residents prioritise sun, safety from crime, safety from natural hazards, a freehold title, and a standalone house in this order. There was a preference for living in Stoke. When choosing a dwelling type, 8% choose an apartment, 28% choose an attached dwelling, and 65% choose a freestanding dwelling (NPS-UPD capacity assessment, p23, appendix to FDS Strategy Technical Document).

The appendices to that report include the pictures that people were shown of "apartment living" to - none of those pictures showed anything over 3 stories high. The picture of "apartment" was a 3 story low rise development – not 6 story . The pictures of town houses that people were shown were mainly 2 story, terrace style apartments. When there has been discussion of "intensification", this is the sort of intensified living I presumed we would have. No wonder PC29 came as a shock.

What has happened since the 2019 FDS is that every Council planning document has amp-ed up intensification in both scale of what is permissible and in area. But I understand that there has not been commensurate population increase over that same time period that would account for this; Council's response in PC29 to intensification is disproportional.

Insufficient recognition of Nelson's character and of the importance of green spaces, trees and biodiversity is given when enabling large-scale introduction of intensification. One of the things that is valuable about our whole city is how its sky scape is reflected in the nature of its green city fringes.

I think about how well much of the central city (hillsides and river-adjacent properties aside) performed during the rains of September 2021. There is plenty of green space at the moment to soak up rain events; but I see no analysis as to whether the ability of our city to continue to perform in wetter weather will be adversely affected. 20% permeability on sections does not seem much.

To achieve quality and liveable intensification, comprehensive urban planning is required – not just permitting building wherever and whatever quality. It requires understanding what our neighbourhoods will look and feel like, how and where people will use outdoor spaces for leisure and having that space available. Especially in a town with a high uptake of people using the outdoors to play and be active in.

The intensification in PC29 is too large a scale with too many unknowns and insufficient evidence to proceed as proposed. Council's own processes and planning information to date speaks to lower density, quality and more planned intensification than the proposed MDZ and HDZ under PC29.

Draft Whakamahere Wākatu Nelson Plan is the time for considered, long term change.

The scale of change- particularly as an "interim" response- is unwarranted. PC29 is a change to the existing Nelson Plan. Council has already begun work on a new plan, the draft Whakamahere Wākatu Nelson Plan. Long term, substantive changes should be properly consulted on and if appropriate, enabled in that plan.

This will enable Council to properly consider what a well functioning Nelson urban environment entails. To take one example, while Council has undertaken "accessibility" studies, these are limited to mapping walking distances in a current urban environment (which is low density/ general housing). The walkable catchment concept (non-mandatory for Nelson) has been implemented without consideration of regional context. There is no analysis I can see as to whether people actually work in the City Centre any longer (our largest employer is the hospital, other areas of work are the Port and Tahunanui), where it is safe to walk, what congestion will do, and where people want to walk too when considering the proposed HDZ and MDZ.

To take another example as to why better consideration is necessary, in my neighbourhood, rapid intensification (coupled with the national requirements for no onsite car parking), could see the area as highly unsafe for the vulnerable. I live within 100 metres of 2 primary schools- I understand about 1000 children go to those 2 schools – and a busy parish church. If intensification were to proceed with pace and without ancillary planning as to environment, the roadsides will be busy with parked cars (most people will need one car in the medium term) and make it even more difficult for small children and elderly people to cross the road safely. It's already tough at school pick up times to be safe on a bike or as a pedestrian. Large areas of intensification zones are proposed without considering safety or neighbourhood usage.

Option for intensification to be enabled in City/City Fringe

As an interim solution, PC29 should focus on intensified living in specific areas of the city, the CBD and potentially limited city fringe. That experience will then be able to be used when the draft Whakamahere Wākatu Nelson Plan is progressed. I believe a thriving Nelson CBD is more likely if there is combined Office/residential/retail space . Post pandemic there is less demand for office

space and this will continue; so it is even more important to concentrate on mixed use development. That should be primary consideration for apartment style living.

However the proposed height of 6 stories as permitted anywhere in the City may be too high given current constructions there; have not seen diagrams or analysis of what the city will look like at 6 stories. So this time I think the height should be lower as of right, but permissible to higher if that scale is appropriate for the site, given neighbouring buildings height and use.

Until demand in the City areas is met for apartment living, all residential neighbourhoods should retain their current zoning. Council's own experts warn against instituting too large intensification zones, and that will dilute areas more appropriate for high density apartment development such as the City Centre (Property Economics NC area Industrial Re-Zoning Report at p 17).

My neighbourhood should not be HDZ due to lack of proper consideration/ consultation :

My own neighbourhood (part of N20, south of Manuka Street) has been subject to increasing proposals of intensification, but seemingly without consideration of changing amenity as a result.

- The 2019 Nelson Tasman Future Development Strategy July 2019 shows my neighbourhood, Fairfield Park, as "two story terrace housing and town houses on some sites" (p 16); and that is land required for "future intensification" as part of the next Long Term Plan, with development in this area not required before 2029 (if Nelson were on a medium-high projection rate).
- In the Nelson Plan Consultation Document prepared in 2020, the only area that up to 6 stories was anticipated was "City Centre"
- The Nelson Intensification Plan prepared in September 2020 anticipates "Fairfield Park" as having "some 2 storied terraced housing and some town houses" (p 14)
- Then the Nelson Tasman September Future Development Strategy 19 September 2022 shows my area as an Intensification Area- up to 3 stories (see figure 5 a p 17). That may have been ok for us because I would have thought that planning would be undertaken and that would include recession planes, daylight angles, dwellings per site etc. Quality was stressed as important.
- In the FAQs for the Draft Whakamahere Wākatu Nelson Plan (currently on pause), it anticipates "multi unit developments of 4 or more units in both the General Residential and Medium density residential zones, where such development would require resource consent". Those same FAQs refer to determination of the medium density residential zone as having been identified by the 2019 Future Development Zone (which as above referred to my area as 2 story town houses possible from 2028)
- And now my neighbourhood is proposed as High Density Zone, no consents required.
- But even in PC29, there are maps which show my area as medium density zone (not high) density. See the s 32 Evaluation Report Nelson Resource Management Plan figure 3- Growth Strategy for Nelson City Centre dated June 2023 (p 33 s 32 Report); and Figure 15 later in the document, referencing City Fringe Area and again dated June 2023 again shows my area as medium density, p 201).

In relation to Collingwood St (from Manuka Street Bronte S), there have been last minute changes to the density zone without analysis. The expert reports are dated before the date my neighbourhood was included in the HDZ, so it cannot have been considered as part of it. It has not been considered HDZ under any previous documents. PC29 should at least treat my neighbourhood consistently with the area of Collingwood St south of Bronte Street.

Council's processes relating to PC29

I have, reluctantly, come to the view that Council has not appropriately engaged in its responsibilities to its residents to provide accessible information in relation to PC29.

When I first saw the Council's message about PC29, and the message of intensification, there was nothing to indicate the substantive nature of the changes, or that it would affect my neighbourhood. It was initially through community-led publicity that summary information about PC29, the effect on my neighbourhood and on the general residential areas that I came to understand the potential significant changes that are proposed. Recently Council put significant impact into communicating directly to me about a short term matters that directly affect my property (9 week upgrades and partial road closures outside my house) through letterbox drops etc, but it has not provided accurate and timely information about PC29 which has long term, permanent and potentially financially-impactful plan changes that affect a large number of households.

I do not believe the Council has provided me and others with timely and reasonable access to relevant information in a way that is accessible. I have had to spend hours and read thousands of pages to try and understand the proposed changes, and the background to them. There are no diagrams, and comparison before/ after tables or information is lacking. I would have expected the Council to sufficiently articulate the effect of PC29 on neighbourhoods and on the City Centre.

In particular, there is no modelling of what the proposed changes to height restrictions, recession planes/daylight admissions, site coverage, yard setbacks are on residential properties. There is nothing to show the effect of higher buildings on differently sited sections (N-S; E-W); and there is nothing to differentiate the effect of the imposition of HDZ or MDZ on currently zoned low-density v standard density residential areas. This has made it difficult to engage thoughtfully in the process.

Council's own website apologises for the time pressure in answering questions.

I believe the changes in PC29 particularly as they affect the residential neighbourhoods are overly ambitious without Council having the structures to support accessible information through timely responses, proper modelling of effect etc.

I unable to comment on areas of the Plan Change that I would like to consider, but given the amount of material, the failure of explanatory material, and the timeframe I have had to limit myself to the matters in this submission.

Online submission

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

Submitter No.	S37
Submitter Name	Graeme Anderson
Submitter first name	Graeme
Submitter middle name	John
Submitter surname	Anderson
Submitter is contact	Yes
Email	graeme.anz@gmail.com
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	General opposition	Oppose in part	While I support the need for some housing intensification I think there should still be rules which would prevent new developments from adversely impacting the amenity of neighbouring properties (views, light, parking etc) and that neighbours should be informed of new developments and be permitted to object if they wish to. I also believe the proposed 6-storey limit in the city centre is too high and could change the character of the town. I would support a 4-storey limit and also think mixed retail and residential units (shops below,apartments above) should be encouraged.	Change the plan to reduce 6-storey limit to 4 and include rules preventing developments from adversely impacting on neighbouring properties

Documents included with submission

None

Online submission

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

Submitter No.	S38
Submitter Name	Karen Driver
Submitter first name	Karen
Submitter middle name	Susan
Submitter surname	Driver
Submitter is contact	Yes
Email	ks_driver@outlook.com
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	General support	Support	See notes above. I'm not a planner so don't know how to complete the submission.	I support the concept of greater intensification of building in Nelson. I would like to see more of a plan on how the impacts of climate change and natural hazards on how Nelson will look like in the future, such as what areas will be retreated from and what do we want our city to look like. Most new building in the city is ugly, too much concrete and there seems to be no rules on the visual impact. It seems that developers can do what they want. As someone that does not understand the nuances of such plans I can't be specific, but I know that we need a vision of what Nelson will look like and what amenities are provided, particularly community related spaces.

Documents included with submission

None

Public Submission

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

Submitter No.	539
Submitter Name	Jane Peterson
Submitter first name	Jane
Submitter surname	Peterson
Submitter is contact	Yes
Email	jane.n.peterson@gmail.com
Wish to be heard	No
Print presentation	No
Trade competition	I could not gain an advantage in trade competition through this submission.
Indirectly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Residential Zones	High Density Residential Zone	Oppose	1. Inconsistencies, confusion, short time frame and lack of notice in the consultation process The changes proposed under PC29 are significant and will have a dramatic impact on Nelson residents and the nature of our neighbourhoods. I do not believe there has been enough publicity around these changes to ensure people are fully informed. The proposed changes may have a significant long term effect on my neighbourhood and potentially on me financially if the value of my property is affected. I receive detailed information to my letterbox about short term effects on my property, such as road closures for utilities repair. I have received nothing targeted to indicate there is potentially a big change to my property zoning. The documents available online are not easy to follow and the consultation time is short given the impact of the changes. In addition there are inconsistencies between what has previously been proposed for the future growth and development of Nelson and what is being proposed in PC29. For example I now understand the draft Nelson Plan envisages only medium density zoning through the area now zoned "high density" in PC29, with a building height of up to 11m, whereas in the medium density zones in PC29 the proposed building height is now up to 12m. These inconsistencies create confusion and misunderstanding of what is now being proposed. When there was general publicity about the draft Nelson Plan and the Future Development Strategy for Nelson, I did not understand that the intensification of "Nelson City Centre" would apply to me; I live in a low-rise, green residential neighbourhood and the maps did not show 6 stories in my neighbourhood. By using general terms like "city centre", and by mixing up the terms and the areas to which intensification applies, the Council has made it very difficult for anyone but professionals used to dealing with city planning/the Resource Management Act to follow what is going on. 2. Impact on amenity values I understand that Nelson's population is growing and we need to be able to increase the density of housing in our inner city. I would be supportive of 4-6 story high rise developments in the middle of town (perhaps to the edge of Nile Street, bordering the city), where we already have a multitude of high rise and commercial buildings. However I do not believe we should allow developers to build these 6 story high rise developments through our existing family neighbourhoods, especially without resource consent. Density of housing can be increased in these areas without the need for such tall high rise developments. There is an opportunity to enhance these neighbourhoods with, for example, 2 story apartments and subdivided sections for low level builds. This would enable progress in housing development without sacrificing the current appeal of the neighbourhoods and in a way that would be more considerate and reasonable to the existing residents. It would also be more consistent with the 3 story proposals in the Draft Nelson Plan. The neighbourhood blocks from Nile Street up to Nelson College and between Rutherford Street and Collingwood Streets predominantly consist of older, well-established single-family homes and low rise structures. These residential zones have long fostered a close-knit community where neighbours know each other and families thrive. We have supported each other through COVID-19 lockdowns and civil defence emergencies- we know our neighbours. Residents such as myself have chosen to live here for the smaller, regional town benefits and advantages that it provides, which include being able to raise children in family homes surrounded by greenery and open spaces, and not in high rise buildings amongst the usual urban busyness you would find in our bigger cities. Introducing high rises that would tower over these family homes would erase the unique atmosphere of this area and could negatively impact the quality of life for existing residents. It would interrupt the aesthetic harmony of our neighbourhood and disrupt the skyline. The Plan change acknowledges the capacity it will enable far exceeds what is likely in the next 30 years. It acknowledges there are unlikely to be very many high density developments given the constraints. So to me this means that for the unlucky few, it could result in a very uneven looking neighbourhood, with apartments facing into neighbouring yards for some distance around, while the remainder are unaffected. It results in a lottery effect on amenity. The changes are particularly significant for neighbourhoods like mine that are currently zoned "residential- lower density". The change from lower density to such high density will be a very significant change in how my neighbourhood looks and how I interact with my neighbours. These types of high rise developments may also be more likely to attract absentee owners and a proliferation of Air BnB type accommodation which will also negatively impact on the existing residents. 3. Congestion and parking issues High rise developments tend to exacerbate traffic congestion and parking problems. I understand the current proposed plan does not include mandatory vehicle access to each site. While many residents in the proposed high density areas will (hopefully) be limiting the use of their cars (by cycling and walking or taking public transport) the nature of our city means for most people at least one car is still required (for example to do the supermarket shopping, to take children to sport, for work, or to access the many wonderful outdoor areas that surround Nelson). Our public transport system is not sufficient to cover everyone's transport needs. With limited (if any) parking spaces provided within these new developments this inevitably means that the surrounding streets will become congested, causing inconvenience for both existing residents and newcomers. The added traffic could also cause safety issues for pedestrians, cyclists and children. This is a particular concern for the streets in and around Hampden Street School and Nelson College (ie between Van Diemen Street and Hampden Street, and Ngatiama and Ngatiama Streets). These are proposed to be 'high density' areas. Traffic and congestion issues in this area are already significant with many residents often not able to access their own driveways, the streets often limited to one way access only, and at times completely gridlocked. School buses often find it difficult to navigate these streets and parking is already extremely hard for residents and students alike. Adding additional parking congestion pressure will make the situation untenable. 4. The chilling effect – impact on property values and existing residents The introduction of 6 story apartments through the neighbourhoods mentioned above could significantly impact property values in the vicinity. It seems that the analysis accepts there will be an effect on some residents in this way, but that it just unlucky for them and they should just accept that for a proposed "greater good". Most families in these neighbourhoods choose to live here for the current character and appeal of the neighbourhood, and they make their property investments with these factors in mind. Rezoning these areas to 'high density' could lead to uncertainty and decreased property values as potential buyers are put off by the impacts of surrounding high rise buildings and the prospects of increasing high density living. Six story apartments looming over single story family homes would cast shadows over these properties, block natural light and be a significant invasion of privacy. These properties were never built contemplating a high rise building next door and there would be no measures that an existing homeowner could take to minimise these impacts to their property and lifestyle. Subjecting existing residents to these issues would be extremely unfair and unreasonable. 5. Strain on infrastructure I realise that the Council might have done some analysis about infrastructure, but I am worried that rezoning the proposed high density areas would exert immense pressure on the existing infrastructure. Our roads, utilities and public services haven't been designed to cope with anything more than 1-2 story developments. Many of the utilities through this area are old and at times struggle to accommodate the current population density. Significant increases in residents in these areas would strain these resources and negatively impact on the residents' quality of life. The blocks of houses in and around the bottom of the Grampians in particular already face increased risk of flooding and water damage from heavy rain, with the current drainage system often struggling to cope. The Council may (funds permitting) be able to improve some of the infrastructure over time but parts of it cannot be fixed. For example, the Council may be able to replace old stormwater drains under roads, but in most of our residential streets they would be unable to widen the existing roads to cope with the increased parking and congestion issues this level of high density living would create.	Restrict any high density living (ie dwellings 3 stories or higher) to the Mixed Use and Centre City zones already set out in the draft Whakamahere Whakatū Nelson Plan and leave the areas currently marked "high density" under PC 29 as they currently are.
Residential Zones	Medium Density Residential Zone	Oppose	Please see my comments above which, for the most part, also apply to the medium density residential zoning.	Restrict any medium density living (ie dwellings 3 stories or higher) to the Mixed Use and Centre City zones already set out in the draft Whakamahere Whakatū Nelson Plan and leave the areas currently marked "medium density" under PC 29 as they currently are.

Documents included with submission

None

SLO

Voided

Online submission

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

Submitter No.	S41
Submitter Name	Nigel Lineham
Submitter first name	Nigel
Submitter middle name	John
Submitter surname	Lineham
Submitter is contact	Yes
Email	nwlineham@gmail.com
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
Inner City and City Fringe Zones	City Fringe Zone	Oppose in part	I understand that Nelson's population is growing and we need to be able to increase the density of housing in our inner city. I would be supportive of 4-6 story high rise developments in the middle of town (where we already have a multitude of high rise and commercial buildings. However I do not believe we should allow developers to build these 6 story high rise developments through our existing family neighbourhoods, especially without resource consent. Density of housing can be increased in these areas without the need for such tall high rise developments. There is an opportunity to enhance these neighbourhoods with, for example, 2-3 story apartments and subdivided sections for low level builds. This would enable progress in housing development without sacrificing the current appeal of the neighbourhoods and in a way that would be more considerate and reasonable to the existing residents. It would also be more consistent with the 3 story proposals in the Draft Nelson Plan. The neighbourhood blocks from Nile Street up to Nelson College and between Rutherford Street and Collingwood Streets predominantly consist of older, well-established single-family homes and low rise structures. These residential zones have long fostered a close-knit community where neighbours know each other and families thrive. We have supported each other through COVID-19 Lockdowns and civil defence emergencies- we know our neighbours. These types of high rise developments may also be more likely to attract absentee owners and a proliferation of Air BnB type accommodation which will also negatively impact on the existing residents in terms of noise, parking and transience. High rise developments tend to exacerbate traffic congestion and parking problems. I understand the current proposed plan does not include mandatory off street parking for all residents. With limited (if any) parking spaces provided within these new developments this inevitably means that the surrounding streets will become congested, causing inconvenience for both existing residents and newcomers. The added traffic could also cause safety issues for pedestrians, cyclists and children. With the area including numerous Primary Schools and Colleges, parking is already at a premium, with many parents parking dangerously, or on berms, to be able to pick up their children. With the potential of multi-storey buildings, all using the street for parking, these issues will be exacerbated, and the risk of accidents will increase. If off-street parking is not required at any new developments, then the consequences on the community will be unreasonable and unsafe. The introduction of 6 story apartments through the neighbourhoods mentioned above could significantly impact current enjoyment of the use of property in an unacceptable way. Buildings this large, will cast long shadows, reducing sunlight (which is important for mental Health) and be a significant invasion of privacy. Residents using passive energy or solar to reduce energy consumption will be impacted badly. Residents deserve to enjoy their properties without unacceptable interference. Since existing housing is mostly single story, it would be impossible for these properties to take any action to mitigate the impacts of dwellings over 3 stories tall. If this is allowed to go ahead, the council should be willing to buy existing properties at a fair market value. Whilst some of the infrastructure has been upgraded in the area, it is still not sufficient for the pressure of a large increase in the population in the area. The recent blockage of Waimea road for the stormwater upgrade increased traffic flow on the minor streets in the area, that were not designed for this volume of traffic. The damage to the roading network shows that the infrastructure is not suitable. At a time of increased significant weather events, many councils are focusing on how to increase the 'green sponge' benefits of communities to mitigate high water flows when the stormwater system cannot cope. Allowing an increase in higher density building will reduce the lawns and gardens that can provide this benefit, and will see an increased likelihood of run-off flooding properties. Already we see current properties struggling with flooding when the stormwater system is overloaded. In summary, I do not believe that the areas outside the city centre are designed for multi-storey buildings. Any construction in the city fringe should be limited to 3 storeys, require off street parking and should not threaten existing infrastructure.	Restrict any high density living (ie dwellings 3 stories or higher) to the Mixed Use and Centre City zones already set out in the draft Whakamahere Whakatū Nelson Plan and leave the areas currently marked "high density" under PC 29 as they currently are.

Documents included with submission

None

Online submission

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

Submitter No.	S42
Submitter Name	Mary Bronsteter
Submitter first name	Mary
Submitter surname	Bronsteter
Submitter is contact	Yes
Email	mary.bronsteter@gmail.com
Wish to be heard	Yes
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Entire Plan Change	General opposition	Oppose	I am a Nelson home owner/resident who would be adversely affected by these changes... “the biggest changes to Nelson’s planning rules in a generation” (to quote Nick Smith). I’m very concerned about the lack of public (local) awareness on this issue, and the unacceptably short time frame for submissions. Again I quote Nick Smith: “We welcome community engagement and feedback so we can refine these proposals. This is about working together to make Nelson an even better place for future generations”... However, NCC have done very little to inform the general public, in order to receive the required “community engagement and feedback”. Therefore, I am requesting that NCC extend the date of closure for submissions by at least two weeks. Also, please arrange a public meeting asap, with the Mayor and NCC planners available to openly discuss this matter with residents. The details of this meeting and the relevant plan change, plus it’s implications, must be publicized in a manner that allows all concerned residents to be notified in time to attend... such as front page advertising in the local paper and public banners on the Nelson town clock tower (I note that this is utilised for other public events (such as concerts) which are no where near as important as PC 29. I’m also concerned that the relevant ‘hearings panel’ will have NCC Councillors as a majority, and so no doubt there will be a conflict of interest. This is a unsatisfactory state of affairs, and so I ask that the panel be changed - to be a majority of independent, unbiased members. My biggest concern is sunlight hours for all affected, environmental impact, parking, noise, privacy and social degradation. In particular, I object to Kainga Ora’s plan to erect a 6 story building with 71x 1.5 bedroom units at 4 Examiner Street, Nelson for MSD poor clients with no income right in front of our home and many others. This is possible because of PC 29. How would you like to have a Franklyn sized apartment in front of your home? This is a peaceful residential neighbourhood and many of us have been here for more than 20 years. It should be unlawful to put poor people, intellectually disabled vulnerable adults housed together with other poor individuals and ex-convicts. It is a recipe for disaster. We will have no privacy and potential fear to walk in the neighbourhood. Nelson College for Girls is on the other side, nearby, so I would be concerned for my younger children. PLEASE do not allow this to pass. A two story with mixed social classes and of course a percentage of the poor should be allowed in any and all apartment complexes. I work for Tautoko Services/Options and we support individuals with intellectual disabilities. Many need proper housing, but imagine if you had an intellectually disabled daughter who wants to live on her own. Would you want your daughter to live in a 6 story apartment complex with only the poorest of society living there and next to ex-convicts? Also, if you are intent on building 6 story high buildings, please consider the environment and make it a law that they must have roof top garden area, so the tenants can at least enjoy the sun and have a bit of greenery. This is all possible if Council takes a strong stand to make Nelson beautiful. If you do not, I’m afraid our city will go down and become quite unwelcoming to all. I do believe our goals are the same, we want Nelson to be a beautiful and welcoming attractive home for everyone. Let’s ensure it will be and not make rash decisions that will affect residential neighbourhoods with 6 story buildings. Thank you for your consideration on these matters and I look forward to your reply	I reject 100% Plan Change 29.

Documents included with submission

None

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: Mary Bronsteter (Inea Yoon)

Address:

Email: ineayoon@gmail.com or rmary.bronsteter@gmail.com



Signature of Submitter:

Date: 21.10.2023

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

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

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

2) Hearing Panel

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

3) NCC's Population forecasts

- a) These are a pivotal aspect for the scale of which Nelson needs to enable intensification and growth. The forecasts used by NCC are not Statistics NZ medium projections, but are over inflated projections that require the scale of intensification to be greater than those of Statistics NZ.
- i) I ask the Council to use Statistics NZ medium projection forecasts, as recommended by the NPSUD Capacity: Guide on Evidence and Monitoring, para 2.1.1 and amend its intensification requirements accordingly.

4) Design Lead and Not Developer Lead Growth.

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

5) Sunlight Recession Planes and Shading Effects

- a) Sunlight is a **CRITICAL** part of living in Nelson. It is not called the 'Sunshine Capital of NZ' for no reason. It is well documented that people relocate to Nelson because of the Sun and accept reduced wages called 'Sunshine Wages' for that privilege.
- b) TDC even 'Encourage the Sun into your home'. See <https://www.tasman.govt.nz/my-property/building-and-alteration/heating-and-insulation/energy-efficiency-and-heating-your-home/>
- c) All existing houses built prior to and under the current daylight admission rules will be subjected to the loss of sunlight amenity under PC29 with the following effects: -
 - i) Increased levels of mental health illness, anxiety and stress.

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

6) Privacy and Outlook

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

7) Intensification

- a) I strongly oppose the High-Density Residential Zone. It is by no way in character or in keeping with any existing 'Low Rise' Nelson residential suburb and beyond the MDS legal mandate.
 - i) I ask Council to remove HDRZ from the plan completely.
 - ii) I ask Council to apply the new General Residential Zone equally across the entire Nelson district on the introduction of PC29, on the basis that AP15 Daylight Admission protection rules will apply to all pre-existing properties, unless the owner gives written approval to the contrary.

- b) I am strongly opposed to all new 'Green Field' developments being used for only single storey dwellings as it is a complete underutilisation of land that can accommodate increased intensification.
 - i) I ask Council to ensure a minimum of two storey dwellings be built on all new green field developments. Eg Golden Elms in Toi Toi, Ngawhatu Valley and Marsden Valley.
- c) Building holiday apartments that sit empty for long periods, does not solve our intensification, growth and affordability dilemma, and yet it locks up our valuable housing resource. Eg Rocks & Haven Road has many empty apartments.
 - i) I ask Council to consider solutions to mitigate against new-build empty holiday apartments.
- d) I oppose the increase of residential units beyond 4, as a **restricted discretionary** activity that does **NOT** require notification and written approval from neighbours.
 - i) I ask Council to ensure that more than 4 units requires notification, to restrict large 'out of character' accommodation blocks spanning multiple sections, and taking up lots of on street car parking spaces, popping up in a residential street, without warning.
- e) Bigger older properties, could be better utilised and help with our growth if they were more easily allowed to be divided into multi-dwellings.
- f) Building inner city apartments that offer an alternative solution to 'retirement villages', can free up the bigger homes for new families to occupy. The 'retired' occupants may also be less likely to be reliant on a vehicle, which may more closely suit the growth model desired.
- g) Designing Inner-City roof gardens and balconies with green spaces for commercial hospitality use or places for apartment living residents to relax and enjoy the Nelson Sun.
- h) Incentivise rate paying residents to demolish or relocate their house in favour of replacing more units on the same section providing they comply with the suitable character or heritage of the neighbourhood.

8) Progressively Phased Intensification

- a) Firstly, Inner City should be the starting place to have the most significant intensification, before forcing it onto the residential neighbourhoods, this can give more time to complete a better design vision for our residential neighbourhoods.
 - i) I ask Council to make better utilization of Car Only spaces, by developing them into shared spaces, with Accommodation overhead. 'Nelsust' highlights 44% of the Inner City as Car only spaces.
 - ii) I ask Council to retain para ICd.11 'The zone enables and encourages an increase in the density and diversity of quality housing in the City Centre by enabling residential activity above ground floor level. It is expected that over time, more people will choose to live in the City Centre because of its easy access to offices, shops, entertainment and varied open spaces and experiences'.
- b) Secondly, City Fringe would be the next zone to phase in for intensification.
 - i) I ask Council to negotiate and/or incentivise Industry and car yards to relocate, to less essential land that can be better used for accommodation.
- c) Finally, the Residential Zones would be the last area to be phased in, by working out from the City Fringe Zone (and Central Stoke).

- i) I would support Medium Density Residential Zones (3 storey 11m high) progressively expanding from the CBD (and Central Stoke) ***if required and over time***, providing AP15 Daylight Admission Protection rules remain in force for existing properties.

9) Intensification in hazard zones

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

10) On-street carparking

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

11) Social Housing

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

12) Infrastructure

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

13) Heritage Key Points

- Many of Nelson's heritage and character buildings contribute to Nelson's point of difference.

Visitors and residents are drawn to the built character of Nelson. Nelson has a high proportion of old buildings both commercial and residential that are well maintained by their owners.

- PPC29 facilitates the loss of the non-renewable heritage resources with economic, social and environmental consequences to Nelson.
- A significant number of listed heritage properties, the Inner City Heritage Precinct and the Wakefield Quay Heritage Precinct are deleted from the current register in the Nelson. My home at 50 Wellington Street was built in 1910 – 113 years ago and has retained much of the original character look but is not on the register at all. Resource Management Plan as part of PPC29.
- Listings assessment has been inadequate. The analysis (2015 methodology) that informs this does not meet professional best practice, and in some cases information is incorrect.
- PPC29 does not address thematic gaps in the historic built environment that should be identified and be part of any heritage assessment, see Thematic Historic Overview of Nelson City 2011 – Dr. John Wilson: Draft-Nelson-Plan-Technical-Report-FINAL-DRAFT-thematic-historical-overview-of-nelson-city-OCT2011.pdf
- Nelson has a high proportion of heritage and character buildings, clusters of which merit further investigation for precinct listing and specific rules and policies e.g. height controls on adjacent buildings.
- PPC29 does not include all Heritage New Zealand (HNZ) listed places.
- PPC29 is not in alignment with Te Ara Whakatū, Council's Spatial Plan.
- The Plan does not reference Māori and archaeological heritage.
- There is no justification for the removal of the Church Hill view shaft.
- Currently only the heritage listings are made public, not the assessment information and inventory.
- Support removal of category C and proposal to have a two tier ranking system.
- Support the proposed Richmond heritage precinct.

Request:

Before any Plan Change is finalised:

- An independent updated assessment of Nelson's heritage resources by a qualified conservation architect following best industry practice including:
 - o Replacing the term significance with a list of individual heritage values.
 - o Ensuring all inventory information is correct to support listings, and errors corrected
 - o Including information on how values relate to historic themes
- An independent review of all listings proposed to be deleted.
- An independent study of the effects of this proposal on the character and heritage buildings of Nelson that informs changes to proposed rules and policies (on and off site height, boundary set back, daylight angles).
- List all Heritage New Zealand properties.
- Retain the Inner-City Heritage Precinct, update the design guide. Retain the Wakefield Quay Heritage Precinct, update design guide. Retain the Church Hill View Shaft.
- Publish the heritage assessment information to allow owners to review, corrections to be made.
- Reassess the Fairfield/Nelson South area as a character precinct with additional protections (addressing requests in submissions to the Draft Nelson Plan 2020)
- If an independent assessment concludes that other heritage precincts should be established revise PPC29 to include policies and rules to do so.

- Ensure policies and rules protect heritage values by seeking independent advice from a qualified and experienced conservation architect as well as a social impact professional.
- Appoint a qualified and experienced conservation architect to review consent applications for heritage listed buildings/a qualified and experienced archaeologist to evaluate consent applications relating to protected sites, as this expertise is not available in-house.

14) **Objections** to the zoning at 4 Examiner Street, Nelson (inner city fringe); in particular, the allowance of an 8 story complex built by Kainga Ora for all the reasons mentioned above. Medium density at the most, would be better but even this will impact on sun and quality of life and wellbeing to the neighbours.

15) **Objections** to the medium density zoning of the area surrounding our home on Wellington Street, Mount Street, Konini Street etc. This should remain low density housing for the steep terrain and dangerous outcomes should PC 29 come through. Please see Alison and David Mountfort's submission which we completely agree with as it is thorough and professionally written. I do not need to repeat it here.

16) **Social Impact** will be disastrous if PC29 in its current form to go through with no real discussion or vision with affected neighbourhoods.

William Samuel (at 56mins) had an interesting take on 'designing' the City, and not leaving it up to developers, which is what PC29 will do. This was very informative and I agree with William.

https://www.youtube.com/watch?v=HJxk1AE_LTs

Online submission

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

Submitter No.	S43
Submitter Name	Linda Hooper-Smith
Submitter first name	Linda
Submitter middle name	Margaret
Submitter surname	Hooper-Smith
Submitter is contact	Yes
Email	goodallsmith@xtra.co.nz
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
Entire Plan Change	General opposition	Oppose	Councils plan to address the housing shortage must not be at the expense of the health and wellbeing of existing home owners and occupants. Removing a home owners/occupants access to daylight, will have an enormous impact on their health and wellbeing and this will have negative impacts on the community as a whole.	To change the plan to allow low impact intensification, ie. One additional property on an existing section, and to be subject to resource consent and daylight angles being observed.

Documents included with submission

None

S₄₊₄

Voided

S4.5

Voided

Online submission

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

Submitter No.	S46
Submitter Name	Freya Davison
Submitter first name	Freya
Submitter middle name	Eleanor
Submitter surname	Davison
Submitter is contact	Yes
Email	freya.e.davison@gmail.com
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 support	Support	Agree with the Council's rationale.	Go ahead with the proposed changes to housing densification.

Documents included with submission

None

Online submission

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

Submitter No.	S47
Submitter Name	Christopher Davison
Submitter first name	Christopher
Submitter middle name	William
Submitter surname	Davison
Submitter is contact	Yes
Email	chrisdavison100@gmail.com
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 support	Support	As per the reasons outlined on the NCC website. Densification must be accompanied by infrastructure such as transport and green spaces. Building regulations must ensure dwellings are well designed, high quality, warm, built to last, designed to be liveable and not excessively small.	I support the proposed changes.

Documents included with submission

None

Public Submission

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

Submitter No.	S48
Submitter Name	Richard Peterson
Submitter first name	Richard
Submitter middle name	Charles
Submitter surname	Peterson
Submitter is contact	Yes
Email	petersonorthopod@gmail.com
Wish to be heard	No
Wish presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Indirectly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Residential zones	High Density Residential Zone	Oppose	• Inconsistencies, confusion, short time frame and lack of notice in the consultation process The changes proposed under PC29 are significant and will have a dramatic impact on Nelson residents and the nature of our neighbourhoods. I do not believe there has been enough publicity around these changes to ensure people are fully informed. The proposed changes may have a significant long term effect on my neighbourhood and potentially on me financially if the value of my property is affected. I receive detailed information to my letterbox about short term effects on my property, such as road closures for utilities repair. I have received nothing targeted to indicate there is potentially a big change to my property zoning. The documents available online are not easy to follow and the consultation time is short given the impact of the changes. In addition there are inconsistencies between what has previously been proposed for the future growth and development of Nelson and what is being proposed in PC29. For example I now understand the draft Nelson Plan envisages only medium density zoning through the area now zoned "high density" in PC29, with a building height of up to 11m, whereas in the medium density zones in PC29 the proposed building height is now up to 12m. These inconsistencies create confusion and misunderstanding of what is now being proposed. When there was general publicity about the draft Nelson Plan and the Future Development Strategy for Nelson, I did not understand that the intensification of "Nelson City Centre" would apply to me; I live in a low-rise, green residential neighbourhood and the maps did not show 6 stories in my neighbourhood. By using general terms like "city centre", and by mixing up the terms and the areas to which intensification applies, the Council has made it very difficult for anyone but professionals used to dealing with city planning/the Resource Management Act to follow what is going on. I only know because someone else affected by plan changes told me. • Impact on amenity values I understand that Nelson's population is growing and we need to be able to increase the density of housing in our inner city. I would be supportive of 4-6 story high rise developments in the middle of town (perhaps to the edge of Nile Street, bordering the city), where we already have a multitude of high rise and commercial buildings. However I do not believe we should allow developers to build these 6 story high rise developments through our existing family neighbourhoods, especially without resource consent. Density of housing can be increased in these areas without the need for such tall high rise developments. There is an opportunity to enhance these neighbourhoods with, for example, 2 story apartments and subdivided sections for low level builds. This would enable progress in housing development without sacrificing the current appeal of the neighbourhoods and in a way that would be more considerate and reasonable to the existing residents. It would also be more consistent with the 3 story proposals in the Draft Nelson Plan. The neighbourhood blocks from Nile Street up to Nelson College and between Rutherford Street and Collingwood Streets predominantly consist of older, well-established single-family homes and low rise structures. These residential zones have long fostered a close-knit community where neighbours know each other and families thrive. We have supported each other through COVID-19 Lockdowns and civil defence emergencies- we know our neighbours. Residents such as myself have chosen to live here for the smaller, regional town benefits and advantages that it provides, which include being able to raise children in family homes surrounded by greenery and open spaces, and not in high rise buildings amongst the usual urban busyness you would find in our bigger cities. Introducing high rises that would tower over these family homes would erase the unique atmosphere of this area and could negatively impact the quality of life for existing residents. It would interrupt the aesthetic harmony of our neighbourhood and disrupt the skyline. I have been told the Plan change acknowledges the capacity it will enable far exceeds what is likely in the next 30 years. It acknowledges there are unlikely to be very many high density developments given the constraints. So to me this means that for the unlucky few, it could result in a very uneven looking neighbourhood, with apartments facing into neighbouring yards for some distance around, while the remainder are unaffected. It results in a lottery effect on amenity. The changes are particularly significant for neighbourhoods like mine that are currently zoned "residential- lower density". The change from lower density to such high density will be a very significant change in how my neighbourhood looks and how I interact with my neighbours. These types of high rise developments may also be more likely to attract absentee owners and a proliferation of Air BnB type accommodation which will also negatively impact on the existing residents. • Congestion and parking issues High rise developments tend to exacerbate traffic congestion and parking problems. I understand the current proposed plan does not include mandatory vehicle access to each site. While many residents in the proposed high density areas will (hopefully) be limiting the use of their cars (by cycling and walking or taking public transport) the nature of our city means for most people at least one car is still required (for example to do the supermarket shopping, to take children to sport, for work, or to access the many wonderful outdoor areas that surround Nelson). Our public transport system is not sufficient to cover everyone's transport needs. With limited (if any) parking spaces provided within these new developments this inevitably means that the surrounding streets will become congested, causing inconvenience for both existing residents and newcomers. The added traffic could also cause safety issues for pedestrians, cyclists and children. This is a particular concern for the streets in and around Hampden Street School and Nelson College (ie between Van Diemen Street and Hampden Street, and Ngatiawa and Ngatitama Streets). These are proposed to be 'high density' areas. Traffic and congestion issues in this area are already significant with many residents often not able to access their own driveways, the streets often limited to one way access only, and at times completely gridlocked. School buses often find it difficult to navigate these streets and parking is already extremely hard for residents and students alike. Adding additional parking congestion pressure will make the situation untenable.] Parking south of Nile Street around St Josephs/ Nelson Central is already pressured at pick up and drop off times, with many parking on yellow lines or over drive ways as children run out of schools. With further pressure on our streets through the plan changes, the safety of children is compromised] • The chilling effect – impact on property values and existing residents The introduction of 6 story apartments through the neighbourhoods mentioned above could significantly impact property values in the vicinity. It seems that the analysis accepts there will be an effect on some residents in this way, but that it just unlucky for them and they should just accept that for a proposed "greater good". Most families in these neighbourhoods choose to live here for the current character and appeal of the neighbourhood, and they make their property investments with these factors in mind. Rezoning these areas to 'high density' could lead to uncertainty and decreased property values as potential buyers are put off by the impacts of surrounding high rise buildings and the prospects of increasing high density living. Six story apartments looming over single story family homes would cast shadows over these properties, block natural light and be a significant invasion of privacy. These properties were never built contemplating a high rise building next door and there would be no measures that an existing homeowner could take to minimise these impacts to their property and lifestyle. Subjecting (an unlucky few) existing residents to these issues would be extremely unfair and unreasonable. • Strain on Infrastructure I realise that the Council might have done some analysis about infrastructure, but I am worried that rezoning the proposed high density areas would exert immense pressure on the existing infrastructure. Our roads, utilities and public services haven't been designed to cope with anything more than 1-2 story developments. Many of the utilities through this area are old and at times struggle to accommodate the current population density. Significant increases in residents in these areas would strain these resources and negatively impact on the residents' quality of life. The blocks of houses in and around the bottom of the Grampians in particular already face increased risk of flooding and water damage from heavy rain, with the current drainage system often struggling to cope.	Restrict any high density living (ie dwellings 3 stories or higher) to the Mixed Use and Centre City zones already set out in the draft Whakamahere Whakatū Nelson Plan and leave the areas currently marked "high density" under PC 29 as they currently are.
Residential zones	Medium Density Residential Zone	Oppose	for the same reasons listed above in the high density zone submission	Restrict any medium density living (ie dwellings 3 stories or higher) to the Mixed Use and Centre City zones already set out in the draft Whakamahere Whakatū Nelson Plan and leave the areas currently marked "medium density" under PC 29 as they current are

Documents included with submission

None

Online submission

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

Submitter No.	S49
Submitter Name	Allison Silke
Submitter first name	Allison
Submitter surname	Silke
Submitter is contact	Yes
Email	allison.silke@nmdhb.govt.nz
Wish to be heard	Yes
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Residential Zones	High Density Residential Zone	Oppose	Knowledge We have not received any information indicating a potential big change to my property zoning and the significant changes proposed under PC29 will have a dramatic long-term impact on Nelson and the neighbourhood we live in. I only know about this proposed change because someone else also affected by the plan told me. I don't feel this change has had the publicity needed for people to be informed of this proposed change. Proposal areas We understand we need to increase the density of housing in the inner city and are supportive of developments in the middle of town where there are already commercial and high-rise buildings. I don't believe developers should be allowed to build 6 story high rise developments through existing family neighbour hoods, especially without resource consent. To be consistent with the Draft Nelson Plan and a more considerate approach for current residents to increase the density of housing in these areas would be to build 2 story apartments and subdivide sections. Neighbourhood impact Residents such as my-self choose to live here to raise children in family homes surrounded by open spaces and greenery. Building high rise developments would negatively impact our quality of life as it would interrupt the native factor of our neighbourhood, disrupt the skyline and ultimately block the sun and cast shadows over single story family homes. Not to mention the significant invasion of privacy as apartments loom over family outdoor spaces. Properties in our area were never build with the idea of high-rise building to be build next door so there currently isn't anything owners can do to minimise these significant impacts of lifestyle if a 6-story building was build next door. This plan could introduce a randomness of developments throughout the community where high-rise apartments overlook neighbouring yards and others are not affected. High rise buildings likely attract absentee owners, ie. Air bnb accommodation which will also negatively impact on existing residents. Traffic / Parking Implications High rise developments will increase traffic congestion, lack of parking and safety issues for children, cyclists and pedestrians in our neighbourhood especially during school drop of and pick up times. Financial implications These plans are significant for us as we currently live in a neighbourhood zoned "residential – lower density". We choose to invest in purchasing a family home in this appealing and characteristic lower density area. These changes could lead to uncertainly and decreased property values as potential buyers are put off by the increasing high density living and high-rise buildings.	Restrict any high density living (ie dwellings 3 stories or higher) to the Mixed Use and City Centre zones already set out in the draft Whakamahere Whakatu Nelson Plan and leave the areas currently marked "high density" under PC29 as they currently are.

Documents included with submission

None

RMA Submission Form for Publicly Notified Plan Change 29



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

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

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

*Required

Submitter Details

Full Name*	ROBIN WHALLEY		
Organisation			
Contact Person			
Postal address*			
Telephone*	Email*	robinestepneyvillech	

OFFICE USE
Submission No: 550
Date Received Stamp: 12/09/2023
NDOCs No: 539570224-15815

Trade Competition*

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

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

Council Hearing*

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

Public information

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

Signature of Submitter*

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

Date*

8/9/23

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

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

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

My submission is*:

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

Changes to chapter 9 Suburban
Commercial zone.

Scr 22.1 d.

Increasing height from 8m to 12m

I oppose this change.

Scr 20A.1

allowing residential activity above
ground floor. I oppose this change

The Future Development Strategy (FDS)
(to which I submitted) requires and calls on
council to develop neighbourhood
plans.

Council has failed to carry out
this step

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

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

abandon this plan change and start
again following the steps we agreed
to in the FDS.

Note:

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

RMA Submission Form for Publicly Notified Plan Change 29



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

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

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

*Required

Submitter Details

Full Name*	ROBIN WHALLEY		
Organisation			
Contact Person			
Postal address*			
Telephone*	Email*	robin@stepneyville.ch	

OFFICE USE

Submission No: S50 continued

Date Received Stamp:

30/10/23

NDOCs No:

539570224-15597

Trade Competition*

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

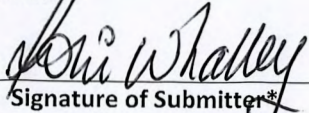
- ☒ I/we could not gain an advantage in trade competition through this submission.
- ☐ I/we could gain an advantage in trade competition through this submission. If yes, please complete the following:
- ☐ I/we are directly affected by an effect of the subject matter of this submission that: (a) adversely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

Council Hearing*

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

Public information

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


Signature of Submitter*

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

27 October 2023
Date*

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

My submission is*:

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

Population data provided by DOT consulting is not provided in public documents.
 There is complete lack of transparency which is contrary to the principles of good governance and participatory democracy.
 In my opinion the DOT report has been deliberately kept under wraps.
 I support the submission of Dr Hayes.

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I seek the following decision from the Council*:

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

*abandon plan 29 and start again. Do it
in accordance with the law.*

Note:

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