

Planning change
31.

out of access to land or shop sites. Once a supermarket is established these shops often "die".

- ④ A supermarket out of the main centres sucks custom from a central city with subsequent impact on city trade.
- ⑤ Supermarkets frequently create traffic chaos. Car parking can be problematic especially as car size increases.
- ⑥ The site at "Nelson Junction" is already difficult for traffic. - The three roundabouts (Waimoa Rd, deviation and Quascentine Rd) are complicated. Traffic management for a supermarket will no doubt be very complex because of the constant in/out movement. This site encourages car use,

9th September 2023.

Ruth Newson.

Online submission

Received: 12/09/2023
Sub No: S3
File ref: 539570224-15645

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

Submitter No.	S3
Submitter Name	Harry Pearson
Submitter first name	Harry
Submitter middle name	John
Submitter surname	Pearson
Submitter is contact	Yes
Email	pearsonharry@yahoo.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	<p>Tahunanui currently has no supermarkets and so residents must travel to either central Nelson or Stoke to do their grocery shopping. Such travel adds to traffic congestion and imposes an additional cost in time and money spent accessing a supermarket. Also, Tahunanui is a popular place for travelers and visitors to our region to stay in and many of these people do not have their own transport and so a supermarket that is easily accessible by walking or cycling is beneficial. Also, we have many people renting and / or living in social housing in Tahunanui, who are often on tight budgets and a local supermarket will make it a lot easier for them and their families to better access healthy food options. The Nelson Junction area is a good area for a Tahunanui supermarket as it is easily accessed by road, foot and bicycle, no matter which side of the state highway you live in. There is adequate parking in the vicinity for shoppers. The Nelson Junction is also one of the most accessible locations to state highway 6, which makes it easy to find and access by both commuters and people traveling through our district. If commuters stop at this supermarket on their way home from work, it could also potentially help alleviate congestion on state highway 6 between Tahunanui and Richmond in the late afternoons.</p>	To remove the definition of supermarket in Schedule N so that a supermarket can be established in the Nelson Junction area.

Documents included with submission

None

RMA Submission Form for Publicly Notified Plan Change 31

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.31 in the subject line)

OFFICE USE
Submission No: S004
Date Received Stamp RECEIVED 14 SEP 2023 Customer Service
NDOCs No: 539570224-15701

*Required

Submitter Details

Full Name*	Marty Miller		
Organisation			
Contact Person			
Postal address*	PO Box 5091 Nelson 7040		
Telephone*	022 011 8991	Email*	martymiller22@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.



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)

14 September 2023

Date*



RMA Submission Form for Publicly Notified Plan Change 31

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

- Entire Plan Change
- Other, please specify: _____

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

My submission is*:

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

The decision requested is to reject the Plan change.

Online submission

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

Submitter No.	S5
Submitter Name	Tahunanui Business and Citizen Association
Submitter Company/Group Name	Tahunanui Business and Citizen Association
Submitter is contact	Yes
Email	secretary@tahunanui.co.nz
Wish to be heard	No
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
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Entire Plan Change	General opposition	Oppose in part	<p>We believe a better site for supermarket development would be Parkers Road, Tahunanui, which is inside the Tahunanui beachside village, supporting local residents in NZ's second most socio-economically deprived region (outside Auckland) in gaining easy access to affordable food and fresh produce and meat in the community for the first time in nearly 40 years.</p> <p>If we use Tahunanui School as the geographic 'centre' of the beachside village, then this is a distance of 800m (to the existing Trents Wholesalers).</p> <p>Foodstuffs already own land including Trents on Parkers Road. Another large site which is highly suitable is the Mainfreight site, which is soon to be vacated when Mainfreight moves to Nayland Road. Both would be excellent locations for a supermarket inside the community.</p> <p>A supermarket based in Parkers Road would be easily and safely accessible by foot, existing bike lanes and bus stops, supporting modal shift away from car usage and helping to reduce short-length car journeys.</p> <p>A Parkers Road location would also support Great Taste Trail users, the Tahunanui Beach Holiday Park, and the airport as well as local businesses inside the industrial estates in Pascoe Street, Bolt Road and supporting environs.</p> <p>Claims that it is easy for people to engage modal shift in how they access the junction site by foot, bus or bike (Plan Change 31 – Supporting Materials / Nelson Junction Plan Change TRAFFIC REPORT, – s7, Proposed Plan Change Traffic Effects, page 12) don't acknowledge: –</p> <p>the difficulty in accessing the site by foot – either through the industrial, busy Pascoe Street or via the shared footpath/cycleway on Tahunanui Drive.</p> <p>The logistics of getting to and from the Junction site, walking, riding or using the bus.</p> <p>Again, using the calculation that the centre of Tahunanui is Tahunanui School, this walk is estimated at being 1.9km from the school to the Junction, and takes 26 minutes to walk as an able bodied person (Taken from Google Directions). Factor in walking back laden with groceries, and this seems an unrealistic example.</p> <p>It seems more likely that people engaging in modal shift will be going to the supermarket, by foot, bus or bike, and less likely to be engaging in multiple shopping opportunities, as they will have to carry off site their purchases, under human effort. The multiple shopping opportunities-one journey scenario mentioned in the Plan seem much more geared towards people arriving and departing in cars.</p>	<p>While we are very eager for a supermarket in Tahunanui, on a variety of socio economic and geographic reasons, we oppose Plan 31 as it currently stands.</p> <p>The Junction site is in Annesbrook, not Tahunanui, and not easily accessible by bus, foot or bike, meaning the citizens of Tahunanui will still need to rely on cars to accommodate their shopping needs. For some residents of Tahunanui this is still a trip of over 3km to use any supermarket facilities. The residents of Annesbrook will still be served by the supermarkets at Stoke, which will be easier to access by road than the Junction site.</p> <p>The roads to and from the Junction are not fit for a modal shift to walking, either via Pascoe Street, Quarantine Road, or Tahunanui Drive, both busy, with poor footpathing, disappearing footpaths and crossing multiple industrial site access ways and driveways, with considerable air and noise pollution.</p> <p>Likewise there are a lack of nearby bus stops (the nearest is over 400m away from the site, uphill, or across a busy junction and offramp from the Bypass).</p> <p>We are concerned that rezoning the land via the plan change to open the land up for supermarket use, without a signed, committed tenant, is ripe for the potential for this land to be 'banked' – purchased but not built on, held strategically – further delaying Tahunanui receiving a much needed supermarket.</p>
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Online submission

Received: 19/09/2023
Sub No: S6
File Ref: 539750224-15717

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

Submitter No.	S6
Submitter Name	GP Investments Ltd
Submitter Company/Group Name	GP Investments Ltd
Submitter is contact	No
Contact company	Planscapes
Attention:	Natasha Wilson
Email	natasha@planscapes.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	See attached submission document for the reasons of the submission.	That the Plan Change be approved in its entirety.

Documents included with submission

Document name	Submission on PC31 from GP Investments Ltd
File	submissiononpc31gpinvestmentsltd.pdf
Description	

RMA Submission on Publicly Notified Plan Change 31 to the Nelson Resource Management Plan

To: Nelson City Council

Name of Submitter: GP Investments Limited

Address for Service: c/- Planscapes (NZ) Ltd
PO Box 99, Nelson 7010
Attn: Natasha Wilson
Ph: (03) 539 0281
Email: natasha@planscapes.co.nz

Trade Competition: **Could not** gain an advantage in trade competition through this submission.

Council Hearing: GP Investments Limited **does** wish to be heard in support of its submission.
GP Investments Limited is prepared to consider presenting its submission in a joint case with others.

Introduction

1. This submission is on Proposed Plan Change 31 to the Nelson Resource Management Plan and relates to the entire Plan Change.
2. GP Investments **supports** the Plan Change in its entirety.

Background

3. Plan Change 31 is a site specific change to the Nelson Resource Management Plan (NRMP) and relates to the property referred to as Nelson Junction, located at 33 Cadillac Way. GP Investments are the landowners of 33 Cadillac Way.
4. GP Investments lodged a request for a Private Plan Change to the NRMP with Nelson City Council in April 2023 to amend the rules relating to the Nelson Junction at 33 Cadillac Way, Nelson. At its meeting on 4 June 2023 the Council decided to adopt the Plan Change under clause 25 of the First Schedule of the Resource Management Act and to consequently process the Plan Change as a Council Plan Change.
5. The Plan Change seeks to amend Schedule N of the Industrial Zone in the NRMP to provide for supermarket activities as a controlled activity instead of a non-complying activity.
6. The property at 33 Cadillac Way has been subject to a previous Private Plan Change in 2006 (ref 06/01), which resulted in the addition of Schedule N into the NRMP to provide for Large Format Retail activities as a controlled activity and supermarket activities as a non-complying activity on the site. The provision for supermarket activities as a non-complying activity was the result of submissions on the Plan Change and amendments to the Plan Change request subsequently agreed to by all parties. Of the submissions received in opposition, one was from a supermarket chain. The Plan Change became operative in March 2008.
7. Since the 2006 NRMP Plan Change 06/01 there have been a number of changes to the RMA and associated policy direction, namely:

- a. The RMA has been amended (the Resource Management Simplifying and Streamlining Amendment Act 2009) to exclude consideration of trade competition from resource consent and plan making processes.
- b. The National Policy Statement for Urban Development (NPS-UD) has been released, and following on from this, the Nelson Tasman Future Development Strategy 2022 (NTFDS), which seek to ensure New Zealand has well-functioning urban environments that enable people to provide for their wellbeing and the changing needs of communities.

Reasons for Submission

- 8. GP Investments Ltd fully supports Plan Change 31 to the extent that it will:
 - a. promote the sustainable management of resources and achieve the purpose of the Resource Management Act 1991;
 - b. meet the reasonably foreseeable needs of future generations;
 - c. enable the people and communities of Nelson to provide for their social, economic and cultural wellbeing;
 - d. avoid, remedy or mitigate any adverse effects on the environment; and
 - e. ensure consistency with good resource management practice.
- 9. Without limiting the above, the specific reasons for GP Investments submission are:
 - a. The current non-complying activity status for supermarket activities under the NRMP is contradictory to current RMA requirements, outdated, and inconsistent with best practice and central government policy direction.
 - b. An economic assessment was undertaken as part of the Private Plan Change request and found that the proposed Plan Change to enable a supermarket development at the Nelson Junction site will not have significant impacts on the role, function, viability, vibrancy, and performance of any of the existing Nelson centres. As a result of this assessment, it can be concluded that on balance, with no significant impact on existing centres and with an economic benefit to the community, economic effects of the Plan Change will be less than minor.
 - c. A traffic assessment undertaken for the Private Plan Change concluded that the transport related effects of development of the full site, including a supermarket alongside other activities already provided for on the site, are not materially different from the traffic effects assessed at the time of the 2006 Plan Change PC06/01 for the site.
 - d. As set out in the Private Plan Change request, the proposed changes will also result in positive effects for the environment and wider community, including:
 - i. reduced retail leakage for the District to the Tasman region supermarkets;
 - ii. increased employment opportunities;
 - iii. improved consumer choice, particularly for the Tāhunanui catchment, creating a more efficient food retail market;
 - iv. during times of community emergencies, provision and support for the community needs in the Tāhunanui catchment through providing an 'essential service';
 - v. sustainability benefits from reduced vehicle trips (and carbon emissions) for the Tāhunanui and surrounding catchments;
 - vi. efficiencies gained from cross-visitation trips on the overall site, where customers can visit multiple stores in a single visit; and

- vii. efficient use of currently vacant land.
- e. An evaluation has been undertaken in accordance with Section 32 of the RMA for the Private Plan Change request in order to identify the needs, benefits and costs, and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate option as follows:
 - i. Higher order requirements including the NPS-UD and NTFDS are given effect to;
 - ii. The proposal is consistent with objectives and policies of the NRMP;
 - iii. Overall, a supermarket at the Nelson Junction site will not have significant impacts on the role, function, viability, vibrancy, and performance of the existing Nelson centres; and
 - iv. The proposed change contributes to providing for a well-functioning urban environment that enables the community to provide for their social and economic wellbeing.

Relief Sought

GP Investments seeks the following decision from the Council:

- 1. That the Plan Change be approved in its entirety.



.....
(Signed by the Authorised Agent)

Dated this 19th day of September 2023

Online submission

Received: 19/09/2023
Sub no: S7
File ref: 539570224-15718

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

Submitter No.	S7
Submitter Name	Tahunanui Community Hub
Submitter Company/Group Name	Tahunanui Community Hub
Submitter is contact	Yes
Email	robjacwave@hotmail.com
Wish to be heard	Yes
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Entire Plan Change	General opposition	Oppose in part	<p>We would love dearly to have a Supermarket in the Tahunanui community and sadly the Annesbrook location just doesn't work. We have a large demand from residents in Tahunanui and Stoke for food support at the TCH.</p> <p>Because we have such a large number of Nelson's emergency & social housing located in Tahunanui we see a lot of people needing to source food daily, as they don't have the facilities to refrigerate or cook in the motel units they live. Whilst we do have community corner dairies , a night and day and the Mobil station offering food this is more convenience items only, not fresh produce.</p> <p>Tahunanui does not need a large supermarket which main way of access would be is by private vehicle.</p> <p>A location in the centre of our community, walking distance from the Hub, school and kindergarten would be more beneficial, such as either Parkers Rd (which we believe already has Supermarket owned land, with ample parking and access for trucks) or something near the Oceanview apartments. Both are on the new bus routes and have good pedestrian and cycling infrastructure already in place</p> <p>A Fresh choice or smaller New World, Raeward fresh building would suit our beachside community best.</p>	This is not situated in the Tahunanui community and is not easily accessible with a large number of our most in need community members, such as those in Emergency housing, Abbeyfield and elderly living alone with mobility issues.