

NDocs: 539570224-15924

The Nelson City Council wants your opinion.
Please tell us what you think.

Please type or print clearly. Remember to read the submission writing guidelines (over) before starting.

Office Use Only			
05/09/2023		Submission Number	
		S51	
File Ref		INITIALS	

Name RUTH NEWTON

Daytime phone _____

Address _____

Organisation represented (if applicable) _____

Do you wish to be heard in support of your submission? ☒ YES ☐ NO # of pages

_____ If you do not tick a box we will assume you do not wish to be heard.

Public information

Submissions to Council consultation are public information. Your submission will be included in reports, which are available to the public and the media.

The consultation/proposal my submission relates to:

Planning change 29

My submission is:

I strongly support this change.

① Increased housing density in the central city will encourage a vibrant community able to access resources - library, cinema, NCTA, riverside pool, market on foot or by bicycle.

② The improved bus service which hopefully will expand the timetable to include evenings and events allows access to outer areas if needed.

③ More people in the city + bus should reduce use of cars with resulting

Date 4th Sept 2023 Signature Ruth Newton

Help with making a submission overleaf...

①



Nelson City Council
te kaunihera o whakatū

PO Box 645 • Nelson 7040 • 03 546 0200
www.nelsoncitycouncil.co.nz

congestion.

- ④ This should reduce pressure for parking often dull spaces in town, not all available to the general public. I really like the centre of Nelson could be a total pedestrian precinct with only disability mobility vehicles and service or other utility vehicles allowed.
- ⑤ Very many cities, notably in Europe have increased housing density over one centuries. The result has not been a reduction in quality of provision.
- ⑥ I note that individual developments will need specific consent. In my view many of the arguments proffered in relation to blockage of light or anxiety about the height of buildings will be argued out at this stage however many properties in Nelson already suffer from poor cold aspects because of location (eg one side of Brook St is sunny, the other blocked by hills) or poor quality build.

4th Sept 2023

Ruth Newby ⑥

⑦ House & apartment buildings have improved. Some developments following the Christchurch earthquake show imaginative design & technique.

⑧ At present apartment buildings in Nelson are often cited as unwanted because they appeal only to a purchaser able to afford a very high price - \$1 million plus. To have a really interesting city housing should include variety of size and type. A proportion of new build can take account of changing family size and need. Nelson has a proportion of people who might prefer extended family living, some who would like cohousing as well as singles and couples, who could use shared facilities.
- laundry, nursery etc.

⑨ Therefore as well as independent property developers public housing should have access to desirable sites

4th September 2023

Ruth Newson
P.T.O. ③

⑩ More building in the city should reduce the amount of building in eg Kaka Valley etc ~~She~~ Atawhai where there is slippage and plans are for the wrong type of building in the wrong place.

4/9/2023.

Ruth Newton

RMA Submission Form for Publicly Notified Plan Change 29



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

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

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

OFFICE USE
Submission No: S52
Date Received Stamp: 1/09/2023
NDOCs No: 539570224-15812

*Required

Submitter Details

Full Name*	Gloria Mae Lines		
Organisation			
Contact Person			
Postal address*			
Telephone*		Email*	g.lines1@outlook.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.

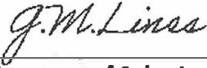
- ☒ I/we could not gain an advantage in trade competition through this submission.
- ☒ I/we could gain an advantage in trade competition through this submission. *if yes, please complete the following:*
- ☒ I/we are directly affected by an effect of the subject matter of this submission that: (a) adversely 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.


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)

1 September 2023

Date*

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

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

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

My submission is*:

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

I oppose Plan Change 29 in its entirety

Please see attached for my written submission

RMA Submission Form for Publicly Notified Plan Change 29



I seek the following decision from the Council*:

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

I have alternative suggestions

Please see attached.

Note:

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

Plan Change 29 submission. 1 September 2023

I oppose plan change 29 in its entirety.

I am aware my submission may not follow the guidelines in terms of providing references to expert evidence. I have however, read much on the matter and am basing a lot of my comment on that evidence, knowing you will already have ample submissions of that ilk.

Instead, I want you to understand how I, with 45 years' experience in design, including spatial design and its impact on well-being, can see this plan change affecting anyone subjected to the results should any part of this plan go ahead. You see, you hold in your hands the future well-being of tens of thousands of Nelsonians who elected you to act in our best interests.

General Well-Being

In discussing this plan change with a large number of people from in my neighbourhood from within Nelson and around the world I have not encountered a single person who does not believe that everyone deserves a warm comfortable dry home in which to feel safe.

My biggest concern with this proposed plan change is for the physical and mental health of both those who already live in established, stable, quiet, secure, and generally satisfied neighbourhoods and for the people the council is intending to be able to house. High rise cheek by jowl apartments is a proven recipe for poor mental and physical health resulting neighbour to neighbour conflict. There is already evidence of this from within New Zealand, and buildings like this are being pulled down all over the world because they simply do not provide a safe living environment. As it is, this plan change would set neighbour against neighbour. I refer you to the submission of Mary Isobel Hickey, respected Social Worker, in this regard.

Although I understand your Mayor has stated that sunshine is not a basic human right, sunlight would be severely compromised, resulting in increased health problems for residents and a corresponding toll on our nation's health resources.

Among other things sunlight helps:

- Maintain strong bones.
- Strengthen the immune system.
- reduce inflammation.
- lower blood pressure levels
- support better sleep and set people's circadian rhythms.
- reduce risk of major depression by promoting a sensation of well-being and improving mood
- prevent type 1 diabetes
- prevent multiple sclerosis (MS)
- prevent several forms of cancer
- helps produce beta-endorphins, which are hormones that reduce pain.
- promote relaxation

Impact on me, my friends, and neighbours

Currently I feel bullied, threatened, disregarded, powerless. Council has not asked me what I think about this. We as a neighbourhood should have been consulted and included before this process was

even started. Most of us are intelligent, hardworking, skilled and knowledgeable. We like where we've chosen to live. We don't feel the council we elected to act on our behalf is doing that.

If you allow Kianga Ora to go ahead and build even a three-storey apartment building on the corner of our block our lives will be changed forever. In every house in this area live ordinary people who saved their money, paid their taxes, paid their rates, and improved their properties dreaming of bringing up their children in a safe sunny residential area, or like me, looking forward to a quiet comfortable retirement in a safe sunny residential area within walking distance of the town.

At the stroke of a pen this could be snatched away from us. Imagine the effect on us and the effects of the living environment they're planning on the people Kianga Ora is planning to create it for. We are the people who live here. We know what it's like. We know how many more buildings, cars, and people this area can take. We object to having such enormous decisions being made for us about our lives in this undemocratic manner.

Please stop reading for a moment and try to imagine how it will feel for you, walking or driving around this pretty, sunny, friendly little city if this plan goes ahead. Nelson will be ruined, desecrated. It will be ugly. Our sunny suburbs will be cold sunless tenements and our smart little city will have become a forbidding platoon of high-rise buildings. Potential visitors, and new residents will run for the hills, businesses will fail (once the developers have made their money) and the sunless platoons will slowly be engulfed by weeds and regenerating bush.

Heritage Precinct

I live in a heritage precinct cottage. As such I am charged to be its custodian. In the last few years we have spent over \$200,000 rebuilding the house, strengthening, and retaining original construction methods and making it warm, dry, and comfortable with a view to seeing out our lives here. We have to comply with many council and Heritage Places Trust directives, with very little back for our expense and inconvenience. I see we are exempt from the new rules however, we still could find a six-storey monolith on our boundary, with windows looking down onto my beautiful private haven of a garden, and worse, right through the windows into my living room and bedroom.

Car Parking

I don't want our already limited carparking to be overrun with even more cars.

Property Values

As a former property investor, I fully understand the impact on property values. That at least 25% and up to 50% of the value of my property will be lost. What could I buy to replace this property with that amount of money? I don't want to have to leave here, yet I cannot imagine how I can stay and live happily with this looming situation. None of this is what I want for my remaining years.

A frightening Critique of your Councils Methodology

"The Nelson City Council's population projection on which the Housing and Business Development Capacity Assessment (HBA) is based on, is flawed. The "method" that NCC employed is not consistent with the requirements of the National Policy Statement on Urban Development. The NCC did not employ a qualified demographer to do "bespoke" projections, nor did they use the Statistics NZ's projections as recommended by the NPSUD. After reviewing the NCC's work, New Zealand's foremost regional demographer wrote: "There are few words to describe the audacity of this modelling" NCC have been recommended to start over and commission a new set of projections to be carried out by a competent demographer or otherwise employ the projections of Statistics NZ--as recommended by

the NPSUD. So far NCC have made no move to correct this data, it seems like the high population growth scenario that they have produced, may be more preferable. Demographers refer to this attitude as "pride in numbers". "

Alternative Options

Nelson is such a pretty, sunny, easy place to live in. These changes are not mandated for Nelson nor are they necessary. There are many options available to house those in need.

"The Nelson City Council's population projection on which the Housing and Business Development Capacity Assessment (HBA) is based on, is flawed. The "method" that NCC employed is not consistent with the requirements of the National Policy Statement on Urban Development. The NCC did not employ a qualified demographer to do "bespoke" projections, nor did they use the Statistics NZ's projections as recommended by the NPSUD. After reviewing the NCC's work, New Zealand's foremost regional demographer wrote: "There are few words to describe the audacity of this modelling"....NCC have been recommended to start over and commission a new set of projections to be carried out by a competent demographer or otherwise employ the projections of Statistics NZ--as recommended by the NPSUD. So far NCC have made no move to correct this data, it seems like the high population growth scenario that they have produced, may be more preferable. Demographers refer to this attitude as "pride in numbers".

I understand The Male Room, Ngāti Rarua, and te Piki Oranga are currently engaged in a project asking homeless people what they think they need in term of housing. They are doing this before any money is spent on building. Would it not be sensible to do the same here? I understand there are many empty Kianga Ora properties all over the country sitting untenanted. Would it not be sensible to tenant them before building more? Given the parlous state of our economy, would it not be prudent to not enable Kianga Ora to waste millions of our tax payers dollars on buildings that are not required?

No one I've spoken to about this has disagreed with me that proportionate numbers of sensitively designed houses in all residential areas would not be welcome. This way new residents could be welcomed and assimilated into our communities. I really like the Habitat for Humanity model where small enclaves of these sympathetically designed homes are built alongside and within existing communities without the negative effects of intensive developments.

I'd really like to see some little terrace houses on the corner of our block. I like the idea of the residents being able to walk outside and put their toes in the grass, feel the sun on their faces, and breathe in the fresh morning air.

Keep the high rises where they already are. Keep the smart little city as it is. There are already empty buildings in the city centre they could be utilised for housing. Online shopping and parking issues have contributed to the demise of the local retailer. Unfortunately your deputy mayor's claim that the land underneath these buildings is too expensive to build houses on cannot apply. Anything for sale is only worth what the buyer will pay and nobody is going to pay huge amounts of money for buildings in commercial areas where there is no commercial gain available. I really think Matt Lowry's idea of building apartments above the parking in the larger car parks and close to your new ebus network is a great way of creating homes for those who need to be close to essential services.

You are playing with our lives.

I fyou get this wrong, more than anything else in your lives, you will be remembered for this posterity. A click of your mouse now; a stroke of you pen, wil change for th eworse this smart little city and its people's lives forever.

Online submission

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

Submitter No.	S53
Submitter Name	Barbara-Jean Edwards
Submitter first name	Barbara-Jean
Submitter surname	Edwards
Submitter is contact	Yes
Email	jeanedwa@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	Neighbourhood residents must be allowed to have input before any resource consent is approved.	Ensure Resource Consent needed for any new development or building.
Heritage	Heritage objectives, policies and rules	Oppose	We will lose our heritage; the character of these areas will be destroyed.	Restore heritage status to areas in Nelson which have been removed for Plan 29.
Entire Plan Change	The Plan Change process	Oppose	Far too much information for the average resident to understand and digest, within the current timeframe.	Extend timeframe for public input by a minimum of another 4 weeks.
Subdivision	Other	Oppose	No minimum for lots and 200m2 for lots with a residential building - this doesn't take into affect the need for water run-off, climate change, sunlight, shading	Add or Increase minimum lot area, to be approved by Nelson residents.

Entire Plan Change	General opposition	Oppose	The areas Council have mapped for the different housing densities do not correspond to the types of residential houses in each neighbourhood, and will potentially destroy that community feel.	Allow more lower-density housing areas defined by the typical housing in that area., with particular respect to number of storeys allowed on new builds.
Natural Hazards/Climate Change	General natural hazards/Climate change	Oppose	We must take future climate change into consideration ; the effects of climate change and the need for our adaptation, are becoming subjects needing much more careful thought and planning.	Ensure that a minimum area of non-residential-building land (i.e. for parking, laneways, access) is protected from development for buildings, to allow for climate change such as water runoff, shading, sunlight; the minimum to be agreed on by Nelson residents submissions.
Entire Plan Change	The Plan Change process	Oppose	Not enough analytical detail released to the public. And reference to OECD analysis is redundant as 35 countries are members of OECD, so generalisations used with respect to Plan 29 are useless and are possibly misinformation.	Clearly share any analytical data with residents, on which both the scope of Plan 29 and also the designated areas have been decided.

Documents included with submission

None

Online submission

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

Submitter No.	S54
Submitter Name	Pauline Warne
Submitter first name	Pauline
Submitter surname	Warne
Submitter is contact	Yes
Email	paulinewarne@xtra.co.nz
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	1 The creation of a High Density Residential Zone (HDZ), that has a maximum height greater than 12 meters as it is not mandated under NPS- UD 2020. 2 the loss of the existing protection for sunlight to all properties, because it is a critical component of residential amenity in a city as it provides warmth & energy efficiency. 3 The omission of any requirement to provide new carparks in any new development. 4 The sewerage infrastucture in Nile St,already floods in times of heavy rain, before the introduction of significant increase in residences.	1 The rear side yards setback of not less than 1.5 meters. 2 An amendment to ensure one car park is provided for each residential unit in the areas presently proposed to be rezoned. 3 The Council will prioritise housing growth and intensification within the inner City, before the current residential zones. If the Plan Change 29 is not rejected then i request the following changes; 1 Remove the block of Domett St/Tasman St/ Nile St from the HDZ and that it be given the same classification as the other half of Domett St/Bridge St Black or The Wood area of Residential - Comprehensive Area/residential Lower Density area. This area should also be removed because the fault line goes through the middle of the block and the whole block is in the liquefaction zone. 2 I ask that the Council complete further investigations into the flood hazard risks as I understand Tim Bayley of 52 Domett St has shown there is a large discrepancy in Tonkin & Taylors flood map overlay - this report has been used as the basis of Plan Change 29 and could be misleading to Nelson residents if it is found to be inaccurate. 3 It should be notes that after a report by Tonkin & Taylor, showing possible flooding from Brook St Stream the Kainga Ora development at 107 Nile St has been made to lift its buildings 700 mm above the ground. The flood report was not shown on the Plan 29 flood overlay maps.

Public Submission

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

submitter No.	S55
submitter Name	Simon Harbinson
submitter first name	Simon
submitter surname	Harbinson
submitter is contact	Yes
mail	simonharby@gmail.com
Wish to be heard	Yes
Joint 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
Future Plan Change	General opposition	Oppose	Too many people for the local school Drainage and sewerage Slips Amenities Parking Infrastructure Has this been properly thought through Feels like this is being slipped in the. Ack door way too fast and without proper debate • 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 buildings. 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 business 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 I live opposite Hampden street and parking and traffic is already a big problem for me, with people continually parking in front of my drive . The plans for our house do not allow any more building due to drains and sewerage 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 Ngaitama 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.] • 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 is 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.	being able to build 6 story houses in my area without planning consent is not a good idea

Documents included with submission

None

S56

Voided

Online submission

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

Submitter No.	S57
Submitter Name	Nigel Whinney
Submitter first name	Nigel
Submitter middle name	Patrick Maurice
Submitter surname	Whinney
Submitter is contact	Yes
Email	n.whinney@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
Residential Zones	High Density Residential Zone	Oppose in part	1. Areas next to rivers are liable to flooding as evidenced by last year's catastrophe. 2. There should not be tall buildings built on land that is subject to earthquakes or fault lines. 3. Tall buildings near areas of recreation or natural beauty should not be permitted. 4. Property owners near proposed developments should be allowed to voice their opinions. 5. Tall buildings cut out light and warmth from adjacent properties. This is a breach of human rights. 6. The right to privacy is severely eroded by overlooking tall buildings. 7. There are plenty of other areas near the CBD that are more suitable for development than riverside ones. 8. The values of affected properties will be eroded and rates will rise, probably exponentially, thus forcing those on pensions out of their homes.	That areas close to Reserves or adjacent to parks or rivers be excluded from Plan 29

Documents included with submission

None

S58

Voided

Online submission

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

Submitter No.	S59
Submitter Name	Colin Bell
Submitter first name	Colin
Submitter middle name	Rodney
Submitter surname	Bell
Submitter is contact	Yes
Email	colinandjenibell@slingshot.co.nz
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
Inner City and City Fringe Zones	Inner City Zone	Amend	The proposed plan goes too far, too fast. It would be prudent to allow a maximum of 4 storeys initially - and review the overall impact in 5 years. Impact on social wellbeing, infrastructure issues etc should inform future changes. Also, in five years we'll be better informed as to the rate and timescale of extra sea level rise arising from the collapse of the Western Antarctic ice shelf. It may be economically unwise to develop the CBD as proposed. Ref: The Guardian 23/10/23 https://www.theguardian.com/environment/2023/oct/23/rapid-ice-melt-in-west-antarctica-now-inevitable-research-shows	The maximum number of storeys in the high density zone be reduced from 6 to 4.

Residential Zones	High Density Residential Zone	Amend	The plan allows for multi-storey buildings in close proximity. Potential problems with such developments include: - loss of daylight, views and privacy for people living in their shadow - loss of adjacent green space - increases in residential noise and in traffic - wind tunnel effects Such problems would reduce the quality of life for those affected. Keeping the current daylight angles would reduce most of these effects by ensuring adequate separation between multi-storey buildings. It would also allow space for emergency access, off road parking and adjacent green areas for children's playgrounds and amenity planting. Allotments may be appropriate in some situations as will the siting NCC infrastructure in others. This could include connecting lanes to encourage foot and cycle traffic. These safeguards will help ensure high quality residential blocks are developed. They should not only provide for the needs of those living there but also enhance the surrounding area so that all benefit from the development. Reserve levies paid by developers to NCC can be used to help purchase the extra land needed.	The maximum number of storeys be reduced from 6 to 3 and the existing daylight angles be preserved.
Residential Zones	Medium Density Residential Zone	Amend	The situation is similar to that discussed in S59.3 above. Please see S59.3 for reasons for amendment.	The maximum number of storeys be reduced from 3 to 2 and the existing daylight angles be preserved.

Online submission

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

Submitter No.	S60
Submitter Name	Dan McGuire
Submitter first name	Dan
Submitter middle name	Sullivan
Submitter surname	McGuire
Submitter is contact	Yes
Email	dan.sullivan@kinect.co.nz
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
Residential Zones	High Density Residential Zone	Oppose	Submission Plan Change 29	Domett St. is subject to flooding. For consistency, ALL of Domett St. should be excluded from high density. Only the lower half was excluded, although we had flooding on the upper half last August 2022. Wainui House should be included in the high density plan change.
			Precisely similar urban plans in California and Hawaii led to high-density areas with crime, mental illness, and other social ills. In the 1970s I fled these conditions for New Zealand. Are the councillors and mayor that ignorant of overseas experience that now they want to impose such an urban nightmare on Nelson?	
			The Plan would mean that residential areas would have their rates escalate exponentially because of the sudden huge increase in land value. Current residents would be forced out of their homes. The community that exists in many neighbourhoods would be destroyed.	
			By approving Plan Change 29, you would be hitting a tack with a sledgehammer. The current processes allow for urban infill on a step-by-step basis, with consideration for the interests of all residents. Plan Change 29 would destroy the social fabric in residential Nelson.	
Entire Plan Change	The Plan Change Process	Amend	I wish to speak to my submission.	The hearing Board should be independent of Councillors and Council staff.
			Councillors and Council staff have already shown clear bias for this plan to go through, in its current form, as it is seen as a conflict of interest and completely loses credibility with the wider community.	

Documents included with submission

California has already been through almost precisely the process that Nelson is now planning. This article appeared in several United States newspapers, and describes some of the consequences that have been experienced in California as a result of a very similar approach to urban development as that proposed in Plan Change 29.

Stepner is the former San Diego city architect and taught at the New School of Architecture and Design and lives in Mission Hills. ***Lowe***, Ph.D., is a retired land use lawyer and planning consultant who taught urban planning at USC and UCSD and lives in Point Loma. Both are members of the College of Fellows of the American Institute of Certified Planners.

In the rush to address California's severe housing shortage, we are abandoning fundamental principles of sound urban planning. From the governor and the Legislature down to local city and county governments, the focus is on creating broader opportunities for homebuilding. This seems necessary to meet the needs of our current and future residents. In the process, however, we risk losing sight of the high standards and long-range vision that have defined California planning for many years.

The greatest current controversy surrounds implementation of Senate Bill 10, a bill adopted by the Legislature last year, authorizing local governments to vastly increase residential densities within specified distances from transit lines. But the issue goes much deeper than that.

We are caught in a conundrum that has been many years in the making. In the booming, rapid-growth years of the latter half of the 20th century, California built housing at a pace commensurate with its population growth. Sprawling suburban development accommodated the housing needs of a steady stream of new residents.

But change became inevitable. The era of limits that Gov. Jerry Brown warned of in the 1970s caught up with us as we entered the current century. Cheap land, labor and materials that previously supported homebuilding all became more costly and less available. Environmental restrictions, coupled with growing anti-development attitudes, limited building locations. In the aftermath of Proposition 13, local governments imposed fees and exactions on new development to provide for the parks, schools and roads once viewed and financed as common benefits. And the need to ameliorate climate change by reducing greenhouse gas emissions required that most new housing be in already-developed areas, where land and building costs are even higher.

While producing an average of [120,000](#) units annually from 1980 to 2010, we still fell [80,000](#) units a year short of meeting demand. Most years since then have seen even fewer units produced. The problem is especially acute in coastal areas, where population is concentrated.

Even worse, housing produced in recent decades has been mostly in the upper tier of the market. Demand for higher-cost housing is absorbing as many units as the market is producing, other than the relatively small number of lower-income units built with public subsidies. Virtually nothing is being built for the "missing middle." Those are the homes needed for middle-class families, as well as persons entering the workforce (including our children) or providing vital services. With the costs of housing production making it relatively unprofitable to build anything else, it's no wonder that developers concentrate on that upper tier. Notwithstanding the modest outflow of residents to states with cheaper housing, the magnitude of the problem remains staggering.

This is the reality that state and local governments face. In response, they have taken a shotgun approach to finding solutions: promoting accessory dwelling units, eliminating

parking requirements, loosening height restrictions, waiving environmental reviews and other regulatory processes, allowing as many as 10 units on lots previously zoned for a single home. Most of these efforts so far have little to show in the way of significant new housing production when measured against the scale of the problem.

Admittedly, some may show greater promise over time. The problem meanwhile is that the scattered placement of larger, higher-density structures in currently lower-density neighborhoods will disrupt those neighborhoods while also creating a backlash against efforts to increase production.

Our cities do need to grow taller and denser, and many older neighborhoods will have an enhanced quality of life by becoming more walkable and less auto-dependent. Neighborhoods evolve, and good planning ensures that change will add value and improve quality of life.

To that end, local general plans should concentrate density directly along transportation corridors and around employment centers, and then gradually step it back into surrounding neighborhoods. Allowing it up to a mile from transit lines ignores our experience with public willingness to use transit. Upgraded neighborhood infrastructure must precede any appreciable increase in residents. Climate resiliency should be advanced through reduced paving and increased tree cover. Measures such as flexible zoning and design standards, leasing of surplus public land and down-payment assistance can aid in making new housing affordable. Enforcing state requirements for local fair-share allocation of new housing will ensure all jurisdictions do their part. And the impacted neighborhoods need to be engaged more effectively in the planning process if they are to accept, even support, gradual transformation.

For the future of our communities, our economy and especially our children, we should accept the need for much more housing and embrace the necessary changes, subject to quality planning. In the words of famed planner/architect John Nolen, "The most certain thing about planning is that it is a continuous process that must constantly adapt as the city grows."

This article originally appeared in [San Diego Union-Tribune](#).

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

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

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

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

- a. That I have found it difficult to digest the total effect of the proposed PC 29 and its supporting documentation due to its size and complexity.
- b. That access to a paper copy of PC 29 and the Section 32 reports has not been made available for residents who do not have access to, or the ability to use a computer.
- c. That I have found PC 29 lack of early public engagement and consultation by Council, with its severe implications towards the well-being of existing rate paying residents enjoyment of their properties, extremely stressful 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.

4. 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.

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SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

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

Submitter:
Full Name: Dan S McGuire
Address:

Telephone:
Email:

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

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

I OPPOSE the Plan Change; and particularly the following

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

I SEEK the following decision from the Council

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

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

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

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

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

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

Other comments or concerns I have about Plan Change 29

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

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

Submitter signature Dan S. McGuire Date 19/10/2023
to be delivered or emailed to environmental.planning@ncc.govt.nz by 4pm 31/10/2023

Online submission

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

Submitter No.	S61
Submitter Name	Jennifer Black
Submitter first name	Jennifer
Submitter middle name	Margery
Submitter surname	Black
Submitter is contact	Yes
Email	blackjwhiter@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
Residential Zones	High Density Residential Zone	Oppose	1. I believe that this process of consultation and submissions has a very short time frame, has not been well explained, and I have received nothing to help explain the changes being suggested. I receive a lot of other written material from NCC re road closures, other plans to submit on etc 2. High density residential builds are not required in Nelson to house the present or future population, as has been stated - we have sufficient in plan for our population until 2035. 3. Nelson is purported to be the best little city in Nelson - I suggest this is due to our neighbourhood residential environments - plenty of space and sunshine where families can live and play. 4. NCC encouraged us to put in solar panels (they need sun), take out fires and therefore use electricity for warmth, especially in damp and cold older houses and New Zealanders use sunshine to dry their clothes - the alternative is again electricity driven. These three issues will not be available if high density housing is allowed, next door. Everyone has the right to a dry, warm home that they can afford to maintain. Adding further increased electricity costs will be a cost that many will not be able to sustain. AND the solar panels will be a wasted investment. 5. Why should developers be allowed to build these buildings without considering the rights if their neighbours who will under the proposal have no ability to oppose such developements.	Restrict any high density (dwellings 3 stories and high) to the mixed use and city centre City zones already set out in the draft Nelson Plan and leave those areas designated high density under PC29 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.	S62
Submitter Name	Beverly Sellers
Submitter first name	Beverly
Submitter middle name	Jane
Submitter surname	Sellers
Submitter is contact	Yes
Email	beverlysellers@xtra.co.nz
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	If Plan Change 29 were to go ahead, it would radically alter the character of Whakatū Nelson as 'the best little city in New Zealand'. Local families and communities are unsurprisingly anxious about the prospect of a six-storey building going up next door in proposed high density zones, with no certainty about when that might happen, how it might look and perform, and how it might impact noise and privacy—let alone the massive loss of daylight, and where all the additional neighbours will park or where their children will play. I see several significant issues with this proposed plan: Community Even with best will in the world, six-storey residential blocks going up around Whakatū Nelson will disconnect people from the community. Studies have shown that people who live on the high floors are less likely to leave their houses because it's not as easy as walking out your front door. This separates people from the outdoors, the city and from other people. You can end up with a city that is detached from street life. This is exacerbated by a lack of gardens, greenery and private outdoor space. Transport There is an assumption that, because the high-density zones are within walking distance of the city centre, those living in up to six-storey blocks will have less need for a vehicle to get around—and improved public transport is being promised as demand for these residences grows. The truth is, Aotearoa New Zealand does not have readily accessible rail and bus networks, so local residents will still need a vehicle to drive anywhere outside of the city. Yes, they may use the vehicle less if they can walk into town, but they are still likely to own one for trips to the supermarket, larger purchases or when going on holiday or visiting friends and relations around the country. New Zealanders are being encouraged to buy EVs, but where will they park them under this plan? There certainly won't be room on what are currently lower density residential streets. Additionally, traffic in and out of Whakatū Nelson via Richmond is already at gridlock during peak hours. How will this not become worse with the intensification of the city when we all know it takes years to get new road networks approved and built? A strategic approach to infill housing must encompass infrastructure provision, particularly public and private transport systems. The term 'critical mass' is often referred to in terms of the necessary population increase to enhance public transport, service and business facilities. Just what level can be considered critical mass is not defined, however. If population thresholds aren't reached, the negative impacts of infill housing may be experienced without any positive ones to balance them out. Design and quality Much of the appeal of Whakatū Nelson lies in its character. Settled in 1840, it includes a charming mix of Victorian and Edwardian houses, Art Deco homes and 1930s Californian bungalows alongside newer builds. The vast majority are one or two storey, creating an appealing cityscape of homes, gardens and parkland with plenty of daylight and greenery. Plan Change 29 would destroy this appeal unless serious consideration is given to the overall vision and design for the city. It will be in the hands of developers to decide what these new two three, four, five and six storey residential blocks will look like. Will there be any cohesive design? Sure, they must meet minimum performance standards under the Building Code, but how can Whakatū Nelson's citizens be assured of quality design and performance? Developers have their own financial interests at heart and little incentive to engage high-quality architects or build using high-quality materials. Minimum standards are likely to be the goal in order to maximise profit. The result is likely to be buildings that deteriorate quickly to the detriment of the residents themselves and to the local community as a whole. With intensification plans for all the major towns and cities of Aotearoa New Zealand, calls are being made for a Government Architect, similar to that adopted in the Australian state of Victoria. Without this, there will be no overall plan or vision for residential intensification—how the city will look. This is an equally important consideration for the community's wellbeing as how the city will perform in terms of infrastructure planning. When people don't know what might at any point go up right next door to them, there will be an understandable level of anxiety and anger. There must be due consideration of the natural and physical qualities and characteristics of Whakatū Nelson that contribute to the community's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes. Expert research, residents' experiences and public perception all indicate that infill housing—particularly multi-unit housing—is often built and designed poorly. This can have negative impacts on both its residents, neighbours and the overall area. The Hunn Report into the leaky building crisis acknowledged that the highly competitive nature of multi-unit development led in some cases to cost cutting that had a severe adverse effect on building quality. This perception is supported by the experiences of some residents of infill in Auckland and Christchurch, as well as the Hunn Report. Daylight, privacy and noise Neighbours cannot currently build within 1.5m of the boundary and must comply with daylight regulations, so their plans don't impact on neighbouring properties. How will this be the case when a three, four, five or six-storey building goes up next door? Particularly as, under this Plan Change, the building can be 1m from the boundary. Houses that previously enjoyed natural indoor light will be enveloped in shade, making these homes darker, colder and potentially damper, which as we know can lead to poorer health and wellbeing on inhabitants. Protection for sunlight to all properties is a critical component of residential amenity in a city as it provides warmth and energy efficiency. Privacy and noise must also be considered as houses would be directly overlooked by multiple residents, and noise levels will increase significantly. Environment and recreation The traditional quarter acre section is being pronounced dead under Plan Change 29. With it would go many a garden, with its flowers, greenery and trees. A 2019 Swedish study is just one example of many to have found that green space can provide mental health benefits. The nationwide study, covering 900,000 people, showed that children who grew up with the lowest levels of green space had up to 55% higher risk of developing a psychiatric disorder independent from the effects of other known risk factors. The study provides evidence that prolonged presence of green space is important and that integrating natural environments into urban planning helps reduce the rising global burden of psychiatric disorders. Whakatū Nelson has green spaces, but for young and often working parents, supervised visits to the local park or playground are not always possible or easy. Children in multi-storey residential units risk not having regular or easy access to the outdoors. Water infrastructure Housing intensification inevitably leads to vegetation loss and an increase in hard surfaces. With this comes greater run off, and more risk of surface flooding and erosion. The Council admits that under Plan Change 29, the theoretical section yield cannot be supported by current or planned infrastructure provision in parts of the city. Whilst it promises to work with developers to 'sequence preferred locations' and to be responsive to any infrastructure deficits, surely infrastructure should be considered before buildings are built. This is where an overall vision and plan for the city is essential before any developers get underway with their own individual plans. Whakatū Nelson must be equipped with the necessary water, stormwater and wastewater infrastructure ahead of demand. Heritage Plan Change 29 change allows for a new heritage precinct in Richmond Avenue but removes the inner city heritage precinct. The character and charm of Whakatū Nelson is intertwined with its heritage, which includes its many heritage buildings and facades. If these can be so easily lost to demolition and redevelopment, the character of Whakatū Nelson will be lost along with them. Is there a vision to retain any of the traditional designs and materials in any redevelopment of the CBD? It will be a soulless, characterless place without this. Similarly, whilst it is great to preserve heritage pockets, such as Elliott Street and Richmond Avenue, how many individual heritage residences will be lost under the Plan Change? Beautiful, irreplaceable heritage homes and gardens dotted around the city have no protection against demolition and redevelopment under this Plan. With them will go the proud history of Whakatū Nelson, never to be replaced.	I seek the following decision from the Council: • rear and Side Yard Setback of not less than 1.5 metres • an amendment to ensure that at least one car park is provided for each residential unit in the areas presently proposed to be rezoned • that the Council will prioritise housing growth and intensification within the inner city before the current residential zones I request that the Council appoints an independent panel to hear the submissions, and gives a further notice to extend the closing date for submissions, with far greater open communication to the Nelson public about the proposed Plan Change. I acknowledge that in the given timeframe I have found it extremely difficult to digest the whole effect of the proposed PC29 and its supporting documentation of over 2,000 pages.

Documents included with submission

None

Received: 24/10/23

Sub No: S62 Continued

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

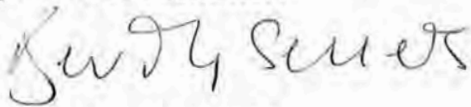
Submitter

Full Name: Beverly Sellers

Address:

Email: beverlysellors@xtra.co.nz

Signature of Submitter:



Date: 23 October 2023

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

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

Firstly, I reject PC29 in its entirety. However, if it is not rejected, these are my points.

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

- a) 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) 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) I have found PC 29 lack of early public engagement and consultation by Council, with its severe implications towards the wellbeing of existing rate paying residents' enjoyment of their properties, extremely stressful and unnecessary.

- d) 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) 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 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) Hearings Panel

I strongly disagree with the size and make-up of the appointed hearings panel, because of its 'biased' public perception following the vote on Councillor Courtney's proposal to withdraw PC29 at the 14th September Council meeting. I ask the Council to appoint Councillors from either side of the Sept 14th vote.

Because there will be many submissions, it is likely that the elected members on the panel may know submitters personally, creating potential for conflicts of interest and a need to withdraw from the hearings on that matter. It is possible that only the independent panel member would be available to hear such a submission. The Christchurch City Council is currently processing a similar Plan Change for urban intensification. It has recognised this possibility and has appointed an Independent Hearings Panel of five members, none of whom are elected councillors.

Because of past decision-making on the Future Development Strategy, both Councillors will have formed at least a preliminary opinion about the need for urban intensification in the form proposed. No doubt they would be able to change this mindset, but it may take more to convince them to do so than if they were to come to the case with no previous views.

With respect, I consider that the Nelson City Council has overstated the importance of local knowledge on the hearings panel. There are many highly qualified and experienced Hearings Commissioners in New Zealand who can and do come into hearings and focus on local issues of importance, guided by reporting officers and submitters. The issues in the case are not unique to Whakatū Nelson, and similar urban growth plan changes are taking place all over new Zealand following the introduction of the National Policy on Urban Development and the introduction of the Residential Medium Density Standards. To me, it is much more important that the Commissioners have the training and experience to engage with technical experts and understand and apply technical expert considerations and evidence on technical subjects, including in this case traffic and geotechnical engineering.

I suggest that the Hearings Panel should have at least four and preferably five members with a quorum of three, and no more than one elected member.

3) NCC's Population Forecasts

These are a pivotal aspect for the scale to which Whakatū 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 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) Intensification

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 ask Council to remove HDRZ from the plan completely.

I believe the 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 ask Council to negotiate and/or incentivise industry and car yards to relocate to less essential land that can be better used for accommodation.

There would appear to be several vacant plots of land in the inner city, which would seem ideal for residential development. I am not aware who owns these parcels of land, but I feel they would be more appropriate for residential development than the Whakatū Nelson suburbs.

5) Consideration of Existing Residents

Community engagement sessions on PC 29 were only arranged by Nelson City Council after some dedicated local residents worked extremely hard to ensure others were aware of PC 29 and its implications.

I was struck by the stress, anger and anxiety that existing residents feel about the proposals at the sessions I attended. Not enough consideration has been given to the people who already live in Whakatū Nelson, whether for many years or as newcomers. These are people who love the city and have chosen to live here but suddenly feel their properties could at any point and with no notification, lose their daylight, privacy, comfort, quiet and outlook, not to mention value. The uncertainty is extremely stressful to live with. The reality would be worse.

When planning for intensification, I ask that Nelson City Council takes into account the justified concerns of existing residents.

I suggest the Council apply the new General Residential Zone equally across the entire Whakatū 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.

Privacy is a critical part of enjoying a property. 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.'

6) Social Housing

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.

High density living for the homeless and vulnerable will not result in healthy outcomes for all concerned.

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 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 Whakatū Nelson.

I would like to see Council have more fit for purpose controls for antisocial behaviour that affects the existing neighbours' enjoyment of their property.

7) Maintaining Whakatū Nelson's unique character

People who live in Whakatū Nelson, people who want to live in Whakatū Nelson, and people who visit Whakatū Nelson as tourists, do so because of its appeal as a beautiful city by the sea—sunny Nelson, as it's known.

Any intensification must be carefully planned and designed not to diminish that appeal. We still want tourists to consider Whakatū Nelson as a great place to come and visit. We still want residents to enjoy the wellbeing of living in a picturesque, sunny city.

Each neighbourhood has its own distinct feel and we must be careful not to lose this. The neighbourhood where I live has many Victorian buildings as one of the earliest parts of town to be developed. It is good to see proposals for Richmond Avenue to be considered a heritage precinct

but I think other Victorian properties in the area are at risk of being lost. It is not enough to rely on the community rallying round to protect such buildings, as was suggested in response to this query at one of the council engagement sessions.

Nelson City Council must look further than individual streets when looking to protect the city's heritage and unique character.

8) Urban Development Agency

I ask that an urban development agency or robust urban design panel be established to consider the overall vision and design of any intensification plans. It is essential that strong qualitative, not just quantitative, standards be put in place.

We need such quality controls in place to ensure good quality design for the city. It should not be left to developers on a citywide or areawide basis.

Whilst there is a need to intensify and add vibrancy to Nelson, the process is not right. Strategy has been missed from the process. Planning is not one size fits all.

We should be looking at the vision for specific neighbourhoods and what we want for them—thinking through the impacts to the neighbours and the street. Robust design input will ensure there is diversity in housing typology that works in harmony with existing properties.

A Whakatū Nelson Urban Design Guide should be created with community and design industry input into the design process for the city. When change happens in a good, positive, inclusive way, the outcome is far better.

Finally, with a nod to the city's important history, an information board at the Cathedral notes that the wife of Whakatū Nelson's first Bishop did not find 'the settlers of Nelson proud of their picturesque advantages'. I think that has changed over the years, and we should make sure we can remain proud of those picturesque advantages now and into the future.

Online submission

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

Submitter No.	S63
Submitter Name	Vivian Sellers
Submitter first name	Vivian
Submitter middle name	George
Submitter surname	Sellers
Submitter is contact	Yes
Email	viv.creation@extra.co.nz
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	If Plan Change 29 were to go ahead, it would radically alter the character of Whakatū Nelson as 'the best little city in New Zealand'. Local families and communities are unsurprisingly anxious about the prospect of a six-storey building going up next door in proposed high density zones, with no certainty about when that might happen, how it might look and perform, and how it might impact noise and privacy—let alone the massive loss of daylight, and where all the additional neighbours will park or where their children will play. I see several significant issues with this proposed plan: Community Even with best will in the world, six-storey residential blocks going up around Whakatū Nelson will disconnect people from the community. Studies have shown that people who live on the high floors are less likely to leave their houses because it's not as easy as walking out your front door. This separates people from the outdoors, the city and from other people. You can end up with a city that is detached from street life. This is exacerbated by a lack of gardens, greenery and private outdoor space. Transport There is an assumption that, because the high-density zones are within walking distance of the city centre, those living in up to six-storey blocks will have less need for a vehicle to get around—and improved public transport is being promised as demand for these residences grows. The truth is, Aotearoa New Zealand does not have readily accessible rail and bus networks, so local residents will still need a vehicle to drive anywhere outside of the city. Yes, they may use the vehicle less if they can walk into town, but they are still likely to own one for trips to the supermarket, larger purchases or when going on holiday or visiting friends and relations around the country. New Zealanders are being encouraged to buy EVs, but where will they park them under this plan? There certainly won't be room on what are currently lower density residential streets. Additionally, traffic in and out of Whakatū Nelson via Richmond is already at gridlock during peak hours. How will this not become worse with the intensification of the city when we all know it takes years to get new road networks approved and built? A strategic approach to infill housing must encompass infrastructure provision, particularly public and private transport systems. The term 'critical mass' is often referred to in terms of the necessary population increase to enhance public transport, service and business facilities. Just what level can be considered critical mass is not defined, however. If population thresholds aren't reached, the negative impacts of infill housing may be experienced without any positive ones to balance them out. Design and quality Much of the appeal of Whakatū Nelson lies in its character. Settled in 1840, it includes a charming mix of Victorian and Edwardian houses, Art Deco homes and 1930s Californian bungalows alongside newer builds. The vast majority are one or two storey, creating an appealing cityscape of homes, gardens and parkland with plenty of daylight and greenery. Plan Change 29 would destroy this appeal unless serious consideration is given to the overall vision and design for the city. It will be in the hands of developers to decide what these new two three, four, five and six storey residential blocks will look like. Will there be any cohesive design? Sure, they must meet minimum performance standards under the Building Code, but how can Whakatū Nelson's citizens be assured of quality design and performance? Developers have their own financial interests at heart and little incentive to engage high-quality architects or build using high-quality materials. Minimum standards are likely to be the goal in order to maximise profit. The result is likely to be buildings that deteriorate quickly to the detriment of the residents themselves and to the local community as a whole. With intensification plans for all the major towns and cities of Aotearoa New Zealand, calls are being made for a Government Architect, similar to that adopted in the Australian state of Victoria. Without this, there will be no overall plan or vision for residential intensification—how the city will look. This is an equally important consideration for the community's wellbeing as how the city will perform in terms of infrastructure planning. When people don't know what might at any point go up right next door to them, there will be an understandable level of anxiety and anger. There must be due consideration of the natural and physical qualities and characteristics of Whakatū Nelson that contribute to the community's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes. Expert research, residents' experiences and public perception all indicate that infill housing—particularly multi-unit housing—is often built and designed poorly. This can have negative impacts on both its residents, neighbours and the overall area. The Hunn Report into the leaky building crisis acknowledged that the highly competitive nature of multi-unit development led in some cases to cost cutting that had a severe adverse effect on building quality. This perception is supported by the experiences of some residents of infill in Auckland and Christchurch, as well as the Hunn Report. Daylight, privacy and noise Neighbours cannot currently build within 1.5m of the boundary and must comply with daylight regulations, so their plans don't impact on neighbouring properties. How will this be the case when a three, four, five or six-storey building goes up next door? Particularly as, under this Plan Change, the building can be 1m from the boundary. Houses that previously enjoyed natural indoor light will be enveloped in shade, making these homes darker, colder and potentially damper, which as we know can lead to poorer health and wellbeing on inhabitants. Protection for sunlight to all properties is a critical component of residential amenity in a city as it provides warmth and energy efficiency. Privacy and noise must also be considered as houses would be directly overlooked by multiple residents, and noise levels will increase significantly. Environment and recreation The traditional quarter acre section is being pronounced dead under Plan Change 29. With it would go many a garden, with its flowers, greenery and trees. A 2019 Swedish study is just one example of many to have found that green space can provide mental health benefits. The nationwide study, covering 900,000 people, showed that children who grew up with the lowest levels of green space had up to 55% higher risk of developing a psychiatric disorder independent from the effects of other known risk factors. The study provides evidence that prolonged presence of green space is important and that integrating natural environments into urban planning helps reduce the rising global burden of psychiatric disorders. Whakatū Nelson has green spaces, but for young and often working parents, supervised visits to the local park or playground are not always possible or easy. Children in multi-storey residential units risk not having regular or easy access to the outdoors. Water infrastructure Housing intensification inevitably leads to vegetation loss and an increase in hard surfaces. With this comes greater run off, and more risk of surface flooding and erosion. The Council admits that under Plan Change 29, the theoretical section yield cannot be supported by current or planned infrastructure provision in parts of the city. Whilst it promises to work with developers to 'sequence preferred locations' and to be responsive to any infrastructure deficits, surely infrastructure should be considered before buildings are built. This is where an overall vision and plan for the city is essential before any developers get underway with their own individual plans. Whakatū Nelson must be equipped with the necessary water, stormwater and wastewater infrastructure ahead of demand. Heritage Plan Change 29 change allows for a new heritage precinct in Richmond Avenue but removes the inner city heritage precinct. The character and charm of Whakatū Nelson is intertwined with its heritage, which includes its many heritage buildings and facades. If these can be so easily lost to demolition and redevelopment, the character of Whakatū Nelson will be lost along with them. Is there a vision to retain any of the traditional designs and materials in any redevelopment of the CBD? It will be a soulless, characterless place without this. Similarly, whilst it is great to preserve heritage pockets, such as Elliott Street and Richmond Avenue, how many individual heritage residences will be lost under the Plan Change? Beautiful, irreplaceable heritage homes and gardens dotted around the city have no protection against demolition and redevelopment under this Plan. With them will go the proud history of Whakatū Nelson, never to be replaced.	I OPPOSE the Plan Change; and particularly the following 1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020 2. the loss of the existing protection for sunlight to all properties, because it is critical component of residential amenity in a City as it provides warmth and energy efficiency. 3. The omission of any requirement to provide carparks in any new development. I seek the following decision from the Council: o rear and Side Yard Setback of not less than 1.5 metres o an amendment to ensure that at least one car park is provided for each residential unit in the areas presently proposed to be rezoned o that the Council will prioritise housing growth and intensification within the inner city before the current residential zones I request that the Council appoints an independent panel to hear the submissions, and gives a further notice to extend the closing date for submissions, with far greater open communication to the Nelson public about the proposed Plan Change. I acknowledge that in the given timeframe I have found it extremely difficult to digest the whole effect of the proposed PC29 and its supporting documentation of over 2,000 pages.

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: Vivian Sellers

Address:

Telephone:

Email: viv.creation@xtra.co.nz

Signature of Submitter:

Date: 23/10/2023



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

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

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

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

2) Hearing Panel

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

3) NCC's Population forecasts

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

4) Design Lead and Not Developer Lead Growth.

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

5) Sunlight Recession Planes and Shading Effects

- a) Sunlight is a **CRITICAL** part of living in Nelson. It is not called the 'Sunshine Capital of NZ' for no reason. It is well documented that people relocate to Nelson because of the Sun and accept reduced wages called 'Sunshine Wages' for that privilege.
- b) TDC even 'Encourage the Sun into your home'. See <https://www.tasman.govt.nz/my-property/building-and-alteration/heating-and-insulation/energy-efficiency-and-heating-your-home/>

- c) All existing houses built prior to and under the current daylight admission rules will be subjected to the loss of sunlight amenity under PC29 with the following effects:

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

6) Privacy and Outlook

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

7) Intensification

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

Daylight Admission protection rules will apply to all pre-existing properties, unless the owner gives written approval to the contrary.

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

8) Progressively Phased Intensification

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

- c) Finally, the Residential Zones would be the last area to be phased in, by working out from the City Fringe Zone (and Central Stoke).
 - i) I would support Medium Density Residential Zones (3 storey 11m high) progressively expanding from the CBD (and Central Stoke) **if required and over time**, providing AP15 Daylight Admission Protection rules remain in force for existing properties.

9) Intensification in hazard zones

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

10) On-street carparking

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

11) Social Housing

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

12) Infrastructure

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

Online submission

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

Submitter No.	S64
Submitter Name	Kent Chamberlain
Submitter first name	Kent
Submitter middle name	Douglas
Submitter surname	Chamberlain
Submitter is contact	Yes
Email	nzkentc@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	As Nelson is heavily constrained with suitable land to expand on, the only solution is to build up on land that's better future proofed. Having more people living closer to the center of town and facilities is also a good thing as it reduces infrastructure required. This plan change will help Nelson become a 15 minute city. Making the process easier for development will enable faster building and hopefully cheaper too.	I support in full the proposed plan change 29, and want the council to go forward with this plan

Documents included with submission

None

Online submission

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

Submitter No.	S65
Submitter Name	Jean-Luc Azzis
Submitter first name	Jean-Luc
Submitter surname	Azzis
Submitter is contact	Yes
Email	jlazzis@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	- The city center would benefit greatly from having more resident to support businesses throughout the year. - The intensification would help with climate change initiative by reducing the number of commuters to the center - The social life of the city center would get a boost from more residents in the city	I fully support the plan to intensify housing in urban Nelson.

Documents included with submission

None

Online submission

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

Submitter No.	S66
Submitter Name	Thomas Trainer
Submitter first name	Thomas
Submitter middle name	Edward
Submitter surname	Trainer
Submitter is contact	Yes
Email	kfft@xtra.co.nz
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
Residential Zones	High Density Residential Zone	Oppose in part	A multi story development sited on the section in front of our section would completely spoil the enjoyment we get from our garden and our privacy. The intrinsic value of our property would undoubtedly be significantly diminished as would the immense pleasure we enjoy living in this quite special home.	I think a reasonable decision would be to limit the height of building to two stories. Sunlight angles onto our property should be catered for to ensure a viable existing vegetable garden can continue to produce food.

Residential Zones	General Residential Zone	Oppose	I believe that allowing two story buildings in a residential area should be rigorously tested to make sure neighbours are not adversely affected full stop. Don't have a problem with multiple buildings but not towering over the neighbours.	Leave the plan as it is.
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Online submission

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

Submitter No.	S67
Submitter Name	Leonora Voigtlander
Submitter first name	Leonora
Submitter surname	Voigtlander
Submitter is contact	Yes
Email	lvoigtlander@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
Residential Zones	High Density Residential Zone	Oppose in part	Three stories is high enough. Don't ruin Nelson.	opposed to plan change 29! It is not a good idea for Nelson to start building 6 story buildings. Sunlight is already a problem for most houses. Preserve Nelson and the community!

Documents included with submission

None

S68

Voided

Online submission

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

Submitter No.	S69
Submitter Name	Phillip Robson
Submitter first name	Phillip
Submitter middle name	James
Submitter surname	Robson
Submitter is contact	Yes
Email	philrobson@xtra.co.nz
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	Medium Density Residential Zone	Oppose in part	The reason is existing properties should have right to maintain their views under existing planning rules	we live at 53 Fifeshire Cres. The map shows that housing could be 4 to 6 storeys in front of us. If such building did not alter our view of the harbour , then that's fine, but it looks as if it will reduces our view. We bought in this location with the view, and I cannot support high rise apartments blocking our view. That is not fair to change the zoning and have a significant devaluation of our property. The plan is not easy to read, and submitting is also technically difficult. I oppose any height on the area shown as N104 (which I can't find details of) that's affects any view of the harbour from our property. I want the area N 104 to state it cannot build more than 3 storeys, unless it affects no dwellings behind

Documents included with submission

None

S70

Voided

Online submission

Received: 31/10/2023
NDOCS-539570224-18372

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

Submitter No.	S71
Submitter Name	Julie Gibbs
Submitter first name	Julie
Submitter middle name	Anne
Submitter surname	Gibbs
Submitter is contact	Yes
Email	scarz@xtra.co.nz
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	Medium Density Residential Zone	Oppose	We bought our house, primarily because of the views we have. Proceeding with this plan could mean we would lose those views and devalue our property. It could also mean we would lose access to the same amount of sun we have. I would prefer to see new land developed with purpose-built 'villages' that don't impact current property holders and people are buying those properties knowing that is what they get ie some of the Bishopdale land being developed or further out in Atawhai/Wakapuaka/Hira areas. The same type of concept as a lot of rest home complexes these days.	To not proceed in the Atawhai Dodson Valleycurrent residential areas.

Online submission

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

Submitter No.	S72
Submitter Name	Charles Rands
Submitter first name	Charles
Submitter surname	Rands
Submitter is contact	Yes
Email	charlesrands@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
Residential Zones	High Density Residential Zone	Oppose in part	The hillside has stability issues and putting larger buildings will add to the risk in the areas. There will be greater than 6-story effects for shade for houses downhill of any 6-story development because the buildings will be on a slope. The darkness in winter will be substantial for houses downhill and south of the 6-story development. The stormwater is already not coping with the current amount of density. Sewage will need to be upgraded substantially. The area has little amenities to support this level of density. For example, there is not even a supermarket in Tahunanui.	I oppose the high-density areas in the Tahunanui Hills between Tosswill Road and Tamaki Street as this area is completely inappropriate for 6-story residential development.
Residential Zones	High Density Residential Zone	Oppose	The current proposed recession angle of 60 degrees will create very shady residential areas that will affect neighbours to the developments and those living and working in the area in general.	I would like the high density daylight recession angle decreased to 45 degrees.
Residential Zones	Medium Density Residential Zone	Oppose	The 60-degree recession plane will create very shady residential areas that will negatively affect neighbours to development and those living and working in the areas.	The recession plan needs to be decreased to 45 degrees.

Documents included with submission

None

Online submission

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

Submitter No.	S73
Submitter Name	Sally Gepp
Submitter first name	Sally
Submitter middle name	Rhiannon
Submitter surname	Gepp
Submitter is contact	Yes
Email	sallygepp@yahoo.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 in part	I am overseas with limited access to internet so this submission is necessarily brief. NCC is proposing to apply a high density residential zone in areas that have significant special character and heritage values around the Tasman St/Erin St/Brookside area. That zoning is not necessary to achieve the housing capacity objectives of the NPSUD, will not maintain the existing values that give Nelson its special character, and will not protect the heritage value of these places. Requiring that heritage values are considered when building on adjacent properties is inadequate to ensure protection of heritage values (and is less than what NCC's heritage assessment recommended). Urban vegetation/trees are essential for mitigating and coping with climate change, for providing for people's connection with nature, and for biodiversity. Intensification should not be at the cost of losing urban trees.	Undertake an assessment of special character and amend PC29 to ensure areas with special character are not zoned at an intensity that will diminish that character (generally, existing zoning or zoning to same effect). Maintain existing zoning (or apply zoning with same effect) for the area comprising Tasman Street, Alton Street, Erin Street and Brookside (between Collingwood Street and Cleveland Terrace) on the basis of the special character and heritage values of this area. Amend heritage provisions to maintain existing zoning (or apply zoning with same effect) for properties adjacent to listed heritage properties (as recommended in the Heritage Report commissioned by NCC for PC29). Amend all zoning provisions to require retention of net vegetated cover and notable trees when undertaking subdivision or building structures.

Documents included with submission

None

Online submission

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

Submitter No.	S74
Submitter Name	Paul Davison
Submitter first name	Paul
Submitter middle name	Adrian
Submitter surname	Davison
Submitter is contact	Yes
Email	paandmay@xtra.co.nz
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	Not appropriate for Stoke residential areas	withdraw plan change 29
Residential Zones	Medium Density Residential Zone	Oppose	Not appropriate for this Stoke residential area.	Remove this zone from plan change 29

Documents included with submission

None

Online submission

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

Submitter No.	S75
Submitter Name	Eliot Sinclair and Partners Ltd
Submitter Company/Group Name	Eliot Sinclair and Partners Ltd
Submitter is contact	Yes
Email	ella.mowat@eliotsinclair.co.nz
Wish to be heard	Yes
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Residential Zones	High Density Residential Zone	Oppose in part	In part opposes the wording of rule REr.19k Daylight Admission specifically Rule REr.19k.1 (a)(i)(ii) as there are two different meters provided for daylight admission that you can measure from. The recession plane measuring point should be kept to one meterage on all boundaries rather than two different measurements. The proposed rule bulks the building along the road frontage rather than to the rear. On sites deeper than 23.5m wanting to develop the full site, it becomes difficult to calculate the daylight admission using two different standards producing a building form that would have an interesting interface within the site. Instead REr.18s provides for the restriction as a maximum building length permitted is 22m.	Amend rule REr.19K.1 to a. i. 12m above ground level along all side boundaries Deleting a.ii.

Residential Zones	Medium Density Residential Zone	Oppose	The outlook rules assume there is space in a development that can create an unbroken view over the outdoor living court from a dwelling's living area and bedrooms. In addition, the outdoor living court's minimum dimensions and the setbacks to the boundary do not facilitate the outlook space required and complicates what is meant to be an enabling plan change for increasing dwellings. This rule will be difficult to comply with in existing residential zones for infill type developments.	Delete rule REr.18L
Residential Zones	General Residential Zone	Oppose	The outlook rules assume there is space in a development that can create an unbroken view over the outdoor living court from a dwelling's living area and bedrooms. In addition, the outdoor living court's minimum dimensions and the setbacks to the boundary do not facilitate the outlook space required and complicates what is meant to be an enabling plan change for increasing dwellings. This rule will be difficult to comply with in existing residential zones for infill type developments.	Delete rule REr.17L

Residential Zones	General Residential Zone	Oppose in part	In Part opposes rule REr.17C Site Coverage for the General Residential Zone. The standard site coverage is 40% for Residential Zones, while the proposal is to retain the site coverage of 40% for the General Residential zone, allowing the potential for three dwellings. The site coverage remaining the same does not encourage residential development on existing sites. The proposed plan change has assumed that Nelson developers and landowners will want the same provisions that are required for Tier 1 Councils and that the increase of density needs to go upwards. Nelson is historically a low-rise city with natural landscape constraints and small areas to develop in. The cost to go upwards is more expensive than infill development and natural progression of density of Nelson is for more infill development opportunities. A 40% site coverage will be difficult to comply with for infill development and we have suggested a change to the site coverage that matches the Medium Residential Zone of 50%.	Amend rule: REr.17C.1- Buildings are permitted where coverage of the net area of any site does not exceed 50%.
Subdivision	Other	Oppose in part	In part opposes wording for REr.107.2 (b) which requires all subdivisions to comply with the Mandatory Matters in the Nelson Tasman Land Development Manual 2020. The reason for the opposition is that this document includes Chapter 4-Transport mandatory to provide vehicle to the site. This does not fit with the other standards proposed to allow micromobility access to site as an alternative. Therefore, this rule should be changed to allow access via micromobility.	Amend REr.107.1 (b) a. it complies with the mandatory matters in the Nelson Tasman Land Development Manual 2020 excluding 4.10 of Chapter 4-Transport, and b. For sites providing vehicular access, it complies with the mandatory matters of 4.10 Chapter 4-Transport of the Nelson Tasman Land Development Manual 2020, and

Documents included with submission

Document name	Plan Change 29 Submission
File	letter_planchange29_20230904.pdf
Description	Submission letter for Plan Change 29

Mapping	Natural hazards mapping	Amend	Opposes the map layer extents for the slope hazard layers. The current hazard layers are only viewable on the scale 1:5000, which means you cannot zoom in on a property of interest to see where that hazard is on the lot. Therefore, when building a dwelling or shed, naturally, the owner will try to build outside the hazard. Please amend the slope hazard map extent to a smaller scale.	Change map extents for the hazard layers so you can actually see where they lie on the property you have queried
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31 October 2023

Nelson City Council
Civic House, 110 Trafalgar Street,
PO Box 645
Nelson
7011

Attention: NCC Environmental Planning

Submission on Plan Change 29: Housing and Hazards

Purpose of Submission

This letter is a submission on Plan Change 29 to the Proposed Housing and Hazards Plan provisions to be included to the Operative Nelson Resource Management Plan prepared by Eliot Sinclair & Partners Limited (hereon 'Eliot Sinclair' or 'the Submitter').

The Submitter will not gain an advantage in trade competition through this submission.

The Submitter wishes to be heard in support of this submission and would agree to consider presenting a joint case with other submitters who make a similar submission.

Submission

This submission has been prepared following Council's notification of Plan Change 29: Housing and Hazards to be included in the Operative Nelson Resource Management Plan to provide housing options and implement the intensity of the NPS-UD, implement the intensity required of the Nelson Tasman Development Strategy 2022 and City Centre Spatial Plan, Update Built Heritage provisions, Provide for papakāinga development, and manage development where the land has been susceptible to natural hazards.

This submission seeks to voice the Submitter's general support and where changes are proposed; opposition to specific provisions within Plan Change 29.

Specific details and reference to provisions within Plan Change 29 are provided below.

Specific Provisions

The Submitters support the following provisions:

- Overall supports the changes to the Nelson resource management plan to provide housing choice through Plan Change 29.

The Submitters oppose the following provisions:

- In part opposes wording for REr.107.2 (b) which requires all subdivisions to comply with the Mandatory Matters in the Nelson Tasman Land Development Manual 2020.

The reason for the opposition is that this document includes Chapter 4-Transport and is mandatory to provide vehicle access to the site. This does not fit with the other standards proposed to allow micromobility access to site as an alternative.

The proposed wording of the rule is opposed in part (with emphasis added) as follows:

- a. *it complies in all respects with all the relevant standards in Appendix 10, Appendix 11 and Appendix 12 and*
- b. ***it complies with the mandatory matters in the Nelson Tasman Land Development Manual 2020 and...***

- In part opposes the wording of rule REr.19k Daylight Admission specifically Rule REr.19k.1 (a)(i)(ii) as there are two different metres provided for daylight admission that you can measure from. The recession plane measuring point should be kept to one meterage on all boundaries rather than two different measurements. The proposed rule bulks the building along the road frontage rather than to the rear. On sites deeper than 23.5m wanting to develop the full site, it becomes difficult to calculate the daylight admission using two different standards producing a building form that would have an interesting interface within the site. Instead REr.18s provides for the restriction as a maximum building length permitted is 22m.

Buildings are permitted if:

- a. *they do not project beyond a 60° recession plane measured from a point:*
 - i. ***12m above ground level along all side and rear boundaries within 23.5m from the road frontage; and***
 - ii. ***4m above ground level along all other side and rear boundaries; and...***

- Opposes the map layer extents for the slope hazard layers. The current hazard layers are only viewable on the scale 1:5000, which means you cannot zoom in on a property of interest to see where that hazard is on the lot. Therefore, when building a dwelling or shed, naturally, the owner will try to build outside the hazard. Please amend the slope hazard map extent to a smaller scale.
- Opposes the rule REr.17L Outlook and Privacy for the General Residential Zone and opposes rule REr.18L Outlook and Privacy for the Medium Density Zone. The outlook rules assume there is space in a development that can create an unbroken view over the outdoor living court from a dwelling's living area and bedrooms. In addition, the outdoor living court's minimum dimensions and the setbacks to the boundary do not facilitate the outlook space required and complicates what is meant to be an enabling plan change for increasing dwellings. This rule will be difficult to comply with in existing residential zones for infill type developments.
- In Part opposes rule REr.17C Site Coverage for the General Residential Zone. The standard site coverage is 40% for Residential Zones, while the proposal is to retain the site coverage of 40% for the General Residential zone, allowing the potential for three dwellings. The site coverage remaining the same does not encourage residential development on existing sites. The proposed plan change has assumed that Nelson developers and landowners will want the same provisions that are required for Tier 1 Councils and that the increase of density needs to go upwards. Nelson is historically a low-rise city with natural landscape constraints and small areas to develop in. The cost to go upwards is more expensive than infill development and natural progression of density of Nelson is for more infill development opportunities. A 40% site coverage will be difficult to comply with for infill development and we have suggested a change to the site coverage that matches the Medium Residential Zone of 50%.

Submission and Decision Sought

No discussion or further comment has been provided for the specific provisions of Plan Change 29 to the Operative Nelson Resource Management Plan where the Submitters support of are neutral of the proposed changes.

Where the Submitter's oppose specific provisions of Plan Change 29 to the Operative Nelson Resource Management Plan, the decision sought is to amend the proposed wording is as follows:

RER.107-Subdivision	RER.107.1-Controlled Activity a. it complies in all respects with all the relevant standards in Appendix 10, Appendix 11 and Appendix 12 and b. it complies with the mandatory matters in the Nelson Tasman Land Development Manual 2020 <u>excluding 4.10 of Chapter 4-Transport</u>, and c. <u>For sites providing vehicular access, it complies with the mandatory matters of 4.10 Chapter 4- Transport of the Nelson Tasman Land Development Manual 2020, and</u> d. esplanade reserves or strips as indicated in the Riparian Overlay of the dimensions set out in Table 6.2 of Appendix 6, are created and vested in the Council, and e. the minimum finished ground level for any land allotment (excluding water bodies) is 15.35m NCC, and f. the minimum finished ground level is greater than the crown level of the road to which the piped stormwater from the allotment is drained, and g. the net area of every allotment is at least: Lower Density Area: 600m2 Port Effects Control Overlay: 600m2 Airport Effects Control Overlay 600m2 Standard Area 400m2 Comprehensive Area: 300m2, and	RER.107.3- Discretionary/Non-Complying <u>Subdivision</u> not located in the Fault Deformation, Fault Awareness, Liquefaction Hazard, Slope Instability Area 1, Slope Instability Area 2, Slope Instability Area 3, Debris Run-out Area, <u>Heritage Overlays</u> any Flood Area, or <u>Services</u> or Landscape <u>Overlay</u> (except for the <u>Services</u> and Landscape <u>overlays</u> where they cover <u>land</u> zoned General Residential Zone, Medium Density Residential Zone and High Density Residential Zone) that contravenes a controlled standard is a restricted discretionary if: a. it is accompanied by the design and information requirements as detailed in <u>AP14.2</u> in Appendix 14, and b. it complies with controlled activity terms RER.107.2 b. to h., and c. in relation to <u>Comprehensive Housing Developments</u> in the Comprehensive Area, compliance with RER.107.2 f. is not required provided it meets the restricted
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	the net area of every vacant allotment is at least: General Residential Zone: 200m² Medium Density Residential Zone: 200m² High Density Residential Zone: 200m² except for allotments created solely for access or utility services, and h. other than in the General Residential Zone, Medium Density Residential Zone and High Density Residential Zone, a rectangle, measuring 15m by 18m, is capable of being located within the boundaries of any allotment, that is clear of any right of way, or road widening designation, and on a front site, part of which is within 5m of the road boundary, except for allotments created solely for access or utility services, and i. in the General Residential Zone, Medium Density Residential Zone and High Density Residential Zone, a rectangle, measuring 8m by 15m, is capable of being located within the boundaries of any vacant allotment, that is clear of any right of way, or road widening designation, and on a front site, part of which is within 5m of the road boundary, except for allotments created solely for access or utility services, and	discretionary <u>standards and terms of REr.22.3</u> Discretion is restricted to: i. the matters of control under REr.107.2, and ii. the ability of the <u>subdivision</u>, as expressed in the <u>design statement</u>, contextual analysis and preliminary infrastructure design to demonstrate the <u>urban design</u> outcomes sought, and iii. the matters in the Nelson Tasman Land Development Manual 2020, and iv. the matters in <u>Appendix 10</u>, <u>Appendix 11</u> and <u>Appendix 12</u> of the Plan, and v. the design and layout of <u>roads</u>, <u>access</u>, cycle ways, walkways, reserves and <u>biodiversity corridors</u>, and vi. the staging of development and associated roading and reserves, and vii. for <u>Comprehensive Housing Developments</u> the matters in <u>REr.22.3</u>. Resource consent for restricted discretionary activities will be
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	i. any existing buildings or proposed buildings approved by a resource consent comply with the conditions for permitted activities, or a resource consent, and j. for any allotment with frontage to the eastern side of Main Road Stoke, from Saxton Road East to the Suburban Commercial Zone by Ardilea Avenue, a 6m wide landscaped strip adjoining the boundary of Main Road Stoke, planted to the satisfaction of the Manager of Parks and Recreation, is established and vested in the Council, and k. in respect of any site located within an area covered by any Schedule, its associated subdivision layout and design generally accords with the Structure Plan or as otherwise specified by the Schedule.	considered without notification or service of notice. Discretionary Activity Activities that contravene a standard for a restricted discretionary activity are discretionary.
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REr.17L- Outlook and Privacy	REr.17L.1 Residential units are permitted if: a. ~~an outlook space is provided from the windows in accordance with the diagram and below; and~~ b. ~~where the room has two or more external walls with windows, the outlook space must be provided from the face with the largest area of glazing; and~~ c. ~~the minimum dimensions of the outlook space must be as follows:~~ i. ~~for a living area: 4m in depth x 4m in width; and~~ j. ~~for all other habitable spaces 1m x 1m; and~~ d. ~~outlook spaces must;~~	REr.19K.3 Activities that contravene a ~~permitted condition~~ are restricted discretionary. Discretion is restricted to: i. ~~effects on the planned high density built character of the zone; and~~ ii. ~~effects on the safety and attractiveness of the street; and~~ iii. ~~effects on the quality of on-site living environments; and~~ iv. ~~visual dominance, privacy and shading effects on neighbouring sites; and~~
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	i. ~~be clear and unobstructed by buildings; and~~ ii. ~~not extend over an outlook space or outdoor living space required by another residential unit; and~~ iii. ~~must not extend over a neighbouring site, except as allowed by REr.17O.1.e below.~~ e. ~~The outlook space may be over driveways and footpaths within the site or over a public street or other public open space.~~ f. ~~Outlook spaces may overlap where they are on the same plane in the case of a multi-storey building.~~ g. ~~Outlook spaces may be under or over a balcony.~~ h. ~~Outlook spaces required from different rooms within the same building may overlap.~~	v. ~~the need to address other effects, including significant risks from <u>natural hazards</u>.~~
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REr.18L- Outlook and Privacy	REr.18L.1 Residential units are permitted if: i. ~~an outlook space is provided from the windows in accordance with the diagram and below; and~~ ii. ~~where the room has two or more external walls with windows, the outlook space must be provided from the face with the largest area of glazing; and~~ iii. ~~the minimum dimensions of the outlook space must be as follows:~~ k. ~~for a living area: 4m in depth x 4m in width; and~~	REr.19K.3 Activities that contravene a permitted <u>condition</u> are restricted discretionary. Discretion is restricted to: i. ~~effects on the planned high density built character of the zone; and~~ ii. ~~effects on the safety and attractiveness of the street; and~~ iii. ~~effects on the quality of on-site living <u>environments</u>; and~~
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	i. ~~for all other habitable spaces 1m x 1m; and~~ iv. ~~outlook spaces must:~~ iv. ~~be clear and unobstructed by buildings; and~~ v. ~~not extend over an outlook space or outdoor living space required by another residential unit; and~~ vi. ~~must not extend over a neighbouring site, except as allowed by REr.17O.1.e below.~~ v. ~~The outlook space may be over driveways and footpaths within the site or over a public street or other public open space.~~ vi. ~~Outlook spaces may overlap where they are on the same plane in the case of a multi-storey building.~~ vii. ~~Outlook spaces may be under or over a balcony.~~ viii. ~~Outlook spaces required from different rooms within the same building may overlap.~~	iv. ~~visual dominance, privacy and shading effects on neighbouring sites; and~~ v. ~~the need to address other effects, including significant risks from natural hazards.~~
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REr.19K- Daylight Admissions	REr.19K.1 <u>Buildings</u> are permitted if: a. they do not project beyond a 60° recession plane measured from a point: i. 12m above <u>ground level</u> along all side and rear <u>boundaries</u> within 23.5m from the road frontage; and	REr.19K.3 Activities that contravene a permitted <u>condition</u> are restricted discretionary. Discretion is restricted to: i. <u>effects</u> on the planned high density built character of the zone; and
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	~~ii. 4m above ground level along all other side and rear boundaries;~~ and b. where the <u>boundary</u> forms part of a legal right of way, entrance strip, <u>access site</u>, or pedestrian <u>access</u> way, REr.19K.1.a applies from the farthest <u>boundary</u> of that legal right of way, entrance strip, <u>access site</u>, or pedestrian <u>access</u> way; and c. this standard does not apply to: i. a <u>boundary</u> with a <u>road</u>; and ii. <u>aerials</u>, except dish antennas greater than 1m in diameter; and iii. party walls, and any new <u>allotment boundary</u> related to these. iv. for the purposes of this rule, a <u>boundary</u> with a step-in of less than 5m, or a bend of less than 25° from straight, is considered a single <u>boundary</u> (see diagram)	ii. <u>effects</u> on the safety and attractiveness of the street; and iii. <u>effects</u> on the quality of on-site living <u>environments</u>; and iv. visual dominance, privacy and shading <u>effects</u> on neighbouring sites; and v. the need to address other <u>effects</u>, including significant risks from <u>natural hazards</u>.
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REr.17C Site Coverage	REr.17C.1 Buildings are permitted where coverage of the net area of any site does not exceed ~~40%~~ <u>50%</u>.	REr.17C.3 Activities that contravene a permitted condition are restricted discretionary. Discretion is restricted to: i. effects on the planned built character of the zone; and ii. effects of the safety and attractiveness of the street; and iii. effects on neighbouring sites in
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		relation to visual dominance and shading; and iv. effects on the quality of on-site living environments.
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Mapping extents for the hazard layers to be amended to be able to see where on the property they are.

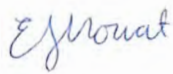
Summary

The Submitters generally support Plan Change 29 on the basis that small amendments to better implement the District Plan should be made.

Where amendments are proposed, these have been identified in specific provisions above.

The submitter wishes to be heard.

Yours sincerely



Ella Mowat
Resource Management Planner
BSc (Geography) PGCert Plan
Assoc.NZPI
ella.mowat@eliotstinclair.co.nz

Online submission

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

Submitter No.	S76
Submitter Name	Tamatea Easton
Submitter first name	Tamatea
Submitter middle name	Carl
Submitter surname	Easton
Submitter is contact	Yes
Email	tama.easton@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	Housing intensification is required to support a growing population, improve housing affordability & slow the spread of housing across fertile farmland. I support Plan Change 29, even though I live in a proposed medium-density area & have neighbouring properties planned for intensification.	I support this plan to allow housing intensification in Nelson.

Documents included with submission

None

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 31/8/2023
Sub # : 577

NDOCS: 539570224

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: T. Manning Full Name: Tracy Jane Manning Address: Telephone: Email: tracy.j.m@outlook.com
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- ☒ I could not obtain an advantage in trade competition through this Submission.
☐ I wish to be heard in support of my Submission at the Council Hearing.

I OPPOSE the Plan Change; and particularly the following

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

I SEEK the following decision from the Council

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

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

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

Other comments or concerns I have about Plan Change 29

Solar units will no longer function, loss of privacy & a loss of value & standard of living for too many people. Blocking the sun & solar not working, constant shade on properties & ground is not supporting an environmental progression of reducing our carbon footprint. NCC Take a stand & listen to you voters & rate payers.

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

Better use of land in the Brook and Maitai areas. Subdivisions and housing are way more important than the pines are. The not in my back yard mentality of not building in these areas is not as important as protecting current standards of living in already built & paid for areas.

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

.....
 Submitter

31/8/23
 Date

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

Tuesday 19th September

Online submission

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

Submitter No.	S78
Submitter Name	Jaimie Barber
Submitter first name	Jaimie
Submitter surname	Barber
Submitter is contact	Yes
Email	jnabarber@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	Support in part	1. I support a high density zone but it should be reduced in size and highly concentrated to avoid ruining the character of city fringe neighbourhoods. The jump from single storey to 6 storey is too much and scattered developments over a wider area will detract from the character of city fringe neighborhoods. 6 stories is an experiment for Nelson so let's keep the experiment in to a confined area. The loss in dwelling volumes due to a decrease in the size of the high density zone can be made up by an increase in Medium Density zones along main arterial routes (to support viability and improvement of public transport). 2. I support 6 stories in the CBD and fringe because 1. developments are more likely to be feasible due to additional sales income from upper levels 2. it will increase vibrancy in inner Nelson, attract younger people to our city and help support viability of CBD businesses, 3. It will reduce development pressure on our sensitive greenfield areas such as the Maitai Valley, and 4. Will reduce traffic emissions and congestion (providing it saves on equivalent greenfield development). 3. Site coverage should be increased to provide better utilisation of land. We wouldn't need so much parking space if we had better public transport. 4. I only support well designed intensification. As such, there should be design standards/ covenants for High Density developments but with cost and productivity in mind. The standards need to be very clear, certain and not onerous, otherwise, no one will want to take on the risk (costs) of getting rejected.	Reduce the area of the High Density zone to a more concentrated area - CBD and CBD fringe only. Increase site coverage. Require design/aesthetic standards/covenants but with cost and productivity in mind.

Residential Zones	Medium Density Residential Zone	Support in part	1, Medium density along the main arterials will support viability and improvement of public transport. It appears the zone has been applied on the basis of walking distance only and does not factor in public transport at all (present day or future improvements). 2. Hillsides should be Medium Density by default. I see no reason other than stability (which can be managed through engineering) as to why you would differentiate between the easier contour areas. This is a massive missed opportunity for more density in central Nelson, probably at the expense of developing sensitive greenfield areas and a loss in population to Tasman District. Look to Asia if you think it can't be done. 3. I only support well designed intensification. As such, there should be design standards/covenants for Medium Density developments but with cost and productivity in mind. The standards need to be very clear, certain and not onerous, otherwise, no one will want to take on the risk (costs) of getting rejected.	Increase Medium Density Residential Zone areas by applying to main arterial routes such as Waimea Road, Main Road Stoke, Tahunanui Road etc and to all hillsides (apart from Tier 1 slope instability areas). Require design/aesthetic standards/covenants but with cost and productivity in mind.
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Online submission

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

Submitter No.	S79
Submitter Name	Christine Curnow
Submitter first name	Christine
Submitter middle name	Margaret
Submitter surname	Curnow
Submitter is contact	Yes
Email	curnow896@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	The creation of High-density Residential zones would have major impact on 1) the character of the city with multi story buildings destroying the skyline such as Aon House does. 2) existing limited infrastructure - drains even on the hill cannot cope with stormwater. 3) neighbouring properties due to loss of sunlight, noise, rubbish disposal, car parking Nelson was established on a swamp with much reclaimed land. All new developments in the HDZ require major excavation of soil before hard fill is achieved. This is necessary across all of the HDZ with a hard filled platform needing to be substantially larger than the new developments footprint.	Complete withdrawal of the plan.

Documents included with submission

None

Online submission

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

Submitter No.	S80
Submitter Name	Emma-Joy Andrews
Submitter first name	Emma-Joy
Submitter surname	Andrews
Submitter is contact	Yes
Email	emmajoy.andrews@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	Nelson needs to look to the future and be able to provide housing for a growing population, without relying overly on sprawl into the countryside	I wish for the entire plan change to be approved

Documents included with submission

None