



RMA Further Submission Form in support of, or in opposition to, submission(s) on publicly notified Plan Change 31

Return your submission by 4pm on Friday 13 October 2023 to:

Senior Planning Administrator
PC31 Further 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.31 in the subject line)

OFFICE USE
Submission No: FS1
Original Submission No: S3
Date Received Stamp: 13/10/20123
NDOCs No:


*Required

Submitter Details

Full Name*	HAROLD JOHN PEARSON
Organisation	
Contact Person	
Postal address*	
Telephone*	pearsonharry@yahoo.co.nz

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 the original submitter 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)

13-10-2023
Date*

Council Hearing*

- I/we do not wish to be heard in support of my/our further submission.
- I/we wish to be heard in support of my/our further 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.

A copy of your further submission must be served on the original submitter within five working days after it is served on the local authority, their details can be found online at <https://shape.nelson.govt.nz/plan-change-30-nelson-airport-runway-extension>.

I/we (state whether you are (please tick))*

- the local authority for the relevant area
- a person representing a relevant aspect of the public interest. *In this case, also specify the grounds for saying that you come within this category:*

- a person who has an interest in the proposal that is greater than the interest the general public has. *In this case, also specify the grounds for saying that you come within this category (i.e. an original submitter):*

An original submitter

I/we support support in part oppose oppose in part the Submission of*:

Submission Point Number:	2.1
Enter the NAME of the submitter	RUTH NEWTON
Enter the ADDRESS of the submitter	680 ATAWHAI CRESCENT 7010

The decision I would like the Council to make on this submission point is *

- accept accept in part reject reject in part

The particular parts of the submission I/we support/oppose are*: (clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

2.1 Nelson already has several large supermarkets

The reasons for my/our support/opposition are*: (give reasons)

2.1 Tahunanui and Annesbrook have no supermarket. More intensive housing is planned, so we need more supermarkets. A local supermarket would enable residents to purchase groceries with less time and money spent commuting. This is the most accessible location for a supermarket for travelers using SH6 or arriving at our airport.

Note:

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.

I/we (state whether you are (please tick))*

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- a person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category:

- a person who has an interest in the proposal that is greater than the interest the general public has. In this case, also specify the grounds for saying that you come within this category (i.e. an original submitter):

An original submitter

I/we support support in part oppose oppose in part the Submission of*:

Submission Point Number:	2.2
Enter the NAME of the submitter	RUTH NEWTON
Enter the ADDRESS of the submitter	680 ATAWHA CRESCENT, 701

The decision I would like the Council to make on this submission point is *

- accept accept in part reject reject in part

The particular parts of the submission I/we support/oppose are*: (clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

2.2 Supermarkets will impact on other smaller traders and the CBD.

The reasons for my/our support/opposition are*: (give reasons)

There are no small traders in our local community of Tahunanui and Annesbrook that a supermarket will impact on, except for dairies which are more expensive and less affordable for consumers. Local residents should be able to shop locally and not forced to commute to Nelson CBD or Stoke, which only adds to traffic congestion and the cost of shopping. With planned intensification in the CBD and Stoke, the current supermarkets will not have sufficient parking, and so a supermarket supporting a different community such as Tahunanui/Annesbrook, makes sense and reduces congestion at current supermarkets.

Note: current supermarkets.

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- a person who has an interest in the proposal that is greater than the interest the general public has. *In this case, also specify the grounds for saying that you come within this category (i.e. an original submitter):*

An original submitter

I/we support support in part oppose oppose in part the Submission of*:

Submission Point Number:	2-3
Enter the NAME of the submitter	RUTH NEWTON
Enter the ADDRESS of the submitter	680 ATAWHAI CRESCENT 7010

The decision I would like the Council to make on this submission point is *

- accept accept in part reject reject in part

The particular parts of the submission I/we support/oppose are*: (clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

2-3 Traffic impacts.

The reasons for my/our support/opposition are*: (give reasons)

The number of people shopping at The Junction will only increase as the centre develops. It makes sense to allow these shoppers to do their super-market shopping while there, so that they do not have to commute to another area of town and add to traffic congestion. If people working in Tahurangi and Annesbrook can shop before or after work, it will actually reduce traffic congestion on our main roads during peak hour traffic.

Note:

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 a person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category:

--

- a person who has an interest in the proposal that is greater than the interest the general public has. In this case, also specify the grounds for saying that you come within this category (i.e. an original submitter):

An original submitter

I/we support support in part oppose oppose in part the Submission of*:

Submission Point Number:	5.3
Enter the NAME of the submitter	TBCA.
Enter the ADDRESS of the submitter	secretary@tahunanui.co.nz

The decision I would like the Council to make on this submission point is *

- accept accept in part reject reject in part

The particular parts of the submission I/we support/oppose are*: (clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

Adverse traffic implications and poor access for buses and pedestrians

The reasons for my/our support/opposition are*: (give reasons)

I would like our Council to create a bus stop at The Junction so that it is accessible to public transport users. It is already very close to route 2 and close to route 4. This would help to ensure excessive land is not taken up by car parks. Already a lot of people shop at Mitre 10 and the number of shoppers will increase as the centre develops. It is logical to give these shoppers access to a supermarket so that they do not have to drive to another location to buy groceries. Local workers could shop at the supermarket which would help alleviate peak hour congestion. The junction is served by a wide shared cycle/walkway and is a central location for residents of Tahunanui, Annesbrooke, Wakatu, and Enner Glynn and the Note: new large development at the end of Highview drive. Tahunanui could have a 'Bus on Demand' like Stoke has.

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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- a person representing a relevant aspect of the public interest. *In this case, also specify the grounds for saying that you come within this category:*

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An original submitter

I/we support support in part oppose oppose in part the Submission of*:

Submission Point Number:	5.5
Enter the NAME of the submitter	TBCA
Enter the ADDRESS of the submitter	secretary@tahunanui.co.nz

The decision I would like the Council to make on this submission point is *

- accept accept in part reject reject in part

The particular parts of the submission I/we support/oppose are*: (clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

Concern about land banking

The reasons for my/our support/opposition are*: (give reasons)

I also do not want to see any 'land banking' of this land. I would like our Council to do everything* possible to ensure that the land is developed in a sustainable way that is beneficial to the surrounding communities and for this to be done as soon as possible. An affordable supermarket is one of the biggest needs for surrounding communities at present.

Note:

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An original submitter

I/we support support in part oppose oppose in part the Submission of*:

Submission Point Number:	5.4	7.4
Enter the NAME of the submitter	TBCA	Tahunanui Community Hub
Enter the ADDRESS of the submitter	secretary@tahunanui.co.nz	robjacwave@hotmail.com

The decision I would like the Council to make on this submission point is *

- accept accept in part reject reject in part

The particular parts of the submission I/we support/oppose are*: (clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

Would prefer a location in Tahunanui.

The reasons for my/our support/opposition are*: (give reasons)

For Tahunanui residents there are better potential sites but there is no guarantee that they will ever have a supermarket. I would rather have a local supermarket than none at all. Also the Junction would serve the communities of Wakatu, Emner Glyn Annesbrook and the large development at the end of Highview Drive, in addition to Tahunanui. So it does not have to be in the centre of Tahunanui. With planned housing intensification, 2 supermarkets would be good to satisfy demand and ensure competition, so a central Tahunanui supermarket could be developed at a later date if a site became available.

Note: There could be a Bus on Demand service for Tahunanui that would get residents to and from the Junction, just like Stoke has for its community. 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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Nelson City Council
Te Kaunihera o Whakatū

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Nelson 7040

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OFFICE USE
Submission No: FS2
Original Submission No: NA
Date Received Stamp: 12 OCT 2023
Customer Service
NDOCs No: 539570224-16454

*Required

Submitter Details

Full Name*	Mey Khong		
Organisation	The Lunch Stop		
Contact Person	Mey Khong		
Postal address*	[REDACTED]		
Telephone*	[REDACTED]	Email*	thelunchstop8@gmail.com

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 the original submitter 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*

12/10/2023

Council Hearing*

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12/10/2023 3:24:39 pm

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I/we (state whether you are (please tick))*

- the local authority for the relevant area
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an original submitter

I/we support support in part oppose oppose in part the Submission of*:

Submission Point Number:	Plan change 31 Junction
Enter the NAME of the submitter	Mey Khong
Enter the ADDRESS of the submitter	111-113 Pascoe St Annesbrook.

The decision I would like the Council to make on this submission point is *

- accept accept in part reject reject in part

The particular parts of the submission I/we support/oppose are*: (clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

The yellow line in front of my business. No cars can park there or opposite side of the Pascoe Street.

The reasons for my/our support/opposition are*: (give reasons)

- * There would be no public carpark for my business and therefore reduce my business.
- * It's dangerous for walking pedestrian going in and out of my business.
- * It would reduce the value of my business
- * There's already a 10 mins sign in front of my business

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OFFICE USE
Submission No: FS3
Original Submission No: NA
Date Received Stamp: RECEIVED 16 OCT 2023
Customer Service
NDOCs No: 539570224-16453

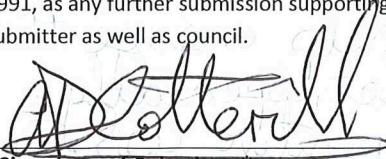
*Required

Submitter Details

Full Name*	ALASTAIR DAVID COTTERILL	
Organisation	Individual	
Contact Person	Alastair David Cotterill	
Postal address*	[REDACTED]	
Telephone*	[REDACTED]	Email* hgertennisnz@yahoo.com

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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)

13/10/2023
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Over 40 years in Tahunanui. Nelson Junction supermarket is positive for area, great asset for general public.

I/we support support in part oppose oppose in part the Submission of*:

Submission Point Number:	
Enter the NAME of the submitter	
Enter the ADDRESS of the submitter	

The decision I would like the Council to make on this submission point is *

- accept accept in part reject reject in part

The particular parts of the submission I/we support/oppose are*: (clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal)

I support the plan change 31 for a supermarket at Nelson junction, beside the 10 megah Nelson, being a asset to the local community plus Tahunanui community. From front of Nelson junction is just over 1km to Tahunanui Community and under 1km from back entrance. ~~It is~~ You have my full support to agree this plan change.

The reasons for my/our support/opposition are*: (give reasons)

As above. Plus will will help engage the community of Nelson district, especially Tahunanui and will be a positive asset to Nelson Province and New Zealand.

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