

S126

Voided

S127

Voided

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Sub#: 5128
NDocs: 539570224
-15664

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <i>AVAIL PETERSON</i> Address: Telephone: Email: <i>warwickpeterson@hotmail.com</i>
--	---

RECEIVED
07 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 *1.5 per property.*

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 *1.5 ARE* car parks 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 AGAINST high density high buildings in my AREA.
THIS IS WHY I CAME TO NELSON.
IF THERE IS TO BE INTENSIFICATION, IT SHOULD BE
NEAR THE CITY CENTRE.*

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

1. *STOP THE ADDITIONAL RATE ADDITION SO UNDER UTILISED HOUSES CAN BE USED TO INCREASE RENTAL NUMBERS.*
2. *STOP LANDBANKING SO THESE INVESTORS ARE RATED OUT OF THE AREA. IF THE LAND STAYS WITHOUT A RESIDENTIAL UNIT FOR OVER 5YRS, calculate the capital gain made and RATE THAT GAIN AT 40% OF IT. IT WOULD DISCOURAGE THIS TYPE OF LANDBANKING.*

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

AP

Submitter

05/09/23

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.	S129
Submitter Name	Jude Tarr
Submitter first name	Jude
Submitter surname	Tarr
Submitter is contact	Yes
Email	flytheice@gmail.com
Wish to be heard	No
Joint presentation	No
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Residential Zones	High Density Residential Zone	Oppose	Most of the residential areas where the high density is proposed currently is existing single storey residential homes. I think under Plan Change 29, Nelson South should remain in the General Residential Zone, this will allow up to two storeys and still retain the heritage character that we all love.	Remove high density residential one from Nelson South.
Inner City and City Fringe Zones	Inner City Zone	Support	Make use of the empty real estate for residential apartments up to six storeys within the Nelson CBD and add some vitality to the heart of the city.	High density within Nelson's CBD

Documents included with submission

None

S/30

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: S131

Date Received Stamp:

13/09/2023

NDOCs No: 539570224-15699

*Required

Submitter Details

Full Name*	Diane Chandler		
Organisation			
Contact Person			
Postal address*			
Telephone*		Email*	fizeo@actrix.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

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.

Diane Chandler

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)

13/09/2023

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 submission.

RMA Submission Form for Publicly Notified Plan Change 29

I seek the following decision from the Council*:

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

Reject everything about Plan change 29 in its entirety.

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.

My submission is I reject everything about Plan change 29 in its entirety. However, if the RMA do go ahead with the plan I would like to submit the following:

- I live in an area currently zoned low density residential. I oppose the change of the zoning in our area from low density to general density. This doesn't appropriately recognise the character and amenity of our existing residential area and would have a more than minor effect on the overall amenity of the local environment as enjoyed by existing residents. It doesn't suit the area with the large old homestead (built 1914) and gardens.

I oppose the removal of any current daylight angles that affect any residential home and these should not be changed or removed for any building in a residential area, or any building that will affect an existing residential home. I oppose any buildings over two storeys in residential areas which will affect existing residential homes.

Further the plan would change the suburban character in a way that could set a precedent. The planned character of the single house zone in Nelson is one of predominantly one or two-storey buildings 'within a generally spacious setting'. If the subject site is developed as allowed that area of single house zone cannot realistically be said to be predominantly in accordance with the character. (from recent environmental commissioners hearing for beach haven which residents stopped the intensive development).

I support multi storey buildings in the Nelson CBD, but not in residential areas, or areas which affect residential areas. The loss of privacy, loss of sunlight, increased noise, mental health issues are a major concern for existing residents who potentially have six storey buildings looking into their homes and backyards. High rise buildings will detrimentally affect the character and soul of Nelson. We choose to live here for the sunshine, lifestyle and enjoyment of life - not to become a concrete jungle.

I am concerned that the existing infrastructure in Nelson need to be increased to cope with the proposed increase in our population- where are the schools, preschools, daycare for a sudden increase in housing. There aren't enough to cope with current population. What about dementia units? That our wastewater, sewer, parking, rubbish collection, drinking water (we have restrictions nearly every year) have not been upgraded for the increase in housing. Parking, roads etc. Our hospital doesn't have enough beds to meet demand already. Health services overloaded - so what has NCC done to ensure we have infrastructure and services to meet the increased population. Failing to do this would be negligent.

When our subdivision was built it was deemed a low density housing area. This was to preserve the environmental factors of the area, the heritage trees and the heritage property. We, and our neighbours, built knowing this was a low density area. We wish for low density zoning to remain for our property.

The poor neighbours who lose aesthetics, daylight and sunlight and are left, literally, in the cold. Solar panels will be less effective. People will not be able to enjoy the outdoor areas.

Imagine a 3,4,5 or 6 storey apartment building built north of a residential property, or people looking over your backyard 24/7 in the fourth storey next door and the loss of enjoyment and privacy of your own home.

Imagine your current home having multi story buildings all around you, maybe 6 high. Imagine it on three sides of you, or maybe all around. The increased noise, and vehicle movements. Rubbish bins- servicing multiple dwellings all lined up on the footpath, increased water run off.

As a teen I lived in Nelson in an older house with multi storey buildings built on either side - its not nice. its confining - its dark, cold, wet. Our house got little sunlight with the multi storeys blocking light. once the two storey concrete wall was built next door on the boundary the outside was wet and damp all the time and the house dark and cold. The neighbours cats and pets used our vege garden as the toilet. Where are these pets going to roam.

There is no privacy and people looking down on you all the time. As someone who experienced this forty years ago i thought Nelson had moved on - but they going backwards.

Sunshine is a factor that makes your soul soar and by blocking light and sun it affects moods and mental health as well.

One of my big concerns is people make lifestyle and living choices. Some people choose to live in apartment villages (with people all around them (we did when we were younger and lived overseas). However, people also choose to live in a quiet neighbourhood with no high rise buildings and enjoying then quiet enjoyment of their own homes (tenants and homeowners alike) however, this choice is being taken away from them.

Recently I walked up Ngawhatu Valley in stoke - there is so much land and then i walked over to Marsden Valley where there is much housing being build (two storey units under construction). There has been so much housing development in stoke that has this been taken into account as it seems they say no land - but houses are sprouting like mushrooms in Ngawhatu and Marsden valleys and Ngawhatu has land for miles still to develop.

I lived in flint, Michigan, USA for a few years decades ago. it was a lovely place to live. people flocked there, lots of parks, jobs.

It then changed quickly (for many reasons) - in a couple of years. Violence, poverty, drugs, gangs changed it in a few years. I knew of many people run out and walked away from their homes with nothing- the govt, police, councillors couldn't do a thing. people say it wont happen here - but they are naive and it could happen.

Intensive housing leads to all sorts of social issues - the biggest being loss of privacy, loss of sunlight, loss of enjoyment of homes, noise. Where are all the parks for the kids to play, schools, daycares, hospital beds, infrastructure?

If Proposed plan 29 proceeds then the NCC are clutching figures out of the sky saying it wont happen overnight. Its the developers and Kainga Ora and Iwi who will decide how quickly it happens - not NCC. Once it is approved it is out of their control.

People who haven't seen a beautiful, fun, rich city fall don't believe it could happen to them - it can if the values of a city and its soul aren't preserved for future generations. More housing can be done without destroying existing communities, residential homes and quiet enjoyment of our homes. It is a tenants and home owners right to have quiet enjoyment of their home.

Date - 13/9/2023

Signed - Diane Joy Chandler

SI32

Voided

Online submission

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

Submitter No.	S133
Submitter Name	Michael Johnston
Submitter first name	Michael
Submitter middle name	Robert
Submitter surname	Johnston
Submitter is contact	Yes
Email	mike.johnston@xtra.co.nz
Wish to be heard	Yes
Joint presentation	No
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Entire Plan Change	The Plan Change process	Oppose in part	I am opposed to the Plan Change 29 even though I could as a property owner in Nelson South stand to benefit financially from it. My qualifications for making this submission (in addition to being a resident) is I was born in a house in Nelson South and have lived in Nelson for over 70 of the 82 years since then. Although my opposition is specifically in relation to Nelson South it may well be valid for what is proposed in the plan change elsewhere in the city. My reasons for opposing the plan change are: 1. The Nelson South area has historical, cultural and landscape values that are recognised in the current plan. The proposed change fails to acknowledge this although council in putting forward a token heritage precinct in Richmond Avenue tacitly admits that these values not only exist but are important (also why this street? – there are many others that have equal or greater merit?). 2. What is needed is an assurance to residents who would be affected by the plan change is how are the current values to be enhanced? All Nelson South residents (and Nelsonians generally) know that it is the backdrop comprising the area between the CBD and the Grampians that gives our city much of its character and uniqueness – it is something that visitors to Nelson frequently comment on. Taking the worst scenario that could happen under the proposed plan change could see something the east Germans of 70 years ago would have been proud of. 3. It is all very well to state that the changes or infilling would be gradual but if you happen to have a property that is on the south side of such a development (it may be the only one in your block for a decade or more) then this is literally cold comfort. 4. In proposing to rezone huge areas would mean that everyone in those areas now have little certainty in life as at any time (be it tomorrow or in thirty years hence) things for them could dramatically change for the worse. 5. Council needs to remove this uncertainty by more thoroughly investigating where development can and should occur rather than adopting such a heavy handed and (to both residents and to the character of Nelson) insensitive approach. I therefore urge council to adopt a less draconian and more democratic approach so that future growth can be accommodated in a manner sensitive to the current characteristics that make this city so special.	Review of process to make it more specific with less uncertainty for property owners

Documents included with submission

None

S134

Voided

Online submission

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

Submitter No.	S135
Submitter Name	Matthew Schep
Submitter first name	Matthew
Submitter surname	Schep
Submitter is contact	Yes
Email	m.e.schep@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 support	Support	Nelson, like every region in Aotearoa, is growing in population, and every person deserves decent housing. As a geographically limited region, we do not have the capacity to engage in mass urban sprawl, and urban sprawl is also an inefficient, ugly, rurally invasive, polluting practice that should be limited where practicably possible. I support the changes to allow buildings of greater height in Nelson where the area is suitable - in particular, where it is accessible to bus routes and where is it most resilient to natural hazards and climate change. I encourage the Council to consult very carefully and very meticulously on this resilience as a small mistake could be very costly and dangerous for future residents. I support the provision to not require new builds to have space for car parking. Many households in urban centres cannot drive, or do not want to, do not need to, or cannot afford to. Not requiring car parking will allow for a range of options available to future residents of expected projects to meet a range of needs. I would like to see explicit requirements for new builds to be fully accessible to disabled people, older people, and children, if this is not already codified elsewhere. Equitable access to housing is a human right for everyone, no matter their mobility capability. I support the right for neighbours of future build sites to be consulted with adequately by developers prior to and during development. History shows us that private companies too often run roughshod over the needs of communities in pursuit of profit. People should come before profit in all instances in a fair society that cares for its members. I do not support other property owners using claimed heritage status as a crutch to oppose new housing builds in the neighbourhood. Every building that exists in Nelson could make a heritage claim at some point in the future if it gets old enough, and "character" is a very subjective term. Heritage status should be reserved for buildings with very particular historical significance, not for entire streets or neighbourhoods. I encourage the Council to go ahead with Plan 29, with appropriate changes as needed to minimise impact on existing residents. I have seen a lot of support for it in the community. I would like to remind the Council in this submission that naysayers to a project are usually disproportionately vocal compared to supporters, so any overwhelming opposition to Plan 29 through the submission process is not necessarily reflective of the overall community view. I do not support opposition to this plan that is rooted in xenophobia, racism, misinformation, and fearmongering. I saw a lot of this at a public meeting with the Council at the Trafalgar Centre and it was both horrifying and disappointing. I urge the Council to disregard these kinds of views and weight up instead the many valid and reasoned dissenting views to Plan 29 that exist in the community. I encourage the Council to extend the submission window until at least the end of October. Plan 29 is a large transformational change, and people need time to digest it and think through their views.	I am a homeowner living in Tahunanui. I support the adoption of Plan 29 by the Nelson City Council, with some additional thoughts and requests outlined below.

Documents included with submission

None

Online submission

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

Submitter No.	S136
Submitter Name	Beverley Trengrove
Submitter first name	Beverley
Submitter middle name	Diane
Submitter surname	Trengrove
Submitter is contact	Yes
Email	dianetren@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	* the impact on the heritage of this city * the lack of social planning and long term effects * lack of long term vision * impact on why it is that people come to this city * the far reaching effects beyond what is immediate	Reject entire change to 29 - housing

Documents included with submission

None

RMA Submission Form for Publicly Notified Plan Change 29



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

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

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

*Required

Submitter Details

Full Name*	SHERILYN SPILMAN
Organisation	
Contact Person	
Postal address*	
Telephone*	Email* jp.shernspilman@gmail.com

OFFICE USE
Submission No: 5137
Date Received Stamp: RECEIVED
15 SEP 2023
Customer Service
NDOCs No: 539570224 -15702

Trade Competition*

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

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

Council Hearing*

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

Public information

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

Signature of Submitter*

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

Date*

14/9/23

RMA Submission Form for Publicly Notified Plan Change 29

The specific provisions of the Proposed Plan Change that my submission relates to are as follows:	
☐ Entire Plan Change ☒ Residential ☒ Inner City and City Fringe ☐ Industrial ☐ Suburban Commercial ☐ Natural Hazards/Climate Change ☐ Heritage	☐ Papakāinga ☐ Transport ☐ Mapping ☐ Infrastructure ☐ Area outside of Plan Change ☐ Subdivision ☐ Other
I/we*: ☐ Oppose the Plan Change in part ☐ Support the Plan change in part ☐ Are Neutral about the Plan Change ☒ Oppose the Plan Change ☐ Support the Plan Change ☐ Request amendments to the Plan Change	
My submission is*: <i>(Include whether you support or oppose the specific provisions or wish to have them amended, and reasons for your views)</i>	

I accept that intensification of housing is necessary to avoid urban sprawl into productive farmland.

However, that intensification should be restricted to the city centre and city fringe.

I totally oppose the proposal to allow buildings as high as six storeys as of right in residential areas.

What must be considered is the affect on neighbours and neighbourhoods including loss of outlook, loss of privacy and loss of solar access, deprivation of which has a negative impact on mental and physical wellbeing including on the warmth of homes.

People want to come to Nelson and stay here because of its attractive character, sunshine, and views, all of which will be detrimentally affected if this plan change is allowed.

SS, L

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).

The council should allow buildings of only two storeys to be allowed as of right in all residential areas. Above that height, the proposed buildings need to be notified activities, open to opposing views.

Neighbourhoods need to be consulted about any proposed developments which could have a considerable influence of them.

Instead of these permissive height proposals, I personally feel council should look at measures that facilitate mews and townhouse developments in the residential zones.

S Spilman

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.

S138

Voided

Online submission

Received: 18/09/2023 Sub
No: S139
File Ref: 539570224-15719

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

Submitter No.	S139
Submitter Name	ben gardner -thorne
Submitter first name	ben
Submitter surname	gardner -thorne
Submitter is contact	Yes
Email	zoewteece@gmail.com
Wish to be heard	Yes
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Entire Plan Change	General opposition	Oppose	I 100% disagree with the councils plans to change our daylight rules. We worked extremely hard to get into our first property and with this change we could see areas around us building 6 story buildings giving us no sunlight in the hours we are home after long days at work to pay our mortgage. We are located at the back of whareama care centre and we understand that this to be knocked down and turned into kainga ora housing. Not only does kainga ora support many people who don't work and are on benefits we would be cornered with what kind of people are being brought in this close to our house and children. We also don't want to see 6 story buildings which could result in more than 100 people being brought into this area. Losing all our sunlight in the hours we are home would result in us moving house and most likely being forced to move out of Nelson because the house prices are beyond crazy as it so we would be out of lucky even having a chance to try buy again in this region right now. The noise levels this could increase coming down onto our one-story house could result in our future children getting less sleep, us getting less sleep and us all feeling miserable in our home that we worked so hard for. Let along the risk this would put us in within our jobs. You wouldn't be happy with no sunlight and no space to be yourself in your own home so unless you actively put yourself through hell first then don't expect the community to do so. Change the plan 100% its not for our community.	I 100% disagree with the councils plans to change our daylight rules. We worked extremely hard to get into our first property and with this change we could see areas around us building 6 story buildings giving us no sunlight in the hours we are home after long days at work to pay our mortgage. We are located at the back of whareama care centre and we understand that this to be knocked down and turned into kainga ora housing. Not only does kainga ora support many people who dont work and are on benefits we would be conrenred with what kind of people are being brought in this close to our house and children. We also dont want to see 6 story buildings which could result in more than 100 people being brought into this area. Losing all our sunlight in the hours we are home would result in us moving house and most likely being forced to move out of Nelson because the house prices are beyong crazy as it so we would be out of lucky even having a chance to try buy again in this region right now. The noise levels this could increase coming down onto our one story house could result in our future children getting less sleep, us getting less sleep and us all feeling miserable in our home that we worked so hard for. Let along the risk this would put us in within our jobs. You wouldnt be happy with no sunlight and no space to be yourself in your own home so unless you actively put yourself through hell first then dont expect the commuinity to do so. Change the plan 100% its not for our community.

Online submission

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

Submitter No.	S140
Submitter Name	Jon Wahlberg
Submitter first name	Jon
Submitter surname	Wahlberg
Submitter is contact	Yes
Email	frqlzs@frqlzs.net
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	General Residential Zone	Oppose in part	There is a great potential to create reverse sensitive issues with increased housing density; reduced sections sizes and reduced section shapes next to rural property which seeks to undertake rural activities. Parts of Plan Change 29 objected: 1. Object to the rezoning of land adjacent to Rural Zone to General Residential - Seek to retain existing Residential Zone adjacent to the Rural Zone, including Rural - Lower Density small holdings Area, unless otherwise supported by landowner 2. Rule RE.r17.B and Rule RE.r18.B Object to 3 dwellings on sections adjacent to the Rural Zone, including Rural - Lower Density small holdings Area. - Seek only one dwelling adjacent to the Rural Zone, including Rural - Lower Density small holdings Area. 3. Rule RE.r17.E and Rule RE.r18.E - Seek a provision to increase setback of buildings from Rural the Rural Zone, including Rural - Lower Density small holdings Area boundary - Seek a setback of 25m for dwellings from Rural Zone. (This being consistent with the TRMP which recognises the importance of increased separation to support rural activities) 4. Rule RE.r23.1 - Seek a Permitted provision of only one dwelling adjacent to the Rural Zone, including Rural - Lower Density small holdings Area. 5 Rule RE.r26.1 - Seek a provision to setback dwellings 25m from the Rural Zone, including Rural - Lower Density small holdings Area boundary. (This being consistent with the TRMP which recognises the importance of increased separation to support rural activities) 6. Rule 107. 2 - Seek a provision to increase the shape factor of subdivisions adjacent to the Rural Zone, including Rural - Lower Density small holdings Area. - Seek a subdivision zone of at least 1,000m2, with a designated BLA that is setback 25m from the zone boundary. (This being consistent with the TRMP which recognises the importance of increased separation to support rural activities) - Seek that allotments that adjoins any Rural zone have a width of at least 34.5 metres between the zone boundary and the farthest boundary of the allotment. (This being a 25m rural boundary offset, 8m shape factor and 1.5m front boundary setback.	Object to land adjacent to Rural Zone, including Rural - Lower Density small holdings Area, being rezoned under Plan Change 29. Council needs to be zoning a gradient of activities adjacent to the rural zone to avoid matters arising which restricts rural activities.

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*	Matthew Grainger		
Organisation	Woolworths New Zealand Limited		
Contact Person	Holly Jenkins c/- The Property Group		
Postal address*	PO Box 377, Whangarei, 0110		
Telephone*		Email*	hjenkins@propertygroup.co.nz

OFFICE USE

Submission No: 5141

Date Received Stamp:

19-Sept-2023

NDOCs No:

539570224-15831

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.

(Holly Jenkins)

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)

19-09-2023

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 submission.

RMA Submission Form for Publicly Notified Plan Change 29



I seek the following decision from the Council*:

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

Please see attached submission.

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 FORM 5 – Continued

Submission on publicly notified Proposed Plan Change 29 –, Nelson City Council

Clause 6 of the First Schedule, Resource Management Act 1

Submission Point 1

The specific provision of the proposal that my submission relates to:

Plan Change 29 – General

My submission is (support, oppose, amend):

None

Reasons for my submission

Thank you for the opportunity to submit on this proposed plan change. Woolworths New Zealand Limited (Woolworths NZ Ltd) supports the general direction of Proposed Plan Change 29 to provide well-functioning urban environments, while appropriately managing the risk of natural hazards within Nelson City.

Woolworths NZ Ltd currently operates 191 Countdown stores nationwide and employs over 20,000 people. Woolworths NZ Ltd is also the franchisor for the Fresh Choice and Super Value brands, with a further 70 stores nationwide.

There are three Countdown stores and one Fresh Choice store in Nelson City:

- Stoke Countdown: Corner of Putaitai Street and Main Road Stoke, Stoke
- Nelson Countdown: 23 St Vincent Street, Nelson
- Trafalgar Park Countdown: Corner of Paruparu Road and Halifax Street, Nelson
- Fresh Choice: 69 Collingwood Street, Nelson

Woolworths NZ Ltd is proud to work with communities and councils to create and deliver successful supermarkets that support and foster community wellbeing.

I seek the following decision from the local authority (retain, amend, add, delete):

None

Submission Point 2

The specific provision of the proposal that my submission relates to:

Chapter 9: Suburban Commercial Zone: Rules – Item SCr.21 New buildings and alterations and additions to buildings

Permitted SCr.21.1 – Minor alterations and additions to a building that does not change its external design and appearance of the building are permitted.

Controlled SCr.21.2 – not applicable

Discretionary/Non-Complying/Prohibited SCr.21.3 – A new building, or any alterations and additions to existing buildings that are not otherwise permitted by SCr.21.1 are restricted discretionary activity. Discretion is restricted over:

.....

Assessment Criteria SCr.21.4....

My submission is (support, oppose, amend):

Oppose in part - Amend

Reasons for my submission

Woolworths NZ Ltd supports the ability to undertake minor alterations and additions to buildings without the need for resource consent where these result in inconsequential changes to the bulk, scale and appearance of a building.

As proposed, the item title of this rule refers to 'new buildings and alterations and additions', however the permitted activity criteria of SCR.21.1 does not relate to new buildings, and only relates to additions and alterations. New buildings are addressed under the SCr.21.3 and automatically require resource consent as a Restricted Discretionary Activity. As currently drafted the rule appears to merge two separate matters into a separate rule being 'new buildings' and 'additions and alterations' which is not overly clear to the plan user.

The Proposed Plan Change does not include a definition of 'minor alterations and additions'. Therefore, it is assumed that any additions and alterations to a building which change its external appearance or design are not classed as minor, and therefore cannot be considered a permitted activity under SCr.21.1. It is understood this rule is seeking to achieve quality visual appearance however as drafted it is considered highly ambiguous and will likely require persons to approach Council on an individual case by case basis to confirm whether it can be agreed as being 'minor'. It is also not clear to what extent 'external design and appearance' would be taken and whether this would also capture signage attached to a building.

SCr.21.3 requires new buildings, or any alterations or additions to existing buildings that are not otherwise permitted by SCr.21.1, to be considered as a Restricted Discretionary Activity. The matters to which Council's discretion is restricted is set out below as SCr.21.3 i-iv. This criteria does not refer to any further assessment criteria, however SCr.21.4 as drafted, which sits immediately under this rule, suggests to the plan user that this criteria is also relevant. It is considered the restricted discretionary criteria should be amended to refer to the criteria under SCr21.4 if it is

intended that this also be assessed as part of any resource consent application for a Restricted Discretionary Activity.

I seek the following decision from the local authority (retain, amend, add, delete):

Woolworths NZ Ltd seek that SCr.21 is separated into two rules, one applying to new buildings and one applying to minor alterations and additions.

Woolworths NZ Ltd also seek that greater clarity be provided to define 'minor alterations and additions' to enable this rule to be utilised without the need for case by case checking with Council.

Woolworths NZ Ltd seek that the Restricted Discretionary Activity criteria is amended to refer to the further assessment criteria set out under SCr.21.4 if this is intended to be assessed as part of an application for a Restricted Discretionary Activity resource consent.

Submission Point 3

The specific provision of the proposal that my submission relates to:

Chapter 9: Suburban Commercial Zone: Rules – Item SCr.21 New buildings and alterations and additions to buildings

.....

Discretionary/Non-Complying/Prohibited SCr.21.3 – A new building, or any alterations and additions to existing buildings that are not otherwise permitted by SCr.21.1 are restricted discretionary activity. Discretion is restricted over:

.....

Resource consent applications will be considered without notification, or obtaining written approval of affected parties.

My submission is (support, oppose, amend):

Support

Reasons for my submission

Woolworths NZ Ltd supports the inclusion of a non-notification clause for Restricted Discretionary Activities under rule SCr.21.3.

I seek the following decision from the local authority (retain, amend, add, delete):

Retain as proposed.

Submission Point 4

The specific provision of the proposal that my submission relates to:

Chapter 8: Inner City Zone: Rules – Item ICr.37B New buildings and alterations and additions to buildings

Permitted ICr.37B.1 – Minor alterations and additions to a building that does not change its external design and appearance of the building are permitted.

Controlled ICr.37B.2 – Not applicable

Discretionary/Non-Complying/Prohibited ICr.37B.3 – A new building, or any alterations and additions to existing buildings that are not otherwise permitted by ICr.37B.1 are restricted discretionary activity. Discretion is restricted over:

.....

Assessment Criteria ICr.37B.4....

My submission is (support, oppose, amend):

Oppose in part - Amend

Reasons for my submission

Woolworths NZ Ltd supports the ability to undertake minor alterations and additions to buildings without the need for resource consent where these result in inconsequential changes to the bulk, scale and appearance of a building.

As proposed, the item title of this rule refers to 'new buildings and alterations and additions', however the permitted activity criteria of ICr.37B.1 does not relate to new buildings, and only relates to additions and alterations. New buildings are addressed under the ICr.37B.3 and automatically require resource consent as a Restricted Discretionary Activity. As currently drafted the rule appears to merge two separate matters into a separate rule being 'new buildings' and 'additions and alterations' which is not overly clear to the plan user.

The Proposed Plan Change as drafted does not include a definition of 'minor alterations and additions'. Therefore it is assumed that any additions and alterations to a building which change its external appearance or design are not classed as minor, and therefore cannot be considered a permitted activity under ICr.37B.1. It is understood this rule is seeking to achieve quality visual appearance however as drafted it is considered highly ambiguous and will likely require persons to approach Council on an individual case by case basis to confirm whether it can be agreed as being 'minor'. It is also not clear to what extent 'external design and appearance' would be taken and whether this would also capture signage attached to a building.

ICr.37B.3 requires new buildings, or any alterations or additions to existing buildings that are not otherwise permitted by ICr.37B.1 to be considered as a Restricted Discretionary Activity. The matters to which Council's discretion is restricted is set out below as ICr.37B.3 i-iv. This criteria does not refer to any further assessment criteria, however ICr.37B.4 as drafted which sits immediately under this rule suggests to the plan user that this criteria is also relevant. It is considered the restricted discretionary criteria should be amended to refer to the criteria under ICr.37B.4 if it is intended that this also be assessed as part of any resource consent application for a Restricted Discretionary Activity.

I seek the following decision from the local authority (retain, amend, add, delete):

Woolworths NZ Ltd seek that ICr.37B is separated into two rules, one applying to new buildings and one applying to minor alterations and additions.

Woolworths NZ Ltd also seek that greater clarity be provided to define 'minor alterations and additions' to enable this rule to be utilised without the need for case by case checking with Council.

Woolworths NZ Ltd seek that the Restricted Discretionary Activity criteria is amended to refer to the further assessment criteria set out under ICr.37B.4 if this is intended to be assessed as part of an application for a Restricted Discretionary Activity resource consent.

Submission Point 5

The specific provision of the proposal that my submission relates to:

Chapter 9: Suburban Commercial Zone: Rules – Item ICr.37B New buildings and alterations and additions to buildings

.....

Discretionary/Non-Complying/Prohibited ICr.37B.3 – A new building, or any alterations and additions to existing buildings that are not otherwise permitted by ICr.37B.1 are restricted discretionary activity. Discretion is restricted over:

.....

Resource consent applications will be considered without notification, or obtaining written approval of affected parties.

My submission is (support, oppose, amend):

Support

Reasons for my submission

Woolworths NZ Ltd supports the inclusion of a non-notification clause for restricted discretionary activities under rule ICr.37B.3.

I seek the following decision from the local authority (retain, amend, add, delete):

Retain as drafted.

Online submission

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

Submitter No.	S142
Submitter Name	Errol Gilchrist
Submitter first name	Errol
Submitter middle name	John
Submitter surname	Gilchrist
Submitter is contact	Yes
Email	ejgilchrist@xtra.co.nz
Wish to be heard	Yes
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Residential Zones	High Density Residential Zone	Oppose	Many homes (ours included) in this Zone have been specifically designed and sited to take advantage of both summer and winter sun under the current planning rules. Sunlight warms our living areas and gardens and is essential for our health and well being. We specifically bought our home because it was north facing and sunny, in an established low density residential area close to the city, close to family living in the area. The proposed change from low density to a High Density Residential Zone would definitely have an adverse affect on our health and well being. Retaining the existing daylight rules does not preclude more intense development - development can still take place on suitable, larger sites where the impact on existing residents is minimised. Allowing high rise development without consents within existing low density residential areas should surely not even be considered "good" planning, as the effects of poor quality development and severe shading would have detrimental outcomes on neighbourhoods, and residents.	To retain existing Daylight/Sunlight angles at existing property boundaries

Documents included with submission

None

Online submission

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

Submitter No.	S143
Submitter Name	Marie Calderbank
Submitter first name	Marie
Submitter surname	Calderbank
Submitter is contact	Yes
Email	mariecalderbank.nz@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	strongly suggest, in the greater interests of the wider community, that Plan Change 29 be pushed back to the planners, for a more palatable, re-written version that gives better protection to neighbours sunlight, heritage, social cohesiveness and areas of character in our City. This is in no way a rejection of proposed housing intensity and growth, but just a way of ensuring a more thoughtful 'better fit' for the uniqueness of our City, District and its Residents. I would also strongly recommend that in line with your offer of 'as much community engagement as possible', that every rate payer on your data base is emailed when the revised version of the plan is open for consultation and I personally give to you my consent for NCC to email to me that notification.	I reject PC 29

Documents included with submission

None

Online submission

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

Submitter No.	S144
Submitter Name	Cory Robertson
Submitter first name	Cory
Submitter surname	Robertson
Submitter is contact	Yes
Email	cory.808@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
Mapping	Natural hazards mapping	Oppose	We would like our land ot 80 Bayview Road removed from any land slip Hazzard mapping.	Hi,I Own a section at 80 Bayview Road that im currently building on,my section appears to be in your current slip zone map. We have Had extensive geotech works done on the site by the Developer plus my own personal geotech reports that state that our property is extremely stable. All of this information has been accepted by council Regards Cory

Documents included with submission

None

Online submission

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

Submitter No.	S145
Submitter Name	Genevieve Gilchrist
Submitter first name	Genevieve
Submitter middle name	Elizabeth
Submitter surname	Gilchrist
Submitter is contact	Yes
Email	errol.jen.gilchrist@icloud.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	Please remove the high density zone from our suburbs. Our home is in the high density zone and I'm very stressed that we could have a six storey building built a metre away from our fence. The main reasons for buying our house is that it gets all day sun, is in a quiet and friendly neighbourhood, close to town and is completely private. The possibility that a six storey building can be built on our northern boundary at any time in the future is very stressful to live with and I have actually had to go to the doctor to get help with my anxiety (first time I have had stress). A comment was made "it is like living in a war zone as you never know when the next bomb will fall" is totally accurate. Also stressful is that our house valuation would drop and may be difficult to sell if a building can be built so close next door. Also the thought of going through winter without sunshine, in a cold and damp house and extra heating expenses is also very stressful. I am not against intensification but PLEASE can this be done in the city itself or areas where it won't impact on neighbours' sunshine, health and pleasure of living in an established home. I was born in Nelson and now retired and I find the stress very hard to cope with. Please respect our views and let us live in our quiet sunny homes in sunny Nelson as we have always done. Thank you	1) Remove the High Density Residential Zone and Medium Density from existing low density residential suburbs. 2) Retain the daylight (i.e. sunlight) angles we have under the current plan.

Documents included with submission

None

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Received: 30/08/23
Sub #: 5146
NDOS-539570224-15720

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <u>MURRAY DAVID DENCH.</u> Address: Telephone: Email: <u>murraydench@xtra.co.nz</u>
---	--

- ☒ **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

Murray David Dench
.....

Submitter

29/08/2023
.....

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

04 SEP 2023

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <i>Rosemary Wair</i> Address: Telephone: Email: <i>rosemarywair@slingshot.co.nz</i>	Customer Service 5147
--	---	----------------------------------

- ☐ 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

Rosemary Wair

Submitter

31-8-23

Date

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

Tuesday 19th September

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Sub No: 5148
NCCS: 539570224
15722

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: <u>Natalya Dempsey</u> Address: Telephone: Email: <u>nandedempsey@gmail.com</u>
--	---

☒ 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;

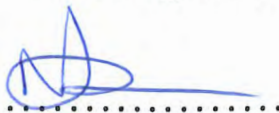
I REQUEST that Council appoints an independent Panel to hear the Submissions; and gives a further Notice extending the Closing Date for Submissions

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



Submitter

14.09.23

Date

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

RECEIVED

15 SEP 2023

Customer Service

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Sub No: S149
NCC: 539570224-

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: Full Name: Cheryl Walls Address: Telephone: Email: Camalego@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

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

Cheryl Walls

Submitter

11.9.23

Date

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

RECEIVED

15 SEP 2023

Customer Service

SUBMISSION FORM FOR NELSON CITY COUNCIL NOTIFIED PLAN CHANGE 29

Sub No: 150
NDICS 539570224
-15724

To: Senior Planning Administrator RMA Plan Submissions Nelson City Council PO Box 645 Nelson 7040	Submitter: <u>Keryn McKay</u> Full Name: " <u>"</u> " Address: " <u>"</u> " Telephone: Email: <u>kerry74@gmail.com</u>
--	--

☒ 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


.....
Submitter

12/09/23
.....
Date

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