

Online submission

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

Submitter No.	S201
Submitter Name	Pierre Hammond
Submitter first name	Pierre
Submitter middle name	Thomas
Submitter surname	Hammond
Submitter is contact	Yes
Email	pierre@artarc.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
Entire Plan Change	General support	Support	I believe the plan change proposed is a small step towards stopping urban sprawl in the Nelson area, which will prevent extra costs for building never ending greenfield services. I would propose a 50 year ringfence in addition to this plan change to force denser development in the area.	Proceed with plan change
Heritage	Heritage schedule	Support in part	Heritage character areas are extremely important in maintaining the identity of towns and places. New Zealand is not a very old country but if character areas are not protected they will be lost before they even age to become important.	To be Reviewed further.

Zones

High Density
Residential
Zone

Design outcomes should not limit a developer from building as many units as per the rules on a building site, this will just restrict development rather than encourage it.

Review of 3 dwellings maximum prior to Restricted Discretionary.

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: <u>S202</u>
Date Received Stamp: RECEIVED 15 SEP 2023
Customer Service
NDOCs No: <u>539570224-15820</u>

*Required

Submitter Details

Full Name*	<u>PATRICIA ANN MORRIS</u>		
Organisation			
Contact Person			
Postal address*			
Telephone*	Email*	<u>PAM.RTM@GMAIL.COM</u>	

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.

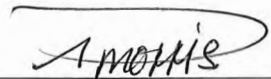
- ☒ I/we **could not** gain an advantage in trade competition through this submission.
- ☐ I/we **could** gain an advantage in trade competition through this submission. *if yes, please complete the following:*
- ☒ I/we are directly affected by an effect of the subject matter of this submission that: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

4/9/23
Date*

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

My submission is*:

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

- I oppose intensification because
1. The current infrastructure is insufficient to cope with the existing population. To bring more people into Nelson will add to the stress. We should be providing an adequate No. of Drs, Nurses, teachers, roads, parking facilities, along with reliable sewage treatment, clean drinking water & electricity.
 2. There are plenty of empty sites, shops, premises & accommodation that should be utilised before new builds. These should all stay at their existing height.
 3. The idea of building 6 storeys high is appalling for the loss of natural day light that it will block out. Also people who have invested in solar panels will be affected.

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 would like to see Plan Change 29 amended so that there aren't any buildings over 2 storeys in any zone.

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.

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: PATRICIA ANN MORRIS Address: Telephone: Email: PAM-RTM@GMAIL.COM
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Customer Service

15 SEP 2023

RECEIVED

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

I OPPOSE the Plan Change; and particularly the following

- ✓ 1. the creation of a High Density Residential Zone (HDZ), that has a max height greater than 12 m, as it is not mandated under NPS-UD 2020
- ✓ 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

INTENSIFICATION IS A RECIPE FOR DISASTER.
 YOU ONLY NEED TO LOOK AT ANY OTHER CITY IN
 THE WORLD TO SEE THIS. IT WILL CAUSE MORE PROBLEMS
 THAN YOU CAN EVER IMAGINE IN RESPECT OF HEALTH,
 VIOLENCE, CRIME, + POLLUTION.

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

PROVIDE WELL BUILT HOUSES, WHERE THERE IS ALREADY
 EMPTY PROPERTY & SPACES.

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

P. Morris

Submitter

4/9/23

Date

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

Tuesday 19th September

Publicly Notified Plan Change 29



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

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

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

*Required

Submitter Details

Full Name*	Sarah-Jayne McCurrach		
Organisation	Toka Tū Ake EQC		
Contact Person	Tabitha Bushell		
Postal address*	88/100 Willis Street, Wellington Central, Wellington 6011		
Telephone*		Email*	Resilience @eqc.govt.nz

OFFICE USE
Submission No: S203
Date Received Stamp: 18-09-2023
NDOCs No: 539570224-15830

Trade Competition*

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

15/09/2023

Date*

Publicly Notified Plan Change 29



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

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

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☐ Support the Plan change in part ☒ Support the Plan Change

☐ Are Neutral about the Plan Change ☒ Request amendments to the Plan Change

My submission is*:

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

See attached table

Provision Number	Provision	Support/ Oppose	Reasoning	Change requested
	Residential zoning New residential zones proposed as part of PC29 (where residential intensification will be enabled) will not include areas that are susceptible to the following natural hazards: 1. areas identified to be potentially susceptible to a 1% AEP event with sea level rise under a greenhouse gas emissions scenario of SSP 8.5(H+) at 2130 including VLM; 2. areas identified as requiring further assessment in relation to flood or being potentially susceptible to both high river flood levels and coastal flood; and 3. the area commonly known as the Tāhunanui Slump.	Support	We support not zoning for residential intensification areas that are susceptible to natural hazards, in particular those areas in which the risk of natural hazards is likely to increase in the near future such as coastal inundation exacerbated by sea level rise or the active Tāhunanui slump.	No change
DO2.2.1	DO2.2.1 - Identify areas susceptible to natural hazards Identify, as overlays in the Planning Maps, areas within the region that are susceptible to flooding, faults, liquefaction, and slope instability.	Support in Part	We support the inclusion of flooding, faults, liquefaction and slope instability as overlays in the Planning Maps to in order to control development in these areas. However, we request that tsunami inundation and coastal storm surge modelling is included in the natural hazard overlay maps. Tsunami are a potential hazard in all coastal regions of New Zealand, and while a large (10 m +) tsunami in Nelson is unlikely, a tsunami wave of 3 to 4 m can cause considerable damage to residences and infrastructure.	Include tsunami and coastal storm surge inundation maps within the Planning Maps, and implement provisions to restrict development similar to those for flood hazard areas
DO2.2.2	DO2.2.2 - flood hazard: identifying the Annual	Support	We support identifying 1% AEP event for flooding	No change

DO2.2.3	Exceedance Probability Event Identify the 1% Annual Exceedance Probability Event (AEP), including the likely effects of climate change, including sea level rise, over at least 100 years (2130), for areas of flooding. DO2.2.3 - flood hazard: consideration of the historical observed inundation mapping Retain historical observed flood overlays (Inundation, Flood and Flood Paths) within the Plan in areas not covered by the 1% AEP flood modelling until further modelling is completed.		and using this as a basis for flood hazard mapping in the Planning Maps. We also support including in this event the likely effect of climate change over the next 100 years, using the SSP 8.5(H+) worst-case climate change scenario. We recognise that comprehensive modelling of the 1% AEP flooding event is not complete for the entire region. As such we consider it appropriate to retain historical observed flood overlays already active in the NRMIP until further modelling is completed.	
DO2.2.4	DO2.2.4 - flood hazard: subdivision, use and development in flood areas Control subdivision, use and development within Flood Areas to ensure: 1. The type, frequency and scale of projected flooding, and likely damage and effects is appropriately assessed; 2. the building, land use or activity being proposed is suitable and its vulnerability to risk from the flood hazard is not increased; 3. significant risk to people, property, infrastructure and the natural environment, including social and cultural effects, from the flood hazard is avoided; 4. any adverse effects on the function of the floodplain, including flood storage capacity and conveyance are mitigated; 5. any adverse effects beyond the subject site including any exacerbation of, and	Support in part	We support restricting subdivision, use and development within mapped flood hazard areas. It is important to clearly define what level of flood risk is "significant" to avoid confusion and ensure consistent application of rules and policies.	Include a definition of the level of flood risk deemed "significant" by the Council. Alternatively, remove references to "significant" risk.

	transfer of, risk is appropriately managed; 6. building platforms are not located within land identified in the High Flood Hazard, Floodways, or Flood Paths; 7. the design, location, layout and construction of buildings and structures, including building platforms, ground/floor levels and adaptation methods provide resilience against and mitigate the projected effects of the flood hazard; 8. any adverse effects on infrastructure and access from flooding in a Flood Areas are mitigated; and 9. the storage and use of hazardous substances in relation to the flood hazard is appropriately managed.			
D02.2.5	D02.2.5 - flood hazard: buildings and activities Require buildings to be designed so that habitable spaces, and activities within them, are located outside Flood Areas, or are designed in a way that avoids an increase in significant flood hazard risk and mitigates the potential effects from the flood hazard.	Support in Part	We support requiring buildings to be designed so that habitable spaces are located outside the flood hazard areas. We consider this preferable to allowing habitable spaces within flood hazard areas with design aspects which avoid an increase in flood hazard risk. However, it is important to clearly define what level of flood risk is “significant” to avoid confusion and ensure consistent application of rules and policies.	Include a definition of the level of flood risk deemed “significant” by the Council. Alternatively, remove references to “significant” risk.
D02.2.9	D02.2.9 - flood hazard: adverse effects Require subdivision, use and development in the Flood Hazard, Inundation and Flood overlays to avoid, remedy or mitigate significant risks of adverse effects resulting from flood hazards, by: 1. providing building platforms, vehicle	Support in Part	We support requiring subdivision, use and development in the flood hazard, inundation and flood overlays to avoid, remedy or mitigate risks from flood hazard, and to maintain the function of the natural floodplain We consider it preferable to avoid subdivision and	Include a definition of the level of flood risk deemed “significant” by the Council. Alternatively, remove references to “significant” risk.

	access and infrastructure that are located to respond to the severity of the hazard and proposed use of the site; 2. implementing measures to maintain the function of the flood plain so ensuring that significant flood risks are not increased either on or off-site; and 3. ensuring significant flood hazard risks to other properties or activities would not be increased and the function of the floodplain would be maintained.		development in flood hazard areas than remedy or mitigate those risks, particularly in areas of increased risk such as high flood hazard areas, floodways and flood paths. It is important to clearly define what level of flood risk is “significant” to avoid confusion and ensure consistent application of rules and policies.	In High Flood Hazard, Floodways and Flood Paths avoid subdivision, use, and development for vulnerable activities.
DO2.2.10	DO2.2.10 - high flood hazard, floodways and flood paths: subdivision, use and development Provide for subdivision, use and development, including redevelopment, in existing urban areas to locate in the High Flood Hazard, Floodways and Flood Paths only where it can be demonstrated that risks to people, property, infrastructure and the natural environment are adequately mitigated, and significant risk is avoided, having particular regard to human life, and emergency management.	Support in part	We support the restriction of subdivision, use and development in the High Flood Hazard, Floodways and Flood Paths overlays. However, it is important to clearly define what level of flood risk is “significant”, and what level of mitigation is “adequate” to avoid confusion and ensure consistent application of rules and policies.	Include a definition of the level of flood risk deemed “significant” by the Council. Alternatively, remove references to “significant” risk. Include a definition of the level of flood risk mitigation deemed “adequate” by the Council. Alternatively, remove references to “adequate” risk mitigation.
DO2.2.11 DO2.2.12	DO2.2.11 - Fault Deformation Overlay: subdivision, use and development Control subdivision, use and development within the Fault Deformation Overlay to ensure that: 1. site-specific geotechnical investigation and assessment is undertaken and the risk to people, property, infrastructure and the natural environment is assessed; and	Support	We support the control of subdivision, use and development within the Fault Deformation and Fault Awareness Overlays.	No change

	2. the proposed land use or activity, and anticipated use of the site, is appropriate; and 3. the location, size and design of the development, including building platforms, address the potential risks associated with fault deformation. DO2.2.12 - Fault Awareness Overlay Ensure that subdivision, residential buildings and rezonings within the Fault Awareness Overlay is supported by a geotechnical assessment that identifies and assesses the risk from fault deformation, and that identified risk can be appropriately mitigated.				
DO2.2.13	DO2.2.13 - fault hazard: setback from fault zone Require new buildings and network utilities, and additions to existing buildings and network utilities, within the Fault Deformation Overlay to be appropriately set back from the fault zone (where it can be identified) to mitigate significant risk to people and property from fault rupture and associated ground deformation.	Support	We support the appropriate setback of building platforms from known fault zones within the Fault Deformation, and we support requiring a site-specific geotechnical assessment to confirm the location of the fault and to recommend mitigation including an appropriate setback from the fault zone.	No change	
DO2.2.14	DO2.2.14 - liquefaction hazard: subdivision, use and development Control subdivision, use and development within the Liquefaction Hazard Overlay to ensure that: 1. the proposed subdivision, use or development anticipated for the site is suitable; 2. the location, size, design and layout of the subdivision, use or development in	Support in part	We support the control of subdivision, use and development within the Liquefaction Hazard Overlay. However, it is important to clearly define what level of liquefaction risk is “acceptable”, and what level of mitigation is “appropriate” to avoid confusion and ensure consistent application of rules and policies.	Include a definition of the level of liquefaction risk deemed “acceptable” by the Council. Alternatively, remove references to “acceptable” risk. Include a definition of the	

	relation to the liquefaction risk is appropriate; 3. the level of risk to people, property and infrastructure from the liquefaction hazard is acceptable; and 4. that site-specific geotechnical assessment and proposed mitigation measures identify and adequately address the level of risk from liquefaction hazard before subdivision, use or development takes place.			level of liquefaction risk mitigation deemed “appropriate” by the Council. Alternatively, remove references to “appropriate” risk mitigation.
D02.2.16	D02.2.16 – slope instability risk: subdivision and residential development in Slope Instability Area 1¹ In Slope Instability Area 1: 1. avoid subdivision other than for public open space or network utility subdivisions; and 2. avoid new residential development unless: a. it results in no more than one residential unit per site and is supported by a geotechnical assessment, by a suitably qualified geotechnical or engineering geologist specialist, demonstrating that the risk from slope instability and slope failure to people, property and infrastructure can be appropriately mitigated; and b. does not transfer the risk of slope instability either within the site or to any other sites; or c. the building is small scale and	Support	We support the restriction of subdivision, use and development within the Slope Instability Area 1 Overlay.	No change

	accessory to, or an addition to, an existing residential unit.			
DO2.2.17	DO2.2.17 - Slope Instability Areas 2 and 3, and debris run-out area: subdivision, use and development Manage subdivision, use and development within Slope Instability Areas 2 and 3 and the Debris Run-out Area by: 1. requiring that a site-specific geotechnical assessment is undertaken before subdivision, use or development takes place, taking into consideration the potential slope instability hazard; and 2. ensuring that the risk to people, property and infrastructure is appropriately mitigated; and 3. ensuring that hazard mitigation and remediation works are effectively implemented and do not increase or transfer risk to adjacent properties; unless 4. the building is a small-scale addition, or accessory building, to an existing building.	Support	We support the restriction of subdivision, use and development within the Slope Instability Area 2 and 3 Overlay. However, it is important to clearly define what level of slope instability risk mitigation is “appropriate” to avoid confusion and ensure consistent application of rules and policies.	Include a definition of the level of slope instability risk mitigation deemed “appropriate” by the Council. Alternatively, remove references to “appropriate” risk mitigation.
DO2.2.18	DO2.2.18 - activities in Slope Instability Areas 1, 2 and 3 Ensure that activities in Slope Instability Areas 1, 2 and 3 do not exacerbate or increase the risk of slope failure or debris run-out, both onsite and offsite, by managing: 1. the depth and volume of earthworks; and 2. the discharge of stormwater and wastewater; and 3. the weight of structures that could	Support	We support the restriction of activities within the Slope Instability Area 1, 2 and 3 Overlay so that the risk of slope failure or debris runoff is not increased	No change

	increase the risk of slope failure from loading.				
REr.73 SCr.70W	In the Fault Deformation Overlay a building or a network utility (except an accessory building or an addition to a building or a network utility) is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the fault deformation overlay	No change	
REr.73A SCr.70X	In the Fault Deformation Overlay an addition to an existing building or network utility is a permitted activity provided that the gross floor area of the addition does not exceed 10m ² . In the Fault Deformation Overlay activities that contravene a permitted condition are restricted discretionary activities	Support	We support restricting subdivision, building and development within the fault deformation overlay	No change	
REr.73B SCr.70Y	In the Fault Deformation Overlay an accessory building is a permitted activity provided that: a. the gross floor area of the building does not exceed 10m ² ; and the building is accessory to an existing residential unit on the site or accessory to a residential unit that can occur on the site as a permitted activity or has resource consent granted. In the Fault Deformation Overlay activities that contravene a permitted condition are restricted discretionary activities	Support	We support restricting subdivision, building and development within the fault deformation overlay	No change	
REr.73C	In the Fault Awareness Overlay a new residential unit is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the fault awareness overlay	No change	
REr.74A ICr.71P SCr.70V	REr.74A.1 In the Liquefaction Hazard Overlay a building or network utility is a permitted activity provided that: a. the building or network utility does not contain a habitable space, has a gross floor area less than 36m ² and is not more than 4.5m high; or	Support	We support restricting subdivision, building and development within the liquefaction hazard overlay	No change	

	b. it is an addition to an existing building or network utility; or c. the building or network utility occurs on a lot which was created by a subdivision that obtained resource consent, and where the subdivision application included a site-specific assessment of liquefaction for the lot prepared by a suitably qualified and experienced professional Geotechnical Engineer or Engineering Geologist which included recommendations to mitigate the risk from liquefaction hazard. In the Liquefaction Hazard Overlay a building or a network utility that contravenes a permitted condition is a restricted discretionary activity			
REr.75B SCr.70B	In the Slope Instability Area 1 Overlay earthworks are a permitted activity provided: a. any cut does not exceed 0.3m in height; and on any site the placement of fill does not exceed 3m³ in total volume, and is spread over a minimum area of 30m². In Slope Instability Area 1 Overlay activities that contravene a permitted condition are discretionary activities.	Support	We support restricting overlay earthworks within the slope instability area 1 hazard overlay	No Change
REr.75C SCr.70C	In the Slope Instability Area 1 Overlay structures are a permitted activity provided that the structure does not increase the loading on the site by more than 1000kg (including 1000 litres of liquid).	Support	We support restricting overlay structures within the slope instability area 1 hazard overlay	No change

REr.75D	In Slope Instability Area 1 Overlay a new residential unit is a non-complying activity, provided that it results in no more than one residential unit on any site. More than one residential unit on a site is a prohibited activity	Support	We support avoiding subdivision, building and development within the Slope Instability Area 1 hazard overlay	No change
SCr.70D	In Slope Instability Area 1 Overlay a new residential unit or building for commercial activity is a non-complying activity, provided that it results in no more than one residential unit on any site.	Support	We support avoiding subdivision, building and development within the Slope Instability Area 1 hazard overlay	No change
REr.75E	In Slope Instability Area 1 Overlay an addition to an existing residential unit is a non-complying activity.	Support	We support avoiding subdivision, building and development within the Slope Instability Area 1 hazard overlay	No change
SCr.70E	In Slope Instability Area 1 Overlay an addition to an existing residential or building for commercial activities unit is a non-complying activity.	Support	We support avoiding subdivision, building and development within the Slope Instability Area 1 hazard overlay	No change
REr.75F SCr.70F	In the Slope Instability Area 1 Overlay an accessory building is a permitted activity provided that: a. the building does not exceed a gross floor area of 10m ² ; and the building is accessory to an existing residential unit on the site or accessory to a residential unit on the site that has resource consent granted In Slope Instability Area 1 Overlay activities that contravene a permitted condition are restricted discretionary activities	Support	We support avoiding subdivision, building and development within the Slope Instability Area 1 hazard overlay	No change
REr.75H ICr.71B SCr.70H	In the Slope Instability Area 2 Overlay earthworks are a permitted activity provided: a. any cut does not exceed 0.6m in height; and on any site the placement of fill does not exceed 3m ³ in total volume, and is spread over a	Support	We support restricting overlay earthworks within the slope instability area 2 hazard overlay	No change

	minimum area of 30m2. In Slope Instability Area 2 activities that contravene a permitted condition are discretionary activities.				
REr.75I	In the Slope Instability Area 2 Overlay structures are permitted provided that the structure does not increase the loading on the site by more than 5,000kg (including 5,000 litres of liquid). In Slope Instability Area 2 Overlay activities that contravene a permitted condition are restricted discretionary activities.	Support	We support restricting overlay structures within the slope instability area 2 hazard overlay	No change	
REr.75J	In Slope Instability Area 2 Overlay a new residential unit is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay	No change	
ICr.71D	In Slope Instability Area 2 Overlay new buildings for residential and/or commercial activities are a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay	No change	
SCr.70J	In Slope Instability Area 2 Overlay new buildings for residential and/or commercial activities, and additions to existing buildings used for residential and/or commercial activities are a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay	No change	
REr.75K	In the Slope Instability Area 2 Overlay an addition to an existing residential unit is a permitted activity provided the gross floor area of the addition does not exceed 10m2. In Slope Instability Area 2 Overlay an addition to an existing residential unit that contravene a permitted condition is a restricted discretionary	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay	No change	
ICr.71E	In the Slope Instability Area 2 Overlay an addition to an existing buildings used for residential and/or commercial activities is a permitted activity provided the gross floor area of the addition does not exceed 10m2	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay	No change	

SCr.70K	In the Slope Instability Area 2 Overlay an addition to an existing buildings used for residential and/or commercial activities is a permitted activity provided the gross floor area of the addition does not exceed 10m2	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay	No change
REr.75L ICr.71F SCr.70L	In the Slope Instability Area 2 Overlay an accessory building is a permitted activity provided that: a. the building does not exceed a gross floor area of 10m2; and the building is accessory to an existing residential unit on the site or accessory to a residential unit on the site that has resource consent granted. In Slope Instability Area 2 Overlay activities that contravene a permitted condition are restricted discretionary activities	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay	No change
REr.75O	In the Slope Instability Area 3 Overlay structures are a permitted activity provided that the structure does not increase the loading on the site by more than 5,000kg (including 5,000 litres of liquid).	Support	We support restricting overlay structures within the slope instability area 3 hazard overlay	No change
REr.75P	In Slope Instability Area 3 Overlay a new residential unit is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Slope Instability Area 3 hazard overlay	No change
ICr.71J SCr.70P	In Slope Instability Area 3 Overlay a new building for residential and/or commercial activities is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Slope Instability Area 3 hazard overlay	No change
REr.75Q	In the Slope Instability Area 3 Overlay an addition to an existing residential unit is a permitted activity provided the gross floor area of the addition does not exceed 10m2. In Slope Instability Area 3 Overlay an addition to an existing residential unit that contravene a	Support	We support restricting subdivision, building and development within the Slope Instability Area 3 hazard overlay	No change

	permitted condition is a restricted discretionary			
ICr71K SCr.70Q	In the Slope Instability Area 3 Overlay an addition to an existing buildings used for residential and/or commercial activities is a permitted activity provided the gross floor area of the addition does not exceed 10m2. In Slope Instability Area 3 Overlay an addition to an existing residential unit that contravene a permitted condition is a restricted discretionary	Support	We support restricting subdivision, building and development within the Slope Instability Area 3 hazard overlay	No change
REr.75R ICr.71L SCr.70R	In the Slope Instability Area 3 Overlay an accessory building is a permitted activity provided that a. the building does not exceed a gross floor area of 10m2; and the building is accessory to an existing residential unit on the site or accessory to a residential unit on the site that has resource consent granted In Slope Instability Area 3 Overlay activities that contravene a permitted condition are restricted discretionary activities.	Support	We support restricting subdivision, building and development within the Slope Instability Area 3 hazard overlay	No change
REr.75S	In the Debris Run-out Area Overlay a new buildings for residential and/or commercial activities is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Debris Run-Out hazard overlay	No change
ICr.71M SCr.70S	In the Debris Run-out Area Overlay a new residential unit is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Debris Run-Out hazard overlay	No change
REr.75T	In the Debris Run-out Area Overlay an addition to an existing residential unit is a permitted activity provided the gross floor area of the addition does not exceed 10m2. In Debris Run-out Area Overlay an addition to an existing residential unit that contravene a permitted condition is a restricted discretionary.	Support	We support restricting subdivision, building and development within the Debris Run-Out hazard overlay	No change

ICr.71N SCr.70T	In the Debris Run-out Area Overlay an addition to an existing buildings used for residential and/or commercial activities is a permitted activity provided the gross floor area of the addition does not exceed 10m ² . In Debris Run-out Area Overlay an addition to an existing residential unit that contravene a permitted condition is a restricted discretionary.	Support	We support restricting subdivision, building and development within the Debris Run-Out hazard overlay	No change
REr.75U ICr.71O SCr.70U	In the Debris Run-out Area Overlay an accessory building is a permitted activity provided that: a. the building does not exceed a gross floor area of 10m ² ; and the building is accessory to an existing residential unit on the site or accessory to a residential unit on the site that has resource consent granted. In the Debris Run-out Area Overlay activities that contravene a permitted condition are restricted discretionary activities	Support	We support restricting subdivision, building and development within the Debris Run-Out hazard overlay	No change
REr.83A SCr.55A	In Flood Areas, except any Flood Path or Floodway, the storage and use of a hazardous substance is a permitted activity where it is located within the flood plain and located in a manner so as to not be inundated from 1% AEP flood flows. Activities that contravene a permitted condition are restricted discretionary.	Oppose	Flood hazard risk is predicted to increase in the near future due to rising sea-levels, associated rising ground-water levels, and more frequent and intense rain events. Flooding does not pose high risk to life or to the structural integrity of buildings, but frequent, repeated flood events can have a severe effect on the wellbeing of residents and incur a high financial cost to businesses and residents due to loss of business, loss of access to buildings, damage to property and furnishings, and clean-up costs (including removing contaminated silt which can become a health hazard).	Require that the storage and use of hazardous materials be a restricted discretionary activity in all Flood Areas
REr.83B	REr.83B.1.	Support	As such we oppose allowing hazardous materials to be stored within any Flood hazard overlays We support restriction of building activities in	No change

SCr.55B	In Flood Areas, except any Flood Path or Floodway, a building is a permitted activity provided that it is: a. a below ground swimming pool that is not greater than 1m above the ground level; or b. maintenance, repair or alteration to a building which does not result in any increase to site coverage; or c. in the Flood Hazard, Inundation or the Flood Overlays, additions to an existing building, that: i. is up to 10m² gross floor area; and ii. all additions are up to 10m² gross floor area cumulatively over a 10 year period from the date of notification of the Plan Change; or d. in the High Flood Hazard Overlay, an addition to an existing building where: i. it is located above the flood flow levels; or ii. which does not occupy flood storage capacity or impede flood flows, as provided in a statement by an experienced Chartered Professional Engineer practicing in flood hydrology; or e. a tent, marquee and other structure associated with a temporary event; or - an open structure without a floor. Activities that contravene a permitted condition are restricted discretionary.		higher-hazard flood areas such as the Flood Paths and Flood Ways.	
REr.83D	In Flood Areas, except any Flood Path or Floodway, a network utility is a permitted activity provided that it is: a. an underground network utility; or b. a network utility structure, including	Support	We support restriction of network utilities in higher-hazard flood areas such as the Flood Paths and Flood Ways.	No change

	additions to an existing structure, up to 10m² gross floor area (and where involving an addition, cumulatively over a 10 year period from the date of the notification of Plan Amendment no. 29) which does not exacerbate the flood hazard on-site, or upstream or downstream of the site, or c. maintenance, repair and construction of a private road or accessway in the 1% AEP floodplain that does not impede flood flows or exacerbate the flood hazard to other properties upstream or downstream of the site, or the construction, operation, maintenance, renewal or repair of a public road network located within the legal road, or the road formation width. Activities that contravene a permitted condition are restricted discretionary.			
REr.83E	In Flood Areas, except any Flood Path or Floodway, earthworks are a permitted activity provided that the earthwork: a. is not more than 3m³ in each calendar year of cleanfill material per site; and has a maximum cumulative volume of filling and excavation of 25m³ per site, within any continuous period of 10 calendar years. Activities that contravene a permitted condition are restricted discretionary.	Support	We support restriction of earthworks in higher-hazard flood areas such as the Flood Paths and Flood Ways. Flood hazard risk is predicted to increase in the near future due to rising sea-levels, associated rising ground-water levels, and more frequent and intense rain events. Flooding does not pose high risk to life or to the structural integrity of buildings, but frequent, repeated flood events can have a severe effect on the wellbeing of residents and incur a high financial cost to businesses and residents due to loss of business, loss of access to buildings, damage to property and furnishings, and clean-up costs (including removing contaminated silt from under houses which can become a health hazard).	No change
REr.110	Subdivision in the Fault Deformation Overlay is a	Support	We support restricting subdivision, building and	No change

SCr.79	discretionary activity.		development within the Fault Deformation hazard overlay.	
REr.110A	Subdivision in the Fault Awareness Overlay is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Fault Awareness hazard overlay.	No change
REr.110B ICr.88 SCr.74	Subdivision within the Liquefaction Hazard Overlay is a restricted discretionary activity.	Support	We support restricting subdivision, building and development within the Liquefaction hazard overlay.	No change
REr.112A SCr.75	In Slope Instability Area 1 Overlay subdivision is a discretionary activity if it: a. does not create a new vacant allotment; or b. creates a vacant allotment solely for the purposes of a network utility or public open space.	Support	We support avoiding subdivision, building and development within the Slope Instability Area 1 hazard overlay.	No change
	In Slope Instability Area 1 Overlay subdivision that contravenes a discretionary condition is prohibited.			
REr.112B ICr.85 SCr.76	In Slope Instability Area 2 Overlay, subdivision is a discretionary activity.	Support	We support restricting subdivision, building and development within the Slope Instability Area 2 hazard overlay.	No change
REr.112C ICr.86 SCr.77	In Slope Instability Area 3 Overlay subdivision is a discretionary activity.	Support	We support restricting subdivision, building and development within the Slope Instability Area 3 hazard overlay.	No change
REr.112D ICr.87 SCr.78	In the Debris Run-out Area Overlay, subdivision is a discretionary activity.	Support	We support restricting subdivision, building and development within the Debris Run-out hazard overlay.	No change
ICr.84 SCr.71A	Subdivision in the Flood Hazard Overlay or the Inundation Overlay of this Plan is restricted discretionary.	Support	We support restricting subdivision, building and development within the Flood hazard overlay.	No change
SCr.54	In any Floodway, the following are not permitted activities: a. underground network utility lines; and	Support	We support restriction of utilities in higher-hazard flood areas such as the Flood Paths and Flood Ways.	No change

	b. above ground network utility lines where these are attached to an existing structure no lower than the existing profile of that structure (e.g. the underside of a bridge superstructure); or c. earthworks associated with the establishment, operation and maintenance of underground network utility lines where the profile of the land is not permanently altered); and d. the operation, maintenance, renewal, repair or minor infrastructure upgrade of existing land drainage works, stormwater management devices or flood mitigation works is a permitted activity where the work is being undertaken by a network utility operator. Activities and buildings that contravene a permitted condition are discretionary.			
swsCr.55D	In Flood Areas, except any Floodway, a network utility is a permitted activity provided that it is: a. an underground network utility; or b. a network utility structure, including additions to an existing structure, up to 10m2 gross floor area (and where involving an addition, cumulatively over a 10 year period from the date of the notification of Plan Amendment no. 29 which does not exacerbate the flood hazard on-site, or upstream or downstream of the site; or c. maintenance, repair and construction of a private road or accessway in the 1% AEP floodplain that does not impede flood flows or exacerbate the flood hazard to other properties upstream or downstream of the site; or d. the construction, operation, maintenance, renewal or repair of a public road	Support in part	We support restriction of utilities in higher-hazard flood areas such as the Flood Paths and Flood Ways.	No change

	network located within the legal road, or the road formation width. Activities that contravene a permitted condition are restricted discretionary.				
SCr:55E	In Flood Areas, except any Floodway, earthworks are a permitted activity provided that the earthwork: a. is not more than 3m3 in each calendar year of cleanfill material per site; and b. has a maximum cumulative volume of filling and excavation of 25m3 per site, within any continuous period of 10 years. Activities that contravene a permitted condition are restricted discretionary.	Support	We support restriction of earthworks in higher-hazard flood areas such as the Flood Paths and Flood Ways.	No change	
SCr:55F	In Flood Areas, except any Floodway, the operation, maintenance, renewal, repair or minor infrastructure upgrade of existing land drainage works, stormwater management devices or flood mitigation works undertaken by a network utility is a permitted activity.	Support	We support restriction of earthworks in higher-hazard flood areas such as the Flood Paths and Flood Ways.	No change	

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.



ARA POUTAMA AOTEAROA, THE DEPARTMENT OF CORRECTIONS: SUBMISSION ON PLAN CHANGE 29 TO THE NELSON RESOURCE MANAGEMENT PLAN

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

Email: environmental.planning@ncc.govt.nz

Submitter: Ara Poutama Aotearoa the Department of Corrections
Private Box 1206
Wellington 6140

Attention: Andrea Millar – Manager, Resource Management and Land Management
Phone:
Email: andrea.millar@corrections.govt.nz

Ara Poutama Aotearoa, the Department of Corrections (**Ara Poutama**) makes submissions on Plan Change 29 (**PC29**) to the Nelson Resource Management Plan (**NRMP**) in the **attached** document.

Ara Poutama confirms it could not gain an advantage in trade competition through this submission.

Ara Poutama would like to be heard in support of its submission. If other submitters make a similar submission, Ara Poutama will consider presenting a joint case with them at a hearing.

A handwritten signature in blue ink, appearing to read 'Andrea Millar', is shown above a horizontal line.

Andrea Millar – Manager, Resource Management and Land Management

For and behalf of Ara Poutama Aotearoa, the Department of Corrections

Dated this 19th day of September 2023

Introduction

Ara Poutama Aotearoa, the Department of Corrections (**Ara Poutama**) is responsible under the Corrections Act 2004 for enforcing sentences and orders of the criminal court and the New Zealand parole board. In meeting this responsibility, Ara Poutama establishes and operates custodial and non-custodial corrections facilities, monitors people in the care of the Ara Poutama serving their sentences in the community and provides housing to assist people to reintegrate back into the community.

Ara Poutama considers that its services enable people and communities to provide for their social and cultural well-being and for their health and safety, and therefore those activities and services contribute to the sustainable management purpose of the Resource Management Act 1991 (**RMA**).

This submission relates solely to the provision of housing provided by Ara Poutama to assist people reintegrate back into the community.

Residential Activities Provided by Ara Poutama

Ara Poutama delivers and manages residential housing throughout New Zealand to assist people within its care with their transition and/or reintegration into the community where they have been on custodial sentences, and to assist people with proactively participating in society where they are on community-based sentences. These homes accommodate people following their release from prison and/or those serving community-based sentences (such as home detention). There is a range of rehabilitation, reintegration and support provided in these houses, depending on the needs of the residents.

Residential housing provided by Ara Poutama includes necessary facilities, such as sleeping, cooking, bathing and toilet facilities, which encompass a typical household living scenario; and a typical residential dwelling, within a residential setting, is utilised for such purposes. While people living in this residential environment are subject to electronic monitoring and/or conditions which restrict when they can come and go from the home without approval, they are not detained in the home. In limited instances, supervisory staff are present on-site to provide a level of support (being a range of rehabilitation, re-integration and support services) appropriate to meet the needs of the individual(s) residing at the site. These support staff do not reside on-site and have an alternative residential address. In most instances, supervisory staff will provide support on a part-time basis, or in the case of a probation officer, on a scheduled check-in basis.

The Courts may sentence an offender to a community sentence such as home detention as an alternative to imprisonment. Individuals on home detention serve a home-based sentence at a suitable and approved residence and are electronically monitored 24 hours a day, seven days a week. The purpose of electronic monitoring is to deter the offender from breaching conditions that relate to his or her whereabouts and monitor compliance with those conditions.¹ Home detention and associated electronic monitoring allow individuals to seek or maintain employment, complete a sentence of community work if imposed, access programmes to address their offending, be involved in prosocial activities, and maintain their family relationships. It is an increasingly common sentence for many individuals in Ara Poutama's care who otherwise may have received a short prison sentence for their offending (they can be sentenced to home detention from 14 days to one year).

Ara Poutama is therefore responsible for a range of residential housing, which vary in nature and scale, all of which is within the ambit of a residential activity. Demand for these services exist nationally, including within Nelson City. This is in part driven by the provisions of the Sentencing Act 2002, requiring sentencing judges consider community-based sentences before considering custodial sentences.

It is important that provision is made to enable residential housing provided by Ara Poutama, to establish and operate, within appropriate residential areas, which is likely to include areas of housing intensification.

¹ Sentencing Act 2002, section 80E.

Ara Poutama's Submission on Plan Change 29

Introduction

Ara Poutama has an interest in the implications that the Nelson Resource Management Plan (NRMP) has on the establishment and operation of residential housing in Nelson City.

Ara Poutama supports the overall intent of PC29 to facilitate sufficient housing capacity to meet growth pressures, and the provision of a well-functioning urban environment to give effect to the provisions within the National Policy Statement on Urban Development (**NPS-UD**). In particular, Ara Poutama supports the following changes to objectives (changes underlined):

- (a) New **objective DO13A.5** seeking:

Urban development that supports a well-functioning urban environment and meets the community's current needs without compromising future needs.

- (b) New **objective DO14.1** seeking:

Subdivision and development supports a well-functioning urban environment that recognises and is appropriate to the natural characteristics of the City, increase housing choice, and is consistent with principles of high quality urban design and the orderly and efficient use of land.

To achieve a well-functioning environment, it is essential that the NRMP as amended by PC29 clearly enables a diverse range of households that exist within neighbourhoods, including homes that serve particular needs in our communities. Those households may include those with specific health needs who are subject to supervision and support. To support the effective functioning of the justice system and to enable Ara Poutama to fulfil its statutory mandate, it should also include housing that it provides to those within its care.

In that context, to achieve a well-functioning urban environment to meet the community's needs, the relevant NRMP activity definitions must clearly encompass – or at least not exclude – the diverse range of households within communities, including those that serve particular needs. Those activities must be enabled as permitted activities in relevant residential zones.

The Definition of “Residential Activity”

The current definition of “residential activity” in the NRMP reads (emphasis added):

“Residential activity”:

means the use of land and buildings by people for living accommodation where the occupiers intend to live at the site for a period of one month or more, and will generally refer to the site as their home and permanent address; and includes accessory buildings and leisure activities.

- a. accommodation offered to not more than four travellers for a daily tariff in association with a permanent resident as described above, or*
- b. emergency and refuge accommodation, or*
- c. accommodation for supervision staff and residents, where residents are subject to care or supervision (e.g. homes for persons with disabilities, and homes for the elderly), but not for places where residents are subject to detention.*

The definition of “residential activity” specifically excludes *places where residents are subject to detention*. It is not clear what constitutes “detention” in this definition, as that term is not defined in the NRMP. That creates inherent uncertainty in the kind of accommodation that these exclusions do and do not cover, which can lead to significant issues with, and inconsistencies in, plan administration and interpretation.

Recognising that, Ara Poutama has recently sought confirmation from the Council as to whether the proposed use of two residential dwellings containing residents on community-based sentences or orders, together with on-site support and supervision was captured by the definition of “residential activity”. The Council accepted Ara Poutama’s position that residents would not be *subject to detention* and therefore the housing was a “residential activity”.

While the Council has accepted that position, Ara Poutama considers the definition of “residential activity” should be amended to reflect the Council’s interpretation and provide clarity that housing containing residents on community-based sentences or orders are not *subject to detention*. Ara Poutama therefore considers the *detention* exclusion should be deleted. Alternatively, if the Council considers that the definition should continue to clearly exclude facilities of a custodial nature, such as prisons, Ara Poutama considers it would be appropriate to replace the *detention* exclusion with reference to *custodial facilities*.

In addition to being supported by the proposed PC29 objectives above, providing a clear and certain pathway for housing provided by Ara Poutama would also support the outcomes sought by the objectives and policies of the NPS-UD to achieve well-functioning urban environments that enable all people to provide for their social wellbeing, including by enabling a variety of homes that meet the needs of different households.²

Decision Sought from Council:

- (a) Amend the definition of “residential activity” in the NRMP as follows to provide clarity that persons on community-based sentences or orders are captured by the definition, consistent with the Council’s interpretation:

“Residential activity”:

means the use of land and buildings by people for living accommodation where the occupiers intend to live at the site for a period of one month or more, and will generally refer to the site as their home and permanent address; and includes accessory buildings and leisure activities.

- a. accommodation offered to not more than four travellers for a daily tariff in association with a permanent resident as described above, or*
- b. emergency and refuge accommodation, or*
- c. accommodation for supervision staff and residents, where residents are subject to care or supervision (e.g. homes for persons with disabilities, and homes for the elderly), ~~but not for places where residents are subject to detention.~~*

² Objective 1 and Policy 1, National Policy Statement for Urban Development, Updated May 2022.

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

OFFICE USE
Submission No: S205
Date Received Stamp: 21/ Sep/ 2023
NDOCs No: 539570224-15842

*Required

Submitter Details

Full Name*	Michelle G. McLean MSc (Otago)		
Organisation			
Contact Person			
Postal address*			
Telephone*		Email*	iammichellemclean@gmail.com

Trade Competition*

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

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

Council Hearing*

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

Public information

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

Michelle McLean

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)

20/09/2023

Date*

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

My submission is*:

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

Allow the taller buildings on the North side of east-West direction streets which are wide (eg Nile, Wainui, Weka) or across from a park (eg Northesk) thus the shadow will mostly be on the street or the park.

Smaller buildings on North of narrower West-Eats direction streets.

Might not make everyone happy but could be something we could all tolerate.

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).

Amend the Plan Change as outlined in the reasons above.

Note:

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 - a. is frivolous or vexatious.
 - b. discloses no reasonable or relevant case.
 - c. would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Online submission

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

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Natural Hazards/Climate Change	General natural hazards/Climate change	Oppose in part	It would be dangerous to build tall buildings in this area	I would like the Council to prevent any three story or higher buildings in the NRMP fault hazard overlay or the Fault Hazard corridor...the areas identified as being where the earthquake fault is or is thought to be.

Documents included with submission

None

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

OFFICE USE
Submission No: S206
Date Received Stamp: 22/Sep/2023
NDOCS-539570224-15841

*Required

Submitter Details

Full Name*	Kevin Hill		
Organisation			
Contact Person			
Postal address*			
Telephone*		Email*	kevinandkay@xtra.co.nz

Trade Competition*

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

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

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Kevin Hill

Signature of Submitter*

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

22/09/2023

Date*

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

My submission is*:

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

Herewith my submission against the proposed plans for infill/high rise housing.

5 years ago we applied for consent to subdivide our section and build a new house. Our neighbours objected to the plans because of the theoretical possibility that the new build would cast a shadow on their house- a bizarre situation given that their tress already cast far more shadow than our house ever would, yet it meant 3 lots of revised plans and thousands in extra architect fees before we got consent. Why only 5 years ago was this issue so important to council yet now many builds will undoubtedly cast huge shadows and or block views.

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).

Although the plan will not directly affect me I believe the proposed changes are grossly unfair to current homeowners and am vehemently against the plan.

Please reject Plan Change 29.

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.

Online submission

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

Submitter No.	S207
Submitter Name	Jewel Mellor
Submitter first name	Jewel
Submitter middle name	Margaret
Submitter surname	Mellor
Submitter is contact	Yes
Email	jewelmellor50@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	The proposals will have a huge effect on Nelson residents and I do not believe enough thought and research has been given to how this will work and the impact on the nature and feel of the existing neighbourhoods. I acknowledge that the Nelson population is growing and the need to consider how to house this growth. However, I believe that under the current plan there is space available to build high density housing. Current landowners of these areas need to held accountable and legally obliged to make the land available for this use. Tamaki Street is a small dead end street on a steep hill. It is a quiet family neighbour-hood and allowing 6 story high rise developments is totally out of character with the environment. The increase in traffic would be dangerous as there is a very difficult right turn onto Tosswill road. This is the only access in and out and increased traffic would be very dangerous to pedestrians and drivers. Tamaki Street is relatively narrow and the extra parking required on the road would make it difficult to navigate the street. Children walk this road to Tahunanui School and additional traffic/ parked cars would make this more hazardous. There have been a number of slips in the vicinity during the heavy rains over the last 10 years. It does not make sense to be building high rise developments on these steep hills when there is flat stable land that could be developed.	Restrict any high density living (dwellings 3 stories or higher) to the Mixed Use and Centre City zones already set out in the draft Wakamahere Whakatu Nelson Plan and leave the areas currently marked "high density" under PC 29 as they currently are

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

OFFICE USE
Submission No: S208
Date Received Stamp: 22 - Sep - 2023
NDOCs No: 539570224-15846

*Required

Submitter Details

Full Name*	Katrina Ward		
Organisation			
Contact Person			
Postal address*			
Telephone*		Email*	kvanlooy_811@hotmail.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.

Katrina Ward

Signature of Submitter*

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

22/09/2023

Date*

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

My submission is*:

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

I oppose the plan change as I think it's unfair to current owners in pre existing neighbourhoods.

I would like it noted that while I agree with the fact of having to build upwards instead of outwards and fully support this way forward, I do not like the idea of the council and building companies or big co operations having the right to build beside long standing houses essentially blocking their daylight hours, taking away the sunlight especially in winter when it is most needed and also having the right to build only one metre from the boundry lines.

I am the home owner of a 1950s house on The Ridgeway who has their sun blocked in the mornings by a house at our back. We already do not get good sun in the winter being on the shady side of the Ridgeway and if your plan goes ahead then we are in danger of having our summer sun blocked as well at the front. This means that we would get no sun at any time of the day and at any time of the year. I think that these sorts of things need to be taken into consideration when making these rules as if this plan goes ahead then I can't do anything about it. Not even have my opinion deemed to matter. Which of course is why I am doing this now.

I also have a wonderful view out towards Richmond over the water that would also be blocked if this went ahead.

While I'm pro building upwards and also get the urgency of removing the red tape for housing, I would like it to be taken into consideration houses like mine that could lose all of their value if these changes were to go ahead.

At this moment I fear that one day someone is going to be able to come along and build out my view, privacy and warmth and not to forget daylight hours and there would be nothing that I could do about it. This is not a humane way to go about this. We are still all people after all.

I also would like to state here that I am making this submission this way as I was so confused with your online process and when I got to the stage of choosing a submitter? I decided to do it this way.

I have already rung up to figure out where my house stood in amongst all of the 300+ pages of plan change29 and had to get someone to ring me back so I could find it. The lady was very nice on the phone by the way. Can somebody go through sites like this and put a lot of it into plain speech please? Sometimes it seems deliberately hard to follow on purpose.

Lastly living where I am I have watched the new builds go up around Coster Street and while they look nice I dont think that plans are taking into consideration the fact of being able to have outside space? What about a little garden so they can grow their own vegetables? Or even a small balcony so they can grow a little bit in pots?

There is not even room for community gardens close to these builds.

I think that this is important point because if this is the way of the future then more and more of us are going to end up living like this and the idea of not being able to be outside at all or grow our own things is an awful future to imagine.

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 seek that Council either reject the Plan Change or make amendments so that:

- there is consideration for pre existing properties before you build giant concrete walls one metre from boundaries ensuring they block out views, daylight, warmth and privacy.
- people have a say for any development next to their pre existing property, when it could devalue it due to restrictions on sunlight/daylight hours (no warmth in winter meaning higher fuel electricity costs) and the changing face of neighbourhoods.
- consideration is given to privacy, outlook and land allocation for community gardens to grow food.

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 - 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.

Online submission

Received: 31/10/2023
NDOCS-539570224-18377

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

Submitter No.	S209
Submitter Name	Tom Kennedy
Submitter first name	Tom
Submitter surname	Kennedy
Submitter is contact	Yes
Email	tom.kennedy170@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 Zones	Support in part	My concern is with High density residential boundaries. In particular I cannot imagine a 6 storey building on the west side of Harper Street. The impact on the ambience of the street would be devastating . There are a number of sites closer to the city centre where 6 storey buildings could be built without impact on the existing nature of the neighbourhood. I can imagine a situation where the position of a new 6 storey building is random and only dependent on the agreement of the existing land owner to sell. As long as the developer satisfied the new plan requirements then there would be no recourse of near by residents to restrict the height of the building.	I would suggest a phased approach to high density residential areas. They would expand slowly out from the city centre where the impact on existing neighbourhoods is acceptable and the residents in the neighbourhood have input into the final design and position of the development. i.e. It is not solely a decision based on market availability of land. The existing map showing the area of high density housing is too broad brush. Neighbourhoods in this area need to have input into redrawing the boundaries and identify suitable sites for 6 storey buildings.

S210

Voided

Online submission

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

Submitter No.	S211
Submitter Name	Elisa Raabe
Submitter first name	Elisa
Submitter middle name	sky
Submitter surname	Raabe
Submitter is contact	Yes
Email	elisa.raabe@gmx.de
Wish to be heard	No
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Residential Zones	Medium Density Residential Zone	Oppose	Local geotechnical assessments It is our understanding that the majority of the Tahunanui Hills properties in the proposed high-density zone have a condition (Condition 1) on their title with the council. Condition 1 states that the land may be of suspect stability and conditions must be in place including geotechnical reports for any developments. This has resulted in several geotechnical reports being completed already in the area proposed for high-density zoning, with some sections not able to be developed even for single-story residential homes due to the risk. Infrastructure servicing for high-density development The Tahunanui Hills is serviced by narrow, winding streets which in our opinion are inappropriate to service high traffic volumes. NCC recently installed speed bumps along Tosswill Road to slow down traffic which uses this road as a thoroughfare to and from Nelson City. The road is very narrow and from our time living here, we have seen a number of incidents and near misses due to the narrow winding nature of the road where cars often cross the centre line. In addition, accessing Tahunanui Drive from Tosswill Road can be very difficult and dangerous and would need significant upgrading before this scale of development could be accommodated on the hill. We consider that the potential traffic produced by high-density development in this area has not been considered in enough detail as to whether it is appropriate. The same is likely for other infrastructure provisions to the area, such as Three Waters servicing. There are a number of reoccurring slip zones onto Tosswill Rd that make it even more dangerous. Nelson City Council planning team response We have discussed the proposed zoning with the NCC planning team who said that the Tahunanui Hills were chosen for the proposed high-density development because of their closeness to amenities. The amenities referred to (being the school and shops) are down a steep set of stairs and across State Highway 1, not easily accessible for young families, the elderly, or the mobility impaired without a vehicle. The planner also confirmed that there was no consideration of geotechnical issues when deciding on the proposed zoning of the area. The planners said that they now wanted to look at this, but this could have been done before notification of the plan change, not as a catch-up. No local consultation It is of great concern that there were no neighborhood meetings in Tahunanui where locals could have discussed the proposed zoning changes. There has been no geotechnical input into what this intensification will do to the stability of the Tahunanui Hills. Climate change will increase adverse weather events with even greater potential to create slips on the hill. In summary, for the reasons outlined above we believe that the high-density development proposed for the Tahunanui Hills area as part of Plan Change 29 is inappropriate and needs to be reconsidered. We ask you to remove Tahunanui Hills from the proposed high-density zone on Thursday before submissions close.	It is not just the undemocratic way the NCC are seeking the change the character of Nelson it is the heavy handed approach in telling all what they want their city to look like in the future. Plan 29 is very badly conceived. One very good example of this is: Tahunanui is unstable and entirely unsuitable for intensification. I wish at least for Tahunanui to be exempt from intensification due to the unsuitable unstable land in that area.

References:

Housing Development on a Large, Active Landslide: The Tahunanui Slump Story, Nelson, New Zealand

Paul C Denton Mike R Johnston Soils & Foundations Ltd, Nelson, 2018

6.1 The Tahunanui Slump is an active, complex rotational failure that has yet to reach stability. The approximate limits of the slump have been identified as well as the major subsidiary block failures within this boundary.

6.2 Significant, extensive movements and related damage are documented within the body of the Tahunanui Slump in the 1890s, 1929 and 1962 and involve damage to roads and houses. Ongoing re-surveys confirm that less damaging movement are continuing, albeit at different rates in different areas.

6.3 The Tahunanui Slump poses a hazard to development, including the possibility that development on parts of it could be a danger to life. It has been recommended that the slump be designated a "Geotechnical Special Studies Zone" subject to specific land development criteria.

6.4 Insufficient data collection and interpretations have been completed to date which at present basically limits planning and regulation options to maintaining the slump as a low density residential area. The most appropriate future option is unlikely to become known without completion of the further work recommended.

A Review of the Slope Risk Overlays defined in the Nelson Resource Management Plan

Dr M. R. JOHNSTON Consulting Geologist recommends for hill areas that all developments, other than minor structures and earthworks involving cut and fill faces less than 1 m in height and thickness and/or fill comprising no more than 3m³, on sloping ground be subject to geotechnical input so as to minimise the risk of slope instability.

16. It is recommended that the Hill area requiring geotechnical assessment overlay requiring geotechnical assessment or Geotechnical assessment requirements for hillsides.

One specific geotechnical condition is C418 that applies to the abandoned sea cliff that extends along the former waterfront from Annesbrook to Tahunanui. These cliffs are cut in relatively weak rock whose stability is decreasing as weathering progresses. The areas referred to in C418 could be, subject to a revision of its boundaries, incorporated into a slope risk overlay.

Online submission

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

Submitter No.	S212
Submitter Name	Steve Day
Submitter first name	Steve
Submitter surname	Day
Submitter is contact	Yes
Email	steve2448@hotmail.com
Wish to be heard	Yes
Joint presentation	No
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Entire Plan Change	General opposition	Oppose	The impact on naubouring property and impact on Nelson	I wish to oppose plan 29. My personal experience not Nelson but still relevant In 1999 I lived in a property located at 2448/2 Hagley Avenue in Christchurch a single story until located next door to Hagley mews apartments a 3 story apartment building our until was only 4 years old. But because of the naubouring apartment building being on north side sun was obstructed in winter the unit was extremely cold damp creating health problems Asthma luckily we were able. to move as the impact of the 3 storied building directory next door was affecting our health, Also there was no privacy as property was very overlooked. I support intensification of our city but not at the cost of other residents health wellness a lot of work has been done on healthy homes standards in nz but we still have a long way to go to improve housing standards in nz the right to a warm dry home will put at risk if multi storied development is allowed without considering nabours right to sunlight. I also have concerns regarding inferstructure flooding water supply parking. Are we running the risk also creating social housing getos similar to housing nz properties of the past

Online submission

Received: 31/10/2023
NDOCS-539570224-18378

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

Submitter No.	S213
Submitter Name	Kylie Young
Submitter first name	Kylie
Submitter middle name	Elizabeth
Submitter surname	Young
Submitter is contact	Yes
Email	kylieelizabethhussey@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
Entire Plan Change	General opposition	Oppose	I disagree with Plan 29. I do not want home owners to lose their valuable daylight and sunshine on their properties. Putting 3-6 story buildings is ridiculous. We will lose what makes Nelson a special place to live and bring up our families.	Stop plan 29.

Documents included with submission

None

Online submission

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

Submitter No.	S214
Submitter Name	Valerie Horder
Submitter first name	Valerie
Submitter middle name	Ann
Submitter surname	Horder
Submitter is contact	Yes
Email	tigiotis@hotmail.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	Reasons for wanting to support plan 29. It will provide more housing and warmer dryer new housing for the increasing population. This will bring more people to the inner city which in turn will help retail and hospitality to thrive and bring vibrancy to the city. There will be more choice in the type of accommodation. ie townhouse and apartment living. People able to live near where they work . Able to walk and bike to work and shop etc. Public transport will become more viable. Better environmentally. More rates will provide more funding for amenities and infrastructure. Happy that heritage is protected in the plan. Happy that hazards are in the plan to control building in unsuitable areas. Overall very supportive of the plan for the reasons above	I would like the council to decide yes to the plan change.

Online submission

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

Submitter No.	S215
Submitter Name	Andrew Huffam
Submitter first name	Andrew
Submitter surname	Huffam
Submitter is contact	Yes
Email	andrewhuffam@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 reasons are as follows for my Opposition to plan 29 and keeping medium and high density to new subdivisions and the CBD - Nelson CBD is very under used with a lot of old buildings and empty sites that would benefit from upgrades and while still having retail on the lower levels upper levels can be used as rental and privately own apartments which I'm sure can be made to even taller than six story high density. - Only new subdivision should be subject to Medium and High Density zoning as it makes it all the same for everybody in that area having a less negative effect on surrounding neighbours properties. - Medium and High Density will effect the efficiency of current solar options that property owners have installed on single story houses making higher living costs and a longer return on investment in their choice of solar options -Medium and High Density will negatively effect one story properties sun light hours making un heathy damp and cold especially over the winter months and less enjoyable to be outside in summer with neighbours being able to look over fence reducing current property owners privacy to be outside. - Existing properties valuations will be affected by having medium and high density building constructed next door to them and will be harder to sell. - Construction should be moved further from the boundary as Plan Change 29 I feel is to close to the neighbouring property - Extra water flow from new developments will cause flooding in neighbouring properties and street flooding as the water will have less places to go with more concrete and asphalt surfaces not allowing the water to penetrate the ground.	I oppose Plan Change 29 and wish for the council to remove this current plan and stop and forward movement on plan 29 until a better thought out alternative can be made and put out for public consultation. Would like Council to consider keeping the change of medium and high density zoning to the CBD and New Subdivision only.

Online submission

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

Submitter No.	S216
Submitter Name	Cathie Fearey
Submitter first name	Cathie
Submitter surname	Fearey
Submitter is contact	Yes
Email	cfearey@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	1. So many of us living in Stoke are here because of the sun and the space around the houses to have a garden, a fruit tree and lawn for the kids to kick a ball. You allow 3 storied houses 1meter from the boundary and the sun and quality of life diminishes hugely. We talk of healthy homes. Shade makes that much more difficult. We also need privacy and a third story peering into my living space which is 2 meters away or down on my family bbq is intimidating. I'm already experiencing that lack of privacy from our neighbor's second story. 2. In certain areas that feature apartment living, two and three stories are reasonable when all the buildings in that area are 2-3 stories. More use could be made of apartment space above shops and workshops in town centres.	I strongly oppose PC29, in particular the plan to allow 3 story buildings in the medium density zone. 2. Not opposed to 3 stories in commercial areas. 3. All dwellings should have parking included. 4. Current daylight angles should be followed. 5. A minimum land area of 400-600m2 per dwelling. 6. Green space public park areas required for new development. 7. Minimum distance to boundary: 1.5, 2,2,2 m. 8. A requirement for increased housing in any area, both infill and new build, should be the assurance by utilities and services that they can all cope with the increase of demand on infrastucture.

3. Even now, many Nelson roads cannot handle all the cars parked roadside

(Bledisloe Ave, parts of Neale Ave) It's irresponsible and opportunist to let developers build without accommodating carparks. Do you really mean to subsidize developers?

4. Sunlight is an important reason to live in Nelson and Stoke. The homes in Stoke have been here for years, even decades and they've been built for sun and privacy, creating in general a pleasant healthy ambience. You plonk 3 story buildings here and there throughout your intended medium density zone, you ruin that for a lot of residents.

5. If we're thinking of quality of life and healthy homes for our kids to grow up in, why are we listening to planners and politicians who are thinking more about dollars and less about attractive and healthy neighborhoods that have sun and green spaces.

8. I think it's worth considering creating a purpose-built town from the ground up with the necessary services and infrastructure included.

S 217

Voided

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

OFFICE USE
Submission No: S218
Date Received Stamp: 25 - September - 2023
NDOCs No: 539570224-15895

*Required

Submitter Details

Full Name*	Louise Trevathan and Hugh Walton		
Organisation			
Contact Person			
Postal address*			
Telephone*		Email*	hugh.walton56@outlook.co.nz

Trade Competition*

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

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

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

Public information

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

Louise Trevathan and Hugh Walton

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)

04/09/2023

Date*

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

My submission is*:

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

Please see attached

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

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

Stop Plan Change 29

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):
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 - b. discloses no reasonable or relevant case.
 - c. would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

SUBMISSION TO THE NELSON CITY COUCL ON NOTIFIED PLAN CHANGE 29

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

environmental.planning@ncc.govt.nz

From: Louise Trevathan and Hugh Walton

Dated: 05 September 2023

louise.trevathan@gmail.com

hugh.walton56@outlook.co.nz

Re: Comprehensive rejection of NCC notified Plan 29 change

Dear Sir/Madam

We are collectively writing to express our deepest concern and opposition to the currently notified Plan 29 change and the proposal to build a six story social housing apartment block on the corner of Examiner and Wellington Streets and the bottom of Locking Street without any adequate car parking considerations in an area where the streets are already both narrow and parking congested.

We have absolutely no objection at all to well-planned and designed social housing and apartments of up to three stories at appropriate locations provided adequate car parking and recreations spaces can be included and the structures are well designed, innovative and low impact with access to amenities and every apartment should have a well-appointed balcony.

We also strongly feel that the currently proposed consultation period is totally inadequate as are any steps taken to ensure that the wider community are well informed via a concerted consultative process. The proposal under Plan 29 is quoted by the Mayor as 'the biggest Nelson has ever seen and to be the biggest single change to Nelson urban area housing allowances ever put forward' and certainly, the potential impact of the proposal has drastic implications for our Nelson urban communities.

Surely, such a major change this warrants a consultative process that is similarly the biggest we have ever seen and far more comprehensive than is currently proposed with just over five week open for review and submissions. At the very least this should comprise a series of community based public meetings with the Mayor and Planners.

Similarly, the decision-making process needs to be democratic and balanced. We understand that the currently proposed hearings panel will have a majority of NCC councillors as members. Clearly, for a fair analysis, the majority of this panel should comprise a majority of independent commissioners.

We have no objection to sensible, well designed social housing with appropriate amenities and facilities and buildings of up to three stories provided full account is taken of loss of sunshine hours or privacy from nearly existing houses and no associated potential loss of value. The Plan 29 proposal has a potential dramatic impact on nearly housing sunshine and privacy loss and depreciated property values. Would any of the Council Members want to live in the nearly impacted area?

The highest buildings in Nelson are the Rutherford Hotel and the Council building, both within the CBD area. Any such high rise construction as proposed in Plan 29 should be contained within the CBD area where there already a number of vacant spaces. There is also the question as to why the city maintains an army base at a strategic inner city corner location. Surely, that could be relocated to a more suitable industrial area and the existing site freed up for appropriate well-designed apartment type housing. Similarly, there are a number of large vacant sites within the CBD as well and long-term empty buildings such as the former Briscoes and Graham Trading sites.

The proposed six story structure on the Wellington and Examiner Street site is currently taken with a single story social housing block with both parking and garden area but we are advised it has been empty of more than a year. If the housing demand is so critical, why is this not filled?

As we understand, the Plan 29 change is required to accommodate potentially massive population growth, forecasting 27% by 2050, but the reality is the most recent reports tells a different story as noted below:

- Nelson Tasman Joint Monitoring Report dated June 22, shows a DECREASE in population since 2020 - see screen shots below, plus link to the report is here - <http://www.nelson.govt.nz/building-and-property/city-development/urban-development-capacity/>
- Projected population growth of Nelson through to 2048....is 4.86% (estimated medium) or 2,700 people. See screen shot from figure.co.nz <https://figure.co.nz/chart/FyfHKfmyQB67AWR0-Z21as3zVB33cLdp2>
- Emergency housing numbers are only 96 for the combined regions of West Coast, Grey District, Buller District, Tasman District, Nelson City and Marlborough. See screen shot and reference link: <https://www.msd.govt.nz/documents/about-msd-and-our-work/publications-resources/statistics/housing/monthly-housing-update/2023/monthly-housing-update-june-2023.pdf>

Even if the population growth did reach the suggested forecast, surely this could be adequately served by creatively designed three story structures built to be low impact, proved adequate parking and amenity access and minimise impact on adjacent properties.

For many years Nelson has sustained a national reputation for being creative and innovative. From the early days of Chez Eelco to the emergence of the World of Wearable Art and the home of 'the ring'.

Can we please make sure that our city remains on the leading edge of creativity and innovation and moves forward with a leading edge housing solution, not an ill-conceived, rushed and entirely inappropriate and unnecessary option as is currently proposed.

STOP PLAN 29

In all hope,



Louise Trevathan



Hugh Walton

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

From: Hugh Walton

Address:

Telephone:

Email: hugh.walton56@outlook.co.nz

Re: Objection to PLAN 29

Date: 24/10/2023

Please note:

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 have previously submitted a joint objection with Ms Louise Trevathan. While the previous submission of 04/09/2023 remains, I wish to add that I reject PC 29 in its entirety, but if it is not rejected then my further and full objection is outlined as follows:

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 overshadowed 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.

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.

I strongly urge a transparent and consultative planning process for the future of our city.

Signed

A handwritten signature in black ink, appearing to read 'Shall', with a long horizontal flourish extending to the right.

Online submission

Received: 31/10/2023
NDOCS-539570224-18379

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

Submitter No.	S219
Submitter Name	Pritesh Mandaliya
Submitter first name	Pritesh
Submitter surname	Mandaliya
Submitter is contact	Yes
Email	priteshs1_2002@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 support	I Support the new proposed change 29. I am living in Nelson from past 11 years and I got 7 Properties in Nelson. I have done 2 subdivisions. As being a landlord for 7 properties. I see a real demand in more housing in Nelson. Rent is going up wards only because there are not many properties on the market. And we really don't have much flat land in Nelson. But there are many properties on good size section which can be subdivided to add more houses. But after doing 2 subdivision I found it very hard and costly to deal with the whole process. Council should definitely encourage people like me to try to add more house stock in Nelson and the only way we can do it if there is a easy process and numbers works out to do so. I am very happy that council is looking I right direction. We need more house in Nelson and change 29 way is a good start. We need to think long terms and Nelson is getting more popular for people to migrate to. I myself came from Auckland 11 years ago and have to plan to move out of Nelson.	I want council to go ahead with Plan Change 29

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

OFFICE USE
Submission No: S220
Date Received Stamp: 20-Sep-2023
NDOCs No: 539570224-15898

*Required

Submitter Details

Full Name*	Phillipa Stark		
Organisation			
Contact Person			
Postal address*			
Telephone*		Email*	pipstark@gmail.com

Trade Competition*

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

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

Council Hearing*

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

Public information

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

Phillipa Stark

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)

20/09/2023

Date*

RMA Submission Form for Publicly Notified Plan Change 29

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- | | |
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| ☐ Heritage | ☐ Other |

- | | |
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| I/we*: ☐ Oppose the Plan Change in part | ☒ Oppose the Plan Change |
| ☐ Support the Plan change in part | ☐ Support the Plan Change |
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My submission is*:

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

I am concerned to see your proposed changes to housing density in areas of the city.

I reject totally this precipitate and ill conceived plan. A one size fits all cities (see the original inclusion of part of the Tahuna slip area) and the destruction of established neighbourhoods will be a blight on Nelson.

For example Rutherford St. is already heavily populated... most properties have already three houses, and very little precious green soak areas.

These were built at current regulations of 6 metres between structures and with preservation of all-important daylight angles.

Any intensification with blocks of apartments would completely overwhelm the neighbourhood, which is already at capacity...and drastically devalue existing houses... which are currently highly rated.

The loss of sun and daylight angles alone would completely devastate neighbourhoods.

Recently local heavy flooding has been a problem, with inadequate drainage due to current housing density, and which will increase with threatened weather patterns. As in Auckland's disastrous flooding in January due to infill housing and thus limited precious green soak areas.

Also there have been problems with sewerage, and for which no council maps exist.

If you propose to put the onus on contractors to provide these amenities, the resulting cost of apartments would skyrocket. And absence of parking places will not reduce traffic congestion.

Surely a more suitable place for high rise housing would be in the central areas around the city centre. Here the high rise buildings already exist... and such a situation would revitalise the town... and decrease traffic flow. Surely the main aim of all Nelsonians... The buildings in the city centre converted into apartments would bring life and custom back to Nelson.

Also suitable would be the numerous sprawling car yards clost to own on the city's southern approaches.

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).

Please think again. The destruction of whole neighbourhoods would destroy the ambiance of Nelson.

Note:

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 - a. is frivolous or vexatious.
 - b. discloses no reasonable or relevant case.
 - c. would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - d. contains offensive language.
 - e. is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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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: S221
Date Received Stamp: 13/09/2023
NDOCs No: 539570224-15901

*Required

Submitter Details

Full Name*	Damian Roughan		
Organisation			
Contact Person			
Postal address*			
Telephone*		Email*	damianroughan624@gmail.com

Trade Competition*

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

- ☒ I/we **could not** gain an advantage in trade competition through this submission.
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- ☐ I/we **are** directly affected by an effect of the subject matter of this submission that: (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.
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- ☒ I/we **do not** wish to be heard in support of my/our submission.
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- ☐ 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.

Damian Roughan

Signature of Submitter*

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

22/09/2023

Date*

RMA Submission Form for Publicly Notified Plan Change 29

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| | ☐ Are Neutral about the Plan Change | ☒ Request amendments to the Plan Change |

My submission is*:

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

I have read a few views on the proposed intensive housing plan and would like to share mine.

That more intensive house makes good use of space and infrastructure. However, I have two concerns, the first is about structures over two stories and would recommend that such buildings be constructed against a significantly rising backdrop. Washington valley, west Wood area and west Victory area to name a few may be suitable. This as all to do with the blocking of sun and natural light.

The second concern is about affordability, with the question as to whether some houses will be affordable to new home owners. I understand that the more house that are available for sale may have a moderating effect on pricing however, this is long game scenario.

I would therefore recommend consideration of my first concern about positioning of multi story dwellings that do not deprive sun from neighbouring properties.

My second concern is around the cost of housing. And my recommendation is; that land be made available for long term rental at reasonable rates (not market rates) so the people can build their own houses. Creating social stability, educational stability for children and a sense of belonging and pride in the place they call home. Crime states from transient and unlocated members of Aotearoa compared to those of home owners would not insignificantly indicate that stability supports peace and not crime. It would seem to me that local and central government can at the stroke of a pen change the value of land. This of course is usually to increase it's value, so could there be a reverse.

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).

Please make changes as per my reasons to Plan Change 29.

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.

SUB #: S222

NDOCS: 539570224-15915

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: <i>Lesley Kotua (Mrs)</i> Full Name: <i>Lesley Jean Kotua</i> Address: Telephone: (Email: <i>n.kotua@xtra.co.nz</i>	RECEIVED
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22 SEP 2023

Customer Service

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

I OPPOSE the Plan Change; and particularly the following

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

I SEEK the following decision from the Council

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

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

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

Other comments or concerns I have about Plan Change 29

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

Whatever decisions are made, please consider e.g. where will the children play? don't build huge or high complexes on/in areas that have established residential houses, we know this because we live diagonally opposite Franklyn village ☹️ (Doesn't work)
 There are some nice, practical units being built Main Rd. Stoke!

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

Lesley Kotua

Submitter

19/9/23

Date

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

S223

Voided

Online submission

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

Submitter No.	S224
Submitter Name	Port Nelson Ltd
Submitter Company/Group Name	Port Nelson Ltd
Submitter is contact	Yes
Email	colin.devenish@portnelson.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
Entire Plan Change	General support	Support in part	Amend DO14.4: Efficient use of network utilities infrastructure while avoiding, remedying, or mitigating the adverse effects of utilities on their surrounding environments and ensuring that regionally and nationally significant infrastructure is not restricted or compromised by subdivision, use and development of other activities. Include the definition of nationally significant infrastructure from the NPS-UD: nationally significant infrastructure means all of the following: a) state highways b) the national grid electricity transmission network c) renewable electricity generation facilities that connect with the national grid d) the high-pressure gas transmission pipeline network operating in the North Island e) the refinery pipeline between Marsden Point and Wiri f) the New Zealand rail network (including light rail) g) rapid transit services (as defined in this clause) h) any airport (but not its ancillary commercial activities) used for regular air transport services by aeroplanes capable of carrying more than 30 passengers i) port facilities (but not the facilities of any ancillary commercial activities) of each port company referred to in item 6 of Part A of Schedule 1 of the Civil Defence Emergency Management Act 2002.	PNL supports in part the proposed amendments to Objective DO14.4. This amendment is particularly important given proposals to enable intensification and the potential for reverse sensitivity issues as a result. Ports are now network utility utilities, as introduced by the Natural and Built Environment Act 2023. The objective is important recognition that the operation of Port Nelson should not be restricted or compromised, in addition to acknowledging the need for the Port to avoid, remedy or mitigate the adverse effects of its operation. This objective, however, only refers to regionally significant infrastructure and there is no definition in the NRMP, which PNL considers is problematic. The purpose of Plan Change 29 is to give effect to the National Policy Statement for Urban Development (NPS-UD). Nationally significant infrastructure is defined in the NPS-UD and it includes ports. Therefore, PNL seeks the inclusion of a reference to nationally significant infrastructure in Objective DO14.4 and the inclusion of the NPS-UD definition in the NRMP.

Entire Plan Change	General support	Support in part	PNL acknowledges the lack of affordable and available housing in Nelson and is generally supportive of the Council's proposal to enable intensification within the city. However, PNL does not support intensification within the Port Effects Control Overlay. As is already recognised in the operative NRMP, at REr.64.5 "Land within the Airport and Port Effects Control overlays as shown on the Planning Maps is predicted to be exposed to potentially high noise levels from the airport or Port Industrial Area. In order to avoid increasing the number of residential units exposed to noise, a density restriction has been imposed on these areas". PNL acknowledges the obligations on NCC as a tier 2 local authority under the NPS-UD, including the requirement to provide sufficient development capacity to meet expected demand. PNL also acknowledges that, as a tier 2 local authority, NCC is not required to implement the Medium Density Residential Standards (MDRS) in the Nelson Resource Management Plan and as a result the RMA provisions for qualifying matters do not apply. However, PNL is concerned that the s32 report does not adequately assess the cost and benefits of the proposed provisions, despite stating that the MDRS have been applied "where they are appropriate in the context of Nelson's existing and planned urban residential environments".³ The s32 report is silent on matters of noise from the Port Industrial Area being received in the Port Effects Control Overlay despite the overlay extending over an area which is proposed to be re-zoned to General Residential with the associated ability to intensify, and an area of Suburban Commercial where residential is now proposed as a permitted activity.
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PNL's significant concern is that the existing approach to managing port noise will be undermined if Proposed Plan Change 29 is adopted as notified.

In adopting the approach to apply the MDRS, PNL considers NCC should have undertaken a detailed assessment of the relevant qualifying matters outlined in s77I of the RMA, including matter (e) "a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure". Instead, the only reference to qualifying matters is in Section 24.3 of the s32 in relation to heritage. PNL considers this does not result in the application of the MDRS "where they are appropriate".

PNL is also concerned at the dated nature of the evidence base to support the s32 evaluation. Some of the reports are at least six years old, including the Acoustical Review of Plan Provisions by Marshall Day (2017). This report was based on the former Draft Whakamāhere Nelson Plan provisions, not on the proposed Plan Change 29 provisions. The relevance of the conclusions in this report cannot, therefore, be relied upon.

There also appears to be a fundamental drafting inconsistency in the notified residential provisions – it is unclear whether the drafting intention is that those properties within the Port Effects Control Overlay are to be zoned General Residential or Residential Lower Density.

PNL would not support the later as the boundaries of the overlay are not fixed – they are reviewed and updated depending on the results of regular noise monitoring and this can result in additional properties being included, or excluded, from the overlay. A different zone for properties within the overlay to those properties without the overlay would mean a requirement for a plan change each time the overlay boundary changed and a lack of certainty for existing and future property owners.

Entire Plan Change	The Plan Change process	Amend	4. The changes requested are made to: • Ensure that the Port Effects Control Overlay, in conjunction with the Port Noise Management Plan and the Port Noise Mitigation Plan, continue to function effectively and that certainty is provided to plan users and existing and future property owners about the provisions which apply in the overlay. • Ensure that the NRMP continues to apply the same suite of controls for development within the Port Effects Control Overlay as are currently provided for in the operative plan, despite adoption of more enabling residential development provisions. • Ensure that Port Nelson can continue to operate as a 24/7, 365 days of the year port, providing essential services to the Nelson-Tasman region and generating significant economic and social benefit.	3. The Quality of the s32 evaluation and evidence base <i>3 Nelson City Council Section 32 Evaluation Report Plan Change 29 – 11 August 2023, section 5.2</i> PNL considers the s32 evaluation does not meet the requirements of s32 of the Resource Management Act 1991, including that it does not assess the benefits and costs of the proposed provisions, it does not assess the Port Effects Control Overlay and its implications for intensification, and it therefore does not contain the appropriate level of detail for the scale and significance of the effects that may be anticipated by the proposal. Moreover, the evidence based used to inform the s32 assessment is, in some cases, dated and based on earlier provisions which are not part of the notified proposal. <i>Network Utilities</i> PNL supports the inclusion of text seeking to present reverse sensitivity issues. PNL seeks amendments to include a reference to nationally significant infrastructure and a definition as per the National Policy Statement on Urban Development 2020.
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*Residential intensification in the
Port Effects Control Overlay*

PNL is concerned about the current drafting of Proposed Plan Change 29, which does not make clear that intensification in the Port Effects Control Overlay is not supported by operative plan provisions in relation to minimum site sizes. These restrictions were the subject of an extensive plan change in 2007, which resulted in the requirement for preparation of a Port Noise Management Plan and Port Noise Mitigation Plan. The Port Effects Control Overlay supports implementation of these documents and assists with reducing the number of additional residents who may receive higher noise levels as a result of existing Port operations.

*Residential intensification in the
Suburban Commercial zone along
Haven Road and Wakefield Quay.*

PNL is concerned about the current drafting of Proposed Plan Change 29 which does not make clear that intensification in the Port Effects Control Overlay is not supported by operative plan provisions in relation to minimum site sizes. These restrictions were the subject of an extensive plan change in 2007, which resulted in the requirement for preparation of a Port Noise Management Plan and Port Noise Mitigation Plan. The Port Effects Control Overlay supports implementation of these documents and assists with reducing the number of additional residents who may receive higher noise levels as a result of existing Port operations. Enabling residential developing in the Suburban Commercial zone along Haven Road and Wakefield Quay increases rather than maintains the status quo within the overlay.

Residential intensification in the Suburban Commercial zone along Haven Road and Wakefield Quay.

PNL is concerned about the current drafting of Proposed Plan Change 29 which does not make clear that intensification in the Port Effects Control Overlay is not supported by operative plan provisions in relation to minimum site sizes. These restrictions were the subject of an extensive plan change in 2007, which resulted in the requirement for preparation of a Port Noise Management Plan and Port Noise Mitigation Plan. The Port Effects Control Overlay supports implementation of these documents and assists with reducing the number of additional residents who may receive higher noise levels as a result of existing Port operations. Enabling residential developing in the Suburban Commercial zone along Haven Road and Wakefield Quay increases rather than maintains the status quo within the overlay.

Requirements for acoustic insulation

PNL supports the inclusion of rules requiring acoustic insulation for properties along the state highway network. However, PNL is concerned there may be an inconsistent approach proposed for acoustic treatment between requirements for papakāinga housing, and in the Suburban Commercial and General Residential zones, and seeks that this be rectified if that is the case.

More detail is provided in Table 1, below, which forms the bulk of PNL's submission.

Mapping	Rezoning	Oppose in part	Amend Policy DO15.1.1 to include recognition in both the policy, and the explanation and reason, that there are areas in the city, including the Port Effects Control Overlay, where intensification should not be encouraged because of existing limitations on growth.	DO15.1.1 encouragement of infill Oppose in part PNL objects in part to the proposed amendments to Policy DO15.1.1 due to concerns that the proposed policy wording, if adopted, would signal that intensification is supported across the city, without recognising the potential implications in the Port Effects Control Overlay of introducing additional residential development into an area that is already acknowledged as receiving high noise levels.
Residential Zones	Other	Oppose in part	Amend the Explanation and Reasons for Objective 16.1.1 Zones, for the General Residential Zone, to include text which recognises that there are some parts of the city that are already subject to constraints and therefore they aren't suitable for intensification.	DO16.1.1ii General Residential Zone Oppose in part PNL objects in part to the proposed amendments to the Explanation and Reasons in Objective 16.1.1ii – General Residential Zone as the wording does not currently recognise any constraints on development, such as the Port Effects Control Overlay.

Residential Zones	General Residential Zone	Oppose in part	Amend the Residential Zone description to include text which recognises that there are some parts of the city that are already subject to constraints and therefore they aren't suitable for intensification. Suggested text could include: Part of the General Residential zone is subject to the Port Effects Control Overlay. Land within this overlay is expected to be exposed to varying degrees of noise levels from port operations depending on the location of the land with respect to the Port. Rules in this Plan place restrictions on housing in this area to avoid increasing the number of residential units exposed to the noise and to require acoustic insulation.	REd Description Oppose in part These amendments do not adequately recognise the influence of the Port Effects Control Overlay and suggest that intensification should be expected and enabled across the General Residential Zone. There is no mention of noise impacts from the Port in the introduction to this chapter.
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Residential zones	General Residential Zone	Oppose in part	Delete RE1.5ii and insert this text as a new RE1.6ii. Add new supporting methods. Make any consequential amendments required to implement the relief sought. RE1.5.ii The Airport Effects Control and Port Effects Control overlays also contain rules limiting the density of residential development. The purpose of the lower density areas adjacent to the airport and the Port Industrial Area (the Airport Effects Control Overlay and the Port Effects Control Overlay) is to minimise the number of residences exposed to noise from the airport and the Port Industrial Area, rather than to preserve visual or related characteristics. RE1.6 general residential zone Increase housing choice and diversity by enabling a suburban planned built character comprising residential buildings generally up to two storeys, surrounded by open space. Explanation and Reasons RE1.6.i This zone enables a range of housing types, including detached and attached residential units, and achieves a suburban residential character by generally limiting the scale and form of buildings to two storeys and requiring on site landscaped areas and private open space. RE1.6.ii The Airport Effects Control and Port Effects Control overlays also contain rules limiting the density of residential development. The purpose of the lower density areas adjacent to the airport and the Port Industrial Area (the Airport Effects Control Overlay and the Port Effects Control Overlay) is to	The wording of this policy, and the associated explanation and reasons, gives the impression that there are no constraints to residential development in this zone. This does not recognise the existing Port Effects Control Overlay, which limits development within those parts of the zone to which it applies. The reference to the Port Effects Control Overlay limiting density of development is made in RE1.5.ii – the explanation and reasons for the Residential – Lower Density Area zone. However, the underlying zone for the overlay is General Residential. The location of this text appears to be an error and PNL considers that the text currently included as RE1.5.ii should be relocated to RE1.6. New methods are also required to support the application of the Port Effects Control Overlay to the General Residential zone.
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minimise the number of residences exposed to noise from the airport and the Port Industrial Area, rather than to preserve visual or related characteristics.

Method

RE1.6.iiii Rules setting minimum standards to provide for a high quality living environment and residential amenity.

RE1.6.iv Rules setting minimum lot sizes in the Port Effects Control Overlay

RE1.6.v Rules setting minimum requirements for acoustic treatment for residential development.

Suburban Commercial Zone	Suburban Commercial Zone	Support		Policy RE1.3 Wakefield Precinct Support PNL supports the deletion of this policy
Residential Zones	General Residential Zone	Oppose	Delete the reference to habitable spaces and retain the operative policy wording.	Policy RE2.1 noise Oppose PNL opposes the expansion of Policy RE2.1 to include noise in habitable spaces rather than received at the site boundary as this could set a higher standard that is currently provided for in the operative NRMP, without an adequate s32 evaluation or evidence base to support this change.

Entire Plan Change	General support	Oppose in part	Method Re2.1.viii Support PNL supports the retention of this method to require acoustic insulation for new residential units and alterations to residential units affected by noise from the Port Industrial Area and the expansion to include noise from the state highway. This recognises the existing noise-generating potential from the Port and the state highway, and the need for this infrastructure to continue functioning to support the economic and social development of Nelson and the wider region	Retain as notified.
Residential Zones	High Density Residential Zone	Oppose in part	Policy RE2.9 quality living environments for residents Oppose in part PNL opposes this policy in part on the basis that it doesn't recognise there are some areas where developing multiple residential units is not a good outcome, for example in the Port Effects Control Overlay.	Amend the Explanation and Reasons to recognise there are some parts of the site which are already constrained and are not suitable for multiple residential units. Explanation and Reasons RE2.9i Enable development of multiple residential units on a site where the development provides minimum building size, outlook from habitable rooms, on site landscape areas and private open space suitable to the housing types enabled by the zone unless there are constraints as identified through overlays. ...

Residential Zones	General Residential Zone	Oppose in part	Contents of residential zone rule table Oppose in part The structure of this table excludes Rules REr.64 and REr.65A from applying in the General Residential Area – the application of these rules has been restricted to the Residential Standard, Comprehensive and Lower Density Areas. The area subject to the Port Effects Control Overlay is proposed to be zoned General Residential and Rules REr.64 and REr.65A must apply in this zone otherwise the approach to managing port noise in the operative NRMP is undermined.	Amend the contents table to ensure that Rules REr.64 and REr.65A apply to the General Residential Zone.
Residential Zones	General Residential Zone	Oppose	Rule REr.17B – Residential Units Oppose PNL opposes on the grounds that this rule could enable intensification in the Port Effects Control Overlay without requiring a minimum lot size, for example a development of terrace housing on the same allotment in a unit title structure. The relationship between this rule and Rule REr.64 is also unclear.	Clarify the relationship between REr.17B and REr.64 and ensure that the drafting of REr.17B is amended to reflect the constraints of the Port Effects Control Overlay.

Documents included with submission

Document name	PNL Plan Change submission document
File	pnlsubmissiontoplanchange29sig
Description	This is a submission on Proposed Plan Change 29 to the Nelson Resource Management

Residential Zones	General Residential Zone	Support in part	Rule REr.19V – papakāinga development and Schedule AA Support in part PNL supports the development of papakāinga housing but seeks to ensure that the relevant minimum size areas and acoustic requirements apply for any papakāinga housing that may be established in the General Residential Zone within the Port Effects Control Overlay, as they currently do in the operative NRMP. This would make Schedule AA consistent with Schedule A in this regard.	Amend Schedule AA as follows, plus any consequential amendments required to give effect to this relief: AA.3 Permitted Activity ... And d. in the General Residential Zone: ... v. REr.64 Airport Effects Control Overlay and Port Effects Control Overlay – Minimum Site Area vi. REr.65A Port Effects Control Overlay Acoustic insulation of buildings, and vii. REr.107 Subdivision
Residential Zones	General Residential Zone	Oppose in part	Rule REr.23 – minimum site area Oppose in part The Port Effects Control Overlay extends over part of Auckland Point School, which is proposed to be re-zoned as Residential Standard. There is no reference to the overlay in this rule, which provides for a minimum exclusive area per residential unit of 400m², not 600m² as it is in Rule REr.64.	Ensure there is a consistent application of requirements for minimum lot sizes in any zone subject to the Port Effects Control Overlay.

Infrastructure	Infrastructure rules	Support	Rule REr.64 – Airport Effects Control Overlay and Port Effects Control Overlay – Minimum Site Area Support PNL supports the retention of this requirement and its application to those parts of the General Residential Zone and Residential Standard Zone that are subject to the Port Effects Control Overlay, as requested in the relief sought on the residential rule zone table. PNL considers that the assessment criteria in this rule may need amending. There is a cross-reference to rules REr.23 and REr.24 but these rules appear to no longer apply to the General Residential Zone, even though that’s the zone the Port Effects Control Overlay primarily relates to.	Retain and make any amendments required to ensure this rule applies to activities in any residential zone subject to the Port Effects Control Overlay
Residential Zones	General Residential Zone	Support	Retain and make any amendments required to ensure this rule applies to activities any residential zone subject to the Port Effects Control Overlay	Rule REr.65A - Port Effects Control Overlay – Acoustic insulation of residential units Support PNL supports the retention of this requirement and its application to those parts of the General Residential zone and Residential Standard Zone that are subject to the Port Effects Control Overlay as requested in the relief sought on the residential rule zone table.

Residential Zones	General Residential Zone	Support in part	Rule REr.107 – subdivision - general Oppose in part As raised in feedback in December 2022, PNL is concerned that the wording in REr.107 is not sufficiently explicit and it includes potentially conflicting information. The continued application of a minimum allotment size of 600m2 in the Port Effects Control Overlay, the underlaying land for which is proposed to be rezoned as General Residential, must continue to apply. As the proposed plan change is drafted there doesn't appear to be a minimum site area for the Gen Res zone (RE.17) but there is for the Residential – Standard and Residential – Lower Density (REr.23). The only restriction appears to be in RE.107, which relates to subdivision. This could raise expectations about intensification in the overlay and the potential that intensification could occur without a subdivision, thereby undermining the purpose of the Port Effects Control Overlay.	Amend REr.107 so it is explicit that the minimum lot size of 600m2 in the Port Effects Control Overlay applies to the General Residential Zone and the Residential – Standard Zone and it overrides the default minimum site size requirements in those zones. Policy SC2A.1 residential amenity Oppose PNL opposes this policy and considers it lays the groundwork for reverse sensitivity issues for the Suburban
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Residential Zones	General Residential Zone	Oppose	Amend the policy, and the explanation and reasons, to recognise that there are existing noise-generating activities within and adjacent to the Suburban Commercial Zone where effects may not be able to be mitigated.	Policy SC2A.1 residential amenity Oppose PNL opposes this policy and considers it lays the groundwork for reverse sensitivity issues for the Suburban Commercial zone along Haven Road and Wakefield adjacent to the Port Industrial Area. PNL opposes the introduction of additional residential activity into an area which is already subject to higher noise levels than other parts of the city.
Residential Zones	General Residential Zone	Oppose in part	Amend SCr.20A so that residential activity is excluded as a permitted activity from the Suburban Commercial Zone along Haven Road and Wakefield Quay.	SCr.20A residential activity Oppose PNL opposes the introduction of residential activity as a permitted activity within the Suburban Commercial Zone along Haven Road and Wakefield Quay because it would increase the number of residential properties subject to higher noise levels from the Port Industrial Area.

Residential Zones	General Residential Zone	Support in part	Address the apparent conflict between rules SCr.30C and SCr.69A so there is a consistent approach to acoustic treatment for properties within the Port Effects Control Overlay and which is supported by a robust evidence base.	SCr.30C – Residential unit – acoustic insulation Support in part PNL supports the requirement for acoustic insulation for residential development in the Suburban Commercial zone and the adoption of a 30dBA sound level. However, PNL is concerned that this requirement only applies to bedrooms in residential units and not other living spaces, and it is inconsistent with SCr.69A, which has a less stringent requirement but applies this to all buildings, not just to bedrooms. PNL is also concerned that the relationship between this rule and Appendix 19 differs in drafting from the other relevant acoustic treatment rules in the operative NRMP and Proposed Plan Change 29. The evidence base used to support the s32 evaluation is dated and there is no evaluation provided to support the notified provisions.
Entire Plan Change	General support	Oppose in part	SCr.36A State Highway noise – Acoustic insulation Support PNL supports the requirement for acoustic insulation for state highway noise SCr.69A Port Effects Control Overlay – Acoustic insulation of buildings Support PNL acknowledges that this rule is not amended by Proposed Plan Change 29 but wishes to document its support of the retention of this operative rule.	Retain as notified Retain the operative provision.

Suburban Commercial Zone	Suburban Commercial Zone	Oppose in part	Appendix 19 – Acoustic Insulation Oppose in part PNL is concerned there appears to be a different approach taken to acoustic treatment for residential units within the Suburban Commercial Zone, which would include properties within the Port Effects Control Overlay, and the immediately adjacent General Residential Area. There appear to be missing rule references in this appendix in AP19.3, which should also refer to Rule SCr.69A and PNL notes that this rule applies to new or altered buildings not just to residential units. The reason for referring to the Port Effects Control Overlay in AP19.3.ii is unclear when AP19.2 already addresses this overlay, including that it appears in all respective zones. PNL also seeks consistency in the approach for acoustic insulation for the Suburban Commercial and General Residential Zone where they are subject to the Port Effects Control Overlay.	Include a reference to Rule REr.69A in AP19.3.i and that this applies to new or altered buildings, not just residential. Make any required amendments to ensure there is a consistent approach for acoustic insulation for the Suburban Commercial and General Residential Zone where they are subject to the Port Effects Control Overlay.
Entire Plan Change	General support	Oppose in part	Retain deletion as notified	Appendix 23 – Wakefield Quay Design Guide Support PNL supports the deletion of this design guide.

8 Vickerman Street
PO Box 844, Nelson 7040
+64 3 548 2099
info@portnelson.co.nz
www.portnelson.co.nz

22 September 2023

environmental.planning@ncc.govt.nz

Nelson City Council

Via email

Nelson Resource Management Plan – Plan Change 29 – Port Nelson Limited Submission

To whom it may concern

Please find attached Port Nelson Limited's submission on Proposed Plan Change 29 to the Nelson Resource Management Plan.

We welcome the opportunity to discuss the contents of our submission with council officers as required.

If you have any questions, please contact me at colin.devenish@portnelson.govt.nz or 021 729 034.

Yours sincerely



Colin Devenish

General Manager – Environment, Infrastructure and Maintenance



FORM 5, CLAUSE 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

TO Nelson City Council

SUBMISSION ON: Proposed Plan Change 29 to the Nelson Resource Management Plan

NAME: Colin Devenish
General Manager – Environment, Infrastructure and Maintenance

ADDRESS: Port Nelson Limited
PO Box 844
Nelson 7040

This is a submission on Proposed Plan Change 29 to the Nelson Resource Management Plan

1. About Port Nelson Limited

Port Nelson Limited's (PNL) purpose is to facilitate regional prosperity – kia āhei ki te kōkiri whakamua ki te taumata ā-rohe. The port is jointly owned by Nelson City and Tasman District councils. In the last 5 years it generated a dividend of \$26.4M, making a significant contribution to the economic prosperity of the region.

PNL is a port company as defined in section 2(1) of the Port Companies Act 1988 and a lifeline utility as defined in the Civil Defence Emergency Management Act 2020¹.

Port Nelson is the maritime gateway for Te Taihū – a vital hub for economic activity and a key facilitator of the region's continued growth and prosperity. Research commissioned by PNL in 2020 identified that it made a direct contribution to the Nelson-Tasman GDP of \$30M (at the time this represented approximately 25% of the region's GDP), with 308 permanent and casual staff. The numbers are higher when businesses located at the Port, cruise ships and wider-facilitated activities across Nelson-Tasman are included.

Port Nelson is an export-focused port. It is the largest seafood processing port in Australasia, supporting and catering to the needs of some of New Zealand's main seafood companies and associated fishing fleets. Major export commodities include forestry products (logs, sawn and processed timber), seafood, pip fruit and wine.

The Port also houses one of New Zealand's largest marine service sectors. Nelson/Tasman is the second-largest apple growing region in the country, with approximately 28% of the total apple crop being grown here and exported around the world. Approximately 70% of New Zealand's wine is produced in Marlborough, making Port Nelson a vital link in the wine industry's supply chain. The main import commodities to Port Nelson are fuel and vehicles, both second-hand and new.

Port Nelson was established in the early days of European settlement in Whakatū Nelson. By May 1843 it had cleared at least 25,000 tons of shipping and three main jetties were under construction². Since the Port was established, it has undergone significant expansions and upgrades to accommodate the growing demand for its services. In recent years, Port Nelson has been investing in infrastructure and plant to improve efficiency and capacity. The Port has also focused on diversifying its services, including offering warehousing and logistics services.

Port Nelson is a 24/7, 365 days of the year operation – as a tidal port, the point in the tide cycle determines when vessels can enter and exit the Cut.

¹ Civil Defence Emergency Management Act 2020 – definition of lifeline utility - [Civil Defence Emergency Management Act 2002 No 33 \(as at 21 March 2023\), Public Act Schedule 1 Lifeline utilities – New Zealand Legislation](#)

² Port Nelson Limited website, accessed 10 September 2023 – www.portnelson.co.nz

2. Overall concerns with Proposed Plan Change 29:

PNL acknowledges the lack of affordable and available housing in Nelson and is generally supportive of the Council's proposal to enable intensification within the city. However, PNL does not support intensification within the Port Effects Control Overlay. As is already recognised in the operative NRMP, at REr.64.5 *"Land within the Airport and Port Effects Control overlays as shown on the Planning Maps is predicted to be exposed to potentially high noise levels from the airport or Port Industrial Area. In order to avoid increasing the number of residential units exposed to noise, a density restriction has been imposed on these areas"*.

PNL acknowledges the obligations on NCC as a tier 2 local authority under the NPS-UD, including the requirement to provide sufficient development capacity to meet expected demand. PNL also acknowledges that, as a tier 2 local authority, NCC is not required to implement the Medium Density Residential Standards (MDRS) in the Nelson Resource Management Plan and as a result the RMA provisions for qualifying matters do not apply.

However, PNL is concerned that the s32 report does not adequately assess the cost and benefits of the proposed provisions, despite stating that the MDRS have been applied *"where they are appropriate in the context of Nelson's existing and planned urban residential environments"*.³ The s32 report is silent on matters of noise from the Port Industrial Area being received in the Port Effects Control Overlay despite the overlay extending over an area which is proposed to be re-zoned to General Residential with the associated ability to intensify, and an area of Suburban Commercial where residential is now proposed as a permitted activity. PNL's significant concern is that the existing approach to managing port noise will be undermined if Proposed Plan Change 29 is adopted as notified.

In adopting the approach to apply the MDRS, PNL considers NCC should have undertaken a detailed assessment of the relevant qualifying matters outlined in s771 of the RMA, including matter (e) *"a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure"*. Instead, the only reference to qualifying matters is in Section 24.3 of the s32 in relation to heritage. PNL considers this does not result in the application of the MDRS *"where they are appropriate"*.

PNL is also concerned at the dated nature of the evidence base to support the s32 evaluation. Some of the reports are at least six years old, including the Acoustical Review of Plan Provisions by Marshall Day (2017). This report was based on the former Draft Whakamāhere Nelson Plan provisions, not on the proposed Plan Change 29 provisions. The relevance of the conclusions in this report cannot, therefore, be relied upon.

There also appears to be a fundamental drafting inconsistency in the notified residential provisions – it is unclear whether the drafting intention is that those properties within the Port Effects Control Overlay are to be zoned General Residential or Residential Lower Density. PNL would not support the latter as the boundaries of the overlay are not fixed – they are reviewed and updated depending on the results of regular noise monitoring and this can result in additional properties being included, or excluded, from the overlay. A different zone for properties within the overlay to those properties without the overlay would mean a requirement for a plan change each time the overlay boundary changed and a lack of certainty for existing and future property owners.

3. The specific provisions of the proposal that this submission relates to are:

Quality of the s32 evaluation and evidence base

³ Nelson City Council Section 32 Evaluation Report Plan Change 29 – 11 August 2023, section 5.2

PNL considers the s32 evaluation does not meet the requirements of s32 of the Resource Management Act 1991, including that it does not assess the benefits and costs of the proposed provisions, it does not assess the Port Effects Control Overlay and its implications for intensification, and it therefore does not contain the appropriate level of detail for the scale and significance of the effects that may be anticipated by the proposal. Moreover, the evidence based used to inform the s32 assessment is, in some cases, dated and based on earlier provisions which are not part of the notified proposal.

Network Utilities

PNL supports the inclusion of text seeking to present reverse sensitivity issues. PNL seeks amendments to include a reference to nationally significant infrastructure and a definition as per the National Policy Statement on Urban Development 2020.

Residential intensification in the Port Effects Control Overlay

PNL is concerned about the current drafting of Proposed Plan Change 29, which does not make clear that intensification in the Port Effects Control Overlay is not supported by operative plan provisions in relation to minimum site sizes. These restrictions were the subject of an extensive plan change in 2007, which resulted in the requirement for preparation of a Port Noise Management Plan and Port Noise Mitigation Plan. The Port Effects Control Overlay supports implementation of these documents and assists with reducing the number of additional residents who may receive higher noise levels as a result of existing Port operations.

Residential intensification in the Suburban Commercial zone along Haven Road and Wakefield Quay

PNL is concerned about the current drafting of Proposed Plan Change 29 which does not make clear that intensification in the Port Effects Control Overlay is not supported by operative plan provisions in relation to minimum site sizes. These restrictions were the subject of an extensive plan change in 2007, which resulted in the requirement for preparation of a Port Noise Management Plan and Port Noise Mitigation Plan. The Port Effects Control Overlay supports implementation of these documents and assists with reducing the number of additional residents who may receive higher noise levels as a result of existing Port operations. Enabling residential developing in the Suburban Commercial zone along Haven Road and Wakefield Quay increases rather than maintains the status quo within the overlay.

Requirements for acoustic insulation

PNL supports the inclusion of rules requiring acoustic insulation for properties along the state highway network. However, PNL is concerned there may be an inconsistent approach proposed for acoustic treatment between requirements for papakāinga housing, and in the Suburban Commercial and General Residential zones, and seeks that this is rectified if this is the case.

More detail is provided in Table 1, below, which forms the bulk of PNL's submission.

4. The changes requested are made to:

- Ensure that the Port Effects Control Overlay, in conjunction with the Port Noise Management Plan and the Port Noise Mitigation Plan, continue to function effectively and that certainty is provided to plan users and existing and future property owners about the provisions which apply in the overlay.
- Ensure that the NRMP continues to apply the same suite of controls for development within the Port Effects Control Overlay as are currently provided for in the operative plan, despite adoption of more enabling residential development provisions.
- Ensure that Port Nelson can continue to operate as a 24/7, 365 days of the year port, providing essential services to the Nelson-Tasman region and generating significant economic and social benefit.

5. Trade competition

PNL could not gain an advantage in trade competition through this submission.

6. Wish to be heard?

PNL wishes to be heard in support of this submission.

7. Joint case?

If others make a similar submission, PNL will consider presenting a joint case with them at the hearing.

8. Decision sought by Port Nelson Limited

PNL seeks the following decision from the local authority:

- Amend the provisions of Proposed Plan Change 29 to the Nelson Resource Management Plan as detailed in Table 1 (below) including such further, alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

Table 1: Decisions Sought on Proposed Plan Change 29 to the Nelson Resource Management Plan

The following table sets out the amendments sought by PNL to Proposed Plan Change 29 to the Nelson Resource Management plan and also identifies provisions that PNL supports.

Underline = PPC29 notified text amendments

Underline and bold = **PNL proposed additions**

Strikethrough and bold = **~~PNL proposed deletions~~**

Plan Provision	Support/Oppose	Reasons	Relief Sought
District-wide objectives and policies			
DO14.4 network utilities	Support in part	PNL supports in part the proposed amendments to Objective DO14.4. This amendment is particularly important given proposals to enable intensification and the potential for reverse sensitivity issues as a result. Ports are now network utility utilities, as introduced by the Natural and Built Environment Act 2023. The objective is important recognition that the operation of Port Nelson should not be restricted or compromised, in addition to acknowledging the need for the Port to avoid, remedy or mitigate the adverse effects of its operation. This objective, however, only refers to regionally significant infrastructure and there is no definition in the NRMP, which PNL considers is problematic. The purpose of Plan Change 29 is to give effect to the National Policy Statement for Urban Development (NPS-UD). Nationally significant infrastructure is defined in the NPS-UD and it includes ports. Therefore, PNL seeks the inclusion of a reference to nationally significant infrastructure in Objective DO14.4 and the inclusion of the NPS-UD definition in the NRMP.	Amend DO14.4: Efficient use of network utilities infrastructure while avoiding, remedying, or mitigating the adverse effects of utilities on their surrounding environments and ensuring that regionally <u>and nationally</u> significant infrastructure is not restricted or compromised by subdivision, use and development of other activities. Include the definition of nationally significant infrastructure from the NPS-UD: <u>nationally significant infrastructure means all of the following:</u> a) <u>state highways</u> b) <u>the national grid electricity transmission network</u> c) <u>renewable electricity generation facilities that connect with the national grid</u> d) <u>the high-pressure gas transmission pipeline network operating in the North Island</u> e) <u>the refinery pipeline between Marsden Point and Wiri</u> f) <u>the New Zealand rail network (including light rail)</u> g) <u>rapid transit services (as defined in this clause)</u> h) <u>any airport (but not its ancillary commercial activities) used for regular air transport services by aeroplanes capable of carrying more than 30 passengers the</u> i) <u>port facilities (but not the facilities of any ancillary commercial activities) of each port company referred to in item 6 of Part A of Schedule 1 of the Civil Defence Emergency Management Act 2002</u>
DO15.1.1 encouragement of infill	Oppose in part	PNL objects in part to the proposed amendments to Policy DO15.1.1 due to concerns that the proposed policy wording, if adopted, would signal that intensification is supported across the city, without recognising the potential implications in the Port Effects Control Overlay of introducing additional residential development into an area that is already acknowledged as receiving high noise levels.	Amend Policy DO15.1.1 to include recognition in both the policy, and the explanation and reason, that there are areas in the city, including the Port Effects Control Overlay, where intensification should not be encouraged because of existing limitations on growth.
DO16.1.1ii General Residential Zone	Oppose in part	PNL objects in part to the proposed amendments to the Explanation and Reasons in Objective 16.1.1ii – General Residential Zone as the wording does not currently recognise any constraints on development, such as the Port Effects Control Overlay.	Amend the Explanation and Reasons for Objective 16.1.1 Zones, for the General Residential Zone, to include text which recognises that there are some parts of the city that are already subject to constraints and therefore they aren't suitable for intensification.

Plan Provision Zones	Support/Oppose	Reasons	Relief Sought
REd Description	Oppose in part	These amendments do not adequately recognise the influence of the Port Effects Control Overlay and suggest that intensification should be expected and enabled across the General Residential Zone. There is no mention of noise impacts from the Port in the introduction to this chapter.	Amend the Residential Zone description to include text which recognises that there are some parts of the city that are already subject to constraints and therefore they aren't suitable for intensification. Suggested text could include: <u>Part of the General Residential zone is subject to the Port Effects Control Overlay. Land within this overlay is expected to be exposed to varying degrees of noise levels from port operations depending on the location of the land with respect to the Port. Rules in this Plan place restrictions on housing in this area to avoid increasing the number of residential units exposed to the noise and to require acoustic insulation.</u>
Policy RE1.3 Wakefield Precinct	Support	PNL supports the deletion of this policy	Retain deletion as notified.
Policy RE1.6 general residential zone	Oppose in part	The wording of this policy, and the associated explanation and reasons, gives the impression that there are no constraints to residential development in this zone. This does not recognise the existing Port Effects Control Overlay, which limits development within those parts of the zone to which it applies. The reference to the Port Effects Control Overlay limiting density of development is made in RE1.5.ii – the explanation and reasons for the Residential – Lower Density Area zone. However, the underlying zone for the overlay is General Residential. The location of this text appears to be an error and PNL considers that the text currently included as RE1.5.ii should be relocated to RE1.6. New methods are also required to support the application of the Port Effects Control Overlay to the General Residential zone.	Delete RE1.5.ii and insert this text as a new RE1.6.ii. Add new supporting methods. Make any consequential amendments required to implement the relief sought. RE1.5.ii – The Airport Effects Control and Port Effects Control overlays also contain rules limiting the density of residential development. The purpose of the lower density areas adjacent to the airport and the Port Industrial Area (the Airport Effects Control Overlay and the Port Effects Control Overlay) is to minimise the number of residences exposed to noise from the airport and the Port Industrial Area, rather than to preserve visual or related characteristics. <u>RE1.6 general residential zone</u> <u>Increase housing choice and diversity by enabling a suburban planned built character comprising residential buildings generally up to two storeys, surrounded by open space.</u> <u>Explanation and Reasons</u> <u>RE1.6.i This zone enables a range of housing types, including detached and attached residential units, and achieves a suburban residential character by generally limiting the scale and form of buildings to two storeys and requiring on site landscaped areas and private open space.</u> RE1.6.ii The Airport Effects Control and Port Effects Control overlays also contain rules limiting the density of residential development. The purpose of the lower density areas adjacent to the airport and the Port Industrial Area (the Airport Effects Control Overlay and the Port Effects Control Overlay) is to minimise the number of residences exposed to noise from the airport and the Port Industrial Area, rather than to preserve visual or related characteristics. <u>Method</u>

Plan Provision	Support/Oppose	Reasons	Relief Sought
			<u>RE1.6.iii Rules setting minimum standards to provide for a high quality living environment and residential amenity.</u>
			<u>RE1.6.iv Rules setting minimum lot sizes in the Port Effects Control Overlay</u>
Policy RE2.1 noise	Oppose	PNL opposes the expansion of Policy RE2.1 to include noise in habitable spaces rather than received at the site boundary as this could set a higher standard that is currently provided for in the operative NRMPP, without an adequate s32 evaluation or evidence base to support this change.	<u>RE1.6.v Rules setting minimum requirements for acoustic treatment for residential development</u> Delete the reference to habitable spaces and retain the operative policy wording.
Method Re2.1.viii	Support	PNL supports the retention of this method to require acoustic insulation for new residential units and alterations to residential units affected by noise from the Port Industrial Area and the expansion to include noise from the state highway. This recognises the existing noise-generating potential from the Port and the state highway, and the need for this infrastructure to continue functioning to support the economic and social development of Nelson and the wider region.	Retain as notified.
Policy RE2.9 quality living environments for residents	Oppose in part	PNL opposes this policy in part on the basis that it doesn't recognise there are some areas where developing multiple residential units is not a good outcome, for example in the Port Effects Control Overlay.	Amend the Explanation and Reasons to recognise there are some parts of the site which are already constrained and are not suitable for multiple residential units. <u>Explanation and Reasons</u> <u>RE2.9i Enable development of multiple residential units on a site where the development provides minimum building size, outlook from habitable rooms, on site landscape areas and private open space suitable to the housing types enabled by the zone unless there are constraints as identified through overlays. ...</u>
Contents of residential zone rule table	Oppose in part	The structure of this table excludes Rules REr.64 and REr.65A from applying in the General Residential Area – the application of these rules has been restricted to the Residential Standard, Comprehensive and Lower Density Areas. The area subject to the Port Effects Control Overlay is proposed to be zoned General Residential and Rules REr.64 and REr.65A must apply in this zone otherwise the approach to managing port noise in the operative NRMPP is undermined.	Amend the contents table to ensure that Rules REr.64 and REr.65A apply to the General Residential Zone.
Rule REr.17B – Residential Units	Oppose	PNL opposes on the grounds that this rule could enable intensification in the Port Effects Control Overlay without requiring a minimum lot size, for example a development of terrace housing on the same allotment in a unit title structure. The relationship between this rule and Rule REr.64 is also unclear.	Clarify the relationship between REr.17B and REr.64 and ensure that the drafting of REr.17B is amended to reflect the constraints of the Port Effects Control Overlay.
Rule REr.19V – papakāinga development and Schedule AA	Support in part	PNL supports the development of papakāinga housing but seeks to ensure that the relevant minimum size areas and acoustic requirements apply for any papakāinga housing that may be established in the General Residential Zone within the Port Effects Control Overlay, as they currently do in the operative NRMPP. This would make Schedule AA consistent with Schedule A in this regard.	Amend Schedule AA as follows, plus any consequential amendments required to give effect to this relief: <u>AA.3 Permitted Activity</u> ... And d. in the General Residential Zone: ... <u>y. REr.64 Airport Effects Control Overlay and Port Effects Control Overlay – Minimum Site Area</u>

Plan Provision	Support/Oppose	Reasons	Relief Sought
			vi. REr.65A Port Effects Control Overlay Acoustic Insulation of buildings, and vii. REr.107 Subdivision Ensure there is a consistent application of requirements for minimum lot sizes in any zone subject to the Port Effects Control Overlay.
Rule REr.23 – minimum site area	Oppose in part	The Port Effects Control Overlay extends over part of Auckland Point School, which is proposed to be re-zoned as Residential Standard. There is no reference to the overlay in this rule, which provides for a minimum exclusive area per residential unit of 400m ² , not 600m ² as it is in Rule REr.64.	
Rule REr.64 – Airport Effects Control Overlay and Port Effects Control Overlay – Minimum Site Area	Support	PNL supports the retention of this requirement and its application to those parts of the General Residential Zone and Residential Standard Zone that are subject to the Port Effects Control Overlay, as requested in the relief sought on the residential rule zone table. PNL considers that the assessment criteria in this rule may need amending. There is a cross-reference to rules REr.23 and REr.24 but these rules appear to no longer apply to the General Residential Zone, even though that's the zone the Port Effects Control Overlay primarily relates to.	Retain and make any amendments required to ensure this rule applies to activities in any residential zone subject to the Port Effects Control Overlay
Rule REr.65A - Port Effects Control Overlay – Acoustic insulation of residential units	Support	PNL supports the retention of this requirement and its application to those parts of the General Residential zone and Residential Standard Zone that are subject to the Port Effects Control Overlay as requested in the relief sought on the residential rule zone table.	Retain and make any amendments required to ensure this rule applies to activities any residential zone subject to the Port Effects Control Overlay
Rule REr.107 – subdivision - general	Oppose in part	As raised in feedback in December 2022, PNL is concerned that the wording in REr.107 is not sufficiently explicit and it includes potentially conflicting information. The continued application of a minimum allotment size of 600m ² in the Port Effects Control Overlay, the underlaying land for which is proposed to be rezoned as General Residential, must continue to apply. As the proposed plan change is drafted there doesn't appear to be a minimum site area for the Gen Res zone (RE.17) but there is for the Residential – Standard and Residential – Lower Density (REr.23). The only restriction appears to be in RE.107, which relates to subdivision. This could raise expectations about intensification in the overlay and the potential that intensification could occur without a subdivision, thereby undermining the purpose of the Port Effects Control Overlay.	Amend REr.107 so it is explicit that the minimum lot size of 600m ² in the Port Effects Control Overlay applies to the General Residential Zone and the Residential – Standard Zone and it overrides the default minimum site size requirements in those zones.
Policy SC2A.1 residential amenity	Oppose	PNL opposes this policy and considers it lays the groundwork for reverse sensitivity issues for the Suburban Commercial zone along Haven Road and Wakefield Quay adjacent to the Port Industrial Area. PNL opposes the introduction of additional residential activity into an area which is already subject to higher noise levels than other parts of the city.	Amend the policy, and the explanation and reasons, to recognise that there are existing noise-generating activities within and adjacent to the Suburban Commercial Zone where effects may not be able to be mitigated.
SCr.20A residential activity	Oppose	PNL opposes the introduction of residential activity as a permitted activity within the Suburban Commercial Zone along Haven Road and Wakefield Quay because it would increase the number of residential properties subject to higher noise levels from the Port Industrial Area.	Amend SCr.20A so that residential activity is excluded as a permitted activity from the Suburban Commercial Zone along Haven Road and Wakefield Quay.
SCr.30C – Residential unit – acoustic insulation	Support in part	PNL supports the requirement for acoustic insulation for residential development in the Suburban Commercial zone and the adoption of a 30dBA sound level. However, PNL is concerned that this requirement only applies to bedrooms in residential units and not other living spaces, and it is inconsistent with SCr.69A, which has a less stringent requirement but applies this to all buildings, not just to bedrooms. PNL is also concerned that the relationship between this rule and Appendix 19 differs in drafting from the other relevant acoustic treatment	Address the apparent conflict between rules SCr.30C and SCr.69A so there is a consistent approach to acoustic treatment for properties within the Port Effects Control Overlay and which is supported by a robust evidence base.

Plan Provision	Support/Oppose	Reasons	Relief Sought
		rules in the operative NRMP and Proposed Plan Change 29. The evidence base used to support the s32 evaluation is dated and there is no evaluation provided to support the notified provisions.	
SCR.36A State Highway noise – Acoustic insulation	Support	PNL supports the requirement for acoustic insulation for state highway noise	Retain as notified
SCR.69A Port Effects Control Overlay – Acoustic insulation of buildings	Support	PNL acknowledges that this rule is not amended by Proposed Plan Change 29 but wishes to document its support of the retention of this operative rule.	Retain the operative provision.
Appendix 19 – Acoustic Insulation	Oppose in part	PNL is concerned there appears to be a different approach taken to acoustic treatment for residential units within the Suburban Commercial Zone, which would include properties within the Port Effects Control Overlay, and the immediately adjacent General Residential Area. There appear to be missing rule references in this appendix in AP'19.3, which should also refer to Rule SCR.69A and PNL notes that this rule applies to new or altered <u>buildings</u> not just to residential units. The reason for referring to the Port Effects Control Overlay in AP19.3.ii is unclear when AP'19.2 already addresses this overlay, including that it appears in all respective zones. PNL also seeks consistency in the approach for acoustic insulation for the Suburban Commercial and General Residential Zone where they are subject to the Port Effects Control Overlay.	Include a reference to Rule REr.69A in AP19.3.i and that this applies to new or altered buildings, not just residential. Make any required amendments to ensure there is a consistent approach for acoustic insulation for the Suburban Commercial and General Residential Zone where they are subject to the Port Effects Control Overlay.
Appendix 23 – Wakefield Quay Design Guide	Support	PNL supports the deletion of this design guide.	Retain deletion as notified

S225

Voided

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 26/09/2023
S226
NDocs: 5395 70224-15916

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Nigel & Angela Tideman Full Name: Nigel Ian Tideman / Angela Address: Telephone: Email: adronde1@gmail.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

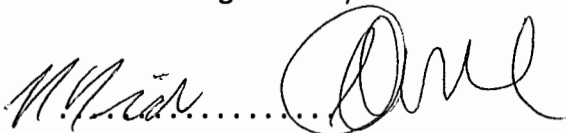
I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

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

Build you Multi Story Buildings in Nelson City
 & also tear down some of the older;
 building in Tahunanui near the beach & build
 apartments there.

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


 Submitter

22/9/23
 Date

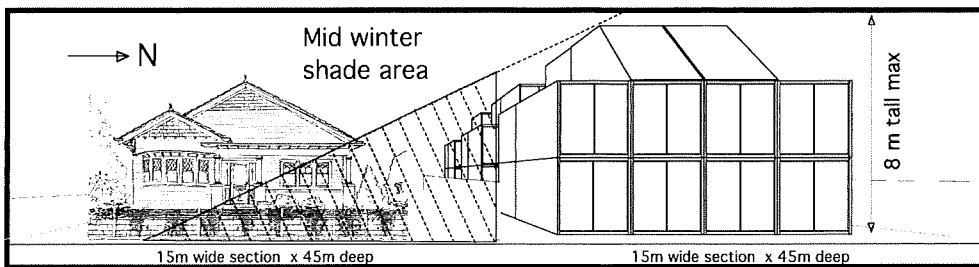
NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pm

Tuesday 19th September

NELSON'S "your sunlight" DAYLIGHT ROBBERY!

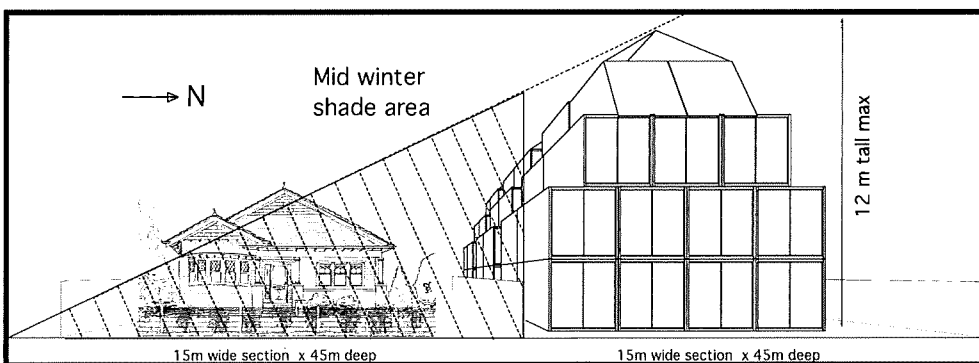
Nelson City Council is planning drastic changes to Nelson's urban environment, giving developers "As Of Right" to build 3 types of mass infill - no input by you!

General Residential Zone - GRZ



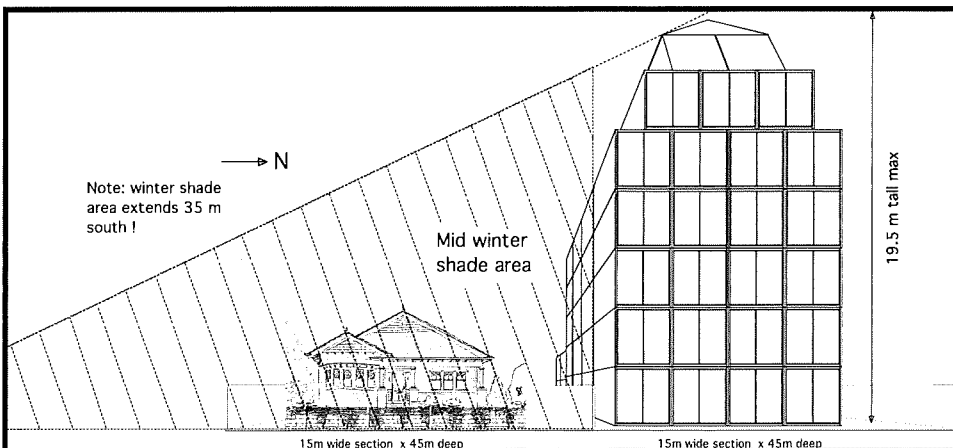
Three x's 2 story houses - 2+ units per building up to 550 sq m of habitable space. Can be just 1 m from lot line - 8 m tall. ~ 45 - 20' containers stacked up on your boundary without ANY say from you!! **NO PARKING REQUIRED**

Medium Density Zone - MDZ



Three x's 3 story houses -3+ units per building up to 1000 sq m of habitable space. Can be just 1 m from lot line - 12 m tall. ~ 65 - 20' containers stacked up on your boundary without ANY say from you!! **NO PARKING REQUIRED**

High Density Zone - HDZ



Apartment complex - up to 45 units in the building up to 2000 sq m of habitable space - can be just 1 m from lot line - 19.5 m tall approx. ~ 120 - 20' containers stacked up on your boundary !!

**NELSON
NEEDS
YOU TO
HAVE
YOUR SAY !**

Check YOUR
Re-Zoning at
Shape Nelson
-ePlan

"MAKE YOUR
VOICE HEARD"

Submissions
close on 19th
September

FaceBook
Stop Plan
29

Email
stopplan29@gmail.com

- NO PARKING REQUIRED

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29 NDOCS: 539570224-15917

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: <i>Sophia Katsoulis</i> Full Name: Address: Telephone: Email: <i>sophia - katsoulis @ outlook.com</i>
--	--

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

I OPPOSE the Plan Change; and particularly the following

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

I SEEK the following decision from the Council

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

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

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

Other comments or concerns I have about Plan Change 29

As somebody who is considering relocating to Nelson in the near future, the proposed change under Plan Change 29 would deter me from my decision. The Plan detracts from the appeals of Nelson as a prospective future for me as a young person looking to move away from the environment of larger cities.

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

Inner-city developments

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

[Signature]

Submitter

24/09/23
Date

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

~~Tuesday 19th September~~

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

S228
NDOCS:539570224-15918

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: <i>Derek Wilson Gray</i> Full Name: Address: Telephone: Email: <i>derek5249@gmail.com</i>
--	--

RECEIVED

22 SEP 2023

Customer Service

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

I OPPOSE the Plan Change; and particularly the following

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

Existing home owners should not be disadvantaged by such proposed developments.

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

Derek Wilson Gray
.....
Submitter

12/9/23
.....
Date

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

Received: 26/09/2023

S229

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

NDOCS: 539570224-15919

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: <i>Hamish Sellers</i> Full Name: " Address: " Telephone: Email: <i>h.sellers@outlook.com</i>
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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,

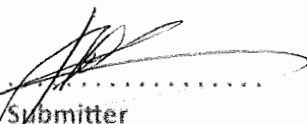
Other comments or concerns I have about Plan Change 29

~

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

Inner city developments.

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


Submitter

24/09/23
Date

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

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 25/09/2023
 Sub No: 5230
 File Ref: 539570224
 -15920

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <i>Steven Moore Judge.</i> Address: Telephone: Email: <i>stevjudg@gmail.com</i>
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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
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I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

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

Other comments or concerns I have about Plan Change 29

All homes need sun light all year round.

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

- ① Only up to 2 story in residential zone and with conditions for sun light for neighbouring properties.
- ② High Density zone in the C.B.D.
- ③ No houses to be built on existing green spaces.

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

[Signature]

Submitter

25/9/2023.

Date

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

Tuesday 19th September

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <u>Steven Moore Judge.</u> Address: Telephone Email: <u>stevjudg@gmail.com</u>
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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

Any building will need at least one car park per unit

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

① Only up to 2 story in residential zone 3 story and more to go into the C.B.D
 ② No houses to be built on existing green spaces

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

LD

Submitter

25/9/2023

Date

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

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

S230

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <u>Steven Moore Judge.</u> Address: <u>5</u> Telephone: <u></u> Email: <u>stevejudge6@gmail.com</u>
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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

My mental Well being

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

- ① Only up to 2 story in residential zone and with conditions for sunlight for neighbouring properties
- ② High density zone in the C.B.D
- ③ No houses to be built on existing green spaces.

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

LD

 Submitter

25/9/2023

 Date

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

Tuesday 19th September

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <i>Steven Moore Judge</i> Address: Telephone: Email: <i>stevjudg6@gmail.com</i>
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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
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I SEEK the following decision from the Council

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

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

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

Other comments or concerns I have about Plan Change 29

All social housing needs to be a mix of 1 and 2 and 3 bedrooms units so we have a mix of people on site, single, families etc. This only for residential zone.

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

- ① Only up to 2 story in residential zone and with conditions for sunlight for neighbouring properties. Also car-parking conditions.
 ② High density zone to go in the C.B.O
 ③ No houses to be built on existing green spaces

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

[Signature]

Submitter

25/9/2023

Date

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

Tuesday 19th September

RMA Submission Form for Publicly Notified Plan Change 29



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

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

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

*Required

Submitter Details

Full Name*	Greg West		
Organisation			
Contact Person			
Postal address*			
Telephone*		Email*	gregandritavan@gmail.com

OFFICE USE
Submission No: S231
Date Received Stamp: 26-09-2023
NDOCs No: 539570224-15921

Trade Competition*

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

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

Council Hearing*

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

Public information

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

Signature of Submitter*

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

Date*

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

My submission is*:

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

I support the plan change
I/We own a property 155 1/2 Vanguard St
We would like to be able to build
a 1 Bd studio/cottage on the front
part of our section - so that
we can stay there when we come
to Nelson (It is quite separate from the
house). alternatively a 'granny' flat
footprint. Naturally it would
require consents for amenities
ie water sewage, power
* Possible ABAB
Short Term Rental

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).

Plan changes SZ9:
Seeking no minimum site/size -
Recession Plane: seeking minimal 1.5m
road boundary set back
Yard setback: 1.5m front 1m side
outlook space 4m x 4m living area
1m x 1m Bedrooms
Minimal residential 1 Bdrm unit 45^{sq}m
unit size

Note:

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

RMA Submission Form for Publicly Notified Plan Change 29



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

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

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

*Required

Submitter Details

Full Name*	TONY PEARSON		
Organisation			
Contact Person	11 11		
Postal address*			
Telephone*	Email* TONY PEA 35 @GMAIL.COM		

OFFICE USE

Submission No: S'232

Date Received Stamp:

26-09-2023

NDOCs No:

539570224-16026

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

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Signature of Submitter*

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

Date*

19/9/2023

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

My submission is*:

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

Date 27/9/2023 Signature Yael P...

PO Box 645 • Nelson 7040
03 546 0200 • nelson.govt.nz

How to make a submission

Remember to have your say – online or in writing. You can make a submission online at the Council's website, nelson.govt.nz, at Civic House, 110 Trafalgar Street, Nelson, or any of the Nelson Public Libraries. More information is available in all these locations, or you can phone 546 0200 to ask for it to be posted.

All submissions will be considered by the Mayor and Councillors before making a decision.

Anyone can make a submission. All submissions, including the names and contact details of submitters, are publicly available, as required by the Local Government Act 2002. Submissions will be used only for the purposes of this consultation process.

Early submissions are appreciated, to help submission processing.

Identify your submission

Please make sure you attach the cover sheet/submission form to any submission you make to assist in tracking submissions. If you choose not to use this cover sheet, please include your name, address and contact telephone number. This is so we can contact submitters who wish to speak at the hearings, and so we can reply to you with the result of Council's deliberations on submissions.

Make it readable

Type your submission if possible, or use black ink and write legibly on one side of paper only. This will ensure the photocopies we make of your submission will be easy to read.

Separate headings

Divide your submission into separate points if you want to comment on more than one part, to help Council understand your submission better. For each point, say specifically to which part(s) your submission relates. Say concisely what your concern is OR what you support. Tell us the reasons why you support or oppose this part, and say how you want the Council to respond to your submission.

Send your
submission to:

Freepost 76919
Consultation
Nelson City Council
PO Box 645
Nelson 7040

or deliver to: ground floor
Civic House
110 Trafalgar Street
Nelson

or: By email to
submissions@ncc.govt.nz

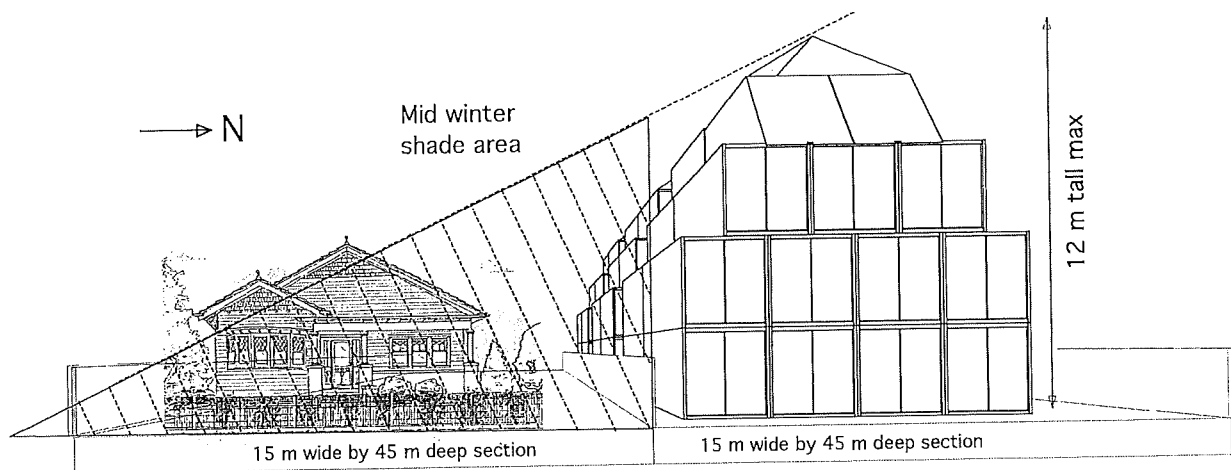
or: any Nelson Public
Library

NELSON'S DAYLIGHT ROBBERY!

Nelson City Council is planning drastic changes to Nelson's urban environment, giving developers "As Of Right" to build massive infill.

This is what could be built in residential areas of Nelson, Stoke, & Tahunanui, **WITHOUT parking, notification or approval** from you.

Medium Density Zone - MDZ



Medium Density Zone MDZ - 3 x 3 story houses - 3+ units per building
upto 1000 sq m of habitable space - can be just 1 m from lot line - 12 m tall
approx. ~ 65 - 20' containers stacked up on your boundary !!

"PLAN CHANGE 29 is the BIGGEST plan change that we have done as a Council. The key to its success is encouraging submissions. We need Nelsonians input so we get the right rules in the right place" says Mayor Nick Smith

NELSON NEEDS YOU TO HAVE YOUR SAY

before you loose your sunlight without any input!

Public Submissions close on 19th September

For more info on Plan Change 29 and maps see:- <https://shape.nelson.govt.nz/plan-change-29>

For free help and advice with submissions, contact:-

Emily Bayliss. M: 021 0843 5559. E: friendofsubmitter@baylissconsulting.co.nz

See - Stop Plan 29 - Facebook Group <https://www.facebook.com/groups/752212756587343/>

Get on the email updates list: stopplan29@gmail.co

RMA Submission Form for Publicly Notified Plan Change 29



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

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

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

*Required

Submitter Details

Full Name*	JOAN MARGARET SKURR		
Organisation			
Contact Person			
Postal address*			
Telephone*	Email*	joan.skurr@actrix.co.nz	

OFFICE USE
Submission No: S'233
Date Received Stamp: RECEIVED 22 SEP 2023
NDOCs No: Customer Service 539570224-15922

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.

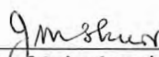
- ☒ I/we **could not** gain an advantage in trade competition through this submission.
- ☐ I/we **could** gain an advantage in trade competition through this submission. *if yes, please complete the following:*
- ☐ I/we are directly affected by an effect of the subject matter of this submission that: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

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

20/9/23.
Date*

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

My submission is*:

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

see attached.

SUBMISSION TO PLAN CHANGE 29

1. In my role as Investigating Officer at the Commission for the Environment in the 1970s I took part in auditing Environmental Impact Reports for the Think Big Projects put forward by the government of the time. This has come to mind as I experience the feedback from the community when being faced with the NCC Plan Change 29. Some of the proposed projects went ahead, some with modification, and some did not.

Necessarily, especially in these days with access to information and social media, the public want a say in any environmental impacts to affect them. The previous RMA was attempting to mediate between the developers and neighbours of projects, the plan change appears to remove such acts of consideration.

2. Every houseowner has chosen to buy their house knowing its surroundings, which form an important part of their choice. The Plan Change proposals suggest that, without advice, an important value of their property can be altered, as well as the financial value of their asset. These days these are of even more major importance if there is no chance to influence the change. Individuals want to have a say in what they experience. That is now being emphasised in public behaviour and is the point of democracy. Education, persuasion and consideration are needed for such changes.

3. Plan 29 lays out the way the Council intends densification to proceed on a case by case basis, without previous discussion with those affected. I propose that the Council employ the equivalent of an independent Investigating Officer to consult with those affected by a planned development to produce satisfactory outcomes and maybe compromises. This could prevent litigation.

4. For Nelson to retain and enhance its reputation as an attractive place to live and visit, I also propose that town planners and architects be consulted to make the best use of low carbon materials and good design features during the initial stages of design processes of all the taller buildings, and that publishing plans to inform the public be mandatory, along with consultation and possible mediation.

Some Trafalgar Street frontages, replacing older facades which were earthquake risks, have been designed to retain historical characteristics. Those that have not been designed similarly do not fit in to the streetscape.

5. I agree that there is a need for densification. I think it needs to be done with education, persuasion and public input. Land is expensive and using it to provide more housing, and affordable housing, (maybe using new and different materials and methods) is a worthy aim which needs to be emphasised.

6. I thoroughly disagree with the decision to remove the Heritage status of Rocks Road. Any changes to this major feature of Nelson's waterfront would be unwelcome since it is a major unique and attractive feature of Nelson in its present form.

7. Nelson is fortunate to receive abundant sunshine hours. I believe that all new buildings should incorporate solar panels (especially commercial buildings) to take advantage of this for their daily use. Plants grow well here, and I would like to see Nelson as a city, encourage increased use of vegetation in the streets and on the new buildings.

JOAN MARGARET SKURR.

20/9/23

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 oppose the removal of The Heritage Precinct protection for Rocks Road. I would call on Council to maintain that designation.

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.

Online submission

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

Submitter No.	S234
Submitter Name	Vivian Crasta
Submitter first name	Vivian
Submitter middle name	Joy
Submitter surname	Crasta
Submitter is contact	Yes
Email	vivajoy19@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
Transport	Transport objectives and policies	Amend	Just like me there are a lot of Bus riders who feel they reach late to work or have given up the Bus ride. For instance earlier the bus would leave Louisson Ave Stoke at 6.58 am and would reach Vickerman Street Nelson at 7.10 am , now the Bus leaves Galway street Nayland Road at 7.07 and arrives Vickermanstreet at 7.30.	Hi there, I want to make a request for an earlier bus. Currently bus comes to Galway street - Nayland Road at 7.07

Documents included with submission

None

Received 12/9/2023



RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

*Required

Submitter Details

Full Name*	KATHRYN L. BASALAJ		
Organisation	-		
Contact Person	As ABOVE		
Postal address*			
Telephone*		Email*	Kathybasalaj@icloud.com

OFFICE USE
Submission No: 5235
Date Received Stamp: 12/9/23
NDOCs No: 539570224-15923

Trade Competition*

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

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

Council Hearing*

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

Public information

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

Signature of Submitter*

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

Date*

29-8-2023

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

My submission is*:

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

I oppose the building heights, light planes & on-site parking issues.

RMA Submission Form for Publicly Notified Plan Change 29

changes to height & area able to
build. Away from existing houses.

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 believe the intensification plans will destroy Nelson's unique character which we all value and is why we choose to live here. It is unfair to families who have worked hard to buy their family homes then to enable developers buy neighbouring homes to build dwellings up to four and 6 levels. There is no consideration towards Residents. This is WRONG!

These will create a huge amount of cars needing somewhere to park. We are short on parking already.

These buildings will take away most or all of the sunlight which imperative for healthy living and if some of these large dwellings are for social housing, families will have to put with excessive noise, drugs, alcohol and parties which sadly always go hand in hand with these types of housing.

We know this from experience already in Auckland and Rotorua, not to mention other countries such as England and USA. Why do we not learn from this?

Why not put these large apartments in areas such as Kawai St south where there are several state owned houses with very large sections of unused land. These would be close to schools, parks and shops and not destroy our beautiful neighbourhoods in the CBD and outskirts.

Mayor Nick Smith seems to disagree with residents opinions similar to mine by saying examples of other apartments as Betts, Oceanview, Malthouse Lane etc enhance our city. I don't think they enhance our city as as none of these are designed or built with any long lasting character but they are mostly situated in areas surrounded by carpark, supermarket, playing field and similar.

Why not build in the town commercial area above shops and car parks.

Why not build in areas specifically designed for new housing such as Berryfields.

Is NCC behind this because the Government will gift Nelson 1 billion dollars to help fund more housing?

I have always thought highly of Nick Smith but I strongly disagree with him in this subject, Please do not ruin our beautiful town.

- 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):
- is frivolous or vexatious.
 - discloses no reasonable or relevant case.
 - would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
 - contains offensive language.
 - 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.

S236

Voided

15th Sep
2023.

Received: 20/09/23

Sub#: S237

NDOCS: 539570224-
16004

The Chairperson
Plan change 29
Neale Ave Proposition

My name is Mrs Cynthia Sowman, my address is (surprise-surprise) Neale Ave, Stoke, straight opposite Wharema Rest Home. I am a Grandmother, Great Grandmother + a Widow of 4 years.

My major concern + my family is Safety, now in the process of installing Security Doors which I hate the thought of but since hearing that the Kāinga Ora have a policy of NOT evicting tenants if they become troublesome - that terrifies me!

Have had serious thoughts on selling to get away from this terrible decision but after getting advice from folk who are more wise than I - I will stay as I love my forever home + I will fight for a more sensible choice for this amazing jewel in Neale Ave/Stoke.

Would have loved to have seen a Village just for the elderly - they also have had hardship in their lives so deserve a safe haven in their twilight years.

bb Sowman

S238

Voided

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 27/09/2023

Submission: S239

NAXES: 539570224-16018

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: KYRA WILKIE Address: Telephone: Email: Kyrawilkie.nz@gmail.com
--	---

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

I OPPOSE the Plan Change; and particularly the following

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

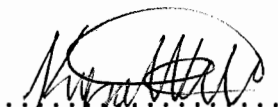
I ACKNOWLEDGE that I have found it extremely difficult to digest the total effect of the proposed PC 29 and its supporting documentation of over 2,000 pages,

Other comments or concerns I have about Plan Change 29

New young families are seeking to live at Berryfields which has facilities and fellow families, NOT in apartments in central Nelson.
 6 storeys will destroy the nature of Nelson City.
 Population Growth has not been substantiated with reliable statistics. There isn't the opportunities for young people here, my adult children live in Christchurch.
 Suggestion for how Nelson could solve it's "so called" housing crisis & Auckland because of work opportunities.

Use uninhabited buildings in central Nelson eg Time Zone building. The marina development is already going ahead and Bay View development is 2 storey development as infill housing is ok as long as its environmentally sympathetic and there are still green spaces between buildings.

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



Submitter

13/9/23

Date

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

Tuesday 19th September

31/10/23

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 27/09/2023
Submission: 5240

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: PETER WILKIE Address: Telephone: Email: pete.wilkie@outlook.co.nz
--	---

I **could not** obtain an advantage in trade competition through this Submission.I **wish** to be heard in support of my Submission at the Council Hearing.I **OPPOSE** the Plan Change; and particularly the following

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

I **SEEK** the following decision from the Council

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

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

How is Nelson hospital going to cope with increased population. What about schools they are full to capacity. Heating costs will increase if daylight hours are affected. There are plenty of new builds already happening in Nelson. Use the area next to Wood for apartments.

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

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

Pete Wilkie
.....

Submitter

21/9/23
.....

Date

NB: TO BE DELIVERED TO NCC OR SENT TO environmental.planning@ncc.govt.nz by 4.00 pmTuesday 19th September 31 October

NDOC: 539570224-16019

Received: 26/09/2023
Submission #: S241
NDocs: 539570224-16020

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <i>Amanda Jane Dylrean</i> Address: <i>1</i> Telephone: Email: <i>gregandamanda@hotmail.com</i>
---	--

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

I OPPOSE the Plan Change; and particularly the following

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

I SEEK the following decision from the Council

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

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

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

Other comments or concerns I have about Plan Change 29

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

Amanda Jane Dylrean
.....

17/09/23
.....

Submitter

Date

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

Received: 26/09/2023
Submission # S242
NOAS: 539570224-16021

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <i>Greg & Amanda Dykzeul</i> Address: Telephone: Email: <i>gregandamanda@hotmail.com</i>
---	---

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

I OPPOSE the Plan Change; and particularly the following

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

I SEEK the following decision from the Council

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

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

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

Other comments or concerns I have about Plan Change 29

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

[Signature]
.....
Submitter

17/9/23
.....
Date

Online submission

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

Submitter No.	S243
Submitter Name	Margaret Brewster
Submitter first name	Margaret
Submitter surname	Brewster
Submitter is contact	Yes
Email	margaretbrew@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	Inner city development would bring some youthful energy to the city centreand provide housing for those who need this basic right of human life.	I would like the council to proceed with plans for inner city development.

Documents included with submission

None

Received: 31/10/2023
Sub No: S244
NDOCS: 539570224-18003

Senior Planning Administrator

RMA Plan Submission

Nelson City Council

PO Box 645

Nelson 7040

Environmental.planning@ncc.govt.nz

Carolyn Marshall

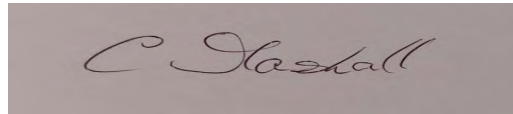
51 Manuka St

Nelson 7010

Telephone: 03 545 7974

Email: carolynam05@hotmail.com

Signature of Submitter:

A rectangular box containing a handwritten signature in dark ink. The signature appears to be 'C Marshall' written in a cursive, flowing style.

Date: October 31 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:

This is a far-reaching plan as stated by the mayor. Its immediate impact on us personally was an increase in stress given that it becomes possible for the development of a high rise type of building next door/in the neighbourhood with no consultation. The Future Development Strategy spells out the need for neighbourhood plans before an intensification policy is cemented in place. This plan 29 seems to ignore that (amongst other things) but has picked out some support from within the strategy for high rise buildings as a stand alone solution.

It is our belief that council has seemed to ignore the well being of its citizens by its current plan proposal. A common theme at the meetings I attended was the stress this has caused.

I cannot understand how Council could not realise the potential impact on the community that this

plan in its current form has engendered.

I believe this plan is too narrow in scope and ignores the wider definitions of environment as defined in the current RMA – which includes people and communities.

I am flabbergasted that Council and planners could not see the potential for developer-led high rise buildings leading to a degraded skyline quite out of character with such (current) aims as ‘residential character’, ‘privacy and outlook’, ‘scale’, ‘streetscape, landscape and natural features’. The current ‘broad brush’ approach which labels whole areas as high or medium density where building development can go ahead as long as it fits within a few criteria will lead to unacceptable outcomes.

One of the attractions of Nelson – it’s why people come here – is obviously its weather, especially its sunshine. Council’s own housing preference report (a joint TDC and NCC effort) puts this very attraction as a number one housing preference. It seems frankly ludicrous that a plan is countenanced which has, as one of its consequences, the potential to affect the amount of sunlight an affected neighbouring property could receive – especially if that property currently has full exposure to sunshine. People have bought their properties under current rules including daylight/sunshine angles. To have that arbitrarily changed (when I believe there are excellent viable alternatives) adds to the stress caused by putting forward this plan in its current form. Neighbours have gone to the trouble of installing solar panels within the past couple of years. I am left wondering if there is protection for that investment? And obviously there are plenty of other homeowners who will be feeling the same. I have even heard of people putting off their planned installation because of Plan 29.

If it is not rejected then:

1. It has been 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. Or preferably re-think the approach and consider far more comprehensive neighbourhood plans and consultation.

2. Because I believe that the warmth from sunshine and quality daylight is central to Nelson residents' well being I want the Council to maintain the AP15 Daylight Admission protection rules to all pre-existing properties, unless the owner gives written approval to the contrary.

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.

3. I support intensification and oppose the endless green fields development which has characterised expansion but strongly believe that planning is essential to prevent a hotch potch approach. Nelson is a 'Low Rise' City with a collection of heritage and non-heritage character buildings that have attracted people for generations.

I believe Council needs to lead the way in showing a long term development plan into which developers fit rather than letting developers have their head. Areas for development need to be identified on an urban block by block approach and then that information needs to be communicated to residents of Nelson. I would like to see an over-arching Urban Development Agency which identifies suitable areas for intensification and which has a long term view.

As such I oppose the current high and medium density zones . Council should remove HDRZ from the plan completely (perhaps with the central city an exception) and should 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.

Council should look at progressively phasing in intensification – e.g. the inner city, which is perhaps the most obvious place to start where 6 storey buildings may not look totally out of place. The concept of a commercial ground floor (retaining current facades and character where possible) with residential upper floors is a popular idea being mooted by many. Potentially developing the inner city first will 'mop up' anticipated demand (and there appears to be some question mark over predicted figures based on Stats NZ) – possibly for some decades to come. This has a benefit that it will give far more time for a cohesive and well thought out plan (neighbourhood plans) which identifies other suitable areas - with city fringe areas being the next obvious target area(s).

There are lots of ideas out there – encourage car yards to move, develop the army yard. I want to see

Council be prepared to use the expertise of urban planners and architects to come up with innovative and attractive solutions. I fully support submissions such as that presented by Architect William Samuels.

Intensify by design rather than developers.

4. Finally 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.

ii) If i) is not followed then I ask that all Councillors are replaced with independent Commissioners.

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

*Required

Submitter Details

Full Name*	Kathleen Brewster		
Organisation			
Contact Person			
Postal address*			
Telephone*		Email*	brewsterkath@gmail.com

OFFICE USE
Submission No: S245
Date Received Stamp: 11/09/2023
NDOCs No: 539570224-16027

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.

Kathleen Brewster

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)

11-09-2023

Date*

RMA Submission Form for Publicly Notified Plan Change 29

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

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

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

My submission is*:

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

I agree with inner city housing development.
It will bring more life to the city, and encourage you people to live well.
It's wrong to keep sprawling over farmlands, which we need to feed our
increasing population, with housing developments. For well being people need
the accessible beauty of nature.

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).

No decision given

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.

Sub No: 246
NDXG: 5395-70226-
-17231

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <i>Connie Sellers</i> Address: Telephone: Email: <i>Conniegracesellers@gmail.com</i>
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RECEIVED

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

15 OCT 2023

Customer Service

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

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

I **SEEK** the following decision from the Council

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

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

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

Other comments or concerns I have about Plan Change 29

I am concerned about any overall vision as to how Nelson will look in the future as this will unwittingly be left to developers.

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

There needs to be the creation of an Urban Development Agency to provide and a vision to future development in Nelson.

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

Connie Sellers

Submitter

02/10/23

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.	S247
Submitter Name	David Turpin
Submitter first name	David
Submitter middle name	Willis
Submitter surname	Turpin
Submitter is contact	Yes
Email	turpin.dw@gmail.com
Wish to be heard	Yes
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Entire Plan Change	General opposition	Oppose	The reasons have been stated in the above text box. Main reason is that the negative effects of such a drastic high intensification plan will reduce the overall feel and attraction of Nelson city. The possibility of increased housing will be more negative of the residents of Nelson then positive by the way of loss of sunlight, increased vehicles on the streets, loss of historic buildings and beautiful districts. Overall loss of attraction for people to come to Nelson.	

Hi NCC my name is David Turpin. I moved to Nelson 5 years ago and own a property on Locking street. I have a degree in industrial designer and now I work as a Builder.

I am writing to oppose Plan29. I oppose the current plan and what it entails in its entirety. I am all for intensifying Nelson where needed, but it must all take into account the Vibe and feel which Nelson has. This is what makes it such an attractive city to start with. We must not loose this.

I oppose the the creation of high, medium and general residential zones. I disagree with the heights which NCC has applied to these zones. I also oppose the new sunlight angles which plan29 has.

I oppose the inner city and city fringe zones. I feel the heights are completely unnecessary and should be removed and restricted to a lower height.

I oppose the allowed dwelling numbers in residential zones per title.

I am oppose to and in disbelief that plan 29 would remove heritage protections.

I can continue to go on about what I oppose with this plan and list every single point but I won't. Instead I will ask that the NCC completely stop this current Plan29 change and go back to the drawing board and talk with residents of the city, planners, builders and designers. For NCC to come up a new plan which protects Nelson as a city and also allows for increased housing, but done in the right way.

I am unsure why the council believes that we need to put such drastic measure in place, relaxing restrictions and expanding such high density development to residential areas. Especially since we have such large areas which can easily be developed in the city centre and city fringe. We have multiple large car yards within the city.

If there was such a high demand to develop inner city units and complex's, these parcels of land would be far too valuable to remain car yards and would be developed into housing which you believe we need.

The decision I would like the NCC to make is to scrap this current Plan29 and rethink it with more input from the community and to look at very progressive and beautiful cities like Boulder Colorado. We could almost copy and paste their zoning rules.

I also feel that it's is a strong conflict of interest that two of the appointed panel members are two councillors who are openly pro plan29. I want NCC to have all three panel members to be independent and not associated with the NCC.

The negative effects of Plan29 far outweigh the positive effects in my view.

The loss of sunlight from houses and sections not only has a huge affect on people's health, by lack of sunlight for gardens, sunny outside areas, sunlight into the house, it means the use of sustainable renewable energy is lost from solar. The lack of privacy with high rise units looking directly into people's private property.

The loss of beautiful heritage homes and streets which bring people to areas to walk through will be lost and replaced with high density buildings. The beauty of a city is just as important if not more than cramming people city centre so they can walk to amenities. If the place is ugly and lacks sunlight who wants to walk around or even live there.

We have a very very small city, a population of 55k people. Our public transport is shocking and that's understandable with such small numbers. But our projected growth is not big enough to warrant lack of parking for residents and ugly extremely high density blocks in residential neighbourhoods. The high density buildings will cause major

issues with parking and huge increases in traffic on those streets making it dangerous for children and walkers and pets. Especially residential streets like mine which don't have footpaths.

I live on Locking street and we have already had multiple meetings with the council about the danger of the street from traffic, a lot of which comes from Franklin village. High density units will just add to this. Out the front of my house two cars were crashed into and written off before speed bumps were put in.

I have put together a very rough idea of how I would like to see Nelson move forward with the new zone changes and intensification.

I am currently in Boulder Colorado which has a population of 100k and has a very similar feel to Nelson. Yet they have strong restrictions on heritage and they also don't have building heights as plan29 proposes. Their city centre is beautiful and would max at 3-4 stories and most are 2-3.

The same goes for Denver a city of 700k. A short walk from the city centre which has high rise buildings and apartments, they have beautiful streets with heritage houses and restrictions on where and what they can build. This has kept the history and feel of both cities.

The more I look at downtown Denver residential and Boulder City as a whole with their green zones, large protected historical areas and beautiful streets (not all areas in downtown Denver are nice) I am confused as to why we need such high density rules for our very small town of 55k people. Even if this was to double we could house people without 6 storey buildings.

We need to keep the vibe and feel of Nelson and direct future development to complement this. The vibe and feel of Nelson is why it is such an attractive city.

My proposal in the rough:

Nelson plan 29 (update) proposal.

All residential areas to have the same rules. (No different zoning) Maximum non consented building height of 8.5m. With an absolute height of 11 m if resource consent is applied for. Current daylight angles will remain, meaning Neighbour sign off for reduced sunlight and extra height must be required.

All resources consents to have neighbouring consultation.

City Centre district/area to have a maximum height of 11m or (3-4 stories).

With an absolute height of 14m under resource consent application.

Industrial/commercial zones to have the same restrictions.

All residential areas to be allowed 2 dwellings per title. as long as it conforms to daylight angles, height restrictions and ground coverage of 40%. Any extra height or dwelling must go through resource consent and will require Neighbour sign off.

Minimum subdivision and section size m². No offstreet parking required.

Maximum ground cover of 40%.

Daylight angles and height restrictions will remain the same. Any extra height or ground coverage must be done under resource consent and will need Neighbour sign off.

Heritage protection on all existing heritage zones. More talk required for extra heritage houses/ buildings to be added.

Remember extra height or rooms can always be added by going underground. Many city's have half or a full level underground (resource consent need)

I have taken lots of photos of both Boulder and Denver city and would like to bring these when I submit in person.

Cheers

David Turpin

Documents included with submission

None

Online submission

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

Submitter No.	S248
Submitter Name	Mani Gardwell
Submitter first name	Mani
Submitter surname	Gardwell
Submitter is contact	Yes
Email	mani.haggard@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	General Residential Zone	Oppose	Sunlight is essential to warm homes. Our house is single glazed but gets lots of direct sunlight in the Winter. This is our source of heating. This is a common situation in Nelson. Homes that don't get Winter sun are cold, dark and damp. Children are more likely to get asthma and other health issues. We cannot afford to double glaze or pay for heating all day every day in the Winter. To do this to ordinary Nelson families is immoral. There are plenty of options to increase housing supply. Two-story town houses increase supply without ruining the well being of Nelson families. Council must revise this plan. It is not enough to increase supply while making existing homeowners or tenants live in poor quality, dark cold damp houses. The current regulations are there because sunlight is essential to well being. Nothing has changed in this regard.	I would like council to keep regulations regarding preservation of sunlight to neighbours.

Documents included with submission

None

S24a

Voided

Online submission

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

Submitter No.	S250
Submitter Name	Amy Russ
Submitter first name	Amy
Submitter surname	Russ
Submitter is contact	Yes
Email	contact@amyrussimages.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	My concerns lie with the proposed Plan 29. Mainly, the rezoning of our neighborhood into a high-density area and the potential for multi-story units to be built alongside single-story homes. Many of the homeowners I have spoken to on our street were first drawn to purchasing their properties due to its quiet neighborhood type feel. We love our homes, have spent much time and money developing them to fit our purposes whether it's raising a family, or creating a sanctuary away from hustle and bustle of everyday life. I work from home; my office is situated on the western side of the house – as are other bedrooms – and looks out onto our established garden. Privacy is a huge factor for us, and the layout and section of our home was the main drawcard in why we purchased it over ten years ago. At this stage we have a lovely three-bedroom single story home on our western side that was built in a similar era, with a similar garden. Behind us we have the same. If these were to be removed and multi-story units put in its place, this would be extremely upsetting to us and would severely impact the way we live and go about our daily business. Our home is a true sanctuary for us, through what has been an extremely tumultuous few years for our family. Walking in our private garden, which we have created with our own blood, sweat and tears, built up from a blank canvas, and turned into a haven, makes life worthwhile. The thought of having a multistorey complex looking down into our property, through our bedroom windows, blocking our sun, inhibiting plant growth is enough to make the most stoic amongst us, question everything we have done – every hour spent toiling, every penny we have paid to ensure things are up to 'standard', and every ounce of trust and faith that we have put into the supposed 'guardians' of our neighborhoods (ie council and government). Our street is narrow, and already a hazard for school children, general pedestrians, and cyclists, especially during school drop-off and pick-up times as it is used as a throughfare between Nayland Road and shortcut access to the supermarkets. The effect that high density housing would have on our street is dramatic, even without factoring in the need for parking. The infrastructure would have to change drastically to accommodate these changes. Simply having a pothole fixed in our street requires it to be shut down to traffic. I understand the need for more housing and done sympathetically to the surrounding environments these goals can be achieved, in the right way. But what protection do we as long-term homeowners, who CHOSE to purchase the properties that we have, who have paid our taxes and our rates, and jumped through every hoop, what security do we have that our needs will to continue to be met, that our voices will be heard and that the values of our houses will not drop due to surrounding condensed housing, lack of privacy and much diminished sunlight. My family does NOT support the way in which Plan 29 has been conducted and the lack of clear information provided to the homeowners, nor do we feel there has been much thought put into the effects upon people's mental health that the stress of these uncertainties has inflicted. What certainty can council give us that each development will be sympathetic to its surrounding properties, what hoops will developers have to jump through before such multistorey units can be built. What ongoing disruptive changes would take place if sections were to be demolished for large scale buildings and streets ripped up for pipe work to accommodate said units within residential streets, and how will you assure current residents feel secure in their own rights not being violated?	What certainty can council give us that each development will be sympathetic to its surrounding properties? What hoops will developers have to jump through before such multistorey units can be built? What ongoing disruptive changes would take place if sections were to be demolished for large-scale buildings and streets ripped up for pipework to accommodate said units within residential streets? How will you assure current residents can feel secure in their own rights not being violated?