I lived in densely populated towns and cities for 50 years and am well aware of the huge infrastructure requirements necessary to run it – the fact that they are still not in place, and failing in those cities, gives some idea of what is being proposed for Nelson. Recent large areas being developed in Nelson are further exacerbating the existing overload of the infrastructure. It is worthy of note that none of these new areas of 'development' could, in any way, be considered 'intense'.

To intensify the existing area and then try to return it to some sort of stability is, as has been found elsewhere, is not possible without vast investment – witch is clearly beyond an already heavily indebted Council – with huge costly proposals it is obviously trying to spend it's way out of debt. That, of course, assumes that such a policy is possible. There is, already, evidence of serious miss- management – the results of which, as we well know, are being met by the rate and tax payers. A prime example of this is the considerable amount of empty Council owned property which should be being productively employed. There are other examples and I would be glad to discuss some of them with anyone from the Council.

Nelson does not deserve the imposition of this ill-considered plan and all that such intensity will bring.

It is unclear as to whether this plan change is a political ploy or, perhaps, a case of an expensive NCC ego trip.