

**Feedback on proposal to  
sell 69 to 101 Achilles  
Avenue and/or 42  
Rutherford Street to  
Kāinga Ora for social and  
affordable housing**

30<sup>th</sup> August – 1 October 2021

A2763085

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ID # L2023



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	L2023
<b>Name</b>	Gaire Thompson
<b>Organisation</b>	Thompson Property Group
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Kainga-Ora-Consultation

I believe that this is also very detrimental to making the CBD an attractive place for people to come to and shop and do business .LARGE MULTISTORY SOCIAL HOUSING DEVELOPMENTS IN THE CBD will just create problems and put people off coming to the central city. Large numbers of unemployed wandering the streets day and night will not be a good look and these tower blocks will shade a large area in winter. Years ago, I observed this sort of development in suburban London AND THEY WERE A DISGRACE AND I UNDERSTAND MANY HAVE SINCE BEEN DEMOLISHED. CRIME CENTRES, RUBBISH DAMAGE .

I am strongly opposed to this location and the council is also currently getting income from all the areas where these tower blocks are proposed.

As an alternative I would like to suggest offering the land on the right-hand side of the road going up Walters Bluff . points in favour are-

- currently unused land owned by NCC which is earning nothing would then earn rates for the city and Council would get some money for the land

- faces the sun, each apartment would be sunny, and with a good out look

- because of the steep country behind them, no one would be shaded and they would not need to be very deep

- would be in several blocks going up the road creating more end units, as a gap between each block

- better for families as a large park very handy

- nearly on the flat for an easy bike or walk to town

- part of the ground floor could be used for garaging on the down hill end. I don't imagine that there is any car parking current CBD proposal.

- has a far better chance of attracting better tenants than the current proposal.

- by all means encourage smaller spread out housing in the CBD on upper floors but not concentrated social housing.

I hope that there will be a hearing on both these matters as there should have been with the 3 Waters Proposal and I would like to be heard.

Thank you,

Regards,

Gaire Thompson

ID # L2024



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	L2024
<b>Name</b>	Peter Olorenshaw
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	1

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Please see attached

## SUBMISSION to the Nelson City Council

### Kainga Ora Housing Development in Nelson City Centre

#### From:

Peter Olorenshaw

Registered Architect #2575

██████████ Maitai Valley, Nelson 7010

tel: ██████████ email: ██████████

## 1.0 Introduction

Thank you for the opportunity to submit on this surprising proposal.

## 2.0 Submission

### 2.1 Housing Intensification need is not just the CBD

Provincial centres like Nelson are completely different to larger metropolitan centres in that here you can be deep in suburbia but still in easy walking distance of the very centre of Nelson. We definitely have a need for intensification rather than sprawl, but that should be in all the close-in areas. CBD living needs to only a small part of this.

Below is a map of Nelson showing in pink, areas of Nelson that are within 1km of the centre of the retail CBD that are eminently walkable, and should be a major focus of intensification. Areas that are 5km from the city centre are eminently bikable and should be prioritised for densification as well as or perhaps even before the CBD.





## 2.2 Flooding

The putting forward of these sites that have long been on NCC inundation maps and parts are regularly flooded already in king tides is a surprising development for a city that has declared a climate emergency.



Previous climate change risk assessments have been on old outdated IPCC reports that did not adequately address the risks of sea level rise from the melting of the icecaps. And our efforts at mitigating our emissions since those earlier reports were written have been much less than hoped for and in NZ's case, indistinguishable from business as usual. Even if these buildings were built with floodable ground floors, how disruptive is that going to be when the flooding we already see at king tides, comes every higher high tide?

Flood modelling that has been carried out, notably either show a sea level rise scenario with no rainfall or a rainfall event at the lowest of low tides. I don't think is an acceptable risk strategy to assume a significant rainfall event will always happen at a very very low tide or that a king tide will always happen with no rainfall adding to it. I think you will find that the 800mm flooding on these sites from an intense rainfall event would be more like a 2m flooding if it happened at a normal big tide.

So I can only conclude you have made the decision to flood protect the lower part of the CBD rather than go for managed retreat. This is a major decision that the community should be involved in and you should be budgeting for: I have seen neither.

PTO

### 2.3 Apartments an appropriate option for families?

While I can see living in a CBD apartment could be a fantastic option for young people perhaps living with other young people or as couples. It could also be great for retired people and “empty nesters” - middle aged people without children living at home. But I question using this model for families. Perhaps you did not intend them to be for families, but that is not clear from the information provided.

There is a significant history of failure of social housing high rise blocks:

There is a history of them becoming crime ridden very poor living options for people and them being demolished. We need to be convinced that this time it will be different and the reasons for that.

I think a better option for families and affordable housing is terrace housing in close in areas. So rather than being pancaked into a building with other families above and below you, each family has its own bit of ground, enough to grow a few herbs and plucking greens, some espaliered fruit trees along the fences and maybe an avocado tree to sit outside under. And these don't have to look like row houses. Below are two elevational treatments for the same Quadruplex plan - ground floor at the top with entrances marked in red arrows, upper floor plan below.





## 2.4 Height Appropriate?

I think having any building above 4 stories here is completely inappropriate for a town like Nelson. Betts Apartments that you showcase is 4 stories high, but you are suggesting the Kainga Ora units may be double that height. The Rutherford hotel is an example of building here completely out of scale. The Quest apartments at 5 stories and not overly dominant, but it is set well back from the street, its apparent height is much less than its 5 stores. The buildings you are proposing are right on the street edges: their height will be very apparent to people in the street. And if you look at Paris - they didn't build 8 story buildings even with their wide boulevards. With our narrower streets a 4 story maximum is much more appropriate. A mansard roof may make 5 stories acceptable as the apparent height from the street is still 4 stories, but there are other reasons for keeping to a 4 story maximum.



A second reason for not building higher than 4 stories is physiological connection to the ground and street life. When you are at a height you can't easily call out to someone on the ground, you have lost connection to it. I think 4 stories is a maximum for this "grounded" connection.

A third reason for keeping the 4 story limit is the ability to walk up to them. Three stories is better for this, but 4 still possible. This means women travelling by themselves are not forced to be in a lift car with someone they feel uncomfortable with, it means that people are more likely to get good daily exercise from walking up the stairs and it means less energy is used in powering peoples movement to their dwellings.

**2.5 Carbon Negative Build.** I'd like to note here that Greenstar and Homestar ratings, even their recent updates are well behind the climate imperatives to build carbon negative buildings. These rating tools hardly take embodied carbon into account at all. BRANZ research (see appendix 1) shows that once you get only a bit above current code minimum levels of insulation, heating houses becomes almost insignificant in terms of carbon emissions. BRANZ found that in the Beacon Pathway NOW house in Waitakere heating emissions were less than 3% of the carbon footprint. This house although well orientated for the sun was not a high performance house by



any stretch of the imagination. From this it can be seen that pursuing further energy reductions eg using Passiv Haus principles is completely pointless from a climate change perspective. To quote from this BRANZ study: "This suggests that our current focus on heating energy efficiency, particularly in Auckland will not lead to a low carbon home". This finding should be flipping our view of how to build well in a climate emergency, but has yet to percolate though to action. The above study found that "plug loads (refrigerators, freezers, computers, TVs etc and water heating dominated carbon emissions. However these operational carbon emissions are only greater than embodied carbon emissions, when a dirty grid persisting into the future is assumed. Within the first 10 years of the buildings life however with the NZ grid at 98% renewables, operational carbon emissions will become significantly less relevant compared to embodied carbon emissions.

Perhaps even more importantly, there is a desperate need for early emissions reductions to prevent dangerous climate tipping points. Carbon emissions in use, accrue only gradually over time, whereas embodied carbon emissions are imposed on the environment before the building is even occupied. Through early design choices such as using wood structure everywhere and concrete and steel almost nowhere, you can achieve a nett negative carbon building. This is where we all need to be heading in this climate emergency. Just to be clear, of course we build energy efficient buildings, but do it is a way that is carbon negative. Happy to give further feedback on ways to do this.



Above is the new Scion building in Rotorua. While it's not a housing development it does show how you can build a new commercial building with very close to net zero embodied carbon (The designers said in an interview that if they had been a bit more onto it reducing the amount of concrete in the footings and the steel framing in the stair it would have actually been carbon negative). Just think about that for a moment - there are very few things you can do in the economy that result in less climate damage, not more: The more carbon negative buildings we build the better for the climate it will be.

## 2.6 The imperative of building self heating houses for low income residents

Low income people have little spare money by definition: otherwise they wouldn't be low income. This group of potential residents for these apartments are less likely than other groups to spend much or indeed any money heating their homes when that money needs to go on things like putting food on the table. So unless K.O. commits to paying for heating of these buildings, they are not necessarily going to be living in a warm dry house, even if brand new. However if the buildings are essentially self heating then we can be more certain these people will be living in a warm dry house. So while building to full Passiv Haus standards will save very little carbon emissions, it is very worthwhile for social housing to ensure occupants don't have to pay to heat them. We know how to do this, its not rocket science: using high levels of insulation of course but more than that, a rigorous attention to eliminating thermal bridges, eliminating unwanted airflow in and out of the

building and through using heat exchange ventilation. I suggest the heat exchanger be permanently wired so the residents can't turn it off, furthermore they are shown how with it powering just a simple fan, it uses almost no electricity but provides fresh air without having to open the windows in winter.

## 2.7 Don't put PVs on the buildings

Any proposal to put PhotoVoltaic (solar electric) panels on buildings must include a rebuttal to the previous Parliamentary Commissioner for the Environment Jan Wright. She said we really need to keep crunching the numbers on this and that in NZ's unique situation, with its winter evening electricity peak and already high level of renewables, PVs may be at best useless in emissions reductions and may actually make emissions worse. (<https://www.pce.parliament.nz/our-work/news-insights/media-release-electric-cars-not-solar-panels-says-environment-commissioner>). The thing is here in Nelson, except on very rare occasions all our electricity comes from zero emission renewables. Those dirty North Island electrons almost never reach us and once Tiwai Point closes the inter-island cable will be at capacity all the time, we won't be able to get any more power to the North Island load centres anyway. There is a place for solar in NZ but its in Auckland not Nelson. It is far better to put it there than use up the distribution network and waste all that energy getting it to the load centres in the upper North island.

## 2.8 Don't Build Car Parking Floors

I ask you be like Ockham Residential Daisy Apartment building in Auckland and have no resident car parks but a shared cars (EVs) that people can book. I suggest perhaps 1 car per 20 dwellings.

(source: <https://www.stuff.co.nz/life-style/homed/real-estate/120364121/new-apartment-developments-ditching-car-parks-for-postcarbon-future>)

Car-parking on the ground floor is particularly destructive of the urban fabric and street life and upper level parking is very

expensive with all the ramps heavy floor loads of the cars. The whole point of CBD living is that you don't need to use a car on a day to day basis. Most things are close by and for those that aren't, you will be living at a transport hub. In a couple of years time, perhaps before these buildings are even occupied we will have our new public transport scheme in place, giving great access to the surrounding urban and even some country areas.

And for those times when people do need a car they could have a car rental company drop off exactly the right vehicle for that particular task, right outside the apartment. And they could pick it up again from there when you are finished.

**2.9 Option 1 - Selling to Kainga Ora is vastly preferable:** Commercial developers have shown really poor enthusiasm for mixed use developments, or any development above the ground floor in the CBD in Nelson. Kainga Ora has the gumption, the drive, the enthusiasm to do this.

## PTO for Appendix



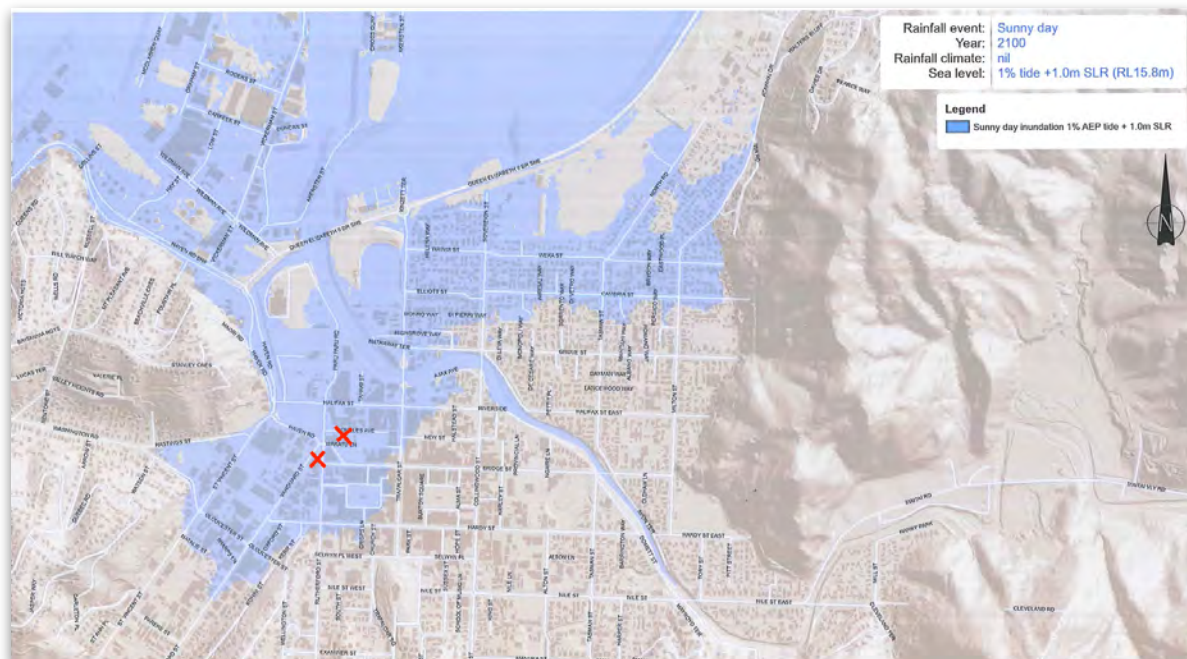
There are no resident car parks in the Daisy apartment building, but residents can share a single Cityhop car, which was a key reason Peter Rowney bought into the development.



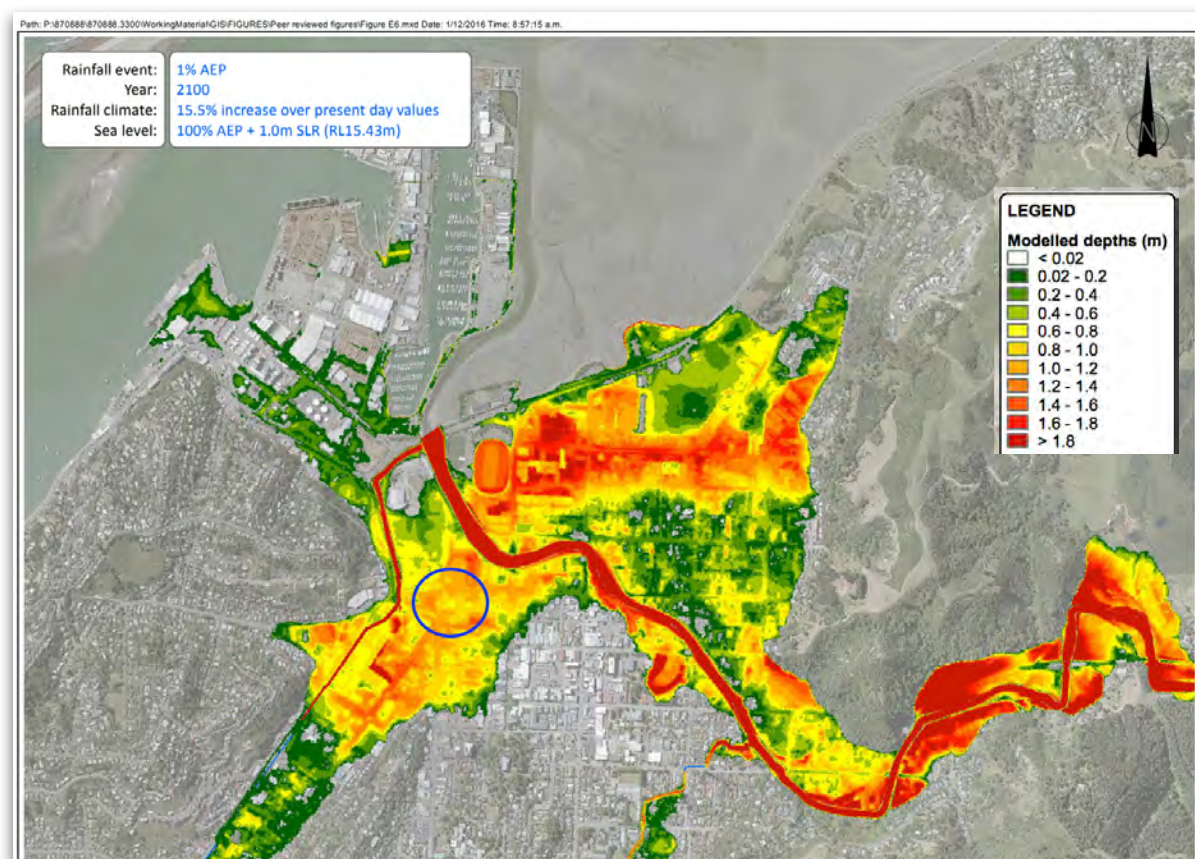
## APPENDIX

### Appendix 1: Flood Modelling

Sunny Day (ie no rainfall) 2100 (1m Sea level rise assumed by this time), king tide. Building sites marked with red crosses. (Source Tonkin and Taylor published flood map)



Below is the opposite: lowest of low tides but heavy rainfall. This one has depths of water and you can see from this that no part of the sites (marked in the blue ellipse) has less than 600mm water, parts over 1m. But flooding would be much worse at any tide that was 100% AEP modelled here. I think this is irresponsible modelling for them not to show what would happen in an average tide, not one that would always be exceeded. (Source Tonkin and Taylor published flood map)

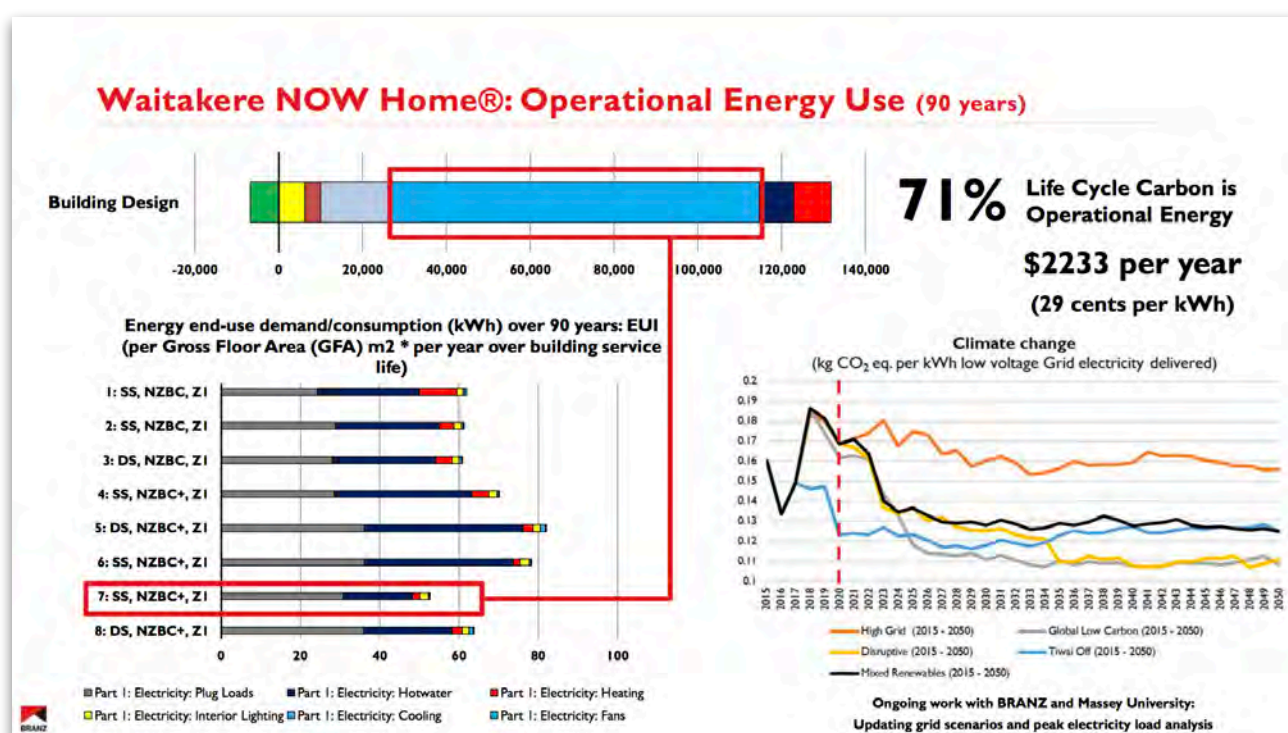


## Appendix 2: BRANZ Finding That Heating Energy is < 3% Carbon Emissions

Below is the pivotal information from the BRANZ study referred to in the main body of the submission above. The key to the other colours in the upper graph are these:



The lower bar charts show the makeup of the operational emissions of 8 different houses, the Waitakere NOW house being highlighted with the red box around it - House #7.



You can see that the heating emissions in this house are no more than from lighting emissions: Plug loads and hot water are much more significant carbon emitters. And these operational emissions are only more significant than embodied carbon if you assume the dirty grid into the future that BRANZ did (The 2016 MBIE “Mixed Renewables” scenario shown as a black line on the right hand side graph was the scenario they used. Even the Global Low Carbon scenario shown here in grey included building new fossil stations into the future, which is simply not credible)

End of Submission

ID # 10599



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10599
<b>Name</b>	Lance Roozenburg
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Kāinga Ora Development

We support and applaud encouraging living within the Central City. Our Central City must provide for this. Trafalgar Street, Bridge and Hardy require activation and enhancement through smart living opportunities. Alternative solutions and creative discussions are required to support residential living above our Central City streets, thus making these spaces more connected with the street edge and encouraging visitors and our people to feel safe and welcome at any time of the day.

We love the proposal of a Kāinga Ora supported residential development. We suggest that this might be better located near Green fields, transport links and areas where communities and children are able to play freely. Tāhunanui Beach is such a place, with the Playing Fields, Natural Play, Swimming and Schools. The base of York Valley could be considered as a Native Restoration Project with integrated living opportunities and smaller multi-story developments being a short hop to playing fields, the tremendous natural play spaces and track system on the Grampians, Broads Playing fields, Support services and Schools. Apartment buildings of no more than five or six stories and spread within and throughout Nelson, should be considered and supported.

The proposed site for Kāinga Ora might provide the greatest opportunity for housing and providing Smart Little City Opportunities. We would encourage industry and enterprise. We envisage an open, glazed ground floor with Artisan Cheese makers, Chocolatiers, NMIT driven opportunities and complementary business, new and old, enlivening a space. Upper stories should be for living and lifestyle, given the prime and central location and views. Let's consider beginning to connect with the already successful Ajax Apartments, Betts Apartments and the proposed Malthouse Apartments. Combined with establishing residential loft spaces in Bridge, Trafalgar and Hardy, we will see real change in our City.

ID # L2024



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	L2024
<b>Name</b>	Garry Dayman
<b>Organisation</b>	Dayman Motors
<b>Position</b>	General Manager
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Please see attached



The Nelson City Council wants your opinion.

Please tell us what you think.

Please type or print clearly. Remember to read the submission writing guidelines (over) before starting.

Office Use Only			
		Submission Number	
File Ref		INITIALS	

Name Saemy Dayman

Daytime phone [REDACTED]

Address [REDACTED]

Nelson

Organisation represented (if applicable) N/A

Do you wish to be heard in support of your submission? ☐ YES ☒ NO # of pages

           If you do not tick a box we will assume you do not wish to be heard.

#### Public information

Submissions to Council consultation are public information. Your submission will be included in reports, which are available to the public and the media.

The consultation/proposal my submission relates to:

WAKATU SQUARE / SALE OF LAND TO KAINGA

My submission is: ORA

As Attached

Date 01. 10. 2021

Signature [Signature]

Help with making a submission overleaf...



**Nelson City Council**  
te kaunihera o whakatū

PO Box 645 • Nelson 7040 • 03 546 0200  
www.nelsoncitycouncil.co.nz

**Nelson City Council**  
**Civic House**  
**110 Trafalgar Street**  
**Nelson**

**Dear City Councillors**

**Re Wakatu Square Potential Sale of Land to  
Kainga Ora for 175 Affordable Social Housing.**

**I would like to make a submission opposing the sale of this land.**

**My submission is in three parts.**

**1) Strategy**

**If the city council's strategy is to have social affordable homes in the inner city to create more activity, then a priority would be to improve the roading and inner-city car parking. We need to make it easier for people to visit the city by improving road access ie the Southern Link. You may say we need to use Public Transport, that is not an option for convenience. The residential growth is towards Richmond Tasman. We need to make the Nelson Inner city inviting, welcoming and easier to visit.**

**If you don't believe we have a traffic issue, try travelling to Richmond via Waimea Road or Rocks Road, trips taking up to 30 minutes plus.**

**2) Impact on the City**


**What is the social impact on the city having 175 Affordable Homes? This has the potential to create an eye sore and create a ghetto having an impact on our crime statistics, increased use of Drugs, Alcohol, Gambling and bullying in the inner city. Will these units create overcrowding? This will bring in excess of 350 residence, requiring recreational areas and playgrounds which we don't have. Other developments require an allocation to Reserves.**

**The residents of these units will still own vehicles and that will increase pressure on an already short supply of parking. Inner city employees are parking on the fringes of the city example the rear of Trafalgar Park, The Wood, and the South of Trafalgar Street.**

**3) Sale of Nelson City Assets**

Nelson City Council should not be selling our assets that will have a negative impact on the city. We have a beautiful city, and you will turn it into a slum. There are better developments that would have a positive impact on the city. Inner City Car Park Building, Improved shopping complex, Improved roading pattern.

Yours faithfully



Garry Dayman.

ID # 10613



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10613
<b>Name</b>	Denise Wearne
<b>Organisation</b>	Retired
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

For the very reasons already given.

We have to have low to med income housing. there is a chronic shortage in Nelson, that must be addressed. We need people of all incomes to live and work here. It's a good idea to have inner city living, less need for cars that way as well. I would love to live in the inner city, but the current cost of ownership, in new apartment complex's make that prohibitive.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10609



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10609
<b>Name</b>	Byron Cochrane
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	1
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

I like the idea in principle but feel the size is too large.

A couple less stories and I am all for it

**Is there anything else that you would like to add?**

Size matters in the impact this has on the urban environment.

It should fit in and not overwhelm. I live in Stoke and run a small consultancy in central Nelson

ID # 10598



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10598
<b>Name</b>	Shinn Krammer
<b>Organisation</b>	SANITI
<b>Position</b>	Student President
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

On behalf of SANITI and students at NMIT, I am submitting yes to the Kāinga Ora proposal.

For a long time, the rental market in Nelson has been lacking supply and competition.

In the time of being student vice-president and president, students told of their living situations.

From 10 students living in a 3 bedroom flat to choosing to live in Motueka and drive due to rent + fuel being cheaper than rent alone in Nelson (not good for emissions), Nelson is becoming less attractive for students. If Nelson wants more new academics and entrepreneurs to stay in Nelson they will need to make the rental market more acceptable.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Affordable rents to be scalable alongside StudyLink living cost payments.

ID # 10597



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10597
<b>Name</b>	Craig Taylor
<b>Organisation</b>	Taylors..we love shoes
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

### **Why don't you support this?**

While it is well appreciated that more affordable homes are a necessity for our region, in my opinion locating multi-story blocks in the CBD of our city would be a huge mistake for the following reasons:

Large blocks of social housing would present a potential for a future "slum" type presence in our city.

Affordable housing should be strategically scattered throughout the region in small pockets to encourage inter-mingling and cross pollination of different groups of our overall population. Clusters of 10 or 12 affordable homes would make a lot of sense. The proposed type of project would be attracting the wrong type of resident to the central city.

Planning should be attracting "better-off" categories of resident who would more likely to spend freely in the CBD, e.g. bars, restaurants, retail, theatre etc.

Families should be encouraged to inter-mingle with the wider population out in the broader urban areas where there is lots of open space, playgrounds, fresh air, natural scenery, beaches etc but not in the central city.

Attracting the inappropriate population into the CBD has the potential to encourage crime, inappropriate behavior, drug activity, unsafe areas, dirty habits etc.

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

Our city needs to be a nice, clean, attractive, different place to attract locals and visitors in to. Shopping and hospitality need to be enhanced and encouraged by making our city a "special" place which starts attracting more people.

It must be clearly acknowledged by Council that a "smart little city" will never be as such unless it has a very vibrant and successful business community that creates atmosphere and pays rates that support the city. For this reason Council must do everything within its power and future planning to guarantee a successful business centre and avoid engaging in other alternative plans that in fact promote the opposite. Don't kill the goose that lays the golden egg by discouraging future business and not encouraging the ongoing viability of existing businesses.

Like it or not, cars are going to play a significant part in the future mobility of people in, around and out of our city. Accordingly, do not go about thinking that everyone is going to start biking or taking public transport in and out of the city. They will never in great masses so retention of adequate parking in the CBD is mandatory.

A parking building should most definitely be considered to this end.

ID # 10596



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10596
<b>Name</b>	Cephas Property
<b>Organisation</b>	Cephas Property
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?****Why don't you support this?**

Option 3 we support. This allows flexibility to find the best option in the future for Nelson. This future development should be something that supports attracting young professionals, families and or tourists who will contribute positively to Nelson City, both socially and financially.

Option 2 is too prescriptive and may result in Nelson City not achieving the best outcome. However this option is far better than Option 3.

Option 1 should NOT happen. Nelson ratepayers will not get paid what it is worth.

**Why did you select this option?****Is there anything else that you would like to add?**

ID # 10595



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10595
<b>Name</b>	Gaynor Warren
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

I think the concentration of social housing and low income housing will create major social issues in the city centre and disadvantage business and surrounding residential areas.

I agree that high rise buildings are required but suggest they need to be distributed around the Nelson/ Richmond area and not three in the CBD.

I know that most of these potential residents will live peaceful and productive lives but that the small minority eg gangs and their associates will have negative impacts on these proposed buildings

**Why did you select this option?**

**Is there anything else that you would like to add?**

Don't do it

ID # 10594



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10594
<b>Name</b>	Ali Boswijk
<b>Organisation</b>	Nelson Tasman Chamber of Commerce
<b>Position</b>	CEO
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	1



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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Please see attached

## **Nelson Tasman Chamber of Commerce.**

### **Submission to Nelson City Council**

### **Kāinga Ora feedback**

### **September 2021**

#### **Background**

The Nelson Tasman Chamber of Commerce (NTCoC) is a not-for-profit membership organisation that has been supporting businesses and commercial activity in the region since 1858. The Nelson Tasman Chamber of Commerce is affiliated to the NZ Chamber of Commerce which is part of the International Chamber of Commerce network. The Nelson Tasman Chamber of Commerce is trusted by the business community and provides a clear channel of communication to, and with, the sector. The Chamber has a membership of 500 businesses representing a wider network of 8,000 business owners, employers and employees. It engages regularly with membership and regularly seeks feedback on local and national issues.

Nelson Tasman Chamber of Commerce has been an active partner in Project Kōkiri, the COVID-19 regional response and regeneration plan, the Te Tauihu Intergenerational Strategy and Regional Skills Leadership Group.

The Chamber was project lead on the support local / community engagement campaign “We’ve Got This. / Kei a Tātou, and is delivery partner for the Regional Business Partnership. The Chamber has recently been awarded a contract with MSD to run a creative careers / business advice programme for the creative sector, this is one of three pilots nationwide and the only one based in the South Island.

Thank you for the opportunity to submit on the proposal to sell 42 Rutherford Street and / or 69 to 101 Achilles Avenue to Kāinga Ora for social and affordable housing.

There is no doubt that the limited availability of affordable housing and rental accommodation is a burning issue for the region. This has been widely reported on and as median prices for houses in Nelson City has reached \$680,000 (source REINZ Sept 2021), this is a situation that needs to be remedied. This compares with \$592,000 in August 2020. The high cost and scarcity

of housing does have an impact on the prosperity of the region and is a limiting factor for businesses wanting to recruit from outside of Nelson.

Creating an environment where more people are able to live in the City Centre will be fundamental to the future prosperity of Nelson City and the businesses that operate within it. A range of accommodation both from amenity and cost, will be necessary to ensure diversity of residents that will also be important for the economic and social health of the community.

While we are supportive of Council utilizing suitable land to facilitate the development of housing we have a concern regarding the lack of detail on any development proposed by Kāinga Ora. The target number of 175 homes will likely house an age range of people from young children to more elderly residents. Should the development proceed, it will be essential to build on a scale that also provides the best amenity and open space to residents, and that integrates into the surrounding city-scape. We feel that the scale illustrated in the concept plans is large and a better option may be to reduce the size of this development and integrate more housing into other projects and across the wider region.

We do also have a concern about the location in relation to climate change and rising sea levels. Given the flood-prone nature of the site we need to see more information on how this will be mitigated by the developers.

In order to inform our response, we conducted a short poll with some of our membership. From the responses received, 89% felt that Nelson needs more people living in the inner city and while 75% supported the sale of land for development, there is concern that this proposal is lacking in detail therefore cannot be supported in principal because once it's sold all control of design and build is lost. A well-developed business case is required so an informed choice can be made. At the moment, ratepayers and stakeholders are trying to make a decision on a concept with no guarantee of design or visual impact on the city.

In terms of affordability, 38% felt affordable housing is a price under \$400k, 33% under \$500k and 29% under \$600k.

In summary, we are supportive of the Council selling land for housing developments that increase the supply of affordable property. However, more information on exactly what will be developed is needed before we can be fully supportive of the Kāinga Ora proposal.

Ali Boswijk

CEO Nelson Tasman Chamber of Commerce

ID # 10591



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10591
<b>Name</b>	Magdalena Garbarczyk
<b>Organisation</b>	Fineline Architecture
<b>Position</b>	Director
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

For all the reasons listed in the Kāinga Ora Housing Development document.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

While I fully support the sale and initiative, I also see this project as an opportunity to create housing that truly draws on the potential of the place.

A regenerative framework, co-design, and community/stakeholder engagement should be encouraged in all phases of such a project.

ID # 10587



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10587
<b>Name</b>	Tim Barnett
<b>Organisation</b>	Arthur Barnett Properties Limited
<b>Position</b>	Managing Director
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

### **Why don't you support this?**

Commercial land should be for the enhancement or future enhancement of Commercial activities, that will grow the rating base instead of destroying it

To use a high value Commercial site for low cost housing is simply an oxymoron and should not occur.

The existing site contains heritage building of historic merit, not that that should be the sole determination

Affordable housing in a Commercial area has adverse effects on communities, high levels of noise, greater levels of nocturnal crime, drugs etc

Residential developments should be in residential areas with wrap around support with like minded age groups to assimilate with and with unrestricted access to schools, parks, swimming pools and other community services

Why has Richmond turned into Nelsons main retail area???

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

Any planner with an ounce of common sense should be able to work this out without public submissions

Would you like me to apply for the position of Common Sense Manager, Nelson City Council

ID # 10585



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10585
<b>Name</b>	Fiona Macdonald
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

Affordable inner city housing intensification makes sense to keep the cbd vibrant and alive.

Housing close to shops, cafes, library and other amenities will enrich the city, reduce urban sprawl, and road congestion.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

This is a bold and progressive move for Nelson, something that has been asked for for years.

It's well past time to develop the cbd into something beyond car parks and flagging shop fronts. Affordable, decent, well designed housing will help transform the town.

ID # 10584



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10584
<b>Name</b>	Rev. Gaye Churchill
<b>Organisation</b>	
<b>Position</b>	Retired
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

We really need easily accessible housing that is affordable in the inner city so people without transport can be handy to shops work and schools and recreation.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Well done the council for such forward planning.

ID # 10581



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10581
<b>Name</b>	Miles buo is
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10579



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10579
<b>Name</b>	Fiona Wilson
<b>Organisation</b>	NRDA
<b>Position</b>	Chief Executive
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	1

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Please see attached

To: Nelson City Council [submissions@ncc.govt.nz](mailto:submissions@ncc.govt.nz)  
From: Fiona Wilson, Chief Executive, Nelson Regional Development Agency

Submission: NCC Kāinga Ora Housing Development Proposal

**Prepared by Nelson Regional Development Agency 24<sup>th</sup> September 2021**

NRDA is the regional development agency for the Nelson Tasman region, with a mission to unlock the economic potential of Nelson Tasman to enable our people and places to thrive. We do this by leading inclusive and regenerative economic development, supporting our businesses and people to grow, and by shaping and amplifying our profile to attract people, business, and investment to the region. The NRDA is a Council Controlled Organisation, owned by the Nelson City Council with funding contribution from Tasman District Council.

NRDA is also the convenor of the Project Kōkiri collaboration. Project Kōkiri was established in early 2020 when the Covid-19 pandemic first emerged. It is comprised of Nelson City Council, Tasman District Council, Iwi, Nelson Tasman Chamber of Commerce, business representatives, the Regional Public Service Lead and the locally based central government departments. Project Kōkiri delivered and implemented the regional Covid-19 response action plan and continues to develop strategy and to advocate for the region.

This submission seeks to provide feedback on the proposal to sell Council-owned land at 42 Rutherford Street and/or 69 to 101 Achilles Avenue to Kāinga Ora for housing development.

The critical housing situation in Nelson Tasman is well documented and well understood in terms of the gravity of the issue and the difficulty of finding a solution. NRDA has engaged in multiple dialogues with Council teams regarding the joint Nelson Tasman Future Development Strategy and we note the obstacles and constraints facing Council.

NRDA is also acutely aware of how housing issues are not just affecting the wellbeing of some of our people, but also of how they are presenting challenges to employers when trying to recruit people from out of region – which with our traditionally low unemployment levels and skill shortages is commonplace. Furthermore, we acknowledge that a significant percentage of our regional economy is associated with the consumption sector: the increasingly high proportion of household income that must be devoted to housing costs is impacting discretionary spend to the detriment of our businesses.

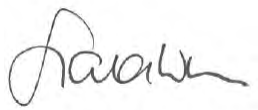
We commend Council for seeking to provide an opportunity for some easing of this critical situation.

We note that the Council's preferred option is to partner with Kāinga Ora. NRDA fully supports this option because:



1. It will result in a permanent addition to social housing stock as well as providing a relatively rapid delivery of affordable homes for purchase.
2. Kāinga Ora building standards as outlined in the Proposal represent a desirable basis for homes that are not only good quality and healthy, but which are also more sustainable than much of the existing housing stock.
3. It is integrated with the NCC Spatial Plan, for which NRDA has made a separate submission.

Against the backdrop of the Nelson Tasman Regional Regeneration Plan 2021-2031 (Project Kōkiri 2.0), and the NRDA 2021-2024 Statement of Intent, we consider the housing issue in Nelson to be both urgent and ongoing, and we strongly support this proactive initiative by Council.



**Fiona Wilson**  
Chief Executive  
Nelson Regional Development Agency

ID # 10575



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10575
<b>Name</b>	Sonia
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

We have a house crisis across NZ, this is essential and a very small way to look at addressing this.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10574



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10574
<b>Name</b>	Peter Butler
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

More inner city housing is environmentally and socially healthy

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10573



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10573
<b>Name</b>	Amelia Crundwell
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

### **Why don't you support this?**

I highly support intensification within the city centre and the freeing up of land across our region for housing.

This specific proposal however, I don't support. I have concerns that the wording around "affordable" will be totally inaccurate (Kiwibuild Homes also initially promised as this).

I have concerns that selling this asset will not be of long term benefit for the city and its people.

I do not believe selling the land in this manner will achieve a higher sale price than via a competitive sale process.

I have seen the increased challenges that similar models has brought to Wellington City and a thriving city centre has not been the outcome.

The council wishes to "demonstrate a commitment to partner with Kāinga Ora" but this is not a primary goal that I place merit on and this isn't the only way to demonstrate commitment, regardless.

If the goal is reduced housing costs, I believe there are better measures. If the goal is a thriving city centre, I have concerns that this is not the solution.

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

ID # 10571



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10571
<b>Name</b>	Marie Lynch
<b>Organisation</b>	N/A
<b>Position</b>	Private citizen
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

The need for affordable housing is by far the most pressing problem for people in Nelson .

"AFFORDABLE " is the important part, not needing subsidy for tenants to be ABLE to afford, which just amounts to wealth transfer of tax money to landlords.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

The city center is dead as it is and needs more than car parking squares, half of each could be green spaces to bring life an fresh air in.

ID # 10569



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10569
<b>Name</b>	Amie-Jo Traves
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

We are a couple with 3 dependent children. We both work full time.

This is difficult with the 2 younger children having special needs however to be able to live week to week we work 7 days a week, juggling work, home, a business, and numerous weekly appointments. We have what is now considered a small deposit on a house (80k including Kiwisaver) but in the current market this means nothing.

To WINZ however this means we have money and therefore can't access any financial help.

Rent for our family is at minimum (we've recently been told we need to move) \$550 a week. This is the entire income of the lesser earning of us. This includes working nights, weekends and forgoing sleep at times.

How are we meant to ever achieve a stable home? Renting is expensive but even worse it is unstable. Right now we've applied and applied with no luck. We don't know which school zone we'll get in. We don't know when we could be asked to move again. This is impacting the happiness and mental health of every single person in our household and damaging relationships.

How is the current situation being allowed to continue?

### **Why don't you support this?**

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

ID # 10568



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10568
<b>Name</b>	Penelope Rollston
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

The development, if done properly, thinking about all aspects of environment and not making it look like a concrete prison would benefit that area, from commercial largely vacant to a more vibrant part of the city. Providing each unit has a car park

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Because the buildings around it are commercial there is no impact on residential dwellings, their sunlight or current privacy of living.

ID # 10567



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10567
<b>Name</b>	Andy Urwin-Wells
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?****Why don't you support this?**

I don't agree with regional councils being coerced into selling off assets to central Government.

**Why did you select this option?****Is there anything else that you would like to add?**

How about make the building consent process easier.

Everyone seems to agree that consent for building is signed off here in Nelson once council have exhausted every means of extracting money from the consent applicant...and don't get me started on why our property titles are having "hazard" areas added to them....is this a retrospective arse covering action or just a means of council trying to influence housing prices??

ID # 10566



## Kāinga Ora - Feedback Form Submission

ID #	10566
Name	Row
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	



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**Why do you support this?**

There's a need for it. People are living in motel rooms and moving rooms because of bookings.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Something with communal living spaces is better than nothing.

ID # 10565



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10565
<b>Name</b>	Tiana
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Everyone deserves to be able to afford to live

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10564



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10564
<b>Name</b>	Thomas Prebble
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

We need more housing, at all levels. Private companies are unlikely to build affordable housing because they make more \$\$ building more expensive builds.

Therefore someone else needs to fill the gap and kainga ora is the best placed to do this. I also think it is important to increase housing density in places that are accessible and well connected, and you can't get much closer to the bus station than these sites!

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10563



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10563
<b>Name</b>	Natasha
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

Because there is a need for this in nelson

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Well that there should be some out aside for single parents coming through and mayb  
look at rent to but scheme so that the future have hope.

ID # 10562



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10562
<b>Name</b>	Rosey Duncan
<b>Organisation</b>	-
<b>Position</b>	-
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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### **Why do you support this?**

Because putting affordable housing right in the centre of the CBD makes sense;

residents would have access to all shops and services, as well as at least 3 primary schools within walking distance, 5 if you include Victory Primary & Hampden Street schools, and both Nelson colleges are within the active transport range of teenagers.

Because intensification has multiple benefits; reduces need for infrastructure, reduces reliance on private motor vehicles and associated green-house gas emission, increases active transport & use of public transport, creates a more vibrant community and allows us to save our greenfields for either food production, or ecological purposes, both of which are crucial to life on the planet, including human life.

And because Nelson should already have more than 100 people living within 500m of the CBD given we've been asking Council to intensify since at least 2006.

### **Why don't you support this?**

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

I realise that NCC will not own the land or the buildings that will occupy them, however there should be some covenants on what is permitted, in order to ensure fit-for-purpose dwellings that support social well-being, for example:

These buildings should have shared social spaces/rooms that can be used for residents' meetings & events, eg: a wharekai, a games room, an alcove for a mini-library, a space to hold clothing swaps, mini-markets or other resident-community gatherings.

It's also important that residents have access to the outdoors while still at home, (ie decent-sized balconies) and that dwellings offer privacy and comfort. We need intensification, but not at the expense of privacy or comfort. Ideal apartment dwellings would offer:

- \* Access to both sunshine and shade while still at home, ability to dry laundry in the sunshine, or sit outside in the shade on a hot summers day etc.
- \* Ability to utilise sunshine for solar heating and/or passive heating
- \* Secure bicycle storage
- \* Views of distance, sky and greenery are necessary to wellbeing
- \* Privacy and quiet from neighbours
- \* Options for mobility-impaired people
- \* Shared space for growing own food
- \* Low maintenance buildings

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Multi-functional interior spaces, eg moveable walls.

ID # 10560



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10560
<b>Name</b>	Lisa Lawrence
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

To increase access to housing stock that fits the community needs.

To ensure crown contributions and stewardship over housing provision 7s enabled.

To remove the 'for profit' ethos from housing in our community.

This will benefit many populations our community. Women, minorities, unsupported men and those living with disabilities.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Bring vibrancy and diversity back to Nelson. The pale stale brigade are already well catered for.

ID # 10558



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10558
<b>Name</b>	Shinn Krammer
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

This is a personal submission to the NCC.

The rental market in Nelson needs more supply and competition. I understand how a few in the community feel about government housing incentives but I believe that this is the necessary course of action needed at this time. In its current state, the rental and housing market in Nelson is not attracting people from other parts of New Zealand to live here. In fact, I believe it is pushing people away from Nelson especially younger people.

If Nelson wants more money circulating in its local economy and more young entrepreneurs coming and starting new business they need to be backing this.

### **Why don't you support this?**

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

Something I would like to see Kāinga Ora do is make sure that rents are scaled to studylink living costs.

I also think that having small local shops on ground floors outwards of the apartments will be good for morale for people living their and also help keep people dwelling around these apartments polite and shopper friendly.

ID # 10557



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10557
<b>Name</b>	Clare Fairbrother
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Affordable and accessible housing is something everyone deserves.

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**



ID # 10556



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10556
<b>Name</b>	Yakup Kilinc
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Nelson house price is very high lots young family can't afford it and paying rent which is to high too. I wouldn't rent house forever.

My family dreams are having own and warm house. I hope kainga ora will do for like us young family affordable house. Hope the house selling service will be fair by goverment department and not involve state agency's.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10553



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10553
<b>Name</b>	Harry Morris
<b>Organisation</b>	Harrys Fish Shop
<b>Position</b>	Owner
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

I do not consider that the edge of the C.B.D is an appropriate place for social housing. There is no doubt that Nelson and the rest of New Zealand are facing a housing shortfall (crisis even). However, having a large concentration of social housing near the City Centre is not a good solution.

I feel that the Council needs a lot more breakdown information from Kainga Ora. There is no indication as to the mix that is intended for these proposed builds.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10551



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10551
<b>Name</b>	Robert Owen Stevenson
<b>Organisation</b>	Achilles Properties Ltd
<b>Position</b>	Director
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**  
Please see attached

**Why did you select this option?**

**Is there anything else that you would like to add?**

## Submission on Social Housing in the Nelson CBD

From Robert Stevenson Director of Achilles Properties.

I do not support the preferred option of building on Both Council owned sites being the sale of 69-101 Achilles Ave, and 42 Rutherford St for social housing, known as Option 1.

### **No to Option 1**

Nelson City Is the leading Commercial and retail Centre in the Top of the South and the Council needs to focus on this instead of driving its own agendas. The CBD businesses provide jobs for over 6,000 people and is a major driver of wealth and jobs. The CBD Businesses have provided the economic base that has enabled the payment of rates that have paid for more than their share of rates so deserve the support and consideration of this Council.

The two sites considered for sale to Kianga Ora are “Strategic Gateway sites” that should be sold on the open market to developers that will build a new building to house a new Businesses and provide a better outcome for our citizens and economy.

### **Yes to Option 3**

These two sites are the wrong place for Social Housing on this scale (number of residents) and could well have adverse effects on the CBD. My concern with the introduction of lower socio-economic housing in their proposed location, is likely to have a detrimental impact to the vitality of the CBD and the surrounding retail. Whilst I appreciate the Council’s view on encouraging inner city living with apartment development, I am not sure that the current plans are what the local community is seeking and may in fact have the impact of pushing local shoppers away to alternative locations such as Richmond and further afield.

The failure of Nelsons public transport initiatives indicates strongly that Building such large residential complexes with out car parking is doomed to

fail. Nelson City is only a small part of Nelson District (Nelson and Tasman combined) and the use of the private car is supreme, and will continue to be so.

Sure, Nelson Needs more Social Housing, but the best place for this will be in the new subdivisions planned for Marsden Valley, Kaka Valley, The Glen where social housing should be put in pockets of say 12 houses and Abbeyfield type developments should be encouraged.

We have a wonderful city which provides an attractive environment for workers and shoppers, it would be a great shame if Council started trying to introduce measures which are more appropriate for larger city populations. We need to be careful on how we progress our plans for the next 30 years to ensure that the city provides the right environment for existing and future business occupiers and our retail customers. I would think the wide-open spaces should be better served in picturesque waterfront locations rather than on our city streets.

Robert Stevenson

E [REDACTED]

M [REDACTED]



ID # 10547



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10547
<b>Name</b>	Robin Smith
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

**Why don't you support this?**

cbd of any city is for business, secondly this proposal would put hundreds of low income and problematic people in the centre of town, one only has to look at those high rise migrant housing blocks in Victoria to see how this will end.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10545



## Kāinga Ora - Feedback Form Submission

ID #	10545
Name	Ton
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

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**Why do you support this?**

I support this because so many of new zealanders in nelson are without housing.  
We should be housing our own before refugees.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Yes house our own first.

ID # 10542



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10542
<b>Name</b>	Joe
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

**Why don't you support this?**

While I appreciate the housing crisis in Nelson and New Zealand, selling this prime, inner-city land as a solution to provide social housing is not the correct one, and other land (on the city out-skirts) may be a better solution for this particular development plan.

I am all for this land being built upon for an affordable housing development, as this will attract a bit more light, life and vibrance to Nelson City. Inner city living is the progression to bringing life back to our city, 7 days a week, but we need to be sure the decision we make is the correct one to achieve this.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10541



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10541
<b>Name</b>	Nan Ward
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

**Why don't you support this?**

I have concerns about housing families in high rises without access to green space/play areas for children.

While apartment buildings are not new to Nelson they are not on this scale and their very price mostly prohibits families. This plan of social and affordable housing is needed I believe the type of buildings planned and their position right in the middle of the CBD is not ideal for families. Children need room to play, explore, learn to ride a bike. Our CBD will not provide this environment. I also hope that communal laundry facilities will be considered for these buildings as a drier for each apartment is not sustainably friendly.

**Why did you select this option?**

**Is there anything else that you would like to add?**



ID # 10540



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10540
<b>Name</b>	Joan Skurr
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Please see attached

# Received at Nelson City Council

24/09/2021 8:41:37 AM

mail

Hannah

1000025743

## Providing Feedback

Feedback on the proposal to divest this land to Kāinga Ora can be provided to Council online at [shape.nelson.govt.nz/kaiinga-ora-consultation](https://shape.nelson.govt.nz/kaiinga-ora-consultation), or via the hard copy form attached which can be dropped off to Civic House, 110 Trafalgar Street, Nelson or posted to Sale of Land to Kāinga Ora, PO box 645, Nelson 7010 or email [submissions@ncc.govt.nz](mailto:submissions@ncc.govt.nz). This must be delivered to Council's customer service centre by 4pm, 24 September 2021.

Council will consider the feedback received and make a decision on the proposal at its meeting of 28 October 2021. Please note that Council is not seeking feedback on any building designs.

Name: Joan Skur

Organisation represented (if applicable): —

Address: —

Email: —

Phone: —

NELSON

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The objective of this proposal is to create social and affordable housing in the city centre by divesting Council assets and working with Kāinga Ora. Council undertook consultation on this general approach as part of the Long Term Plan (LTP) and topics outlined in the LTP consultation document included housing affordability, intensification and partnering with Central Government (specifically Kāinga Ora).

The Council now has a good range of views from that LTP process. However, community views on this specific proposal to divest this Council land for social and affordable housing are now being sought. Council would like to know your views on:

Do you support using 42 Rutherford Street and/or 69 to 101 Achilles Avenue to leverage social and affordable housing by selling these sites to Kāinga Ora? What are the reasons for your view?

Public information: All feedback (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Nelson City Council website. Personal matter will also be used for administration relating to the subject matter of the feedback. Submitters have the right to access and correct any personal information included in any reports, information or feedback documents.

### Feedback:

1. I agree of Option 1. I am keen to encourage the Council to make Kāinga Ora in its key roles to construct social and affordable housing developments on these sites.
2. I have some concerns that the sites and those surrounding are likely to be affected by flooding and eventual sea-level rise.
3. It is not clear how traffic flows will be affected.
4. If the sale goes ahead, then I believe the plans for the proposed areas should be available for comment by future residents and road users.
5. This is a new concept which I hope can be pursued on further sites within the C.B.D.

### Submissions can be made:

Online at <a href="https://shape.nelson.govt.nz">shape.nelson.govt.nz</a>	By dropping this form off to: Civic House, 110 Trafalgar Street, Nelson	Posting to: Proposed Land Sale to Kāinga Ora, PO Box 645, Nelson 7010	Email <a href="mailto:submissions@ncc.govt.nz">submissions@ncc.govt.nz</a>
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P.S. I found the questions and format on the website intimidating & complicated.

ID # 10539



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10539
<b>Name</b>	Joe O'Neil
<b>Organisation</b>	Rate payer
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I agree of the need for social housing

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

This would need to be done right based on s proven model

ID # 10537



## Kāinga Ora - Feedback Form Submission

ID #	10537
Name	Alex Crisp
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

---

**Why do you support this?**

We need to work together to solve the housing crisis.

This is a fantastic initiative and I wholeheartedly support it.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10533



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10533
<b>Name</b>	Curtis
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

For the most part, I support affordable housing in town.

I support the Achilles site, although I don't feel like there is sufficient space on Rutherford as it stands. If more of the area was closed off to traffic, then I think it would be more viable for pedestrians and bikes.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10532



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10532
<b>Name</b>	Dick Thomas
<b>Organisation</b>	Pumps Nelson
<b>Position</b>	Director
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Why is this council so hell bent on getting rid of our hard earned assets?

3 Waters and now this?

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10531



## Kāinga Ora - Feedback Form Submission

ID #	10531
Name	Steve
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

---

**Why do you support this?**

There is definitely a need for housing for societies vulnerable residents, but it needs to be done with care

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Take a look at what it will be charged per week.

State housing typically ends up with trashed houses filled with people that plain and simply, don't deserve help.

Don't make the rent too cheap, as it's been shown and proven, the excess income gets wasted. Perhaps look at a partial rent / deposit scheme. E.G a family pays \$500 a week in rent, but down the track, \$100 a week of that goes back to the Tennant as part of a deposit on their own house they might buy. Any damage to the property will be covered by that amount also. It gives them an incentive to look after the house. Don't just give out houses for \$250 a week because the tenants don't want to pick apples, or work to earn an honest living. Don't take a genius to see, when someone has something given to them too easy, there's no incentive to better themselves, and they become 2nd/3rd/4th generation beneficiaries in state houses and we will end up with these slum neighborhoods. Surely there's a better way than the way its done now.

ID # 10530



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10530
<b>Name</b>	Tony Currie
<b>Organisation</b>	Ratepayers
<b>Position</b>	Owner
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

These are supposedly valuable commercial properties.

Selling these to the disadvantaged could possibly create overtime a slum type precinct as it does worldwide. As some have commented on other social media, the open use of drugs around this area, not really actions of desirable residents

**Why did you select this option?**

**Is there anything else that you would like to add?**

Commercial development of complementary businesses could be considered in a business precinct

ID # 10521



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10521
<b>Name</b>	Jane
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

**Why don't you support this?**

I don't believe the CBD / central city is the best place for this development.

**Why did you select this option?**

**Is there anything else that you would like to add?**

I believe people have a better quality of life & are happier if slightly removed from a CBD environment.

Mental health is better generally when living in less built up environments. Physical health benefits from a short walking or cycling commute to town.

ID # 10518



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10518
<b>Name</b>	W Reeve
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	1
<b>Didn't Answer</b>	

---

### **Why do you support this?**

### **Why don't you support this?**

I'm concerned about:

- \*what consideration has been given to other models
- \*what the social impact will be on the CBD
- \*what sort of ongoing wrap-around support will be available to residents
- \*how increased parking pressure in the central city will be address

### **Why did you select this option?**

I don't have all of the information to form a definite yes/no opinion, but I have serious concerns.

I'm concerned about:

- \*what consideration has been given to other models
- \*what the social impact will be on the CBD
- \*what sort of ongoing wrap-around support will be available to residents
- \*how increased parking pressure in the central city will be addressed
- \*have similar projects seen any "negative outcomes" - and, if yes, how will these be addressed in Nelson

### **Is there anything else that you would like to add?**

ID # 10511



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10511
<b>Name</b>	Jock Edmondson
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	1
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

Public transportation is high priority also and the land is well situated for bus terminal.

If social housing is the preferred option can it be supported with other social services

**Is there anything else that you would like to add?**

ID # 10510



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10510
<b>Name</b>	Kenn Butler
<b>Organisation</b>	Elysian Freedom Ltd
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7040

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Totally inappropriate location for city centre

**Why did you select this option?**

**Is there anything else that you would like to add?**

Those councilors voting for this will be toast next elections ~  
like those who support 3 Waters Wrong

ID # 10509



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10509
<b>Name</b>	Daphne Crampton
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Warm, permanent housing, affordable, is a desirable asset in Nelson.

Nelsonians need to be able to live and feel secure without struggling, whether young couples or elderly.

Kainga Ora, non-profit, are desirable landlords; non-profit should mean incomes can manage rent plus living'

Council -owned land in the city centre, sold to Kainga Ora can create up to 175 social and affordable homes. This should include several levels high.

Nelson's geography lends itself to high-rise accommodation; hence more development allows more people to live closer to the centre of the city; to jobs/shopping and schools/ recreations. Landscaping must be attractive.

Children and their activities included.

warm and permanent housing would be advantageous to Nelson for health and social reasons.

we must make our contribution to local and the national housing crisis.

Therefore, Council-owned land in the city centre sold to Kainga Ora for housing for social and affordable homes is to be commended.

Daphne Crampton

ID # 10507



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10507
<b>Name</b>	Ross Strawbridge
<b>Organisation</b>	WK Strawbridge
<b>Position</b>	Director
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Wrong place. Will be detrimental to surrounding businesses.

Will not benefit the inner city culture.

The construction phase would ruin neighbouring businesses. Will bring some social problems into the CBD and harm some business.

Our staff have already advised that they would feel less safe going to and from the office, especially in darkness.

They already have had some problems from our inner city homeless people.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10506



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10506
<b>Name</b>	Gill Ireland
<b>Organisation</b>	1965
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

**Why don't you support this?**

I do not agree with this

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10500



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10500
<b>Name</b>	L Henare
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

I don't believe it's the right area for housing.

I think shifting it towards the hills would be better.

**Why did you select this option?**

**Is there anything else that you would like to add?**

The proposed height of the buildings is inappropriate in the city centre.

Lower scale buildings help maintain connectivity with the street and surrounding community.

ID # 10498



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10498
<b>Name</b>	Kahurangi Hippolite
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

We need more social housing and affordable housing in our region

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10496



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10496
<b>Name</b>	Matthew
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

I think it's a great use of space if it's done right.  
It s a great opportunity to move the city forward

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10495



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10495
<b>Name</b>	S Taylor
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

I do not support 175 apartments ....this will turn into the slum of Nelson as you see in all cities when they put this type of housing in place in a central area. What is your parking plan....people come to town in their cars. Do you want people to stop coming into town?

I don't disagree with housing in the central area it needs to be upmarket as has been happening to keep Nelson city the city that it is.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10489



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10489
<b>Name</b>	Nikki Heta
<b>Organisation</b>	
<b>Position</b>	Social services student
<b>Suburb / City</b>	Tasman
<b>Postcode</b>	7020

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Nelson is growing and thriving and needs more infrastructure to support that.

Creating and developing that land into properties sounds like a great idea to me without and a best way to build affordable accommodation by building upwards. Not to mention the other added bonuses that could come from it.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Great project idea, I hope it goes forward.

ID # 10488



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10488
<b>Name</b>	Douglas G Higgins
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	1
<b>Didn't Answer</b>	



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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

The information on resident's vehicle parking is unclear.

If Council and/or Kainga Ora can confirm there will be a car park floor (2nd or 3rd floor level to separate commercial components from residential), then yes, I would agree.

But if no vehicle parking is included in the plan, no, I would not agree.

**Is there anything else that you would like to add?**

Be clear on how vehicle parking for these 175 homes will be accommodated.

If the intention is for commercial and residential owners to not own cars, the project is foolhardy and should be stopped forthwith. Note that integrated car parking could be a commercial venture - the likes of which Nelson desperately needs.

ID # 10485



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10485
<b>Name</b>	Penny Collie
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Inner city unsuitable for social housing.

Perhaps demolish both Waimea Rd and Nayland pensioner flats and build apartments on those sites

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10483



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10483
<b>Name</b>	Bronwyn Croucher
<b>Organisation</b>	SBL Group
<b>Position</b>	Director
<b>Suburb / City</b>	Christchurch
<b>Postcode</b>	8141

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Central Nelson is a Commercial hub that is already struggling. The introduction of social and affordable housing will only lower the values of commercial property and detract further commercial interests away from the Central City. Central Nelson needs dynamic and interesting projects to draw people to the City, not projects that just send more people to Richmond and beyond for shopping, housing, leisure and business opportunities.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10481



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10481
<b>Name</b>	David Binns
<b>Organisation</b>	Rate Payer
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Supported on the proviso that social housing does not EVER exceed 50% of the total (both) developments.

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10478



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10478
<b>Name</b>	Susan Lane
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Tasman
<b>Postcode</b>	7175

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

**Why don't you support this?**

Social housing should be in the suburbs, near school eg Stoke

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10476



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10476
<b>Name</b>	Vanessa Hardinge
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Just look what is happening in Wellington CBD at the moment.

Affordable housing brings people to CBD that will make it unsafe. Tourists will return eventually and seeing people loitering around the CBD will not be a good look. It is just such a bad idea.

**Why did you select this option?**

**Is there anything else that you would like to add?**

Affordable housing should be considered at council owned camp sites.

ID # 10473



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10473
<b>Name</b>	Steve Foster
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	2020

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Inner Center affordable living is critical to support growth of the cities businesses.  
Must be true diversity of tenants or owners to promote social unity and equity.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

The structures must not exceed three or four stories as greater would dominate the skyline and change the accetitics of the city.

ID # 10471



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10471
<b>Name</b>	Sarah Ryder
<b>Organisation</b>	N/a
<b>Position</b>	N/a
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

We need more people living in Central Nelson.

It is sad that ordinary hard working middle income Kiwis can't afford a home, let alone those on low incomes. Something is wrong. Something is broken. There really is a housing emergency. I am glad to see NCC doing something to help with this.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Fully support this.

It would be great to see more people living in the central city. Much better than building in the suburbs/outskirts and continuing the sprawl. A great project for Nelson.

ID # 10469



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10469
<b>Name</b>	Melenie Parkes
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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### **Why do you support this?**

We've lived in Nelson almost three years.

We were very fortunate to find a small house to purchase that is on the fringe of Nelson's city centre. We would not be able to afford this property in today's housing market, so we are acutely aware of the challenges many professionals and families face in Nelson with housing.

We also know first-hand the great lifestyle associated with the city centre location. We walk everywhere! Avoiding a commute and the costs of automobile reliance is a joy. Other parts of New Zealand are shifting closer to great urban centres. Council understands this and it's good to see them working with Kainga Ora to achieve this outcome here in Nelson.

There seems to be a lot of confusion about the type of housing this proposal is about. Call it Public-Social-Affordable or whatever, it's about housing people and families. People we know, people we work alongside and people (businesses) we want to attract to contribute to Nelson's future.

We support this proposal to sell Council-owned land at 69-101 Achilles Avenue and/or 42 Rutherford Street to Kainga Ora for the development of social and affordable housing.

### **Why don't you support this?**

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

ID # 10467



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10467
<b>Name</b>	Brendon Crequer
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

The land the city owns is its biggest asset, it should not be sold. If it is to be sold sell it on the open market giving all investors the opportunity to develop the land.

The deputy mayor is a big supporter of social housing in the city, does she believe the social housing area on bridge street next to the hotel attracts many people into the city?

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10466



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10466
<b>Name</b>	David Jackson
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

It would be good to get more people living in the City Centre.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

a) It will be important to get a mix of affordable rental and affordable owned properties in the complexes, along with social housing, so as to help make a homogeneous community.

b) In the 3 options Council analysed, I was surprised you did not include an option that related to the original purpose for which the Rutherford St (currently Zumos) site was bought. It was bought by Council in the 1990s to enable the connection of Bridge St to Vanguard St, to provide better connectivity between the City Centre and City Fringe (see also Heart of Nelson Strategy). This fringe area that now includes Briscoes, Rebel Sport, Hunters, The Warehouse etc is quite divorced from the City Centre. If the Zumos site is developed I would like to see a generous walkway retained along the southern site boundary adjoining the St John's second hand shop, to make it easier for people to cross at the lights and access the fringe area to the west of Rutherford St. Another option (much more complicated) would be to push Bridge St through part of the Zumo site, and stop the end of Vanguard St where it joins Rutherford/Haven Rd near Anzac Park (as Vanguard would end at the Bridge St extension), and to sell the stopped road and the remainder of the Zumo site to Kainga Ora. An added advantage of that is that the housing development would then directly adjoin Anzac Park, and not be separated by a road. This would provide much better residential amenity. The disadvantage of this option is the time and process in road stopping, and also there is a lot of telecom cables under Vanguard St where the apartments would be built, which NCC studies circa 2008/9 showed would be expensive to shift.

c) I assume you will accept this submission, even though it is after the 24 Sept closing date, as consultation was still being sought in the full page advert in the Nelson Mail on Saturday 25 Sept.

ID # 10464



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10464
<b>Name</b>	Wendy Lyon
<b>Organisation</b>	
<b>Position</b>	Resident
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

### **Why don't you support this?**

I would not like to see higher buildings in the centre for housing.

These particular sites in the proposal in my view are not good sites for housing in general unless the housing was extremely upmarket, low density and well designed for the wealthy. A well designed hotel may work in this prime area. If the buildings are as high as those in the plans they would conceal the sun and might encourage wind funnelling and therefore defeat what you are trying to achieve which is a pleasant city centre which people will want to linger in. Those yellow high rise dwellings in the plans are multi storied and look like car parks and too close to the commercial centre.

Nelson is a very small city. Social housing shouldn't be parked right in the centre in an attempt to make the place more vibrant. Just as people should no longer expect to park in front of every shop they wish to visit, people should be encouraged to walk a few blocks to town. Space above existing shops could be converted to flats, as people continue to shop online, to avoid a dead centre.

I do support mixed housing near the centre of the city, just not in these 2 prime areas which more suited for commercial or entertainment or public (?museum, town hall) use.

Have you thought of rezoning the flat area behind the city towards Victory Square for housing as it is sunny, close to the city, and as its flat perfect for elderly and those with disabilities and anyone really, especially those who want to downsize or need to come off the hills. Smaller apartments and houses would be perfect for this area. Well designed high-rise flats with the help of modern sound proofing materials could be a buffer to traffic coming into/through (though mostly Nelson itself is the destination) the city on one road. The other current major road going past Victory Square could be redesigned to serve the neighbourhood. This area is one of the best in Nelson and currently a disgrace, yet screaming out for a well designed inner city residential development.

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

ID # 10462



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10462
<b>Name</b>	Kathy Connor
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

We desperately need more public/affordable housing in Nelson

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Build more, fast.

I am a bit sad about Zumo!

ID # 10458



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10458
<b>Name</b>	Jill Julian
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

There is a critical need for affordable housing in New Zealand.

Everyone should have access to a warm home. This has been neglected by successive governments for many years allowing the current housing situation.

As a ratepayer and city resident I strongly support this proposal.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

People in the city are good and I look forward to seeing development beyond housing that supports inner city living, leisure and activity.

ID # 10457



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10457
<b>Name</b>	John Fitchett
<b>Organisation</b>	CBD Property Owner
<b>Position</b>	Trustee
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

see four page letter attached

**Why did you select this option?**

**Is there anything else that you would like to add?**

the "consultation" papers could never be suggested to be a fair and reasonable summary of the pros and cons of selling.

John Fitchett, [REDACTED] NELSON

[REDACTED] ph [REDACTED] (wk) or [REDACTED] (hm)

Nelson City Council

NELSON

Dear Sir/Madam

### **KAINGA ORA HOUSING CONSULTATION**

This letter is written as an Attachment in Support of my "Feedback" on the Consultation in respect of the Council's Proposal to Sell 42 Rutherford Street and 69 to 101 Achilles Avenue to Kainga Ora principally for "Social Housing"

#### **1 OPTIONS ON P 20 & 21 OF CONSULTATION DOCUMENT**

Three Options are set out on those pages. I favour Option 3

I consider Option 2 to be unrealistic. The main reason for this opinion is that the difference between Capital Value of the properties (\$4.91m) and the debt on the properties (just over \$3m) is less than \$2m - and could not make any realistic contribution to "*leverage housing supply*".

I deal with Option 1 elsewhere in this Submission

#### **2 QUESTIONS POSED IN THE CONSULTATION - p 22 of the Consultation Documentation**

**"Do you support using 42 Rutherford Street and/or 69 to 101 Achilles Avenue to leverage social and affordable housing by selling these sites to Kainga Ora"**

I do not Support such Sale

and

**"What are the Reasons for your View"**

My reasons are set out below

#### **3 WHAT I HAVE BEEN UNABLE TO FIND FROM THE CONSULTATION DOCUMENTATION**

Although there is a multitude of repetition in the 27 pages of the Consultation Document, I have not found any detail as to the following

- Although there is much reference to "*affordable houses/housing*" and the diagram on p 7 includes "*Affordable Home Ownership*" as a likely type of housing:  
I can not find any comment about whether any of the housing units will be sold to those in Nelson trying to get on the housing ladder - or whether all units will be rented; although I acknowledge that the word "*ownership options*" at the end of p 11 implies that some of the units will be sold  
If none are to be sold; why is there all the talk of "*affordable housing*"; and why is the diagram drawn the way it is  
If some are to be sold: why not tell our citizens how many
- I cannot find any definite statement as to how many (or what percentage) of the Units will be (or may be) for "*social housing*".

- I cannot find any definite statement as to whether any (or what percentage) of the Units will be (or could be) for *“Emergency Housing”*
- The vagueness of the wording under the diagram on p 7 *“The types of housing this proposal could include”* (emphasis added) concerns me - there is no certainty
- There is no statement as to how many parking spaces will be provided, or how many as a percentage of the number of Units eventually built
- I can not find in the document any reference to alternatives to Kainga Ora purchasing from the Council.

In light of such absence I am of the view that Kainga Ora thinks it will get the property from Council on better terms than if it were to buy property on the open market.

I ask *“is that Council’s thinking”*

- I can not find in the document any reference to alternative property owned by Council which might be able to be made available for purchase by Kainga Ora
- There is no statement as to how the interest on the \$3m of debt (incurred in buying the Achilles Avenue property) was funded.

Question: was it effectively funded by the CBD ratepayers ?

#### **4 REASONS FOR OPPOSITION - RELATING TO THE WORDING IN THE DOCUMENT**

I cannot accept the correctness/accuracy of many of the statements in the document. As examples I refer to

P12 Design Outcomes: *“Council will look to agree to the following design outcomes”*

- *“design compatibility with the adjacent public spaces and central city location”.*

I consider that it is impossible to achieve such compatibility

- *“the use of appropriately scaled - - architectural design elements”*

I consider that it is impossible to have any successful scaling

- *Less than 50% - - will be for social housing”*

No statement as to where (on the continuum of the diagram on p 7) that 50% maximum would be

- *“the remainder will be a mix of affordable housing types”*

But no statement as to whether they would be sold or rented

- *“demonstrates consistency with the six key moves of the City Centre Programme Plan”*

But there is no reference to such moves; and “is there currently such approved Plan ? “

- *“minimize, as far as practicable, shading effects that lead to safety hazards - - “*

Which appears to accept that there will be detrimental shading effects - but the parties are only concerned to the extent they might cause safety hazards.

P 14 & 15 Design Statement

With respect; I consider well nigh the whole of those two pages to be the typical gobble-de-gook put forward in all similar proposals. If I had the time, I would look for “Design Statements” put out by Kainga Oro for other projects, and am confident that I would find similar wording

- *“through to three bedroom homes”*

I think this is the only reference to 3 bedroom homes.

Would these be for rental or sale

- *“an emphasis would be placed on ensuring the proposed buildings were appropriate in scale”*

I consider that that is impossible to achieve

- *“Create a landmark building that could range from 5 to 8 storeys”*

Is that what is wanted in this “Smart City”

- *“ensuring surrounding streets benefit from a good level of sunlight”*

Could someone explain to me (or anyone) how an 8 storey single block, 93 metres long, can *“provide a good level of sunlight”* to Wakatu Lane immediately to the south

Also I ask what consideration has been given to the effect on the Suburban Bus Depot (especially in the afternoon) of having a seven or eight storey building to its north west

- *“in addition to the more commercial activities - - “*

I take from that an intention to have shops or similar - to the detriment of other CBD businesses

- *“Minimizing on site car parking”*

No specific comment needed - but see para 5 iii and 6 ii below

P 16 Mock-Up

- I see it is only 7 storeys - even though 8 storeys was foreshadowed as a possibility
- I see that a Bridge Street Linear Park appears to be already accepted as going forward - even though *“consultation”* is not complete; and is still at the *“Vision”* stage

## 5 REASONS FOR OPPOSITION

I briefly outline them as follows

### i Minimal carparking

Whilst I acknowledge the government has mandated that a Council can not **impose** a condition that parking spaces be provided; there is nothing to stop Council making it a condition of sale that a certain number of spaces be provided on site.

The implication is given in the document that many residents will not own a car. I accept that some will not own a vehicle but submit that most will - and I suggest that an investigation be made as to car ownership in what used to be Council's social housing. My informal *“drive around”* this week shows most of the residents (of what used to be the Council's housing) have cars - and of course that only relates to the *“social housing”* portion of the proposed development - not to the *“affordable housing”* portion where individual car ownership would be assumed

If minimal parking is provided, a consequence is that residents will park in the nearby streets currently used by those who work in Nelson - see diagram on p 75 of draft Nelson City Centre Spatial Plan. The residents would park there overnight, thereby ensuring that the *“CBD workers”* will have to park further away from their workplaces - to the ongoing detriment of the CBD as a place for business and professionals to establish their offices/shops.

### ii Achilles Ave Property Purchased for Parking or CBD Purposes - not social housing

*“Everyone”* accepted a decade ago that the only reason to purchase the Achilles Avenue properties was to landbank for either carparking or for a store with in the Wakatu Carpark. Now it is suggested that it be used for something completely different

### iii pre-empts Parking Strategy Consultation

The Spatial Plan currently being *“consulted on”* has nothing about loss of carparks, but does say that the Parking Strategy will be consulted on later this year.

Anyone looking at the Achilles Avenue area (or the CBD as a whole) will immediately see that if there is ever to be a parking building in the CBD, or increased provision for shoppers' parking; the Achilles



site is the logical location. Any sale of the property will make such preferred option impossible to fulfil

lv      **Council could sell at less than current market value**

The document carefully says Council would “*be seeking a market value*”. “*Seeking*” gives Council wriggle room and the City could find it disposed of at less than market value.

**6      WHAT I ASK FOR IF THE PROPOSAL IS TO PROCEED**

Quite bluntly, experience has taught me not to trust that what Council says will happen: will in fact happen. Therefore I ask that in making any decision to sell, Council clarifies (in the Resolution) certain aspects as follows

i      **Obligation for Council not to sell at less than current market value**

I note on p 12 the statement “*Council would be seeking current market value*” - not that Council would only sell if it achieved current market value.

If the proposal is to receive tentative approval by Council in October, I ask that the Resolution records that it will not sell at less than current market value

This is especially important for Lisa Gibellini confirmed to me in writing earlier this week that  
*“ratepayers will not have the opportunity to match whatever price may be tentatively agreed between Council and Kainga Ora”*

ii      **Obligation that Council does not enter a *sweet-heart* deal (or any deal) to provide parking elsewhere for the proposed Units**

Having seen what is happening in Auckland (consequent on Council approval of apartments without on-site carparks) I remain concerned that in due course the Nelson City Council will see the problems arising from selling without the developer having any obligation to provide on-site parking; and will consider providing carparks for residents and/or owners of units in the buildings - and it could even be that those parks would be in the Montgomery or Wakatu carpark areas.

In light of that, I ask that in any approval of the Proposal, it be clearly stated that Council will not be assisting in any way, in providing car parks in future for residents or Unit owners

**7      REQUEST FOR OPPORTUNITY TO SPEAK IN SUPPORT**

I ask for the opportunity to address Councillors in support of this Submission

Yours faithfully

John Fitchett

ID # 10456



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10456
<b>Name</b>	Cushla Vass
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Will breath life back into our city.

But mainly,we need affordable housing as most people are now priced out of the market.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10453



## Kāinga Ora - Feedback Form Submission

ID #	10453
Name	Jude Tarr
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

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**Why do you support this?**

We need affordable living options

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10450



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10450
<b>Name</b>	Christine Johansen
<b>Organisation</b>	N/A
<b>Position</b>	Private citizen
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	1
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

I do not have enough clear detailed knowledge to be certain in my opinion.

My initial reaction has been NO.

**Is there anything else that you would like to add?**

I am aware that there is a need for improved housing options within Nelson but I feel quite threatened to see plans for high rise apartments.

I would not like to see these in our city centre. (The new, out of place, large hotel in Tahuna being a prime example of how to build a blot on the landscape.)

I would prefer to see higher numbers of smaller facilities planned for our dear little city.

Sad also to see existing thriving businesses lose their site.

ID # 10449



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10449
<b>Name</b>	Faye Wulff
<b>Organisation</b>	Community Art Works
<b>Position</b>	Manager
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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### **Why do you support this?**

### **Why don't you support this?**

I would support the sale of 42 Rutherford Street, but I have reservations about the sale of the Achilles Avenue site.

This I would like you to understand has nothing to do with Community Arts Works renting 81 Achilles Avenue.

I feel that two large social housing buildings side by side would be one too many within the confines of a small city area. I also remember why the site at Achilles Avenue site was purchased and I would like to see this retained for the purpose it was purchased for, or for a community facility that is needed. I would also encourage Councilor's to research the effects on the health of the people living in large blocks of apartments has on people and what is recommended as to heights etc. Whatever is decided we will have to live with the effects and there will be no going back. A piece of the city which is a integral part of it will not be available if it has been sold to a developer. I have included a copy of a article that comes from the the smart cities dive website which I would be pleased if you would read and take on board particularly the conclusion at the end. Remembering that although we don't know what this will look like, we need some assurance that this is well researched and thought out. Thankyou

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

7 Reasons Why High-Rises Kill Livability

Author

Bloomingrock

@bloomingrock

High Rise Livability

What do you do when you're the city of Portland and millions of people are supposed to move into your city in the coming decades and you have an urban growth boundary? Build up, right? To a certain extent yes, but not above the fifth floor, says world-renown architect Jan Gehl. "I would say that anybody living over the fifth floor ought generally to be referring to the airspace authorities. You're not part of the earth anymore, because you can't see what's going on on the ground and the people on the ground can't see where you are," he warns. As the Portland Comprehensive Plan update is underway, residents are looking on with alarm as the city is proposing to allow building heights up to 40 stories in such questionable places like historic neighborhoods and bridgeheads all in the name of density.

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The high-rise is not the only answer to density. In fact, it may be a very unsuitable solution that undermines the character, livability, social fabric and even the public health of a city.

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Below are 7 reasons why high-rises kill livability:

### 1. High-rises separate people from the street

According to Gehl, a city is best viewed at eye-level. Sure the views from a high-rise can be stunning, but you aren't able to see people in a way that allows for connection. Because it's not as easy as walking out your front door, people who live on the high floors of a high-rise are less likely to leave their houses. This separates people from the outdoors, the city and from other people. "What high-rise does is separate large numbers of people from the street, so we end up with a city that is detached from street life, we end up with a city that is based on enclaves and gated communities," says urban planning expert Michael Buxton.

And Gehl maintains that "meaningful contact with ground level events is possible only from the first few floors in a multi-story building. Between the third and fourth floor, a marked decrease in the ability to have contact with the ground level can be observed. Another threshold exists between the fifth and sixth floors. Anything and anyone above the fifth floor is definitely out of touch with ground level events."

### 2. High-rise scale is not the human scale

High-rises are simply so tall that they make no visual sense to a pedestrian at eye-level. You can't even see the whole building unless you're in another high-rise. You become lost and engulfed in glass and steel canyons which can be isolating and dehumanizing.

The Preservation Institute tells us that when you walk through a traditional urban neighborhood, with buildings five or six stories high, you can see the faces of people looking out of their windows, and you can see personalizing details such as flowerpots in windows. When you walk through a high-rise neighborhood, you cannot see this sort of thing in most of the building's facade. In other words, you lose sight of the human-scale in high-rise neighborhoods.

600x90 horizontal banner

### 3. High-rises radically reduce chance encounters and propinquity

Because high-rises tend to separate people from the street and each other, they greatly reduce the number of chance encounters that happen, which are crucial to the liveliness of a city and to creating social capital. And because people are cooped up in tall buildings, they are less likely to experience propinquity, a concept introduced to me by architect and urban designer, Kevin Kellogg.

Propinquity is "one of the main factors leading to interpersonal attraction. It refers to the physical or psychological proximity between people. Propinquity can mean physical proximity, a kinship between people, or a similarity in nature between things," according to Wikipedia. Propinquity happens in public spaces – on the street, in parks, public transportation and city squares. High-rises diminish people's participation in public spaces and therefore diminish propinquity.

Living in a high-rise creates a very finite and encapsulated world in and of itself. The high-rise becomes your world, especially those which include a restaurant, market,

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gym and other amenities. You never have to go outside or encounter other people. Plus, this phenomenon creates the opposite effect of public spaces. It ensures that people mostly interface with others of the same socioeconomic strata. High-rises literally create silos, both physical, social and psychological.

#### 4. High-rises are vertical sprawl

How could high-rises possibly be sprawl as they take up so little actual land? Sprawl is when something is built inefficiently and takes up too much space. With high-rises, they take up too much vertical space for something (in this case dense housing) that could be achieved with much less height.

Think of the South Waterfront in Portland, a sea of speculative high-rises that largely remain empty. Not unlike suburban sprawl that promotes isolation and is often devoid of people on the streets, high-rises offer up the same problems, but just from a vertical perspective. Plus, not unlike the vast swaths of suburban tract homes that are built during an economic bubble that often end up empty, high-rise bubbles can be just as unrealistic.

600x90 horizontal banner

#### 5. High-rises=gentrification and inequality; Low/Mid-rises=resiliency and affordability

According to Suzanne H. Crowhurst Lennard, co-founder and director of the Making Cities Livable International Council, "the construction industry is a powerful engine for fueling economic development. Tall buildings offer increased profits for developers. However, the higher a building rises, the more expensive is the construction. Thus, the tallest buildings tend to be luxury units, often for global investors. Tall buildings inflate the price of adjacent land, thus making the protection of historic buildings and affordable housing less achievable. In this way, they increase inequality."

On the other hand, says Making Cities Livable, "small footprint shops and apartments in a fine textured urban fabric yield smaller profits, spread out among many individuals and businesses in the community. Over centuries, this human scale urban fabric has proved to be adaptable to changing political and economic times, making the community resilient, and durable. The City of Paris, with buildings no taller than 100', supports continuous retail along the street, making every neighborhood walkable."

#### 6. Are High Rises Even Green?

Contrary to public opinion, which thinks high-rises must be sustainable because they allow for so much density, Patrick Condon of the University of British Columbia says that high-rise buildings are not green at all. He says, "high-rise buildings are subject to the effects of too much sun and too much wind on their all-glass skins. And all-glass skins are, despite many improvements to the technology, inherently inefficient. Glass is simply not very good at keeping excessive heat out, or desirable heat in. Our high-rises, according to BC Hydro (the province of British Columbia's main electric utility) data, use almost twice as much energy per square metre as mid-rise structures."

Moreover, Condon says that high-rise buildings are less adaptable than mid-rise structures, and therefore are inherently less sustainable. Furthermore, he says, high-rise buildings are built largely of steel and concrete and are less sustainable than low rise and mid-rise buildings built largely of wood; steel and concrete produce a lot of GHG. Wood traps it. Concrete is 10 times more GHG-intensive than wood.

600x90 horizontal banner

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## 7. High Rises are not good for your health

This assertion may sound laughable to some, but the effects of the high-rise on mental health have been researched and documented. Psychologist Daniel Cappon writes in the Canadian Journal of Public Health that high-rises keep children and the elderly from getting the exercise the extra effort it takes to get outside encourages them to stay at home and flip on the TV. High-rises, he says, also deprive people and especially children of "neighborhood peers and activities." And he believes that the level of alienation and isolation, things that have been proven to negatively impact health and even shorten people's lives, increase with the height of the building.

In conclusion, I'll quote Cappon at length:

"What is there to say? We must have the incontrovertible evidence and the mechanism whereby the high-rise leads to the low fall of urban humanity. Meanwhile, we must not go on blindly building these vertical coffins for the premature death of our civilization.

What shall we do instead while we are wanting to learn the ultimate facts? We can satisfy the economy needs for high density per land acre, which of itself is not likely to produce ill health, while restricting height and redistributing spaces in terraced, human-scale fashion, supporting social confluence and relationships or, at least, not impeding the nurturing of precious human resources."

ID # 10445



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10445
<b>Name</b>	Rachael Large
<b>Organisation</b>	Nelson Youth Council
<b>Position</b>	Community Partnership Adviser - Co-ordinator
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Please see attached



20 September 2021

To whom it may concern,

## **TE ARA Ō WHAKATŪ**

### **CITY CENTRE SPATIAL PLAN**

Te Kaunihera Rangatahi o Whakatū would like to commend Nelson City Council for its open communication regarding the City Centre Spatial Plan and the continued support to allow us to provide an effective and diverse voice for the rangatahi of Whakatū

We have chosen to focus on the following sub-sections of the plan:

#### **Raising Residents/ Kāinga Ora**

Nelson Youth Council supports the implementation of the Kāinga Ora social and affordable housing development. We recognise that the price of housing is increasing rapidly and we are aware that the ability for us as youth to purchase our first home in the near future is unrealistic. The need for affordable housing in Nelsons CBD is important to youth and many youth/young adults are now choosing to remain in Nelson for study/tertiary education purposes with the increase of online and distance learning. We urge Council to ensure that this development is affordable and accessible to those that need it and that the majority of the residential living for the 2,000 people is of a low price point. We also recommend for Council to strongly consider high-density living as a housing type, such as apartment-style buildings, to encourage the use of active transport and conserve space in our growing CBD. We would love to see this housing being sustainably built and designed with full consideration of the environmental impacts the development will have. Nelson Youth Council also wholeheartedly supports the expansion of these social housing units throughout the rest of our city centre.

#### **Seeing ourselves**

We support the application of Te Aranga Core Values and urge council to uplift and celebrate tangata whenua, Māori Culture and the various other cultures and ethnicities in Nelson. We would like to see a strong focus on the history of whenua interwoven throughout the CBD, because from youth perspective there is a lack of education around Nelsons history and Māori sovereignty and autonomy. We would like to see an increase of local, in particular, youth, Māori and marginalised communities, artwork and stories around our CBD. We urge council to work closely throughout the process with local iwi, Nelson youth, and multicultural groups to implement their ideas into this section of the plan.

## People at Play

Nelson Youth Council really encourages the 'provision of play' in our CBD, because we feel there is a significant lack of youth-focused and vibrant spaces. The implementation of the pop-up park has been highly commended among youth and children and we would like to see this (or a version of it) remain permanently. A diverse range of 'play' spaces is important, to cater for a range of interests and age groups. From surveying a wide range of youth, non-commercial spaces containing facilities such as hammocks/'chill areas', drinking fountains, basketball courts and performance spaces would be appreciated.

## **We want comment on taking steps to combat the environmental crisis across Te Ara ō Whakatū:**

We recognise climate change as being a pressing and important issue, and we urge Council to have an environmental focus and put the impact of climate change at the forefront of decision making. We would love to see the vision of a 'greener' city centre become a reality. We support the urban greening and the enforcement of more low-level gardens and trees, with a recommended focus on native vegetation rather than exotic that will benefit Aotearoa's natural biodiversity. We would also like to see more accessible sites or bins for compost and recycling, such as the "modular recycling" style bins in Tāmaki Makaurau. We see this plan as an amazing opportunity to take steps towards increasing our urban biodiversity. We would like to see consideration and implementation of measures and infrastructure that would not only increase the biodiversity in our city, but would bring nature and vibrancy in to the heart. This could look like natural and sustainable parks, green walls and roofs on new developments (including the Kāinga Ora housing) and community gardens. Whakatū is an ideal city to be taking these steps and innovations as we are surrounded by areas of conservation (such as the Brook Sanctuary and the Maitai Valley) that already have a halo effect in the city. We encourage the Council to look at the efforts and innovations of other places around the world, such as Paris and Canada, and we urge the Council to take action while we have such a unique opportunity.

As a collective, we are really supportive of the considerations gone into the Te Ara o Whakatū draft plan. Nelson Youth Council believes that with a CBD that is people-focused and reflects the values of our city and Te Aranga, it will consequently increase the economic growth of the businesses in the CBD, which is really important after the hardships small businesses have faced in recent time.

Yours sincerely

Astrid Sayer  
Rosie Armstrong  
Theo Wheatley  
Britney Addison-Robinson  
Sylvie Lloyd  
Grier Rollinson  
Darcy Lawrey  
James Ivamy  
Resika Sapkota  
Will Irvine

Isla Kennard  
Malika Rai  
Emily Meissner  
Jaanvi Harrison  
Ruth Buckland  
Shenal Herath  
Holly Culverwell  
Charle Rainey  
Maggie Goomes  
Taea Staples

**Ngā Kaikaunihera Rangatahi o Whakatū**



ID # 10443



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10443
<b>Name</b>	Sarah Hutchins
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Tauranga
<b>Postcode</b>	3110

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Largely due to the fewer environmental impacts (e.g. associated with transport) of people living in the city (vs urban sprawl).

We also desperately need more affordable housing in Nelson.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Climate change impacts need to be properly taken into account prior to making big infrastructure decisions such as this.

I am concerned that the coastal inundation/flood model used by NCC does not fully cater for the flood risks in this area. More accurate modelling should be available prior to making this decision.

Flooding/coastal inundation may affect ability to get insurance further down the track which represents a financial risk. There is evidence-based research on thresholds for likely insurance retreat for NZ and this should be taken into account.

ID # 10441



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10441
<b>Name</b>	Allen Berthelsen
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Tauranga
<b>Postcode</b>	3110

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

Largely due to the fewer environmental impacts (e.g. associated with transport) of people living in the city (vs urban sprawl).

We also desperately need more affordable housing in Nelson.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Climate change impacts need to be properly taken into account prior to making big infrastructure decisions such as this.

I am concerned that the coastal inundation/flood model used by NCC does not fully cater for the flood risks in this area. More accurate modelling should be available prior to making this decision.

Flooding/coastal inundation may affect ability to get insurance further down the track which represents a financial risk. There is evidence-based research on thresholds for likely insurance retreat for NZ and this should be taken into account.

ID # 10439



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10439
<b>Name</b>	Claire Berthelsen
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

Largely due to the fewer environmental impacts (e.g. associated with transport) of people living in the city (vs urban sprawl).

We also desperately need more affordable housing in Nelson.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Climate change impacts need to be properly taken into account prior to making big infrastructure decisions such as this.

I am concerned that the coastal inundation/flood model used by NCC does not fully cater for the flood risks in this area. More accurate modelling should be available prior to making this decision.

Flooding/coastal inundation may affect ability to get insurance further down the track which represents a financial risk. There is evidence-based research on thresholds for likely insurance retreat for NZ and this should be taken into account.

ID # 10436



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10436
<b>Name</b>	Cameron Carter
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Largely due to the fewer environmental impacts (e.g. associated with transport) of people living in the city (vs urban sprawl).

We also desperately need more affordable housing in Nelson.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Climate change impacts need to be properly taken into account prior to making big infrastructure decisions such as this.

I am concerned that the coastal inundation/flood model used by NCC does not fully cater for the flood risks in this area. More accurate modelling should be available prior to making this decision.

Flooding/coastal inundation may affect ability to get insurance further down the track which represents a financial risk. There is evidence-based research on thresholds for likely insurance retreat for NZ and this should be taken into account.



ID # 10434



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10434
<b>Name</b>	Anna K Berthelsen
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I support increasing the population size in the city centre due largely to the environmental benefits of reducing the need for transport by car to the city (as opposed to urban sprawl which does).

However, I have some reservations as discussed in the following section.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Climate change impacts need to be properly taken into account prior to making big infrastructure decisions such as this.

I am concerned that the coastal inundation/flood model used by NCC does not fully cater for the flood risks in this area. More accurate modelling should be available prior to making this decision.

Flooding/coastal inundation may affect ability to get insurance further down the track which represents a financial risk. There is evidence-based research on thresholds for likely insurance retreat for NZ and this should be taken into account.

ID # 10433



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10433
<b>Name</b>	Richard Sullivan
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

For the city centre to thrive there needs to be more people living there.

This helps create a more vibrant city centre while at the same time providing affordable housing. With NCC divesting itself of the responsibility to provide affordable housing then it is essential that organisations like Kaing Ora are encouraged to operate in Nelson.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

This should only be the start. The more intensification, the more likely that Nelson city centre will become a more desirable place to be, work, shop.

ID # 10428



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10428
<b>Name</b>	Kate Cronin
<b>Organisation</b>	Bounty Cuisine
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

This development will hopefully bring more life back into the city while at the same time offering more affordable housing within the region..

As long as the developments are designed well aesthetically (allowing for green space) and structurally they should add to the cityscape.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10427



## Kāinga Ora - Feedback Form Submission

ID #	10427
Name	Andrew Dunlop
Organisation	
Position	
Suburb / City	Nelson
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	
Don't Know	
Didn't Answer	1

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Please see attached



## Providing Feedback

Feedback on the proposal to divest this land to Kāinga Ora can be provided to Council online at [shape.nelson.govt.nz/kāinga-ora-consultation](https://shape.nelson.govt.nz/kāinga-ora-consultation), or via the hard copy form attached which can be dropped off to Civic House, 110 Trafalgar Street, Nelson or posted to Sale of land to Kāinga Ora, PO box 645, Nelson 7010 or email [submissions@ncc.govt.nz](mailto:submissions@ncc.govt.nz). This must be delivered to Council's customer service centre by 4pm, 24 September 2021.

Council will consider the feedback received and make a decision on the proposal at its meeting of 28 October 2021. Please note that Council is not seeking feedback on any building designs.

Name: Andrew Dunlop

Organisation represented: (if applicable) \_\_\_\_\_

Address: Nelson

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

I wish to speak to my submissions.

The objective of this proposal is to create social and affordable housing in the city centre by divesting Council assets and working with Kāinga Ora. Council undertook consultation on this general approach as part of the Long Term Plan (LTP) and topics outlined in the LTP consultation document included housing affordability, intensification and partnering with Central Government (specifically Kāinga Ora).

The Council now has a good range of views from that LTP process. However, community views on this specific proposal to divest this Council land for social and affordable housing are now being sought. Council would like to know your views on:

Do you support using 42 Rutherford Street and/or 69 to 101 Achilles Avenue to leverage social and affordable housing by selling these sites to Kāinga Ora? What are the reasons for your view?

Public information: All feedback (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Nelson City Council website. Personal matter will also be used for administration relating to the subject matter of the feedback. Submitters have the right to access and correct any personal information included in any reports, information or feedback documents.

Submission The NEC should not be looking at any Social housing with the land in the inner city. But as to development of Apartments that are Owner occupiers. This may go well for both the residence and the city. And bring values to the city. Is Kāinga Ora up to the task for such a import development. The city can not afford such a development to go wrong. Place the said Properties on the open market under tender in principal with a land prices and what is there out line proposal. then the council can look in broad term what each tender. May bring to the city. Select the best proposal. Then asks that successful tender to do at due diligence. with building design, time frame, before going unconditional on sale agreement.

### Submissions can be made:



Online at  
[shape.nelson.govt.nz](https://shape.nelson.govt.nz)



By dropping this form  
off to: Civic House,  
110 Trafalgar Street,  
Nelson



Posting to: Proposed  
Land Sale to Kāinga  
Ora, PO Box 645,  
Nelson 7010



Email  
[submissions@ncc.govt.nz](mailto:submissions@ncc.govt.nz)



The N.C.C has lots of Properties in and around Nelson that are under developed this has had a somewhat negative impact on the city and it residence.

To give Kaingo Ora the opportunity, to do social housing in the inner city is just not workable to the city and can easily destroy and inner city ~~area~~ area. First there is not many people wanting to rent in large apartment blocks. Family will not want to live on the six floor apartment block with there kids. A large number of Kaingo Ora tenant or want to be tenant can not get tenants with private property managers/landlords. they can't afford the rents for lack of money and there behaviour to the properties they live in or to neighbouring properties and peoples. there are so really good tenants. But on the hole Kaingo Ora tenants are hi maintenance do we want the ongoing potential problems in the city centre.

Just think about it. Any type of apartment could easily become a slum in the inner city. How many of Kaingo Ora tenant of social housing have disposable income to spend on restaurants in the city?

Where as a development of a mix of hi end apartment will add value to the inner city bussis enconomy. As well as the owner of the apartment will add value to the building as they will ~~want~~ want there investment (home) hold and increase in value. A private developer will get the right mix of apartment size to meet the market and need.



Kaingo Ora has a long history of not being able to get the job done. On the face on the housing crisis (N.C.C words) ~~that~~ that Nelson has been facing. I'm ~~personally~~ personally dumbfounded. That Kaingo Ora has two empty flats next to me for coming up 4 months now, these are flat that the city ~~at~~ once owned and provided a fortable house for pensioner. ~~It~~

This is a golden opportunity to start developing land for a positive way to move forward.

Get it wrong or not develop the land the inner city will ~~go~~ keep going backward and has the potential to destroy the inner city ~~bussis~~ businesses, as well as people not wanting to come in the city.

ID # 10421



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10421
<b>Name</b>	Dennis Goodman
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

We need more people living in the Nelson CBD. Many more. It will liven up the city outside the normal business hours.

It will be great for our cafes too., not to mention supermarkets etc. It also should mean people living closer to their places of work, so there'll be no need to use cars for commuting. I'd suggest that quality but affordable apartments be built, with some going to community housing, many to first home buyers, and NONE to private property investors for renting out. This is an exciting development for Nelson - bring it on.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Look for other opportunities to get more people living in Central Nelson.

Such as converting unused office space for apartment living.

ID # 10420



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10420
<b>Name</b>	Jenny Easton
<b>Organisation</b>	Zero Carbon Nelson Tasman
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	1

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Please see attached - Please not this attachment refers to River Flooding,  
Nelson Plan & CCSP

## **Submission NCC Flooding, Spatial Plan, Social Housing, Nelson Plan**

Zero Carbon Nelson Tasman is an incorporated society with nine directors (Joanna Santa Barbara, Jack Santa Barbara, Bruce Gilkison, Jenny Easton, Olivia Hyatt, Yuki Fukuda, Carolyn Hughes, Alistair Munro and Julie Nevin) and recent member Aaron Stallard. We have a broad range of expertise which includes education, environmental and climate science, energy, medicine and business. Collectively we have substantial insight into the problem and solutions for the climate crisis in both mitigation and adaptation. We work with councils and communities to reduce regional emissions so that we can limit the global temperature increase to less than 1.5°C and build resilience in adapting to climate change.

We are pleased to see the release of the river flood maps, the proposal to make the CBD a people-centred place, increasing city residents including social housing and progress on the Nelson Plan.

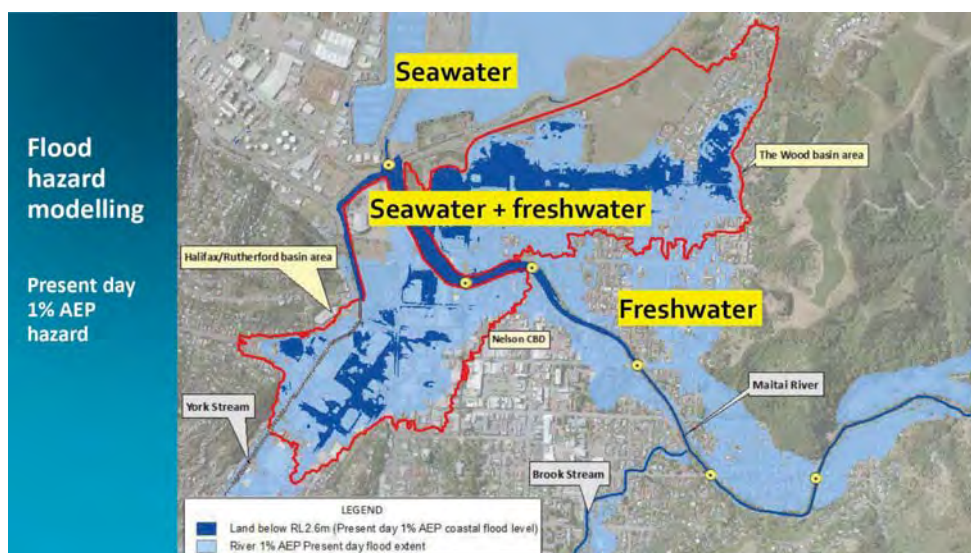
However when we view this through a climate change lens we have a number of concerns. This is another example of why ZCNT has for some time advocated to the council that developing an adaptation plan should be a priority. There are significant impacts from climate change built in now, even if globally we achieve the goals of the Paris Agreement. We are starting to see these impacts in our region. We are very concerned about rising costs to councils, businesses and residents in rebuilding from increasing likelihood of extreme flooding events and maintaining vital infrastructure. We have stated numerous times that it is not best practice to plan and build expensive developments without a strategic Nelson-wide adaptation plan. There seems to be an assumption that we can work out how we will adapt later, without knowing how this will increase hazard risks, cost of protections and how the choice to build in an at-risk area may limit our ability to help or protect other areas in Nelson.

### **River flood maps**

We expected that the river flood modelling would include a much more extensive coastal sea level rise component. That will influence how long it takes the flood waters to disperse, and also the extent of the fresh and saltwater flooding in the lower reaches of the Maitai delta. These would include likely scenarios such as high rainfall and storm events (such as the recent Fehi) which coincide with king tides.

We know that Tonkin and Taylor modelled this map below for the February 2021 Council inhouse workshop, and believe that this should be made widely available to the public.





To emphasise the importance of combining the effect of sea level rise with river flooding, we have summarised an article that looked into this. <sup>Ref 1.</sup>

<https://www.pnas.org/content/114/37/9785>

In summary it states that flood events can be caused by either sea level rise, river flooding, heavy precipitation or a combination of these. If the probability of a flood event is only based on one of the causes, the probability of such an extreme event might be underestimated. As the height of tides comes closer to flooding levels, the combination with extreme weather events increases the probability of flooding (noting that the probability of an extreme weather event is also increasing). 'Physically, SLR adds to the height of future storm tides, reduces pressure gradients that are important for transporting fluvial water to the ocean, and enables greater up- stream tide/wave propagation.'

It is therefore of great importance to base future flood maps on both sea level rise and river flooding, to make sure that we can work on the future plans based on accurate data.

We are very disappointed to see only 2 river models; the current day and 100 years, and consider that the public are not going to be able to assess the likely risk and effect this flooding will have on either a new build, ie 60 years, or their current dwelling, say 30 years. We know that 30cm of SLR is baked in for the next 40 years and it would be fair to have modelling that showed the impact of SLR and High Intensity Rainfall Data (HIRDS) for the time periods which are relevant to ratepayers. This modelling should include combined coastal and river flooding. At present the separate coastal and flooding hazard maps understate the risks now, and in the next 50 years.

We request that combined saltwater and freshwater flood modelling is provided to the public, and that two more combined flood models are provided for 2050 and 2080, or other years that align with NIWA data used to develop the flood models.

## How does the current year 1% AEP change over time with global warming?

The **frequency** of current day 1 % AEP floods is going to increase with SLR, and NCC has provided us with this (blue text) information ( LGOIMA SR2104330):

The data in Table 3.2 of the PCE 2015 report has not been generated for Nelson, however the following information has been interpreted from analysis of Nelson sea level thresholds:

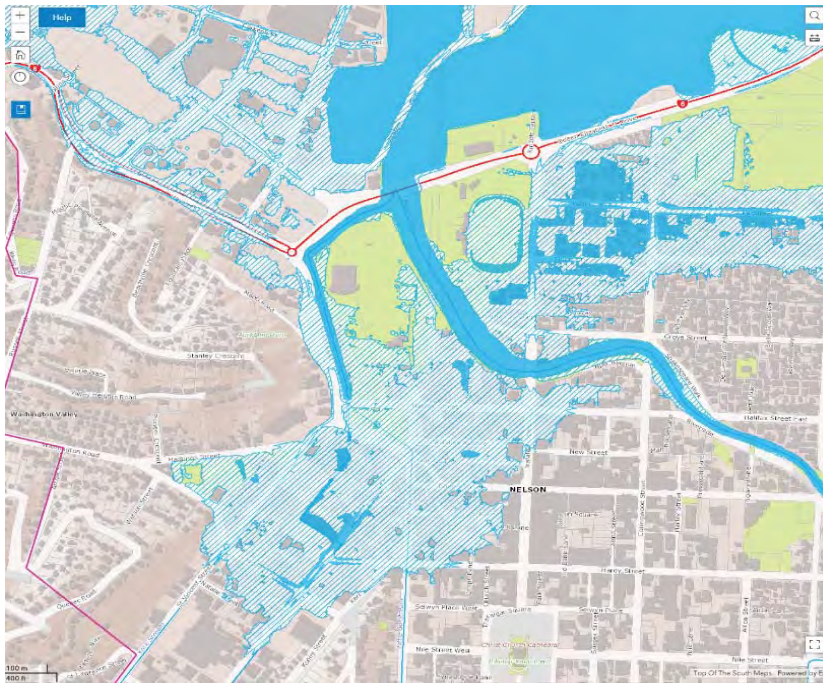
SLR	Indicative future frequency of present day 1% AEP coastal inundation level (RL 2.6m)
0cm	Every 100 years
20cm	~Every 10 years
40cm	~once a year
80cm	~Every week <sup>4</sup>
90cm	~Every 4 days
140cm	~Once a day ( 370 times a year)

Table 2: Estimated future frequency of present day 1% AEP inundation level

In relation to river flooding, Maitai catchment HIRDSv4<sup>5</sup> rainfall depths for a present day 1% AEP event are similar to a 3.3% AEP event (30yr ARI) in 2081 – 2100. HIRDSv4 data sets do not extend beyond 2100.

<sup>4</sup> Sub-annual exceedance events will be clustered around spring high tide

To reiterate what this means: the frequency of the flooding to the 1% AEP extent is going to increase as sea level rises and when it is 0.5m which NCC has modelled on their coastal hazard maps, the hatched part is going to be flooded more than once a year.



Photograph of the online coastal hazard map showing 0.5m of SLR.

In addition: When we refer to the most recent IPCC report ( AR6), the 20cm rise will occur 2050-2060 and the 40cm rise 2070-2090. Therefore in 50 years time this 1%AEP area is going to be flooded annually. It will also be to a greater depth.

Unfortunately this area includes the social housing, parts of CBD, and the area around the proposed library.

### **Spatial plan for CBD**

We welcome the proposed changes to make the city people-centred and visually attractive with tree-lined streets providing shade and carbon sequestration. Many of these plans will result in reduction of GHG emissions, increased livability and social cohesion. We also commend the council with the proactive work and engagement it has done so far to develop this plan.

To truly be an intergenerational plan (as stated on p9), there needs to be a willingness and openness to face the challenges of mitigating and adapting to climate change. The council is making progress, such as in this plan which will help in mitigation. In such an important plan, which will have a long lasting impact on the city and region, it is very disappointing and alarming that there is very little visible discussion, analysis and planning of how we are going to adapt to climate change. How is this plan going to help or hamper us in adapting to climate change?

We are surprised that there is no inclusion of plans for bus transport in this plan. Increasing bus usage is a key part of reducing emissions and we know the Council along with Tasman District Council and Waka Kotahi have significant plans underway. This planning needs to be integrated into how a bus terminal and bus stops will be linked to the laneways and key pedestrian and cycle routes. This is important in reducing car parks and supporting people to linger more in the city.

We request that plans for a new and improved bus terminal are included.

We are concerned that some of the plans do not seem to take into consideration the increasing risks from climate change. Without an adaptation plan, adapting in the future will be harder with fewer options.

To list our main concerns:

- (a) The proposed area includes the flood prone area affected by York catchment and Saltwater creek, which will limit access to the area from the west, and the long term use of this land.
- (b) The flood prone areas surrounding the higher part of the CBD. These areas, without extensive and expensive protections and raising ground levels will become the new coast line in the future, and exposed to storm surge. This doesn't appear to have been considered.
- (c) The limit on carbon emissions as the progressive reduction required by the ZCA to net zero by 2050, and permanently. ( Concrete, steel, construction, C&D waste to landfill)
- (d) What is going to happen to the remainder of Nelson city - residential, infrastructure, main roads, port etc. The ratepayers (and taxpayers) need to prioritise where rationed and declining carbon emissions and rates are spent for a long term solution, and this discussion and engagement hasn't happened yet. NCC doesn't yet have a Climate Action Plan formulated under DAPP.
- (e) We are concerned that the lack of discussion and consideration of adapting to climate change is not enabling an informed and fair consultation. For example illustrations like the one of the River Precinct (p62), gives the impression of a close and visual link to the Maitai River. It is our understanding however, that flooding protections will be needed to lower the risk of flooding to the precinct and adjacent areas. This is the type of detail and information that is needed for the public to make informed choices.
- (f) Where is the analysis however, on how the plans will increase or reduce flooding risk which is increasing from climate change? Significant areas of the CBD are already at risk of flooding now.

On page 81 the Spatial Plan states "Where we begin this journey is essential to success". We agree and that beginning must include how we are going to adapt to climate change and specifically how we are going to minimise risk and costs to future generations. We are not calling for a complete halt to all planning until an adaptation plan is completed.

### We request

- the council continue to develop the plan
- at the same time begin now, with urgency on adaptive planning.
- From now, the council should go through all the elements of this plan and with information the council has (e.g. flooding and coastal hazard maps), flag all at-risk parts, particularly the medium to high cost projects.
- Any flagged projects/plans need specific adaptation consideration and are likely to be best delayed until an adaptation plan is in place. Or consider moving the development to a lower risk area -the River Precinct and Library for example.
- In areas of high risk, prioritise low cost, low carbon and relocatable developments.

This will allow the council to continue with the important aims of the plan and also give us time to develop an adaptation plan.

### **Social Housing**

We support the council in proactively enabling social housing and intensification of residential occupation in the CBD. There are however significant issues with the proposed site and when we look through a climate lens we have concerns.

These two parcels of council land are in the flood prone areas referred to in the section above, and while it is possible, under current rules to just raise the floors and not have residential occupation on the ground floor, that is a short term solution. We want all people in this accommodation to have safe and secure homes and not have to deal with the increasing frequency of flood waters surrounding them. We need to consider the volunteers and NGOs administering the wrap-around services provided to some of these residents, and not add the burden of dealing with floods and areas of slow-to -drain, low-lying water around the buildings. Salt water corrodes metal and concrete, kills vegetation, and freshwater will contain silt, mud, debris and sewage. It is not fair to locate social housing where we know this is going to happen at an increased frequency over the decades.

It is possible that the Central Government will consider this area too risky for insurance and fiscal investment.

We request that other parcels of council land which are not flood prone are urgently considered as being suitable to offer to Kainga ora.



*Note that for this section of the NelsonPlan we have focussed on the Objective and Policies, because if you accept our recommendations, you will make the required changes to the Rules.*

## **NelsonPlan**

### **Part 3 Domains and Topics**

#### **Topics**

#### **HAZ - Hazards and risks**

#### **NH Natural Hazards**

We are concerned about the definition of terms, relative risks and lack of baselines and timeframes for the flood hazards policies. The way risk has been framed needs more careful thought as risks are changing from climate change. The term “Significant” is used throughout, such as “does not increase significant risk of”. In assessing potential risks of developments, there needs to be clear baselines of acceptable risk AND very importantly assessments of the changing risks throughout the development's potential lifetime. To do this all parties need detailed information of the changing risks now and at a number of intervals into the future.

There also needs to be clearer information and guidelines on compounding risks as a result of climate change. This includes an assessment of the ability of the council and development owners to maintain and insure from flooding events.

Policies to manage hazards and risk will require risk communication with the public to explain how climate change will affect both the frequency and intensity of flood events. The term used by coastal scientists 1% AEP is misleading as it refers to the *current* one in a hundred year flood extent, and yet it is predicted that by the time the sea level has risen 40cm the frequency will be about once a year. This information, the implications and education around this topic should be included in a policy.

#### **NH-O1**

**...do not increase significant risks from natural hazards.**

The objective understates the significant increasing risk climate change brings to existing and planned developments. This objective would be satisfactory if we didn't know that the risks are going to escalate and we question at what baseline will the “not increasing the significant risk” be from. Our approach needs to change under this increasing risk, where we minimise where possible, and are adaptable.

Instead we suggest “managing the use and development to minimise and avoid the foreseeable risk”.

#### **NH-P1**

It is not only the extent of flooding, but also the frequency and intensity which should be included when using the current day 1% AEP to plan for the future. Ideally this should

include the calculations from the latest IPCC reports eg AR6 which will be available before the national guidance is produced.

#### **NH-P2**

4 and 5. This should include consideration of the lifetime of the proposed building or structure. Which means the potential risk over the lifetime of the development must be considered, as risks from flooding and SLR are significantly higher in 50 years time.

Relocatable buildings should be mandated unless there are very strong reasons in particular circumstances.

An additional policy point should be the requirement to minimise the use of impervious surfaces, which increase runoff and hence the flooding risk.

7. Particularly Underground Storage Tanks should not be placed in liquefaction areas or flood prone land. Hazardous substances should be permitted in this area only if it can be demonstrated that the company cannot build outside this zone. Then, above ground hazardous substances should be bunded and secured well above the predicted flood level.

10. As well as enhancing the function of the flood plain, encouragement should be given to protecting and increasing biodiversity.

#### **NH-P4**

Does this policy override **P2.4&5** and our recommendation to make the buildings relocatable?

Is the risk and hazard to in-ground council infrastructure placed in the Flood hazard zone best dealt with here, or elsewhere in the NelsonPlan?

#### **NH-P5**

2. How can hard defence not do those things, because the very nature and purpose of it is to deflect the water elsewhere, and sideways as well if you raise a road surface?

3. A time frame needs to be included, ie maintained for how long?

4. What does “cumulative adverse effect” mean? Does it mean add to other adverse effects, or that it has more than one adverse effect? This is impossible as in a flood a structure will always change the natural morphological form and flow.

5. This needs a time frame with increasing SLR and flooding in mind. What will significant be defined as, and how can other effects be mitigated?

## **NH-P9 North Nelson**

1. Needs a time frame for this proposed use of flood prone land. Is this only 50 yrs as per Building Act, or does it have an infrastructure time frame of realistically 100 years? Note the Boulderbank could be over-topped once SLR exceeds 0.5m, which could happen this century.

## **NH- P11**

We understand that the RMA is “enabling” legislation, nevertheless with escalating risks subdivision, use and development in the High Flood hazard zones should be prohibited.

We question how can 3., ie “Be resilient to the effects of climate change” be possible in the “foreseeable future” as per LGA sec 14?.

The future is unknown and the applicant won’t be able to prove they meet this requirement and council staff shouldn't have to assess the proposal, and bear the responsibility ( and cost) of getting it wrong.

**We do wish to be heard, if that is included in this submission process.**

Contact for Zero Carbon Nelson Tasman for this submission:

Jenny Easton

[Jennym.Easton@gmail.com](mailto:Jennym.Easton@gmail.com)

Footnote 1: Compounding effects of sea level rise and fluvial flooding. Hamed R. Moftakhari, PNAS September 12, 2017 114 (37) 9785-9790; first published August 28, 2017;)



ID # 10412



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10412
<b>Name</b>	Claire Keeling
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

It is well known and understood that we are living in a housing crisis that threatens to increase already high levels of inequality.

The best tool we currently have for tempering the housing crisis is to increase the supply of affordable housing. In addition to this very important issue, there are many other reasons to locate investments into affordable housing in the city centre (and the area proposed).

1. create a vibrant downtown district, that is spending their earned dollars in the downtown city centre.
2. Attract talent (or don't lose it) due to the opportunity to live in the heart of the city, that is humming with people.
3. Reduce urban sprawl and the need for long driving commutes. High density living is proven to be the smartest and low-carbon option for designing cities.

### **Why don't you support this?**

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

Noted that the buildings are in modelled flood zones, every precaution should be taken to ensure that these buildings will not become stranded assets and are able to handle the impact of flooding in that area.

Building accommodation is certainly a good start, but place-making is the essential next step. I appreciate your concept drawings of the streets humming with easy going walkers and cyclists, but this vision will only become a reality when we close our streets to the onslaught of vehicles that prevent safe walking, biking. Therefore, I recommend that considerations be given to closing this residential area to cars and investing in seating and the other infrastructure that promotes connection in our city streets.

ID # 10408



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10408
<b>Name</b>	Alison Birtwistle
<b>Organisation</b>	
<b>Position</b>	resident
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

the city needs this, the people need this.

it helps with the objective of getting more people living in the city, removes reliance on private cars, provides a community living space for those that need it most. Partnering with Kainga Ora ensures that new city centre development is not bought-up by investors or second home owners, and will mean that the homes will actually be lived in year round instead of just winter lock-ups.

It will also remove some rather grotty-looking commercial premises and put new life into the CBD margins.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Make sure the dwellings are not sold to investors or people who just want an apartment for the summer months

ID # 10405



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10405
<b>Name</b>	Lynley Gilchrist-Lunn
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	1
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

I am concerned that for option one the buildings will be too high for a low rise city and create tenement style buildings.

This creates problems in terms of crime rates and too many people living in a small space that can give rise to friction and social dissidence. Having the buildings so close together just exacerbates the problem with so many people in a small space. I would support less intensification of this area as the idea itself is sound. If the second option is taken however there should be some sort of clause in the contracts that ensure the homes are occupied for at least 60% of the time so they don't just end up as a "lock up and leave" option for holidaymakers as there is enough of this already. I'm not sure how feasible this is realistically.

**Is there anything else that you would like to add?**

I think one site for social housing would be enough and sell the other one to the open market for building higher end apartments.

This would attract more money into the area which would support local businesses. Social housing does not contribute to the economy particularly.

ID # 10402



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10402
<b>Name</b>	Robert Cant
<b>Organisation</b>	-
<b>Position</b>	-
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Our city has a chronic housing shortage. Very plainly the housing supply is not keeping up with demand.

The cost of housing is forcing people to leave the district, and many employers are struggling to recruit staff to the district. The only realistic solution is to build more homes. This site is currently underutilized (much as I enjoy the Zumo cafe). I feel it is imperative that the Council facilitate an improvement to the housing supply, and this proposal is an excellent example of where the Council can make a positive contribution without there being any meaningful loss of amenity.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

What frustrates me about Nelson is that there are a relative few with loud voices who oppose anything that isn't the status quo.

The seem to imagine the worst possible scenario, and try to convince others to oppose something that hasn't happened, and probably won't happen. A development by Kāinga Ora, mixing social housing and affordable property for purchase will need to be carefully managed. I'm sure there will be lessons to be learned along the way. Ultimately a development that has the potential add multiple dozens of accommodation units to the present housing supply can only be positive for our city.



ID # 10396



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10396
<b>Name</b>	Jean Edwards
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

I don't agree with block-housing specific income groups together; nor do I agree with multi-storey housing.

Row-housing YES- allows gardens, access to outside, patios etc.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10390



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10390
<b>Name</b>	Tony Cumming
<b>Organisation</b>	Nelson SBL Holdings Ltd
<b>Position</b>	Director
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Refer attached submission

**Why did you select this option?**

**Is there anything else that you would like to add?**

## POTENTIAL SALE OF NELSON CITY COUNCIL LAND

42 RUTHERFORD ST & 69 TO 101 ACHILLES AVENUE TO KAINGA ORA

FOR SOCIAL AND AFFORDABLE HOUSING.

SUBMISSION BY: Tony Cumming , Nelson SBL Holdings Ltd.

In March 2019, the Nelson City Council put forward a proposal for the potential sale of land for commercial development in Wakatu Square. Council had received an offer from an investor for the development of an integrated shopping precinct with a strong anchor tenant.

Unfortunately the development did not progress but the Council's rationale for its proposal back in 2019 are still valid.

### **In the March 2019 Proposal the Council states:**

#### **Introduction**

"Having carefully considered the integrated shopping proposal, the council believes it offers an important and timely opportunity to develop the Square in an integrated way, bringing much needed life and activity to the City".

#### **Background**

"In common with the retail centres around New Zealand and internationally, Nelson's CBD has been facing challenges in recent times. There are many reasons for this but essentially the nature of retail is changing and impacting our city centres. The convenience of online shopping shipped to your door, the growth of big box format stores on cheaper land outside the CBD, the appeal of Malls, the cost of earthquake strengthening of city buildings – all these things are impacting on Nelson's City Centre.

**Council wants to support Nelson to continue as the commercial hub of the Top of the South and see it prosper as a bustling, dynamic centre that attracts visitors and locals alike. To do that will require significant investment and efforts from Council but also from private investors who believe in the strong proposition that Nelson's CBD offers.**

This statement of proposal outlines an opportunity to comprehensively develop part of the Wakatu Square area to provide a significant area of new retail focused around an anchor tenant.

Council is also aware of the potential to redevelop the western end of Wakatu Square into a mixed-use building that would provide an opportunity to enhance the integrated development of Wakatu Square and contribute to Council's city development objectives. At this time, there are no specific plans for this end of the site, however this potential needs to be taken into account when considering the redevelopment of Wakatu Square".

### **SUBMISSION COMMENTS**

It is important that we do not lose sight of the above objectives for the Nelson CBD. The prime focus should be for it to continue and grow as a commercial retail hub to attract visitors and locals alike.

Council should be commended for wanting to work with Kainga Ora but a project of this scale in the CBD area when there are better alternative options is questionable.

An example of this would be the redevelopment of the Brook Motor Camp land, which is a very under- utilised facility. With the expansion of the urban passenger services in the near future to this area it fits well with the housing objectives.

Kainga Ora also have significant parcels of land just outside the Nelson CBD which it would be able to redevelop.

Significant private investment in the CBD is to be encouraged and we should be aware that the Kainga Ora project could discourage further investment from the private sector.

There are certainly better ways of achieving the community's housing needs and seeing Nelson's CBD prosper as a bustling, dynamic centre that attracts visitors and locals alike.

ID # 10384



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10384
<b>Name</b>	Vanessa Mullenger
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I think it's a great idea because there are a lot of homeless people and people who are struggling to afford housing because of the costs of living and the market prices.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**



ID # 10377



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10377
<b>Name</b>	David Ayre
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

It starts to create a reimaged and recentralised city with local living spaces and activities; much better than the present, where Nelson is largely a place to commute to (and away from); this is a good start on creating a reimaged and strongly recentralised city with many local living spaces and activities as envisaged in Te Ara ō Whakatū (the Nelson City Centre Spatial Plan)

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

You are not integrating this work with coastal inundation and river flooding; your coastal inundation maps show that Nelson CBD will be flooded once a year with 0.5m sea level rise, and about 80 times a year with 1.0m sea level rise, plus further river flooding from increased rainfall; you cannot plan the centre of the city without working out how we are going to deal with these events; they are all totally connected

ID # 10369



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10369
<b>Name</b>	Diane Varey
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Need more centralbtown affordable housing, inner city development would improve quality of life for many, and have spin offs

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10331



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10331
<b>Name</b>	Ron Mackie
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

As a ratepayers of this city I strongly object to the council selling land to Kainga Ora or any other community housing provider the council needs to make looking after the RATEPAYER the number one priority not engaging in these sort of activities. Building large scale apartment blocks that tenants have no interest in looking after is NOT a good idea socially nor is it sound economics

Regards

Ron Mackie

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10356



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10356
<b>Name</b>	Tamika Simpson
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Having more people living in Central Nelson will help the city center revive and go on to thrive.

People will have homes close to the river surrounds already invested in - now wonderfully accessible and safe. More people hopefully not feeling the need to own cars but ride bikes, mobility scooters and walk in their community.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**



ID # 10347



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10347
<b>Name</b>	Sharon Dunbar
<b>Organisation</b>	Nelson Tailors Menswear
<b>Position</b>	Owner
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

### **Why don't you support this?**

A big development of high density housing in one site of what looks like half social and emergency housing I totally disagree with.

I don't just disagree because of the negative impact on the city, such an increase in crime and strain on the car parking which seems to be diminishing daily. But also having been brought up around the road from a social housing area in Stoke it is not how you treat people by lumping them all together. It will end up being all social housing because noone else will want to live in it. This just seems to be a quick fix solution to our social housing problem. The Council will not be able to vet who lives in these apartments. In Rotorua where the motels in the city are being used for social housing crime has increased and visitors are choosing other places to go because it is not a desirable place to be anymore. Units of three or four need to be dotted in amongst subdivisions to give people who need social housing a decent place to live. America is getting rid of the projects and it seems that you want to build them.

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

In previous meetings with the council regarding people in streets, we were told that having 2000 people living in our city centre would be great for our businesses as these people would spend in the shops, restaurants and cafes.

The \$2 shops will do well with this sort of housing but no one else, why would you put people into the middle of a city centre that can't contribute to the city centre.

ID # 10346



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10346
<b>Name</b>	David A Kenning
<b>Organisation</b>	
<b>Position</b>	Ratepayer
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

I have not seen anything to suggest that there will be any amenities close by that young families should have to make this area attractive ,for example outdoor spaces for recreation,play grounds etc

Also I might have thought it would have been preferable to have this type of housing near schools etc

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10342



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10342
<b>Name</b>	Karen Driver
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

### **Why don't you support this?**

Because I believe it is an area that is vulnerable to sea level rise and high tide inundation, and hence unsuitable for any development, let alone social and affordable housing.

The response to the question in the FAQ on flooding, states that the buildings would be "Designed to meet requirements for minimum ground floor levels". This statement is acknowledging that the area is vulnerable. The development will result in people being at risk of a flood or storm event as well as sea level rise. This risk needs to be assessed for any form of housing, and particularly if the residents may have greater difficulty in evacuating in an emergency situation. Insurance retreat is likely to impact these residents within a relatively short timescale making their homes more costly to insure and over a longer term, not insurable. This is not a place for a fixed structure that will house residents.

We know extreme weather events are becoming more frequent and that these sites already experience high-tide flooding.

Government is currently drafting Adaptation legislation which will require that Councils don't invest in buildings and projects that become legally irreversible before this is completed.

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

Yes, I recognise the chronic need for affordable housing in Nelson.

I also support housing being developed in the cbd. But the long term future of the location of the cbd needs to be reassessed and then a plan developed, which includes provision for social and affordable housing. NCC has declared a climate emergency, but is continuing to act as if it's business as usual. NCC needs to lead real, meaningful community wide consultation about the future of our city and region. The latest science needs to be listened to and the government engaged with as they develop the National Adaptation Plan that is due out next year. The Shape Nelson plan also needs to be part of this consultation and engagement. How long will the infrastructure that supports these development be insurable? What flood/sea level/storm surge protections will be needed and how long will they be effective for and at what cost to ratepayers? The Council has a responsibility to ensure that the public is fully informed on the potential flooding impacts and any costs and risks associated with protecting infrastructure.

ID # 10329



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10329
<b>Name</b>	Lesley Kuykendall
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Nelson needs more affordable housing options.

More people living in the downtown will help the city be more alive and a safe place.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I have reservations about the sites because they are both in the coastal flooding and storm surge zones.

The design of the buildings would have to accommodate flooding. Since a lot of downtown Nelson is prone to flooding, do we need a sea wall or a dyke to protect the city from storm surges and flooding?



ID # 10327



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10327
<b>Name</b>	Jane Murray
<b>Organisation</b>	Nelson Marlborough Health
<b>Position</b>	Health in All Policies Advisor
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7040

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Please refer to our written submission from Nelson Marlborough Health

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Please refer to our written submission from Nelson Marlborough Health

# **Submission on Nelson City Council's Kāinga Ora Feedback**


**Proposal to sell 42 Rutherford Street  
and/or 69 Achilles Avenue to Kainga Ora  
for social and affordable housing**

**24 September 2021**

For more information please contact:

Jane Murray

NMDHB Public Health Service

Email: 

Phone: 

## Introduction

1. Nelson Marlborough Health (Nelson Marlborough District Health Board) (NMH) is a key organisation involved in the health and wellbeing of the people within Te Tau Ihu. NMH appreciates the opportunity to comment from a public health perspective on the Nelson City Council's Kāinga Ora proposal.
2. NMH makes this submission in recognition of its responsibilities to improve, promote and protect the health of people and communities under the New Zealand Public Health and Disability Act 2000 and the Health Act 1956.

## General support

3. NMH strongly supports proposals to increase the amount of social and affordable housing stock in Nelson and agrees with the proposal to sell 69-101 Achilles Avenue and 42 Rutherford Street to Kāinga Ora.
4. The sustainable use of land and infrastructure, compact walkable neighbourhoods promoting incidental exercise and improved social interactions, and more affordable housing for smaller household sizes are just some of the benefits that urban intensification can provide, leading to improved community health and wellbeing outcomes.
5. Nelson is facing housing shortages and requires further social and affordable housing options. Nelson-Tasman is one of the regions at the forefront of New Zealand's housing shortage, with available stock dropping by 50 per cent between December 2019-2020<sup>1</sup>. There is a similar squeeze in the rental market, with the Trade Me Rental Price Index showing in January 2021, the median rent in Nelson/Tasman was up 10.3 per cent on the previous year to \$480 a week<sup>2</sup>. The impact of this housing crisis on the community is very evident with the rising numbers of homeless people, the families living with housing vulnerability, people leaving the region or being more reluctant to move here, and a growing number of residents struggling to keep a roof over their heads,<sup>3</sup> There are now 282 people awaiting social housing in Nelson as at June 2021 compared with 24 in June 2016.<sup>4</sup>
6. However, NMH considers that a range of conditions need to be added to Kainga Ora & Nelson City Council agreement to ensure that any housing built is sustainable, accessible, healthy and fit for purpose.

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<sup>1</sup> [Nelson's housing stock halved in 2020 continuing 'long-term trend' | Stuff.co.nz](#)

<sup>2</sup> [Storage squeeze reflects housing shortage as people wait to buy or rent | Stuff.co.nz](#)

<sup>3</sup> [Key Issue: Housing affordability and intensification | Long Term Plan 2021-2031 | Shape Nelson](#)

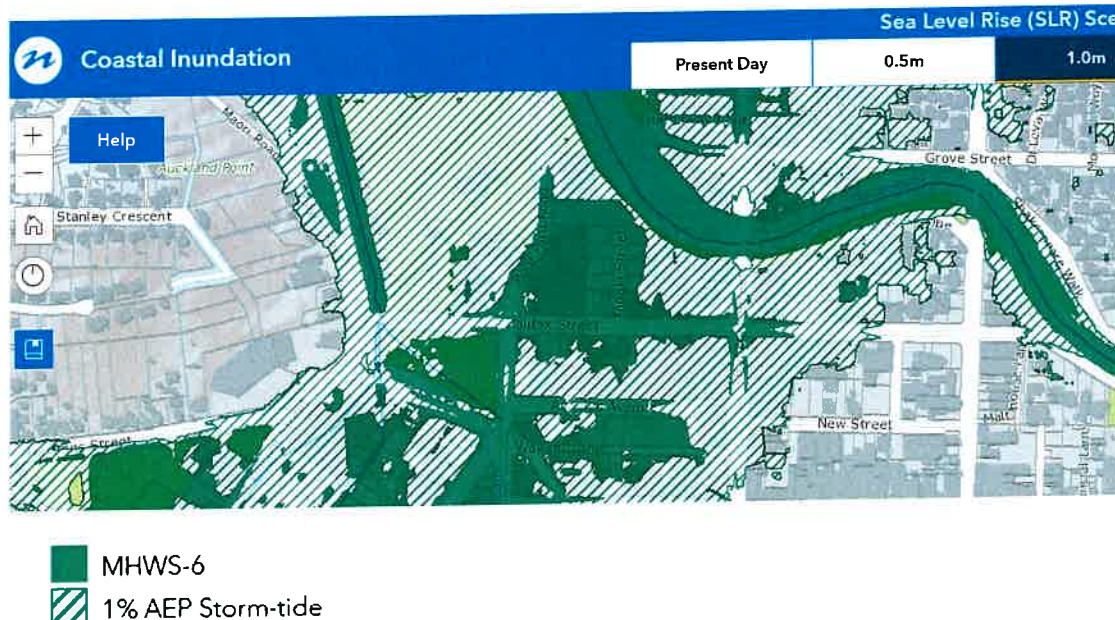
<sup>4</sup> <https://www.msd.govt.nz/about-msd-and-our-work/publications-resources/statistics/housing/index.html>,

## Design Outcomes

7. NMH agrees with the proposed design outcomes because these will help deliver healthy housing outcomes for Central Nelson. NMH was pleased to see that Kāinga Ora had expressly stated that they would integrate a broad array of sustainability and well-being initiatives into the development (pg. 15 for the Consultation Document) including a commitment to building to 6 Homestar standards which will ensure that these new houses are warmer, healthier and more energy-efficient. NMH supports accessible design to the surrounding streets, design compatibility with the adjacent public spaces, and good connections to public transport.

## Adapting to Sea Level Rise Inundation

8. NMH does have concerns about access to the proposed housing area. Currently the two sites are prone to seawater inundation during king tide events<sup>5</sup>. This will become exacerbated as a result of sea level rise. This is clearly seen on the NCC's Coastal Inundation maps (1.0m scenario) shown below. NMH notes that the proposed new library which is in close proximity will be built 1.2m higher than the current site and will be able to be raised further. There is little mention in this consultation document of the need for adaptive design to be incorporated in order for the buildings to adapt to sea level rise. NMH would like to see explicit mention within the Design Outcomes of adaption to sea level rise.



9. NMH notes that the Design Outcomes have stated the need for appropriate cycle storage and servicing facilities. It may be as a way of sea-level adaption, that significant cycle storage facilities are placed on the ground floor along with community spaces. These spaces could be lifted as needed over time.

<sup>5</sup> [Stuff report on King Tide Flooding 2020, 2018, 2016](#)



### *Energy Efficiency*

10. NMH supports the design for Kāinga Ora to improve the environmental performance of its housing stock. NMH recommends that in addition to building to 6 Homestar standards, consideration is also given to integrating solar power, rainwater harvesting and roof top gardens into the design.

### *Proportion of social housing units*

11. The consultation document states that that less than 50% of household units will be social housing. This could mean that between 1 or 85 homes are allocated as social housing. This is a significant difference.
12. As socially responsible agencies, Kāinga Ora and NCC should guarantee that a significant proportion of the housing is for social housing units. In addition to this, the other housing developed on the site should comprise affordable housing with the right mix of sizes and types of units that would appeal to different whanau configurations and be priced in a way that people can move from renting into home ownership. Scarcity of affordable homes has become a major issue for Nelson which needs to be addressed. This development opportunity can put restrictions in place that provides social and affordable housing in perpetuity, rather than building for predominately for the private market.
13. NMH would like to see that at least 49% of houses are social housing units, and the remainder are affordable houses with price controls and conditions that they can only be sold back to Kāinga Ora to be resold again as affordable housing.
14. It is important that the number of social housing numbers are clearly articulated as this provides community support agencies information about the level of wrap-around services that may be required.

### *Housing Typology*

15. NMH notes that there has been no mention of the housing typologies that would be included in the development. Nelson Marlborough has a higher proportion of its population in the 65+ year age group than other New Zealand regions.<sup>6</sup> Consideration needs to be given to providing a number of 1 and 2 bedroom units to cater for older people. In addition, larger units could be added to cater for those with larger families and those living in multi-generational households.

### *Communal Spaces*

16. NMH is pleased to see that communal open spaces are included into the design in regards to non-residential activities. NMH also recommends that residential

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<sup>6</sup> [Population of Nelson Marlborough DHB | Ministry of Health NZ](#)

communal spaces are also included so that residents have opportunity to casually meet or come together. The inclusion of rooftop gardens that offer good views might facilitate this. A roof-top garden could include individual garden plots that enable access to nature and the opportunity to grow food. This approach has been taken in The Commons in Brunswick Victoria.<sup>7</sup> In addition The Commons fire stairwell is designed to be inviting, with operable windows that provide natural ventilation and daylight. This encourages people to walk instead of using the lift, promoting physical activity and reducing energy use. This could also be integrated into the design.

### *The inclusion of universal design*

17. The design outcomes must include Universal design as a prerequisite for all units.
18. Dwellings have long lifetimes and at some stage in a dwelling's life it will be either occupied or visited by someone with mobility issues.<sup>7</sup> Universal design ensures a home is sustainable and can be adapted to meet the life-time needs of the resident from the stage where they have young children in pushchairs to when they are elderly and/or have a disability.<sup>8</sup> Specifically, it 'describes the concept of designing housing features to be aesthetic and usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life'.<sup>9</sup>
19. Older people have more sensory and physical limitations than younger people. Housing that does not meet their needs exacerbates existing health conditions and heightens the impacts of impairment. This triggers dislocation from their communities, admission to an unnecessarily high level of care and support, and shifts the cost of what is primarily a housing problem onto the health and social services sectors.<sup>10</sup>
20. In March, 2021, the Disability Rights Commissioner has stated that "*the lack of accessible housing for disabled people had been at crisis levels for many years*". There is a shortage of accessible housing for disabled people in terms of buying, rental and social housing.<sup>11</sup>
21. Universal design can also lessen the impact of falls. Nearly 400,000 medically treated injuries attributed to falls occurred in the home and community settings in

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<sup>7</sup> [The case for good design: Housing | Office of the Victorian Government Architect \(ovga.vic.gov.au\)](https://www.ovga.vic.gov.au/the-case-for-good-design-housing)

<sup>8</sup> Lifemark. 2017. Positive changes: More access to more homes. Accessed 16 November 2017  
<http://www.lifemark.co.nz/news/positive-changes-more-access-to-more-homes/>

<sup>9</sup> BRANZ. N.d. *Universal Design*. Accessed 14 November 2017  
[https://www.branz.co.nz/cms\\_display.php?sn=215&st=1](https://www.branz.co.nz/cms_display.php?sn=215&st=1)

<sup>10</sup> Saville-Smith K, Saville J. 2012. *Getting accessible housing: Practical approaches to encourage industry take-up and meeting need*. Centre for Research, Evaluation and Social Assessment for the Office for Disability Issues and the Ministry of Business, Innovation and Employment.

<sup>11</sup> [Human Rights Commission :: Disabled people need to be key in Government's new public housing plans \(hrc.co.nz\)](https://www.hrc.co.nz/human-rights-commission-disabled-people-need-to-be-key-in-government-s-new-public-housing-plans)

2012.<sup>12</sup> A community trial in Taranaki has shown that the adoption of universal design modifications have resulted in an estimated 26% reduction in the rate of injuries caused by falls at home per year in those houses where modifications have been made.<sup>11</sup>

22. BRANZ research<sup>13</sup> has shown that it is considerably cheaper and less disruptive to incorporate universal design features into a new build than retrofit the same house later. As an example, the average extra cost of equipping a new house with universal design features is \$1,720 while retrofitting these new houses at a later date would cost an extra \$14,000 on average (using 2011 figures).<sup>14</sup>
23. Consideration must be given to the incorporation of universal design standards throughout the whole development.

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<sup>12</sup> Keall MD, Nevil P, Howden-Chapman P et al. 2014. *Home modifications to reduce injuries from falls in the home, injury prevention study: A cluster-randomised controlled trial*. Otago University, Massey University and Building Research Association New Zealand.

<sup>13</sup> [Study report SR263 Lifetime housing - the value case \(d39d3mj7qio96p.cloudfront.net\)](#)

<sup>14</sup> [Universal design cost estimator | BRANZ](#)



## Conclusion

24. NMH thanks NCC for the opportunity to comment on the Kāinga Ora Proposal.
25. In summary, NMH strongly supports proposals to increase the amount of social and affordable housing stock in Nelson. NMH would like to see the following aspects added to the Design Outcomes:
- a. Explicit mention of adaption to sea level rise
  - b. Requirements for integrating solar power, rainwater harvesting and roof top gardens
  - c. that at least 49% of houses are social housing units, and the remainder are affordable houses with price controls and conditions that they can only be sold back to Kāinga Ora to be resold again as affordable housing.
  - d. Universal design requirements are mandatory for all homes Residential communal open spaces are included
  - e. Housing typology is included
26. While NMH supports the intent of the proposal, it considers that it could go further in providing a diversity and form of housing which caters for Nelson's ageing population and general preference to age in place, and those with a disability wanting to lead more independent lives.

Yours sincerely



Eric Sinclair  
**Acting Chief Executive**  
Eric.sinclair@nmdhb.govt.nz

## References

ID # 10324



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10324
<b>Name</b>	Ann [Annemarie] Braunsteiner
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Nelson is in need of affordable housing, bring/enhance life to the inner city - and it will make this area so much better - at the moment it is dull & a feeling of run down, looking unpleasant [Zumo especially is so unfriendly with its trespassing notices etc...], - so any enhancement will be great & help businesses [great creative small businesses actually] already located there. + you can go work out and it will help make this end of Bridge Street better too.

The more people living in the inner city the better.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10321



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10321
<b>Name</b>	Colin Davis
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

My wife and I have lived in Singapore HDB high-rise for many years and we know that such housing can mean exciting communities if the planning is done well.

We are fully in support of NCC's proposal. We are only concerned about the concept of 'affordability' - for whom? Singapore made cheap and good quality housing available to all citizens through a process of subsidizing the costs and allowing them to be paid for through the Central Provident Fund, something like Kiwisaver. This could work here but it needs salaries to keep up with the price of accommodation, which is not happening. How does the Council intend to help low earners and first time buyers be able to afford these new apartments?

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10316



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10316
<b>Name</b>	Michelle Nunes- Vaz
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

We do need more affordable housing in Nelson and higher density works in every major city in the world.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I believe the natural cliffs around Nelson - could be used to support apartment buildings at the bottom of the cliffs.

Eg The way beg part of rocks Rd, is but right through Tahunanui Rd, this way they would not look as imposing on landscape as on the proposed sites.



ID # 10314



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10314
<b>Name</b>	Jean Simpson
<b>Organisation</b>	Community Action Nelson (CAN)
<b>Position</b>	Secretary
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	1

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

We support the concept of developing social and affordable housing and partnering with Kainga Ora.

We have questions about selling these sites.

Please see our attached document for further comments.

## **The provision of social and affordable housing**

Community Action Nelson (CAN) is an advocate for more social housing and more affordable homes. This is becoming increasingly more urgent as the need for homes has not eased at all as the years have gone by. We believe having a safe, secure, home is central to the wellbeing of all people, especially children and their families.

We need boldness: a visionary strategic and long term plan that incorporates different styles of living. A plan that recognises the importance of housing affordability for the city itself as well as for its residents. Importantly, we need one that recognises our guardianship responsibilities for the resources we have and uses these wisely for now and for generations to come.

From its observations and considerable experience of working in the Nelson community, CAN believes that we need a dedicated housing strategy that strengthens and adds value to an encompassing and visionary city plan. With such a housing strategy the Nelson City Council can prioritise the wellbeing of the residents, while including the requisites for a sustainable environment into the future.

We would support a housing strategy that is based on the best evidence (internationally and in Aotearoa) of healthy and socially enriching housing for communities and environmental sustainability. We would support a strategy that encourages creative thinking and solutions to our housing needs.

Such a strategy would support the NCC to exercise genuine guardianship of our housing and environment needs. This is not evident currently. All the housing ideas and possibilities that have emerged recently (Kaka Valley, Bayview, Marsden Valley, the projects for which the council has applied to the Infrastructure Fund, and the proposed plans for the Rutherford St/ Achilles Ave sites) appear to be promoted by a Council reacting piecemeal to ideas put forward. With the exception of those on Council owned land, these projects are continuing a pattern of town-planning-by-developers. Such planning does not require the wellbeing of citizens and a sustainable environment to be at its core.

We support a strategy that includes criteria that ensure that:

- There is sufficient social housing and affordable housing to meet Nelson's needs.
- Social housing and affordable housing are of high quality, for example: siting, design, materials used, building practice.
- The CBD intensification implementation reflects best evidence of good practice inner city housing development, including mixed use.
- New housing developments cater for a diversity of household types including families, singles, older people, and people with mobility and access requirements. A range of tenure types should be provided including social rental, affordable rental, affordable purchase and co-housing options.
- All housing developments incorporate adequate access to healthy food, health services, schools, greenspace, places for recreation, and civic amenities e.g. libraries.
- That land used for social housing and affordable homes is not subject to adverse environmental conditions, particularly those related to climate change, for example, sea rise and flooding.
- New residential housing maximises the use of sustainable energy sources, for example, for heating.
- Developers allocate 20% of any subdivision to high quality social/affordable housing or pay 20% of the income from subdivision to the NCC Housing Fund.
- That the Council process for consents and planning approval is timely, cost efficient and equitable.

It is time to reassess the current vision and aspirations and address the hard questions that prevent viable plans for the future of housing.

This is our land and our future.

### **With respect specifically to the Kāinga Ora proposal**

Community Action Nelson (CAN) supports the Nelson City Council's intention for more social housing and affordable housing in Nelson city.

We agree that the proposal to partner with Kāinga Ora to create a sustainable community is a valuable opportunity to meet the needs of housing in our community.

We want to see such a partnership engage in developing mixed use communities. A combination of social rental (a priority for Kāinga Ora), and affordable housing that was a combination of private rental or owner occupier, would provide stability and a sense of local ownership.

We have three comments.

1. There is further option to those identified:  
That the NCC retain ownership of the land while working in partnership with Kāinga Ora. We fully support the intent to create a sustainable mixed use complex. We are concerned that despite Kainga Ora's good intentions, the demand for social rental housing could be overwhelming, and the housing model that emerges will be one that has served Aotearoa/New Zealand poorly in the past. If the land is owned by the NCC, there would be greater security of the proposed integrated residential mix, and the relationship of the area with public spaces and amenities. The NCC would retain guardianship of the concept of the complex and its relationship to the city.
2. The Rutherford St/Achilles Ave sites have been identified as being in the flood plain in the event of the increasing incidence of storm surges (without factoring in even a 0.5m sea level rise). Any building on these sites, therefore, will need to be designed to withstand this probability so they continue to be good quality housing, whether that be owner occupier or rental. It is critical that the concept is not undermined by the effects of rising salt water and increased water retention of the land.
3. We request that other parcels of council land which are not flood prone are urgently considered as being suitable to offer to Kāinga Ora and/or to the three social housing providers, Habitat for Humanity, Nelson Tasman Housing Trust and Abbeyfield.

ID # 10313



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10313
<b>Name</b>	Sue Taylor
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

175 apartments spells a slum area for Nelson. This is not a place to bring up kids.

I am not against some high end apartments but where ever this type of housing has been attempted it brings the area down. Parking is lost and no where for kids to play

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10312



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10312
<b>Name</b>	Barbara Robson
<b>Organisation</b>	
<b>Position</b>	Private Citizen
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

### **Why don't you support this?**

"The site is located within the river flood and coastal inundation area.

The response to the question on flooding, that the buildings would be "Designed to meet requirements for minimum ground floor levels" doesn't answer the impact effects, of flood, storm surge and SLR on the approaches to these buildings - access and infrastructure will be affected.

We know extreme weather events are more frequent and that these sites already experience high-tide flooding.

Government is currently drafting Adaptation legislation which will require that Councils don't invest in buildings and projects that become legally irreversible before this legislation is completed.

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

Yes I fully recognise the chronic need for housing in Nelson, but this does not seem like an action that is consistent with a city that has committed under Climate Emergency to collaborate with government and other councils to achieve "participatory, community engagement in collective action to achieve mitigation, adaptation and resilience".

Nelson needs to look at the Shape Nelson proposal and this housing plan, through the lens of climate science and its own data: flooding and coastal inundation maps. (you have identified and informed owners of more than 5000 properties in a new LIM notification, that they will be potentially affected by updated flooding models, yet you are proposing to build in these affected areas!) The Council has a responsibility to ensure that the public is fully informed on the potential flooding impacts before being asked to support it.



ID # 10311



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10311
<b>Name</b>	Steve Fox
<b>Organisation</b>	
<b>Position</b>	Concerned ratepayer
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7020

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Too concentrated, and not in the city centre, potentially could turn into a ghetto, social problems, substance abuse, vandalism.

While there will be good families it'll only take a few bad families to change the city centre, especially after dark. While the ideology is intended, in the real world it will not work.

ABSOLUTELY NOT!!!!

**Why did you select this option?**

**Is there anything else that you would like to add?**

The Maitai Valley subdivision won't be good for affordable homes as anything built on a hill costs so much more

ID # 10303



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10303
<b>Name</b>	Steve Savage
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Once the land is sold its public owned land we never get back.

We don't need this sort of housing in the CBD. Large infill housing creates slums. Look at what has happened in the UK with their similar projects.

**Why did you select this option?**

**Is there anything else that you would like to add?**

NCC should not be allowed to sell off land or assets without a referendum.

ID # 10288



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10288
<b>Name</b>	S Liddicoat
<b>Organisation</b>	
<b>Position</b>	Business Owner
<b>Suburb / City</b>	Tasman
<b>Postcode</b>	7020

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

The locations are not appropriate for social/affordable housing given the potential negative issues that could arise from the cliental for this type of development in the inner city area.

A better location for social housing would be at the top of the Brook valley adjacent the motor camp where there is an area of flat land available and it would very suitable. The proposed areas are commercial and should remain so.

**Why did you select this option?**

**Is there anything else that you would like to add?**

No

ID # 10283



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10283
<b>Name</b>	Jo Kinross
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

To help meet the critical shortage of social and affordable homes.

It makes sense that these are in the city centre close to all the amenities available at this location. The easy access to public transport is also bonus.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Intensification and brownfield building is the way of the future.

Greenfield building in places such as the beautiful Maitai Valley and our precious farming land is just contributing to more urban sprawl - this outdated and not sustainable.



ID # 10258



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10258
<b>Name</b>	Richard Brudvik-Lindner
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	1

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

The goal of partnering with Kāinga Ora to provide affordable housing in Nelson is commendable, and at that face value is fully supported by this submission.

However, the details of what NCC would do with Kāinga Ora need to be further developed. The desirability of the proposed project, in practice, not in theory, depends on the plans for execution. Council should explore how to move forward with KO but KO must build confidence in its proposal with the Nelson community in order for the current proposal of 49% or less social housing to be accepted.

If Option 2 includes the building of wholly, or overwhelmingly, affordable housing then that might be the most viable option, if Kāinga Ora can be flexible in its goals.

Alternatively, is it an option for a joint venture between a commercial developer and KO to develop a mixed-use and affordable housing project on the site?

It seems the safer route for Nelson at the moment would be to make any building developed in conjunction with Kāinga Ora a building that is mixed use (retail, office, residential) with the priority on affordable housing over social housing. Social housing is needed and supported; but, if Kāinga Ora gets that wrong in any way on this proposed site this could seriously impair, or outright sabotage, the attempt to move people to intensified urban living in the Nelson CBD for decades to come.

If this project goes forward with Kāinga Ora including social housing, could there be a "rebound" or "reversion" clause in the agreement such that if Kāinga Ora's detailed plans for social housing do not gain community support, and consequently pass the muster with NCC, then the deal between NCC and KO could be rescinded, with purchase funds returned to KO and the property returned to NCC.

This development has to be 110% right or else grander plans for housing in the CBD could be scuttled for the foreseeable future. The first project has to be thought of as a "confidence-builder" for the community; and if successfully received by the populace, could then be a model for a more ambitious social housing effort.

Kind regards,

Richard Brudvik-Lindner

ID # 10256



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10256
<b>Name</b>	Susan Jenkins
<b>Organisation</b>	Abbeyfield NZ
<b>Position</b>	Executive Officer
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7040

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Nelson urgently needs more public and affordable housing, and this is an option worth developing.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10253



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10253
<b>Name</b>	Nicholas Pottage
<b>Organisation</b>	Oranga Tamariki
<b>Position</b>	Student Social Worker
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Nelson needs more high density housing and more affordable housing.  
This would help revitalize the centre city, and be great for local businesses.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

We need more affordable housing. This should be human right.

ID # 10246



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10246
<b>Name</b>	James Horan
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

We need a lot more affordable housing and social housing in Nelson.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

This project is a good start but it doesn't go far enough.

"Affordable" housing means a \$500,000 2 bedroom apartment. Which is hardly affordable on Nelson's "sunshine" (ie, exploitation facilitated by imported labour on short term visas) wages.



ID # 10244



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10244
<b>Name</b>	Lisa Jennings
<b>Organisation</b>	Oranga Tamariki
<b>Position</b>	Site Manager
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I am the site manager for Oranga Tamariki in Nelson. We consistently work with our community's most vulnerable children and the adults who care for them. At many of the multi agency meetings I attend with other government, Iwi or community organisations the lack of housing is raised as a significant stressor which can result in increased vulnerability due to family harm, poverty, instability, lack of support networks and supervision, unhealthy and unsafe living environments.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Nelson is devoid of affordable housing whether to rent or to buy.

Families are having to be separated unnecessarily which results in vulnerable adults and children losing their support networks. The proposed Kainga Ora housing will go a long way to addressing this and will ensure that children do not need to live in places like Franklyn Village which were designed for adults only. We would like to see children in their own homes with safe adults and with a local community who can support and protect them.

ID # 10241



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10241
<b>Name</b>	Susan Smallcombe
<b>Organisation</b>	
<b>Position</b>	Citizen
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	1
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

Because everyone needs somewhere to live

**Is there anything else that you would like to add?**

But-. 1. no garden space therefore should only be for single people or two adults not suitable for children

2. I live next to Betts apartments in Nile street and only one, occasionally two car park spaces underground per flat. All car spaces on street level now full most of the time whereas before flats there was parking for shoppers and visitors. This development will have no dedicated car spaces but occupants will still have cars to go out of nelson , to beach, food shopping, to Richmond etc. Need car spaces people will not give up their cars!

3. Too high. Betts apartments are 4 stories and it shades surrounding area. This development even higher.

4. Maybe if private and state then a better design could be achieved so it doesn't become a poor persons area .

ID # 10239



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10239
<b>Name</b>	Elizabeth Dooley
<b>Organisation</b>	private ratepaying citizen
<b>Position</b>	retired
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I see the need for social and affordable housing. I don't see the need for housing families in the city centre. I think small apartments for singles and couples in town would be best, with families being housed in suburbs with room for the children to play.

I want to see a great deal more small-scale development in town. Urbanism is much to be desired, with rural land kept rural.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

One big mistake would be to build a social housing 'ghetto'.

Where powerless people are housed next to anti-social individuals and families, they cannot complain. It is too dangerous. If social housing is integrated into privately owned housing, the owners of these houses are well able to speak up and direct the police and social services to act on troublemakers swiftly and save a lot of misery. The mere fact of being a social housing tenant should not mean your life is blighted by having to live next door to individuals who show no respect for their neighbours.

ID # 10237



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10237
<b>Name</b>	Fiona Gillespie
<b>Organisation</b>	MSD
<b>Position</b>	Housing Broker
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

The proposal addresses the urgent human rights issue for affordable and social housing and is specifically targeting the real need based on the public housing register statistics.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I am totally supportive of this proposal as it is positively addressing the trauma cycle of socio-economic status in an enabling way.



ID # 10234



## Kāinga Ora - Feedback Form Submission

ID #	10234
Name	Angela
Organisation	
Position	
Suburb / City	Nelson
Postcode	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

---

**Why do you support this?**

As I am one of those people who need a small one bedroom flat/house/Downstairs Flat to live in and there are many more people in the same position as myself.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

The criteria for the housing needs to be for all people in need..I'm on a supported living income top up and work 16 hours a week due to my lung condition,

I have to flat with people at my age 56 as I can't afford a small one Bedroom on my own,too which is hard to live with other people when you have alit of illnesses etc.need privacy etc..ican afford upto \$260 a week rent..I have a small amount of KiwiSaver over\$25000 but not enough weekly income to pay a mortgage..thanks to you all for starting to find solutions for public housing.

ID # 10229



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10229
<b>Name</b>	Janet Southwick
<b>Organisation</b>	Ratepayer
<b>Position</b>	owner
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

### **Why don't you support this?**

I am a Nelson ratepayer and wish to object to the selling of council land.

No, you do not have my consent to sell 2 pieces of ratepayer land to Housing NZ. Take a long hard look at what the management of Kainga Ora, Housing NZ has been in the past...and present, not a pretty picture is it! I do not want a 'getto' in town. World wide it has been found that these type of developments with social housing create many more social problems, ie Moss Park in Toronto during the 60's, by the 70's there was more crime in 2 square blocks than anywhere in Toronto. There is not adequate 'real' green space and if you think putting a ping pong table on Bridge st is going to solve that, you guys need your heads read. Social housing has a large # of children, so where is the 'green space' and schools? Would you like to be a business in this kind of building, so who would the business tenants be, variety stores, selling cigarettes, \$2 stores, 'drug' stores. and of course a liquor outlet. If council is so concerned with a mixed housing development, then forget the new vanity library and put housing there instead, built by private money, not government which is not capable of building or running it. At least along the river there is green space, tennis courts, a skate park, great bike trail already there and presently under utilised. Also I object to the height of the proposed building. It should be no more than 5-6 stories.

It is irresponsible to sell off the piece of property at the foot of Bridge St, that was purchased with the sole intent to eventually be used to connect the inland route to town. With your warnings of climate change and with regular 'weather events' Rocks road will not survive leaving us only 1 route in and out of town. Council is endangering the lives of locals by not creating a new safe sustainable road. I feel the urgency to sell off this piece of land is a 'sneaky move' by councillors who are opposed to the inland route. The present government is encouraging us to buy electric cars, the future is here and we will need roads to drive these government subsidized vehicles.

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

ID # 10226



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10226
<b>Name</b>	Elliot Pearce
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Tasman
<b>Postcode</b>	7020

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	1
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

I haven't lived in Nelson long enough to be aware of the requirements for housing.

**Is there anything else that you would like to add?**

I have recently moved from Wellington, where a recent rise in the concentration of social housing in the CBD has led to an increase in unsociable behavior in the central city.

I noticed more and more that myself and others felt less safe or avoided the CBD because of this behavior.

In this case, it was bought around by the availability of accommodation in the CBD being the obvious choice to house people. In the case of Nelson, I think that it would be preferable to spread social housing out a bit more to avoid concentrations of desperate people, which I hope would reduce antisocial behavior.

<https://www.stuff.co.nz/national/124553505/mp-nicola-willis-says-she-doesnt-feel-safe-walking-through-central-wellington>

<https://www.stuff.co.nz/dominion-post/wellington-top-stories/122410565/gang-members-in-nearby-emergency-accommodation-linked-to-antisocial-issues-in-wellingtons-pigeon-park?rm=a>

ID # 10225



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10225
<b>Name</b>	Lisa Kent
<b>Organisation</b>	Knapps Lawyers
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I personally am unable to afford my own home at 'Nelson' prices despite having a good job and a reasonable salary.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**



ID # 10224



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10224
<b>Name</b>	Jennifer Asquith
<b>Organisation</b>	
<b>Position</b>	Citizen
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?****Why don't you support this?**

Nelson city feels reasonably safe in the evening if popping out for a meal, takeaway or entertainment. I've lived in Auckland city and I live close enough to Franklyn Village. Please don't make it like the dirty unsafe vibe of a big city with lost souls hanging around. Find a nice green healthy environment for low income people in smaller housing situations. This is a really nasty backwards looking idea.

**Why did you select this option?****Is there anything else that you would like to add?**

Yes, picture yourself living there and walking down dirty filthy stairwells littered with old needles, used condoms, broken booze bottles and vomit because that's what the Auckland inner city has to offer.

ID # 10215



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10215
<b>Name</b>	Chase Burgess
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Because the cost of homes are way to high.

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Please find more areas to do the same

ID # 10210



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10210
<b>Name</b>	K Campbell
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

I don't think that putting social / emergency / affordable housing in the middle of the CBD is a good idea. Minimal provision of onsite parking will only see vehicles parked all over the city. I agree that the housing shorted needs to be catered for but s

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10208



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10208
<b>Name</b>	Jan Sumner
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Tasman
<b>Postcode</b>	7020

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Working with vulnerable people I am well aware of the need for suitable, sensible quality housing and the only way forward is more intensive housing. But this also needs to be available for the working poor not just beneficiaries.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Speed up resource consent process es.



ID # 10205



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10205
<b>Name</b>	Liam Ryan
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

### **Why don't you support this?**

I fear that although in theory inner city living is great, the reality would be far different. Not so many years ago Franklyn House (the nurses quarters) were turned into community housing. There are now people who live there that are of not so great standing in the community, i.e. drug dealers and users.

Social housing in the CBD would bring more crime to the CBD. There has already been several serious assaults in our carparks over the last few years and those that like to partake in illicit activities will also be attracting those that supply those substances to the CBD. Is there a commitment for on going monitoring or security to keep the CBD a safe place or will this just be left to the local constabulary? Who is going to be continuing to keep our carparks clean and tidy? Will this be left to NCC?

Low socioeconomic groups and individuals attract others in the same situation as themselves. One councillor has posted publicly stating that social housing will help businesses and restaurants in the CBD. Unfortunately these people are not able to afford normal housing let alone eating out in the city regularly. In fact, Wellington CBD has seen a huge increase in crime since they have moved social housing to the city.

The same Councillor also stated that these people won't have cars as they can not afford them or they will not need cars as they will live closer to the CBD's amenities. This misinformation is concerning as we are assuming the people whether poor or not, will not have a vehicle OR will "car share". With some 300 people potentially living in these apartments, even if 1/4 had a car, they need somewhere to park. By parking in the adjacent carpark, that is at least 75 carparks gone daily, which in turn adds to Nelson's worsening traffic problems.

It seems that there has been little thought about the things I have outlined here and more let's just get 175 cheap living quarters built, I myself am also interested to hear what greenspace they will be funding and where this will be or will this project be exempt? Will there be extra funds from the developers to help with other infrastructure?

You are asking us to consider selling the land to build something we can not even see as a plan on paper yet..

It's a No from me.

I thank you for your time to read my feedback.

### **Why did you select this option?**

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**Is there anything else that you would like to add?**

I think i have covered all I can think of above.

ID # 10187



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10187
<b>Name</b>	Kaye Hill
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I currently live close to town and in retirement I want to stay in town but may need cheaper place.

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

I E bike for all my errands and shopping so keen to stay in town.

ID # 10186



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10186
<b>Name</b>	Felicity Hurst
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

We need more social housing that fits for purpose especially for individuals who need to live alone.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Culturally diverse designs for the different ways families live

ID # 10183



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10183
<b>Name</b>	Carol Hunter
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	1
<b>Didn't Answer</b>	



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### **Why do you support this?**

### **Why don't you support this?**

### **Why did you select this option?**

I can see pros and cons. I really like the idea of the recent housing community decided in Golden Bay.

There will be a mix of people living in their own homes....affordable compared to today's Market ....and all residents having a say in the community t regular get together. Communal areas etc. Wonder if same concept can be used for lower cost housing ...where responsibility for the complex...houses/communal areas/grounds/issues lies with the residents . Perhaps a communal room where regular visits from Plunket/health workers/community police/advisors could take place with perhaps regular groups also for social well being...exercise/food/addict support/childcare could take place for residents. Perhaps residents lease the land from Council with 1 or 2 building companies eg Nelson based similar to Leisurebuild ...aHamilton Company that has built small affordable homes to building code for permanent livers in motorcamps eg Tahuna ...building the homes to owners specs .....The houses could be on sold when/if people move on...with leases continuing.with Council. I think in today's society with so much drug/alcohol problems there would have to be strict expectations...eg any problems the residents have to attend Programmes to help themselves OR they have to on sell their homes. Something would have to be in place to ensure the safety of other residents and to ensure the community didn't become a slum area. I guess some houses could be bought and rented to lower income people...again any social problems they'd have to leave the property. I think ground floor units would be better than having community areas/commercial on lower levels. I actually think just 1 level Units...small sized and affordable with small garden/deck areas as well as a larger central community green area with communal vege gardens/playground/seating would be nicer in City area rather than higher level apartments. Perhaps attached carports or/and 3 to 4 parking areas dotted around complex...hopefully being in city not all residents would need a car park. Maybe a couple of cars..or more could be owned by community...and small payments for residents use using booking system would be beneficial..less carports required for individuals. Also could look at communal Laundry area/s..BBQ areas. Communal sharing of lawnmowers/vacuum cleaners...perhaps a small fee each time used...\$2 ...or something cheap to encourage useage to cover initial outlay...or weekly lease to Council could include those costs and the hire rate could accumulate in a fund to cover future repairs/replacement.

### **Is there anything else that you would like to add?**

I suggest looking at the Tahuna Motorcamp Permanent livers accomodation area by estuary where 16 Units are lived in on a realitivly small area of land yet all have their own little space.

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Units probably \$200,000 to build...were \$95 000to \$130000 6 years ago depending if 1 or 3 bedrooms. Also look at community green areas at Olive Estate...again a small area but no area wasted yet different functions and attractive.

ID # 10182



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10182
<b>Name</b>	Mark
<b>Organisation</b>	Kingsgate Motel
<b>Position</b>	Manager
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Women's refuge has applied to NCC for funding to purchase our motel lease on Trafalgar street but were told the council doesn't want those type of people housed on the main street.

But you are prepared to house a large number of Winz clients in and around the CBD, it wont be a good look for NCC having police on your proposed sites ever day, there will be endless drunkenness, fights, abuse in the CBD area!!  
The interesting thing is i can have a motel full of Winz clients on the main street but not women's refuge care to explain?

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10180



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10180
<b>Name</b>	Nadine Siebert
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Land is becoming more valuable and should not be sold. Land is an asset.  
Can be developed under council ownership. I do not support the large development on that busy corner. This kind of development needs to be city fridge speaking as someone who has lived in UK and Auckland.  
Councils job is infrastructure etc and needs to concentrate on this as Nelson city needs improvement, it's looking quite run down.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10179



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10179
<b>Name</b>	Yvonne Boyd
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Tasman
<b>Postcode</b>	7020

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Wrong location.

**Why did you select this option?**

**Is there anything else that you would like to add?**



ID # 10178



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10178
<b>Name</b>	Magdalena floares
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Prime CBD location can have far better usage

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10177



## Kāinga Ora - Feedback Form Submission

ID #	10177
Name	Gabriel
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	1
Don't Know	
Didn't Answer	

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**Why do you support this?**

**Why don't you support this?**

Should be a referendum regarding donating or selling ANY local council assests.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10176



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10176
<b>Name</b>	Leanne Ormsby
<b>Organisation</b>	Healthcare NZ
<b>Position</b>	Community support worker
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Because we have an ageing population an alot of that age group renting, like myself, who has never been able to get onto the property ladder it would benefit the community on every level...

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I do worry about my future living in nelson... I dont want to move away as the Nelson region is paradise..

Im a 54 yr old single woman in a flatting situation, Not alot of affordable social housing.. Rents are ridiculously high as are houses to buy...

ID # 10175



## Kāinga Ora - Feedback Form Submission

ID #	10175
Name	Gary Warner
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

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**Why do you support this?**

Affordable housing is very important, and providing housing for lower income earners allows for a diverse and inclusive city.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Will there be more parking for these houses?

There is already a lack of parking in town, so this development should address parking for these homes too.



ID # 10174



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10174
<b>Name</b>	Mark Alison
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

We need the diversity of ages and helping young people to find affordable accommodation to attract and keep them here.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

There needs to be further development of moving on accommodation and rent to buy options etc.

Sites for relocatable and temporary structures should be part of the council planning

ID # 10172



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10172
<b>Name</b>	Jim
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?****Why don't you support this?**

This council owned land belongs to those who pay their rates to Nelson City Council.

Why won't you tell us the market value of this land? That is not commercially sensitive since it is public owned, and is not a difficult thing to have appraised. Why is this not an open market sale, if there is a decision to sell at hand? Surely NCC will want to get the best price for its land, if there were a sale. Cutting out potential purchasers is wrong and goes against that.

**Why did you select this option?****Is there anything else that you would like to add?**

Kainga Ora are a politicised entity. They are not a politically neutral body.

Purely by virtue of a member of the public stating they believe that is the case, makes it true. I am stating that Kainga Ora does not protect my interests as a member of society. It protects other political groups. Why is this deal only available to Kainga Ora?

Refusal to answer that question formally shows this proposal is shameful.

ID # 10170



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10170
<b>Name</b>	Melissa Young
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Housing is an essential right, everybody should have. The growing house prices in Nelson reflects the amount of impoverished living situations in our small city. I am constantly noticing people living out of vehicles or in backpacker accomodation ( sometimes with children) this was especially visible during my employment at the library.

Not only does the NCC need to support social housing incentives BUT also, price control and affordable apartment style housing options for first home buyers and small families. As two working professionals with one child we have been unable to purchase our first home after 1 year or looking and making offers in Nelson and the wider Tasman area. When the national first home loan price cap increased it pushed the entry level market up once again, to become over inflated and unaffordable. We would like to see this middle market / problem area also accounted for, in the councils long term housing plan. Apartments sold for the regional first home buyers price cap, available only for those buyers.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Please see above.

ID # 10169



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10169
<b>Name</b>	Millie
<b>Organisation</b>	
<b>Position</b>	Youth worker
<b>Suburb / City</b>	Tasman
<b>Postcode</b>	7020

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Because the likelihood of it being affordable is miniscule.

They would need to be under \$450,000 to be considered "affordable". As a first home buyer, it would be a poor investment if it was any more than this.

The city needs so much help and infrastructure repair. Not an ideal location.

**Why did you select this option?**

**Is there anything else that you would like to add?**

Wouldn't somewhere residential be more appropriate?



ID # 10167



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10167
<b>Name</b>	Gera Verheul
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

We need more affordable living in the city centre.

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Can you mix it up so not just Kainga Ora? Could it be rent to own schemes?

I have concerns that if only Kainga Ora it may become an at risk community.

ID # 10166



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10166
<b>Name</b>	Emily Robertson
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

The wealth divide in NZ due to the housing crisis cannot continue without a whole of government intervention at all levels. Vulnerable groups in society in particular Maori and those on low incomes are locked out of warm, dry and safe homes which impacts mental and physical health and the wellbeing of children. There are flow on effects to the wider community from housing inequalities as people cannot afford to stay and grow roots into a community and economic instability is fed into by social instability. We need strong healthy communities where people are interconnected and have a sense of belonging. Housing that is affordable is central to that. Growing up in a warm dry home is not a luxury but a recognised human right. We don't want children growing up in motels or families being exploited by high rents and damp mouldy conditions. The government at both local and central levels needs to take responsibility like they did after World War Two and build homes people can afford rather than letting the private market run riot. As we have done in response to Covid we can take action to deal with a crisis and this crisis cannot be left to continue.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

No

ID # 10165



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10165
<b>Name</b>	Timo Neubauer
<b>Organisation</b>	Urban Designer
<b>Position</b>	
<b>Suburb / City</b>	Tasman
<b>Postcode</b>	7081

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	1
<b>Didn't Answer</b>	

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### **Why do you support this?**

### **Why don't you support this?**

### **Why did you select this option?**

I agree that more residential population is desperately needed in what is currently Nelson's CBD, to create a more vibrant town centre. Therefore, I'm generally very much in favour of increasing residential housing supply in the city centre, especially by providing a range of housing options at the affordable and social end of the market, split between rental and owner occupied homes in a mixed use development. I do, however, have concerns about the proposed bulk, scale and the resulting typologies of this proposal.

While KO suggests in its design statement that the development 'will be at a density and scale reflecting with the existing character of the community', the images provided in the concept study do not seem to reflect this design ambition. If this imagery (eight story apartment buildings) is in any way an indication of the bulk required to achieve 175 units of the proposed size and mix, then this density appears too high and out of scale with the character of the surrounding fine grained urban fabric.

Locking in the mix and number of units at around 175, essentially fixes the required bulk to achieve this yield. As a result there will be very little flexibility for the more detailed design investigations to effectively determine the appropriate height, scale, bulk and the resulting typologies for these sites.

Therefore, as long as yield figures are fixed in this agreement, I cannot support the proposal, even though I do very much agree with the general concept.

### **Is there anything else that you would like to add?**

Nelson is one of New Zealand's most attractive small towns, with many heritage buildings shaping the character of the city centre. To reflect this, I believe that a finer grain, smaller scale residential/mixed use development (than is currently indicated in the proposal) may be more in keeping with the character of the surrounding urban fabric. Three, four, maybe five stories maximum, and possibly some mixed use walk-up typologies would be much more appropriate in this location than eight story apartment typologies. Otherwise, there is a real risk that the new development could undermine and seriously compromise the very qualities that make Nelson such an attractive small town.

Different height, bulk and typologies may, however, not result in the same yield and therefore have implications on the commercial viability or the land value that NCC should seek to receive from the sale.

I would suggest that either more detailed design work needs to be undertaken BEFORE finalising this agreement, to actually ascertain that the proposal WILL be of a scale and

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bulk reflecting with the existing character of the community, while still being commercially viable, or the commercial risk needs to be passed to KO by NOT committing to 175 units or the imagery provided for feedback at this stage.

I am very happy to discuss this in more detail with you.

ID # 10164



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10164
<b>Name</b>	Scott Burnett
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

1. We need more housing for vulnerable people in our community
2. We need to intensify housing within our existing city footprint rather than greenfields development.
3. Getting more people living in our CBD will make our city more vibrant.

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10162



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10162
<b>Name</b>	Angela Sargeant
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Let's start building homes for everyone, not just those with \$1m in their back pocket.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Thank you for giving a platform for those who are pro-housing.

It seems we only hear from those protesting Nimbys.

ID # 10160



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10160
<b>Name</b>	Amanda Young
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7070

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

We as a city need to assist in providing social and affordable housing in Nelson as current house prices are too high for most ordinary people. I cannot see developers doing this (whatever they say). It breaks my heart that children like mine who have been born and bred in Nelson will not be able to afford to live here. It is far better that intensification of the urban area occurs rather than spreading out into rural and recreational areas.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I do not support huge tower blocks i.e. 7-8 stories high as I think these are out of scale with the rest of the central Nelson area. I prefer the lowest that can be economically built i.e. 5 stories maximum.

ID # 10158



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10158
<b>Name</b>	Robin Whalley
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Not with the presently suggested style of buildings in the Images presented.  
I have zero confidence in Government agencies to deliver competently designed buildings in to the village. Cost will dictate the outcome.  
For example ; Civic House, The Monro Building. We will end up with "New Zealand House in the Haymarket ". The "Prisoners of Mother England " culture within Council staff will not deliver what is needed. This culture has become a real issue for the village . I am not alone in this view . Many others share this view . We need to have a maximum height (50m) as in Paris. These pictures show buildings well in excess of this. We need to convert existing obsolete buildings . The compliance cost under the present POM culture prohibits this.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10157



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10157
<b>Name</b>	Lynne Fergusson
<b>Organisation</b>	
<b>Position</b>	Nelson Resident
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

**Why don't you support this?**

The Nelson CBD is in a sad state with businesses struggling due to covid. We need shops, cafes and incentives for people to come and spend their dollars in our town centre. Parking is always an issue in cities, Nelson is no different. Where are the people in these housing blocks going to park? Lets get on and concentrate on a vibrant city centre in the city centre and affordable housing in the suburbs, close to schools and parks.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10156



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10156
<b>Name</b>	Hara Salcin-Watts
<b>Organisation</b>	N/A
<b>Position</b>	N/A
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I grew up and lived in the tall apartment blocks in Europe and it was great.

As a child of the working class family, we had the opportunity to live in this settings and we loved it.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Build it taller than you have planned so far.

Control what can it be build there as it can turn into a luxury apartments very quickly and the rich people will buy it instead of the targeted population. Don't allow it to be sold to somebody who already owns the property please. I am fortunate that I have my own house so I shouldn't be allowed to buy anything there. Good luck

ID # 10155



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10155
<b>Name</b>	Ruth
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

### **Why don't you support this?**

Council and local people will have no control over who will live at either of these sites, and the building designs are also something we will have no control over. Council are unable to keep Anzac Park free of litter in the way of alcohol cans, broken glass and it is already frequently unsafe on Friday and Saturdays. Its a common place for drug dealing and loitering. Our forebears made great sacrifices for us. Council including councilor Judene Edgar better make a clear and public binding promise that such a dire trend for Anzac Park will be reversed. Instead there is no mention of it. Gutless. Don't walk away. That park is for the people who make sacrifices and their families, it is not for the people who put their hand out. You're giving it away for ever. Sleep with that.

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

Another reason to not support this proposal is that the mixture of ownership is completely uncontrolled by council and local people. It has not been defined on any binding basis, if theses sites were sold. A non binding indication of roughly 50% affordable and 50% percent social housing occupancy is loosely pointed at only. What a joke. At this stage it should be binding proportions set in stone with only a small tolerance for error (say +/- 10%). This is a deliberate manipulation. The local people deserve better as we work to support council. Not left open to manipulation. There is nothing to KO manipulation making it 100% social occupancy. Why should ratepaying, tax paying, non supported citizens, subsidise those who haven't paid rates and who rely on various state supports to have such premium housing. Thats a gutless action. There is a reason state housing is in further out areas. It is because if you cant organise something for yourself, you don't get the pick of the locations and high spec builds. Placement into social housing is not governed by local agencies. Trusting central agencies aligned to KO or the labour party to determine who should have it is as good a decision as asking a 3 year old to vet peoples eligibility for entry into a 18+ music carnival, they'll get taken for a ride every time.

ID # 10154



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10154
<b>Name</b>	Daryl O'Malley
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

It's an excellent idea and we need this. We are a young a family fortunate enough to have our own home close to Nelson cbd and feel like this is a privilege that should be accessible to everyone weather that be through affordable housing or social housing for people who will contribute to, and enjoy our lovely city.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I would support the sale of both of these sites to Kainga Ora

ID # 10152



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10152
<b>Name</b>	Bernie Goldsmith
<b>Organisation</b>	N/A
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

The homeless already live and mingle in Anzac. Great need in Nelson.  
Franklin Village houses over 200 and run a tight ship and is a needed facility.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I love the marae concept and hope it can be run similar.  
I wouldd like to speak to this at council if there is an opportunity..let me know

ID # 10150



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10150
<b>Name</b>	Jocelyn Smith
<b>Organisation</b>	private individual
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?****Why don't you support this?**

I don't think this is the right place for affordable housing. This would be a better site for medium to high quality housing, with parking included, like most of the other inner city developments. I am not in favour of trying to force a key CBD site to be affordable when it isn't. That can only be achieved if somebody forgoes the true value of the site. The ratepayer, the government; "us", whichever way you look at it. Put affordable housing on an affordable site please.

**Why did you select this option?****Is there anything else that you would like to add?**

I suspect you will try to limit providing car parking. thinking that these people will use buses.

The reality is that no-one uses buses, but just parks up in all the available nearby on-street parking, making it more difficult for customers to find a way to get to shops, so the shops close up and we end up with a ghetto in a dead city.

ID # 10147



## Kāinga Ora - Feedback Form Submission

ID #	10147
Name	Glen Trewavas
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	1
Don't Know	
Didn't Answer	

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**Why do you support this?**

**Why don't you support this?**

The last thing Nelson city needs is another Franklyn village.

It will further reduce safety in the CBD.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10146



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10146
<b>Name</b>	Laura McGovern
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

I don't think it was nelson needs.

Why sell ratepayers assets now?

Why give prime locations to affordable houses. Also losing parking- ncc seems to want to make people go to Richmond - another nail in the coffin if nelson retailers. Find other space for affordable housing - in a more suitable location

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10145



## Kāinga Ora - Feedback Form Submission

ID #	10145
Name	Tommy
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	1
Don't Know	
Didn't Answer	



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**Why do you support this?**

**Why don't you support this?**

These two sites are located at one of the main roads into the city and right by multiple intersections. One of the developments connects to a car park which will get utilised for visitors to the residents. This will minimise parking options for shoppers and visitors to the city.

**Why did you select this option?**

**Is there anything else that you would like to add?**

I like the concept but not the proposed location.

ID # 10144



## Kāinga Ora - Feedback Form Submission

ID #	10144
Name	Jen
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	
Don't Know	1
Didn't Answer	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

Doesn't this area flood frequently? Cities are noisy places at nights, how sound proof will these houses be.? Will car parking be lost, I hope not, if it is I will need to shop in Richmond. I think councillors forget not all of us live close enough to central Nelson to bike or walk, and buses only cover a very small portion of the region.

**Is there anything else that you would like to add?**

Who will manage the body corporate, and will that work with a mixed ownership model?

What's important for the social housing providers may not be the same as units privately owned.

ID # 10143



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10143
<b>Name</b>	Erik Lind
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kainga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I think affordable housing is needed in Nelson.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

The basic idea of selling land to having affordable housing in the CBD is a good one.

My question is once NCC sells the land how will you ensure the buildings enhance the city as a gateway and contribute from a design point of view. Also solid management, maintenance and rules would be critical to keep the buildings and environs up to a high standard after completion. How is this accomplished? From a practical point of view, I think more storage should be designed in for each unit which is not shown in the cited project samples listed on the website. I know from experience living in apartments that people need ample storage for more than just a bike or clutter builds up. Also designing in balconies creates more construction complexity and cost. Is a tiny balcony overlooking a main road the type of place that people would use often enough when good operable windows can provide the same amount of natural air and light? If people want to access an outdoor space, then a shared park in the complex would work better than a tiny balcony. In summary the idea of affordable housing is good, but the devil is in the details around this type of housing and how will these details be managed?

ID # 10142



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10142
<b>Name</b>	Libby Omlo
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Small and affordable living is so rare in the city centre.

It would be great to see some living options that don't have the large sections, big gardens etc but provide a roof over someone's head and security.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I was not aware any of this was happening or being considered.

Possible advertising and proposals should be distributed around the city, in the Nelson Mail etc.

ID # 10137



## Kāinga Ora - Feedback Form Submission

ID #	10137
Name	James Rodgers
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	1
Don't Know	
Didn't Answer	



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**Why do you support this?**

**Why don't you support this?**

I do not support putting social housing in the CBD. Unfortunately social housing will bring with it its associated social problems: gangs, drugs, violence and anti-social behaviour. It will make the the surrounding area unsafe. I am not against selling land to Kainga Ora, just not in the CBD or close to it.

**Why did you select this option?**

**Is there anything else that you would like to add?**

I would like to see the development of inner city apartments with small retail and hospitality spaces on the ground level similar to The Sands at Tahunanui.

ID # 10134



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10134
<b>Name</b>	Alvin Bartley
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I believe it is really important to have people living within a city to create an exciting atmosphere and give the city a strong sense of life so an increase in accomodation options in town would be really beneficial. Furthermore, providing affordable housing will assist in having a diverse population which in turn will help with forming a rich cultural fabric for Nelson over the next 100 years.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

There are currently very few affordable housing options in Nelson.

Providing affordable housing in the city will make it easier for younger people (18 - 30) make the move to Nelson. Currently, it is really hard for people in this demographic to make the move to this city.

ID # 10133



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10133
<b>Name</b>	Mark Kopf
<b>Organisation</b>	Nelson resident and ratepayer
<b>Position</b>	Development Engineering Officer
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

While I agree that there is a major issue with affordable housing, I strongly believe that this is not a smart solution to the problem. This is prime land in the heart of the city and should be cherished for all Nelsonians. I find this idea very short-sighted with the potential to seriously back-fire on the hopes of improving Nelson.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10132



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10132
<b>Name</b>	Olivia Gallagher
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Tasman
<b>Postcode</b>	7197

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Absolutely support this. We need people living in the city if we want community, culture and businesses to thrive. As a young person without a family who has recently moved to Nelson, the opportunities for connection with a community are very limited, and the opportunity to live and work within the city centre has been almost impossible and unaffordable. I currently live on a rural section 30 minutes north of Nelson which can be very socially isolating as a young person who is new to the region. Likewise, not having affordable housing in the centre of town is a big deterrent for friends that have considered moving here in the past.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

There will always be a more vocal group of people that disagree with things, but this is truly an important move for Nelson that needs to happen now if we want this to be a city that people actually connect with.

ID # 10126



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10126
<b>Name</b>	Sue Gardener
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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### **Why do you support this?**

### **Why don't you support this?**

The previous deal with Kainga Ora divested properties at 30% of market value.

The tenants of these properties were devastated and have not been dealt with fairly openly and honestly. Why on earth would NCC consider another underhand offmarket deal with Kainga Ora?

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

Surely Council owned land belongs to the people of Nelson who have paid their rates to the Council.

The Council should be consulting with those of us who will want to know the answers to a couple of questions. What is the market value of this land? Is the Kainga Ora deal only available to Kainga Ora or is it an open market sale? Surely NCC would want to get the best possible price for the people of Nelson. Will Kainga Ora pay rates on the purchase after ownership is transferred?

ID # 10115



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10115
<b>Name</b>	Konnor
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

More homes

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Where are the carparks going to go

ID # 10112



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10112
<b>Name</b>	Mark Culverwell
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7022

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Central City real estate is prime, If Housing New Zealand wish to build on this site, NCC should retain ownership and lease the property to Housing New Zealand for them to build their buildings on

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10111



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10111
<b>Name</b>	Stephanie Curnow
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

I don't support selling our ratepayer owned property

**Why did you select this option?**

**Is there anything else that you would like to add?**

Social housing in an urban area will lead to a poor outcome for Nelson central.

I don't want to see that happen.

ID # 10110



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10110
<b>Name</b>	Rob
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

**Why don't you support this?**

I feel it is the wrong style of intensifying inner city housing.

Plonking housing in the middle of the business district will only bring grief.

We can do better than this there are vast tracts of land more suited and council should support and unlock these first.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10109



## Kāinga Ora - Feedback Form Submission

ID #	10109
Name	Bronnie
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	1
Don't Know	
Didn't Answer	

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**Why do you support this?**

**Why don't you support this?**

It isnt the appropriate space for this housing.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10108



## Kāinga Ora - Feedback Form Submission

ID #	10108
Name	Keith Nolan
Organisation	
Position	Fhb
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

---

**Why do you support this?**

We need cheap houses... There is no stock for first time buyers

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

The struggle is real. We've save up a chunky deposit but are still being priced out of the market. We are skilled professionals with a young family and are starting to consider moving from Nelson. If we're thinking it many others are too. Get the finger out guys.

ID # 10106



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10106
<b>Name</b>	Jasmin Brandt
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

It meets a need and helps to enliven the city centre - win win!

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Great initiative! Hopefully its success will inspire more developments of this kind

ID # 10105



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10105
<b>Name</b>	Jane Fisher
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

CAW must be retained somewhere in the CBD.

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10104



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10104
<b>Name</b>	Paul Burt
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?****Why don't you support this?**

This is the most stupid idea for Nelson CBD I have ever heard. We want a vibrant boutique professional green city which is a leader across NZ and can showcase to the world, and we want to put a large block of affordable housing right in the middle? Whom ever has come up with this idea really needs to take a long hard look at things. This is absolutely absurd.

**Why did you select this option?****Is there anything else that you would like to add?**

Do not waste any more time on giving this a second thought, it absolutely should not proceed any further!

ID # 10101



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10101
<b>Name</b>	Patricia Anderson
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7040

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

We desperately need affordable housing

The city centre needs population to keep the retail businesses alive

We need to reduce congestion on the roads, particularly the main arteries entering the city

We need to reduce pollution from traffic

Really, it's a no-brainer!

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10100



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10100
<b>Name</b>	Dave Macdonald & Sue Hamilton
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Refer to attached submission file.

**Why did you select this option?**

**Is there anything else that you would like to add?**

Name: Dave Macdonald and Sue Hamilton

Address: Nelson

Our submission does **not** support the divestment of 69-101 Achilles Avenue and 42 Rutherford Street to build social and affordable housing developments.

Thank you for the opportunity to make this submission. It is our opinion that the sale of this land can't be fully discussed and a decision made without having full facts about any other public and private options. We have added comment about the Kainga Ora initial concept design statement and design outcomes in our submission as the land use cannot be considered in isolation of the land sale. The type of proposed building(s) on this land is intrinsically connected due to the value of the land. For this to be a financially viable project it would be necessary to build multi-storey buildings in excess of the vast majority of the existing CBD buildings which we submit would not be innovative and forward thinking urban design nor in keeping with the Council's Proposed City Centre Spatial Plan.

We submit that social and affordable housing is not the right kind of housing supply for the Nelson CBD area for the reasons given in our submission. The best return to the City Centre for the sale of this land should be the goal of the Council. This may mean that the price attained for the land sale may not necessarily be the highest however the economic and other benefits over the long-term are greater.

## Submission

**Council question:** "Should Council divest 69-101 Achilles Avenue and 42 Rutherford Street to build social and affordable housing developments?"

Answer: **No**

Reasons:

1. On the face of it, from the current consultation documentation provided, it appears that a short term gain for long term pain strategy is the Council's chosen path and not an ultimate option that provides the best long term economic and social benefits for the City as a whole.
2. Council needs to engage and involve all people in the City with an open and transparent decision making process in order to assess what is best for the City including the financial, long-term economic and social values, that this decision will make for the City as a whole. The assessment criteria used by the Council to assess proposals from both the public and private sector for the sale of any land need to be jointly agreed by the community and Council. This will ensure that the community has buy in of the outcome and alleviate bias in the decision making process.
3. Until a full assessment process using the agreed criteria has been completed on the options outlined in the Kainga Ora Housing Development Feedback Document and any other viable private or public options identified by an open market Expression of Interest process then a fully informed decision can't be made by the Council.
4. The risks and disadvantages in the Feedback Document are extremely lightweight and do not elaborate on the method used to identify all risks and advantages and the reason why these have been summarised as the most important.



**Council question:** The Mayor has stated that she "wishes to hear from the community about whether this type of development is what they think is going to be needed for our community. We do need that right mix across Nelson and Tasman of public housing, affordable rentals and affordable first homes."

Answer: **No** - this type of development is not what is needed for our City Centre. However we agree that there is a need for the right mix, across Nelson and Tasman, of public housing, affordable rentals and affordable first homes. The emphasis here is that this is a regional issue where the best sites need to be identified rather than the individual councils working in isolation to seek solutions. The resulting amenity value of a chosen location(s) is as important a criteria as providing long term economic and social benefits to the City as a whole.

Reasons:

This type of development is not what we need in the Nelson City Centre for the following reasons:

1. The Nelson City Centre and CBD area are both geographically and opportunity constrained when it comes to finding suitable land for housing. All types of housing of any value/social availability, in this area are tightly held not just for those who are socially disadvantaged.
2. The number of proposed dwellings and occupants is stated as approximately 350. With a current inner city population of only 100 people this influx will dominate the current social culture of the City Centre and potentially influence the decision of people wishing to live in the City Centre and surrounds in the future. This will top load the City Centre with a disproportionate level of society.
3. Providing for more social and affordable housing in the City Centre is not economically necessary. The argument that this will provide economic benefits including patronage of cafes, restaurants, bars and theatres is flawed. The future residents of this proposed housing development are in the majority of limited income and less likely to have the financial support to afford or frequent these facilities. The Council needs to look at options that provide long term economic benefits that are commensurate with the value of the land use over time.
4. The Council's long term goal of attracting more people to come to the City Centre such as tourists and locals looking for things to do is commendable and catered for in the Spatial Plan currently being consulted on. Instead quite the opposite is likely to happen evidenced by other NZ City Centres such as Auckland, Rotorua and Christchurch in recent times, where anti-social behaviour, predominantly of those living in social and emergency housing, has caused social and economic decline and the potential death of these CBDs. This is in complete contradiction to the aims of the Nelson Council's proposed Spatial Plan for the City Centre.
5. The Kainga Ora design statement includes the following that "the proposed buildings were appropriate in scale, form and appearance" and "the sites present a significant opportunity to create landmark buildings". We disagree that the initial building concept depicted in consultation documents shows either appropriate scale or appearance to the existing City Centre buildings and we don't wish to see landmark buildings of up to 8 storeys that will dominate our City Centre that currently comprises buildings of predominantly 2-4 storeys. The land value of this location is intrinsically linked to the type of building that will be required to make the project financially viable (not a building of up to 5-8 storeys) and provide the City Centre with the best economic return.

6. The Council's stated design outcomes include design compatibility with the location, and use of appropriately scaled architectural design elements. Initial concept ideas of Kainga Ora buildings indicate buildings of between 5 and 8 storeys which will completely dominate the current landscape of historic buildings and in our opinion would not be innovative and forward thinking urban design.
7. The quality of the landuse should be used to incentivise further similar developments throughout the City Centre. The current proposal for use of this land by Kainga Ora will not achieve this.

ID # 10098



## Kāinga Ora - Feedback Form Submission

ID #	10098
Name	Will
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

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**Why do you support this?**

More housing is good

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10097



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10097
<b>Name</b>	Max
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

We need more places for people to live. Central city apartments are great.

Hopefully people can walk to work and stores and don't need cars.

I wouldn't mind retiring there... just make sure they are actually affordable e.g. NOT 800 thousand plus and have balconies/ outside space for pets. Needs to attract the right crowd.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Just make sure there is parking for people who don't work central or the city will die. We urgently need public transport.

Be careful they don't turn into ghettos like in Europe when they build shit loads of cheap apartment blocks without providing social assistance jobs etc.

ID # 10095



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10095
<b>Name</b>	Robert Clarke
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

It's a view that I have had for the last 30 years since I was posted to Singapore, that we need to go up not out in our housing.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I don't believe 8 stories will fit well in our CBD. Look at the size of the Rutherford Hotel at 9 stories, and visualise that on the Achilles Ave site. I would limit it to 5 stories for any building in the CBD. That way, there will still be 4 stories of housing, or 1 of office space and 3 of housing.



ID # 10093



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10093
<b>Name</b>	Peter Taylor
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7040

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Nelson needs more social housing and this will help. Its especially good that its close to the city centre so transport costs for tenants are reduced. I support actions NCC can take to provide rental housing for underprivileged people.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I would like to ensure Kainga Ora build housing for rental and not affordable houses for sale.

The people in real need will not be able to afford even affordable houses.

ID # 10091



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10091
<b>Name</b>	Matt Robinson
<b>Organisation</b>	UpShift
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

To get more people living in the city centre to create a more lively and vibrant CBD and generate more customers for CBD businesses (more like Wellington).

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10087



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10087
<b>Name</b>	Jo Watson
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	1
<b>Didn't Answer</b>	

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**Why do you support this?****Why don't you support this?****Why did you select this option?**

While I do definitely support city centre intensification and therefore the selling of these properties to Kainga Ora, I do not believe that a city centre is an appropriate place for social housing. I believe this has caused huge problems in Auckland and no doubt many other cities and would not like this to happen in our "smart little city". If there is a way to provide affordable properties with some for sale and some as permanent rentals I believe this is the best way forward. I would be concerned about the loss of car parking as while I know the aim is to be less car reliant, I don't think it is realistic to think none of the future tenants would own a car and would need somewhere safe to park it.

**Is there anything else that you would like to add?**

I would hope current commercial tenants would be treated well and encouraged to take up new spaces provided in these developments. We cannot afford to lose more businesses to Richmond. Additionally, please do not allow the builds to be too many stories high - I think we need to be particularly careful about the design of these so that they don't quickly come to look like many of the horrendous high-rise blocks of flats I have seen in the UK.

ID # 10086



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10086
<b>Name</b>	Robin White
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**



ID # 10081



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10081
<b>Name</b>	Adrian Griffiths
<b>Organisation</b>	Ratepayer
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?****Why don't you support this?**

I support more residential housing in the city 100% but I disagree with the 'social and affordable' objective. We need people living in the city who have income and jobs. These are the people who will spend money in town..cafe/restaurants etc...which is what is required.

The experience of Wellington housing the homeless or subsistence living near Courtney Place during COVID has not been good for the image of that place and has driven others away. We don't need that in Nelson. These people can be housed in my welcoming communities

**Why did you select this option?****Is there anything else that you would like to add?**

I would support the sale but with a different objective eg bringing more wealth into town

ID # 10080



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10080
<b>Name</b>	Casey Matthews
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

As a young person working professional in my 20s I would not buy these apartments as a first home with 50% of the population being social housing and the lack of car parking. I would not feel as safe walking around town at night either.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10078



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10078
<b>Name</b>	Frances Kemble Welch
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7051

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Enabling more people to live in the city will make it more vibrant. It will be safer at night and hopefully will decrease the number of people who have to commute.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I would encourage more developments of this type.

I think it was crazy that Rebel Sports was built on a large inner city site rather than housing.

ID # 10077



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10077
<b>Name</b>	Craig Duffy
<b>Organisation</b>	Self employed
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7071

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I wish to see Nelson inner city become more vibrant.

This would be great for hospitality businesses if more people were living in the the city. Less need to drive so inner city people can walk and bike everywhere. Would make Nelson more attractive to visitors if the inner city was more alive. Bring it on!!!

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Lots more of the inner city land could go the same way like all those used car yards which are ugly and don't add to any inner city ambiance



ID # 10070



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10070
<b>Name</b>	Alan Bywater
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

My yes is subject to the Council being satisfied that Kainga Ora undertakes to provide a minimum of 50% of the homes developed as a combination of affordable and social housing.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

The approach of selling Council land to help ensure that affordable and social housing is an appropriate approach. However it can only ever be a short-term solution as the Council inevitably has a limited amount of land that it should/would make available for housing i.e. open space land should not be used. Therefore the Council needs to continue working with the Government and others to find more sustainable methods of ensuring the provision of affordable and social housing.

ID # 10069



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10069
<b>Name</b>	Haydn Wrath
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7100

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

High density housing close to the city centre will give Neldon a kiss of life. This is a town where hardly anyone is in their 20's. this would attract them and associated business. Bring it on!

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10068



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10068
<b>Name</b>	Laurel Hilton
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7071

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

We desperately need affordable housing.

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10064



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10064
<b>Name</b>	Anne Smith
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Nelson needs homes for all the community, not just those who can afford to buy their own house on the hill ..... affordable healthy rental properties in the town centre would mean less transport required..... vibrant alive cities make for colourful safe living ....

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Many Nelsonians have been priced out of the market by those returning from overseas and coming from other parts of the country ..... this would assist in balancing this up ..... accessible and single occupant units are essential..... leave Maitai alone....



ID # 10063



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10063
<b>Name</b>	Ana Fierek
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

We need more affordable inner city living

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10062



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10062
<b>Name</b>	Michael Stocker
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

It will provide an important first mover project for affordable apartments in Nelson, hopefully leading to further projects. The significant increase in people living in the CBD will also give a kick start to other activities and businesses. The project also fits well with NCC visions and goals for the city centre (which I support).

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10060



## Kāinga Ora - Feedback Form Submission

ID #	10060
Name	Graham Wilson
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	1
Don't Know	
Didn't Answer	

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**Why do you support this?**

**Why don't you support this?**

Absolute trash. Would you sell you own home for 3 per cent of its value then live in it and pay exorbitant rental to a minority race that had nothing to do with earning your house at all. Dumb to even think this would be a good deal.

**Why did you select this option?**

**Is there anything else that you would like to add?**

Just don't do it. If you do you are handing your ratepayers assets away for nearly nothing then paying through the nose for years into the future.

ID # 10055



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10055
<b>Name</b>	Paul Vining
<b>Organisation</b>	Bayleys
<b>Position</b>	Owner
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

1. Because there has not been an opportunity for other proposals to be considered on this very attractive commercial land.
2. The proposed scale of the development will be detrimental to the long term future of Nelsons CBD
3. This development will prevent future private investment from outside the region into the CBD
4. This will further encourage local businesses to vacate the CBD and move to Richmond.

**Why did you select this option?**

**Is there anything else that you would like to add?**



ID # 10052



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10052
<b>Name</b>	David Lyttle
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?****Why don't you support this?**

I am worried it will turn into the new Toi Toi or Emano Street.

I don't object to housing in the area but I fear the type of people who are going to be accommodated will not keep the area clean and tidy and there will be a large anti social element. Be realistic about who is really going to live there. The city centre is not the place for this type of development. I am not saying all the tenants will cause trouble but there will be an element that will ruin it for all

**Why did you select this option?****Is there anything else that you would like to add?**

If you get the wrong type of people living in the area you will ruin the city as a housing option for others who will not be interested in city living.

ID # 10051



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10051
<b>Name</b>	Zane Smith
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I support creating affordable housing and creating housing opportunities close to the city centre. Generally more people living close to the city centre leads to a more vibrant city centre.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10047



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10047
<b>Name</b>	Kate Bradley
<b>Organisation</b>	RE/MAX Elite
<b>Position</b>	Director/Broker
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

#### **Why don't you support this?**

Although I believe that there needs to be more housing for the needs of Kianga Ora's clients.

I do not believe that this is the space to put it.

This is the central Business District and need to be predominantly used for business purposes.

There are many developers who would love to develop these 2 sites in keeping with the business of the city and potentially add accommodation as well.

As to Kianga Ora, if they are prepared to pay market value for a site - there have been many available to the market perhaps a little bit further away from the CBD( a couple of blocks) and yet still within walking& biking distance.

This seems like a really nice idea, but I am not sure that buyers for privately owned dwellings would be interested in investing in this concept with other tenants who meet the profile of Kianga Ora's clients.

I believe that using this area for Kianga Ora is providing the potential for a future Ghetto or another Franklyn Hall!

Kianga Ora are not known for their upkeep of the standards of their properties and there is no guarantee as to the future look of these buildings which are on one of the main roads in the city and not a good look for visitors to the city.

This venture is also adjacent to Anzac Park, which is a beautiful little park in the central city. But it is not utilised by inner city workers to sit and enjoy it because of the rough crowd and homeless that hang out there. By adding more low cost/low class housing you will just be exacerbating this issue

### **Why did you select this option?**

#### **Is there anything else that you would like to add?**

I believe if council is looking at divesting itself of this land then it would be more beneficial for the ratepayers of the city if it were to be offered on the open market. There are many Nelson and national developers who would be interested in purchasing this land for further development.

The council should be very careful as to what happens with this land as it will affect future generations of Nelsonians and the image of the Central Business District

ID # 10042



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10042
<b>Name</b>	Cathleen
<b>Organisation</b>	
<b>Position</b>	Registered Nurse
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

I'd support housing in an area which wasn't reliant upon apartment style.

**Why did you select this option?**

**Is there anything else that you would like to add?**

I don't think it is appropriate for children to live in an apartment style building.

They should be able to have a small yard at least, and fenced so they can freely and safely play. Not be brought up and cooped up inside a concrete building. We need to do our bit to ensure we provide safe, healthy living and affordable options especially for our most vulnerable.



ID # 10027



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10027
<b>Name</b>	Stephen Thomas
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?****Why don't you support this?**

The CBD is not a good place for high density social housing.

Yes, Nelson does need more housing built in the CBD. This land should be made available to private developers and expressions of interest called for. A public/private partnership would work. Councils role should be to assist experienced and proven developers to build affordable apartment style housing as a priority. Kainga Ora have a poor track record in this regard.

**Why did you select this option?****Is there anything else that you would like to add?**

Council needs to ensure all possibilities are explored with ALL housing providers having an opportunity to submit proposals before Council offer the land to a govt agency. More transparency required.

ID # 10026



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10026
<b>Name</b>	Carrie Mozena
<b>Organisation</b>	Nelson Tasman Housing Trust
<b>Position</b>	Director
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7040

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

Nelson Tasman Housing Trust (NTHT) cautiously supports this sale, with several caveats (see box below).

Our community is in dire need of more social/public and affordable housing options. We applaud Council for working with the government to attract more investment from Kainga Ora into Nelson. However, the success of this proposal will depend on Kainga Ora working closely with other partners, including iwi and community housing providers, who know how to deliver and manage long-term affordable housing for people on low-to-medium incomes.

The benefits of public and affordable housing are many: we see marked improvements in people's health (less respiratory illness, fewer doctor/hospital visits) when they live in warm, dry, healthy homes instead of barely coping in a car/old caravan/garage/over-crowded house. People report an increased feeling of stability and much reduced anxiety (no more fear of having to move if boarding or a landlord sells up). They also say they feel happier and more settled having a safe place to call home that they can count on. Health services can more easily reach them. Parents can ensure children attend school regularly, and stop stressing about finding a place to live that they can afford. A stable home makes it much easier for someone to land and keep a job. The Nelson economy needs more workers, many jobs are low-wage, and those workers need affordable places to live.

### **Why don't you support this?**

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

This opportunity poses big risks as well as big potential benefits to central Nelson.

The risks are if the buildings are poorly designed and unattractive and people don't want to live there; if the residents are not well-selected or well-managed; and if the ensuing problems have a negative impact on city businesses, the other residents, and public safety. The potential benefits include more centrally-located affordable housing options, and a more vibrant central city.

In NTHT's experience, the most important ways to ensure that affordable and social/public housing work well together within the community are: careful tenant selection, clear expectations set up-front that tenants must be considerate of each other and manage their guests' behaviour, proactive tenancy management to address promptly any issues that arise, and avoiding creating concentrations of people with high and complex needs.

If the proposed KO development is able to limit the public housing tenancies to 20-30%, and if the affordable housing provision is 70-80% of residents, for people who are working on low-to-medium incomes, and if the whole complex is well-designed and well-managed, then we think it is more likely to succeed.

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The fears expressed by central city businesses and community members are crucial to consider, because they understandably want to protect the safety and quality of people's experiences in the central city. Unfortunately, Kainga Ora has not had its successes well publicised, has had many problems with tenants' anti-social behaviour headlined in the media, and high-rise apartments in high-profile Nelson sites are a new approach for them. Kainga Ora and Council will have to work very hard for years to convince the public that this development will be different.

Also, Nelson has the other example of Franklyn Village (corner of Franklyn St and Waimea Rd), a large privately-run apartment complex of approx 180 units focused on affordable housing for people who need second chances. A great many of the FV residents struggle with mental health challenges, addiction to drugs and alcohol, physical or mental disabilities, many other life crises. Some qualify for the Public Housing Register but live at FV because they currently have no other option. Periodically, there have been fights and assaults in the FV complex, and also one or two deaths as a result. Franklyn Village is proactively managed, they do enforce evictions when necessary, and overall it is a useful facility. Still, their PR is an uphill battle, and some residents leave because they do not feel safe there.

ID # 10025



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10025
<b>Name</b>	Shelley Vercoe
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

I do not want social housing in the inner city.

I don't think its a good place for people to congregate. having greater numbers of people in that area will increase traffic hazards. It will be detrimental to the city.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 10022



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10022
<b>Name</b>	Jamie
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	



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**Why do you support this?**

CBD's thrive when people live in them. It also reduces infrastructure loading if people do not need to drive into the cbd.

Mixed model housing raises the bar for many people

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 10017



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10017
<b>Name</b>	Chloe Howorth
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

### **Why don't you support this?**

I am very supportive of social and affordable housing being built in partnership with Kainga Ora on these sites, however I think the proposal could be improved by:

- a) Council retaining ownership of the land and contracting Kainga Ora to do the construction and manage a proportion of the housing as public housing.
- b) Allow for a mixture of tenure types including social housing/ affordable rental, public housing (Kainga Ora), affordable purchase, and full market purchase.

Council retaining ownership of the land would allow it to have more control over the design outcomes, it could coordinate a good mix of community and commercial uses at ground floor, and integrate the management of the precinct with management of the surrounding public open spaces. I don't have the confidence that Kainga Ora would have this broader community focus - their focus seems to only be on public housing. Retaining the land would also provide an ongoing revenue stream/ asset base for council, rather than a one off payment which is what you would get by selling it all to Kainga Ora now.

A mixed tenure model would avoid the real (and perceived) issues of clustered disadvantage, and would create a more sustainable local community, where people are invested in living there long term, and there is a pathway for people to progress through different types of housing in the same location (e.g. progressing from social rental, to private rental, to home ownership within the same development).

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

ID # 10013



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10013
<b>Name</b>	George Gibbs
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7081

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	1

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

George Gibbs

(I'm a Nelson ratepayer/property owner at Atawhai, Nelson)

Do you support using 42 Rutherford Street and/or 69 to 101 Achilles Avenue to leverage social and affordable housing by selling these sites to Kainga Ora? What are the reasons for your view?

I write in support the proposal to sell the Rutherford St and Achilles Ave sites to Kainga Ora.

My reasons.

1. More affordable housing is desperately needed. This will provide some.
2. For the sake of the planet people must live closer to their work. This will provide housing close to where people work reducing the need for cars and commuting.
3. To make Nelson city a more vibrant place. It's a ghost town much of the time. Lets get more people living in the city so we don't all get lonely.
4. This makes better use of existing infrastructure rather than having to build new infrastructure.

The Council needs to encourage more inner-city living. NCC should provide incentives for building owners to add accommodation above the existing shops and businesses.

New commercial builds within the city should provide housing too - if not some form of compulsion, then at least heavy incentives should be used.

We cannot keep spreading out onto good productive land, nor onto land important for recreation and leisure that is close to the city (Eg Maitai Valley).

Whilst I'm at it, for goodness sake QUICKLY, QUICKLY QUICKLY fix the roads to create bus lanes and clearways so that buses (and cars with 2 or more passengers) can get into the city faster than all the single occupant cars.

This is very high priority so as to get people out of their cars and onto public transport. Right now there's no incentive to catch a bus because buses get stuck in the traffic with everyone else.

Sincerely

George Gibbs

ID # 10010



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10010
<b>Name</b>	Georgina McGrath
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	1

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Proposal to sell 42 Rutherford Street and/or 69 to 101 Achilles Avenue to Kāinga Ora for social and affordable housing.

Whilst the opportunity may be exciting for some to develop high quality, affordable residential accommodation, as a resident of Nelson, I do not think that the location for such a development is what Nelson City or the Nelson business community need. I would not like to see Nelson City turn into another Porirua City, where I lived for some 16 years, and where members of the wider Porirua community shopped outside of Porirua City because of the stigma attached to the numerous social housing residents frequenting the city centre, the calibre of the city centre changed dramatically.

Whilst I appreciate that there is an urgent need for Social Housing, one does not want to risk turning Nelson City into a “getto” style city because of the current pressure from Organisations to provide social housing in the city. The image of the City of Nelson as a vibrant city with cafes, restaurants, shops as opposite to Nelson as the new Social Housing city would, I believe, would deter people from investing and spending money in the city centre. I would not like to see another “Franklyn Village” style accommodation social housing facility with 175 apartments established in the city centre with more social problems for the Police to deal with. High quality, affordable residential accommodation or not, it is the residents of these apartments that will have the greatest effect on the city not the quality of the building.

By proposing commercial activities on the ground floor, I do not believe that this will add anything to the city. Currently there is ample commercial facilities available in Nelson city which are difficult to lease, with high rents and rates, let alone adding to this current stock, now or in the future. Most Nelsonian would not feel encouraged to frequent or feel comfortable in shopping underneath a block of social housing flats when there are ample other such shops available in the city centre. There is also a greater emphasis on working from home and less commercial buildings will be required in the future.

What I anticipate is that Nelson will see a rise in “Gated Communities” if social housing with 175 apartments is built in the city, with an exit from the city centre of commercial businesses to Richmond. We already have a transient population who are living in motels and such accommodation, most of which do not add much to the city commercially.

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There needs to be careful consideration given to balancing the view of Nelson as a vibrant city where people want to invest in, visit and spend money, with flooding the city with social housing residents, 175 apartments with an average of say about 700 social housing residents who may have limited disposable income to enhance Nelson city other than supermarkets and the like.

We need a city that is vibrant which can once again welcome back international visitors who will have good stories to tell about their visit to Nelson city instead of negative ones.

Yes, we need more social housing but not in or near the city centre, the proposed project by Nelson City Council, Kāinga Ora and others will risk destroying Nelson City.

Georgina McGrath

Trafalgar Lodge

Nelson 7010

Ph: 03

Email: [info@trafalgarlodge.co.nz](mailto:info@trafalgarlodge.co.nz)

[www.trafalgarlodge.co.nz](http://www.trafalgarlodge.co.nz)



ID # 10004



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	10004
<b>Name</b>	Shona Martin
<b>Organisation</b>	
<b>Position</b>	Retired Director
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7110

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Accommodation is needed in Nelson.

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

A Parking building would need to be included in future planning for CBD area.

It's unrealistic not to increase parking as city is developed- it lacks this facility already.

ID # 9998



## Kāinga Ora - Feedback Form Submission

ID #	9998
Name	Phill Kemp
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	1
Don't Know	
Didn't Answer	

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**Why do you support this?**

**Why don't you support this?**

While Nelson needs more apartments in the central city, this project is talking about multi storey dwellings. We already have the ugly Rutherford hotel and ugly council offices. Are we talking Franklin Hall comes to inner city?

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 9996



## Kāinga Ora - Feedback Form Submission

ID #	9996
Name	Kathryn Switzer
Organisation	
Position	
Suburb / City	Nelson
Postcode	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	1
Don't Know	
Didn't Answer	

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### **Why do you support this?**

### **Why don't you support this?**

My opposition is based on the scale of the proposal.

I think selling both blocks to Kainga Ora will intensify disadvantage by concentrating it. A large block that is recognisably "state housing" has a stigma attached which disadvantages the residents of it. I am familiar with the concentrated areas of state housing in Petone and Porirua and also the large council estates in London which were environments no-one would willingly live in because of the high proportion of dodgy neighbours and the social stigma. The results of the concentration were unsafe and unpleasant living areas with high graffiti and property damage and anti-social behaviour of all sorts spilling out into the community beyond.

175 state rental units in a small city like Nelson in a concentrated area is likely to create similar undesirable consequences. The better option is to disperse struggling families and individuals in areas where they are among people with the resources and the willingness to help their neighbours.

The Council needs to play its part in providing affordable housing but selling the two blocks outright to Kainga Ora (who must prioritise housing their clients) is in direct conflict with the Council's objectives of providing a safe, liveable and pleasant city for all. The best option for the intensification of the site is for the Council to retain some control and involve private sector developers and community housing organisations such as Habitat for Humanity in building a mix of pleasant inner city apartments. A percentage of these (perhaps 25% ) could be earmarked for affordable housing.

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

I realise that selling both blocks of land outright to one owner is a simple short term fix for the Council but we need to think long term about what kind of environment we create by concentrating people who have no options apart from state-provided housing, in two large blocks down one end of town. Selling the blocks outright to Kainga Ora would work against the Council's moves to maintain a liveable central city for all Nelsonians and visitors. My preferred option would be for the Council to maintain ownership at least during the building phase and to do all it could to assist developers to build a mix of apartments. Kainga Ora could be a minor partner to the Council by funding a percentage of the units (say 25% or lower).

ID # 9992



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9992
<b>Name</b>	Emily Hickson
<b>Organisation</b>	Oranga Tamariki
<b>Position</b>	Social worker
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

There is a housing shortage in Nelson creating huge rents that whanau can not afford. This housing plan would support whanau to remain in Nelson and for whanau to remain connected to their communities.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**



ID # 9991



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9991
<b>Name</b>	Debbie Matheson
<b>Organisation</b>	Oranga Tamariki
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	1710

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

To provide opportunity to extend affordable housing in Nelson City

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 9990



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9990
<b>Name</b>	Val Parmenter
<b>Organisation</b>	
<b>Position</b>	Retired
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Enhancing Nelsons beautiful city and more housing

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I think there needs to be contracts for people who live in the social housing apartments.

We only need to look at mistakes made over the last 50 years of tenants abusing Government housing.

Should they have a contract outlining the consequences of abusing their tenancy agreement? (No drugs etc)

It is a fact of life that there are many people out there that do not care about what other people think and abuse the system in so many ways.

Nelson must retain the lovely feel of the city, it would be awful to think this could become a place that people would feel unsafe to visit, God forbid it could be a place that people DO NOT WANT TO VISIT.

Is this area the right place for social housing???

ID # 9989



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9989
<b>Name</b>	Brian Nelson
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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## **Why do you support this?**

### **Why don't you support this?**

1 Kainga Ora is a "landlord of last resort" so it is the provider of housing to many who cannot be housed elsewhere because of their untenant-like behaviour--I am thinking of criminal activity, gangs, drugs and other addictions. This means the Council will lose control of the City Centre to the lowest type of tenant.

2 Kainga Ora will not control its tenants. Look at suburbs in the North Island where Kainga Ora has housed persons who associate with gangs --neighbours are frightened to complain because of gang and drug activities. Kainga Ora does nothing because it has a social remit to house those who no other landlord will take.

3 These low-lives should be confined to areas where they do not affect the Central city. The Central City should be developed for a good standard of tenant.

4 Safety in the City Centre is important. Think of the violence and crime problems the police had with excess alcohol when we had drunks roaming the streets smashing people and property--that was not so long ago. Shopkeepers will have to put up with more shoplifting.

5 In any event the areas are not suitable for children and there will undoubtedly be children or grandchildren living there even if only older people are housed. A better place would be some where adjacent to Pioneer Park or Victory Square where there is room for children to run around.

6 If you want to see what Kaing Ora developments are like you only need to go to the state housing area of Stoke where law abiding residents suffer petty crime and are intimidated by other residents.

7 Social Housing tenants will introduce noise, crime and dangerous vehicles to the city centre

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

This is a Council losing control of its City Centre and lowering the standard of residential desirability of the centre. Once sold there is no going back--Kainga Ora will not be answerable to anyone.

The better idea is to sell the properties and find a better -suited site instead

ID # 9988



## Kāinga Ora - Feedback Form Submission

ID #	9988
Name	Scott Stocker
Organisation	
Position	
Suburb / City	Nelson
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

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**Why do you support this?**

We are SO short of this kind of housing in NZ. And we need people living close to the centre of cities, mainly for environmental reasons. This is a GREAT idea.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I am a little concerned that a future government could sell this land/housing.  
What assurance do we have that this won't happen?



ID # 9983



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9983
<b>Name</b>	D.Coleman
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Nelson needs more affordable rentals.

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

Nelson needs more housing for young and old at reasonable prices.

ID # 9980



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9980
<b>Name</b>	Emma Joy Andrews
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Nelson needs more affordable and social homes. It could revitalise the city centre.

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 9974



## Kāinga Ora - Feedback Form Submission

ID #	9974
Name	Lauri
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	1
Don't Know	
Didn't Answer	

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**Why do you support this?**

**Why don't you support this?**

It will bring more crime to nelson city just look at Franklin village

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 9973



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9973
<b>Name</b>	Sharon Brinsdon
<b>Organisation</b>	CAN
<b>Position</b>	Member
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

There are huge social and environmental benefits to this project.

There are additional commercial benefits for the Nelson CBD. Partnership with Kainga Ora makes sense, although there are other social and affordable housing developers that could be considered if this partnership fell through. I can think of no downsides or disadvantages. There are even opportunities with these sites to minimise any traffic disruption caused by construction

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**



ID # 9969



## Kāinga Ora - Feedback Form Submission

ID #	9969
Name	Kasun
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

---

**Why do you support this?**

As currently there is no affordable houses for first home buyers I would support this. Hopefully these properties will be in the right price range for first home buyers. Also hope investors will not get these.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Can't apply for KiwiSaver grand as 99% houses for sale is above the price cap set by central government.

IE: \$600, 000 for new build: impossible

\$525, 000 for existing: impossible even 2bed 70sqm cross lease property go over \$550, 000

ID # 9967



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9967
<b>Name</b>	James Parmenter
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7071

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?****Why don't you support this?**

No offense but I've lived across from social housing (up Wolfe street, Washington Valley) and the people in it were partying lots and at all hours of the day and night, would often be walking up and down the street with boxes of beers and just being drunk and obnoxious, have plenty of their mates around, there were fights and the police called several times and I really don't think this is the type of thing I'd want in the city, I know housing is an issue but to have that sort of thing right in the city is something I think could really be detrimental to Nelson.

I envision people loitering around with nothing to do and getting into trouble and this is something I definitely don't want in the city.

I'm not saying everyone in social housing is like that (I know that's not the case) but I don't think you can deny that out of the 175ish people staying there there would be a few like that and it only takes a few to really bring the place down.

I think you should really consider this side of the coin on where this social housing is to be built.

**Why did you select this option?****Is there anything else that you would like to add?**

ID # 9965



## Kāinga Ora - Feedback Form Submission

ID #	9965
Name	Liam Hegarty
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	1
Don't Know	
Didn't Answer	

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**Why do you support this?**

**Why don't you support this?**

I am not totally opposed to the sale and support the provision of affordable housing but this proposal is WAY too intense. That number of units and people runs the risk of creating a precinct of the city that will be far from the image and culture NCC seems to be trying to create at the same time. I would be far more supportive of a low-rise smaller scale proposal but the proposed influx of lower socio economic residents into a quadrant of the city already influenced by the demographics of Washington Valley, gang headquarters, night shelters, street living etc will inevitably just exacerbate the commercial and social problems already existing in that area and the wider city.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 9964



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9964
<b>Name</b>	Pete Halligan
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?****Why don't you support this?**

These areas should be developed into higher grade accommodation.

Social housing should be away from the town centre.

History will tell you that social housing of this type will degrade the immediate area if this is allowed.

Surely there are other areas that should be considered before these as options.

**Why did you select this option?****Is there anything else that you would like to add?**

Kaianga Ora also have a shocking reputation of not managing their properties to the level that is expected of professional property managers. You only have to consider any number of their locally managed properties to see this. A high proportion of these properties are not cared for and that reflects their poor management of them. I doubt that anything will change with these proposed new builds.



ID # 9963



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9963
<b>Name</b>	James
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

### **Why don't you support this?**

Land at 69-101 Achilles Avenue and 42 Rutherford Street has been purchased with the support of and at the cost to local ratepayers. We should keep this land, and should hold on to 100% ownership of the decision making over design for anything that is put on it. Giving that right away with sale of it to KO would be a mistake, because it would take the ownership for decision making over design away from local people of Whakatu Nelson. It should be subject to extensive local community input. These spaces are inappropriate for social and affordable housing. They should be for commercial use (Their current use). Not only on the ground floor. If you move people into social housing above the ground floor, they will ruin other local amenities. Anzac Park for instance is already constantly littered with alcohol cans, bottles, shopping trollies, and has been the scene of many a drug deal, and is refuge to many a time waster. What would our ancestors who fought for our freedoms (and their own places to live) feel about this proposal? It is not unreasonable to think they would support levels above ground floor going to affordable housing, but not social housing in these locations. Social housing should not be in an already troubled location that NCC struggles to keep under control. KO does not need to be involved. I strongly oppose the sale of these sites to KO. I would seek advice on legal action if the proposed sale advances.

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

Council fail to support those who support them, by repeatedly ignoring the voice of those who are ratepayers and members of the community who support council by work in the private sector in the CBD, and those heavily invested in Whakatu Nelson CBD are also ignored by council. Sale of either or both of these sites to KO would be catastrophic for the future of Anzac Park, which is already at risk. Many inner city parks near social housing see crime rise, drug use and loss of safety and amenity. This would happen with sale to KO, as they have no stakeholder interest in that, all they will care about is delivering a number of units. It is your chance not to make that the case in Whakatu Nelson. I work within 500m of these sites and am extremely opposed to this proposal. Don't make the people who are invested in Nelson CBDs future take legal action against you. Don't sell this land to KO.

ID # 9958



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9958
<b>Name</b>	Jimmy Hesketh
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I think it'd be great for the community and to start to make the cbd a more vibrant location.

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 9952



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9952
<b>Name</b>	Tim Bayley
<b>Organisation</b>	Personal
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

### **Why don't you support this?**

Because social housing should not be all lumped together and the CBD

is not the place for it and 8 stories is way to high ... buildings should be kept to around the 4 story mark in keeping with the rest of the CBD .

the end of a parking lot is not the place for 125 hosing units with NO PARKING ... 8 stories here would add a lot of shade to the side streets and Rutherford and Bridge St

The Rutherford site is a narrow triangle next to two busy arterial roads that lead into the CBD not the place to build a high rise .

the prospective designs do not inspire and sense that this will be a good development .... why not add a 2 stories to the library, That no one wants, and put some above it ??

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

The site on Rutherford was bought by the council as a road connection for Bridge St to lead into town from Vanguard St .... is it even legal for you to be selling it for a totally different purpose without going to the electorate first to ask if this is what we want our rates spent on.

We do not want another high rise slum that we have seen in so many other major cities overseas ... there are lots of other sites around the CBD where they could build a few units ... 175 in one place is just too many ...

ID # 9949



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9949
<b>Name</b>	Jennifer Ward
<b>Organisation</b>	Nelson Rate Payer
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Downtown is not suitable for assisted housing it will deter SHOPPERS from coming into the city for retail and eating.

**Why did you select this option?**

**Is there anything else that you would like to add?**

Invest in Franklin Hall and have services available for any assistance they need.



ID # 9946



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9946
<b>Name</b>	Mika Hervel
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I think that an increase in housing in the city center would be excellent for Nelson. Particularly with the current housing crisis, having social and affordable housing available will be key in ensuring citizens have a roof over their heads. I also think that a housing opportunity like this will benefit the local economy as people will be able to participate directly in all the good things Nelson has to offer with ease. I also think that a development like this sets a good precedent for the future of Nelson and will be vital in the coming years as a way to tackle climate change. Densifying our urban environment will be vital to reducing our transport emissions and this development is a great first step in that direction.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 9938



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9938
<b>Name</b>	Peter Moot
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

It's the right way to Provide affordable housing. There are almost no apartments available in our area which is just not right. The city centre needs revitalisation. This affordable housing will meet those goals. We can't go on doing Greenfields development. It just doesn't work.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

The people who eventually live in this development will greatly appreciate having the beautiful quiet Greenvalley of the Maitai within walking distance. This is one of the many reasons why we should not develop the Maitai . We should leave it for people to enjoy. It's our very last Greenvalley and it there is a 100 years tradition of people finding rest and restoration in it's beautiful rural environment. Nelson will be much poorer without it.

ID # 9936



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9936
<b>Name</b>	Bex Machon
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Because its Kainga Ora. Any other housing provider would be better.

Kainga Ora has no rules for their tenants which destroys the quality of life for all those surrounding. If the tenants had to live by rule just like any other tenants then it would be ok. But the Kainga Ora model it a waste of taxpayers money. Habitat for humanity would be better.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 9930



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9930
<b>Name</b>	Jean Edwards
<b>Organisation</b>	Nelson Residents Association
<b>Position</b>	Member
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7011

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

**Why don't you support this?**

I need to know more information about the building design,  
number of apartments, distribution of the types of housing (social etc), the exterior  
facilities such as children's playground, bike storage, green space etc

**Why did you select this option?**

**Is there anything else that you would like to add?**

We definitely need a referendum on this, once we have details about the building  
design, number of apartments, distribution of the types of housing (social etc), the  
exterior facilities such as children's playground, bike storage, green space etc



ID # 9929



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9929
<b>Name</b>	Stephanie Gray
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?****Why don't you support this?**

Option 3 allows for development of more or better facilities in the central city that all residents can benefit from. Affordable and social housing (all housing) on the city fringes, and better, more diverse community spaces in the city centre.

**Why did you select this option?****Is there anything else that you would like to add?**

The popularity of the pop-up park proves that more family-friendly spaces are needed in the central city, for all residents. New home for 175 families could instead be better facilities and spaces for thousands of families. Nelson does not have adequate playgrounds (look at Maidstone Max in Lower Hutt) or adult playgrounds (eg public tennis courts) subsidised recording studio and musicians space, all ages). There is much to improve on for many, and without losing land for a comparatively smaller number of people.

ID # 9928



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9928
<b>Name</b>	Catherine Hubbard
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Nelson's CBD should be for everyone, regardless of income.

Housing is desperately needed.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

The city needs more apartments and high density housing. Go for it.

ID # 9922



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9922
<b>Name</b>	Elizabeth Aitken
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Because Nelson needs more affordable housing that is accessible to essential amenities

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

I think the surrounding areas need to be developed to incorporate outdoor park and recreation areas for the increased population

ID # 9916



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9916
<b>Name</b>	Arlene Akhlaq
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

This is a great location for people needing social housing as everything they need is physically within reach. There needs to be more affordable housing available in good central locations.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I support increasing opportunities for people to live in our city centre



ID # 9895



## Kāinga Ora - Feedback Form Submission

ID #	9895
Name	Zoe King
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

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**Why do you support this?**

Need more city dwellings rather than urban sprawl

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Do not support 7 storeys high. Needs to be in keeping with current building heights and not stick out like an eyesore.

ID # 9886



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9886
<b>Name</b>	Simon Bixley
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Tasman
<b>Postcode</b>	7020

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

I don't think apartment style living produces the most favourable social outcomes due to the tight living quarters small spaces etc noise so forth and so on.

**Why did you select this option?**

**Is there anything else that you would like to add?**

I think the Councils. Governments and Kianga Oro need to look at developing their own land for more conventional housing. With back yards for children to play. Not living on appartments The children may end up playing in the streets.

ID # 9885



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9885
<b>Name</b>	Genie Em
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

I believe there needs to be more affordable housing in or close to the centre of Nelson City rather than just apartments for the upper echelon.

Affordable housing will enable those on a more modest income the opportunity to live and walk to work in Nelson City minimising the use of cars/need for car parking spaces and lessening the carbon footprint in Nelson City.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

Make Nelson city more affordable for all.

ID # 9882



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9882
<b>Name</b>	Kate Wilkinson
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Because it's a great idea! We need more people living in our inner city to make it a lively and vibrant place. We need more affordable housing. This is a well thought out solution.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

No



ID # 9879



## Kāinga Ora - Feedback Form Submission

ID #	9879
Name	Karin Sutherland
Organisation	
Position	
Suburb / City	
Postcode	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

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**Why do you support this?**

We have a lot of folk suffering because they cannot find stable accommodation.

We need housing. It's necessary to build somewhere so why not there. It will add an awesome vibrancy and inner city living is inevitable at some point.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 9878



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	9878
<b>Name</b>	Alan Bigwood
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	7010

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

Nelson has a shortage of affordable housing options. The city centre can only benefit from having more permanent residents. Based on the concept sketches this is bold initiative which needs support.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

I'm not confident that Kainga Ora has the skills or the energy required to develop a mixed ownership project such as this. I think it will be important that the NCC maintains a role in any future project.

Height of buildings in the concept sketches appears to be 7-8 floors. Is this likely? Nothing much of this height in the city and I anticipate there being objections to this height.

ID # 29472



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29472
<b>Name</b>	Mr Grant Fidler
<b>Organisation</b>	
<b>Position</b>	Senior Building Officer
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	1

---

**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

As I am working within the building industry, and have been for the last 30yrs, I have seen the cost of housing greatly out pace most incomes & therefore recognize the need for more affordable housing for low to middle income individuals & families.

This proposed housing needs to cater for/be exclusive to those working within the CBD (to reduce commuting time, traffic congestion & subsequent green house emissions) & should include a supermarket/mini market to further reduce above bracketed points.(Note- Other sites should be considered alongside this one, for future intensified housing, close to large clustered workforce/industrial areas for the same reasons listed above).

ID # 29474



## Kāinga Ora - Feedback Form Submission

ID #	29474
Name	Ms Sally ONeill
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**



ID # 29481



## Kāinga Ora - Feedback Form Submission

ID #	29481
Name	Karen Fern
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

---

**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29490



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29490
<b>Name</b>	Mr Dennis Christian
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	1

---

**Why do you support this?**

**Why don't you support this?**

I don't support the sale to Kainga Ora. I support the sale of surplus council property on the open market in a transparent manner open to any parties.

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29493



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29493
<b>Name</b>	Mr Alan Coman
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29495



## Kāinga Ora - Feedback Form Submission

ID #	29495
Name	Jacqui Neumann
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

---

**Why do you support this?**

Nelson needs to diversify and offer opportunities in the city for people in all walks of life. I have retired in laws who would love to downsize to an apartment, but all the options in the area would cost as much if not more than their family home. I would love to see some more affordable options. I also think public housing is one of the most important issues we can address to help in some way alleviate the current housing crisis. I have lived in large cities around the world and a city with people in it becomes so much more than a 9-5.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**



ID # 29498



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29498
<b>Name</b>	Mrs Nadine Siebert
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29502



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29502
<b>Name</b>	Dr Eugene Zhang
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29512



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29512
<b>Name</b>	Mr Rob Graham
<b>Organisation</b>	Comments provided in a personal capacity
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29515



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29515
<b>Name</b>	Mr Carlo Wiegand
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	1

---

**Why do you support this?**

I support this proposal as it can achieve a number of social and environmental goals - i.e denser & mixed living, revitalising the CBD and living close to work places.

I believe - although this is not directly related - that the sovereign Street flats should urgently be rebuilt/ upgraded to increase housing, improve the housing quality and make use of real estate of potential close to the CBD

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**



ID # 29516



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29516
<b>Name</b>	Mr James Purves
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

### **Why do you support this?**

Whether this land is sold to King Ora or any other housing developer, if it helps reduce council debt and more housing, just do it. We should be building as much housing as the market needs in Nelson. Yes, developers may make some money in the process. They also take great risk, it's not as easy as people like to think. Eventually, when enough houses are built (in fact when too many houses are built (ie supply outstrips demand), then (and only then) houses will become more affordable (because prices will drop). Until then there is no such thing as affordable housing unless it is subsidised by someone.

Furthermore, don't prescribe that there must be commercial space in the developments. Let the developer decide whether they want it (if it's commercially sensible) or not. Personally I think a few parking spaces in the building would be better than commercial space. It doesn't need to be costly basement parking NOR use land wastefully, make the ground floor an undercover parking deck and build all housing on top off that. It happens frequently around the world and can be done securely and attractively.

There will always be some demand in Nelson for parking AND we already have too much commercial space in the city centre, you only need to walk around and see all the empty space for lease to see that.

### **Why don't you support this?**

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

ID # 29519



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29519
<b>Name</b>	Steven Gray
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

It makes sense to use city owned land to jump start this process. My only concern is how coastal inundation is being taken into account. Right now, that area is susceptible to flooding. What is being done to ensure these have a 100 year life, not just a 30 year life?

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 29520



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29520
<b>Name</b>	Mr Michael Town
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29532



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29532
<b>Name</b>	Mr Steve Copley
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**



ID # 29537



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29537
<b>Name</b>	Ms Jenny Black
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29540



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29540
<b>Name</b>	Mr Chris Harvey
<b>Organisation</b>	Resident
<b>Position</b>	
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29548



## Kāinga Ora - Feedback Form Submission

ID #	29548
Name	Mr Allen Chambers
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	1
Don't Know	
Didn't Answer	

---

**Why do you support this?**

**Why don't you support this?**

Please see attached

**Why did you select this option?**

**Is there anything else that you would like to add?**

3 September 2021

Allen Chambers

[REDACTED]

Nelson 7010

RE: Kainga Ora Feedback

The proposed public housing plan is a product of some incredibly misguided individuals. While I am obviously biased due to my business interests at one of the proposed sites, my views are the same if say the properties were located in Tahunanui. I predict that this project will be a complete disaster, from construction to implementation. No rational person is going to actually buy a property in one of the proposed buildings, unless heavily subsidized. No rational investor is going to invest in a business on the ground floor of one of the proposed buildings. If I owned any property in the CBD or in neighborhoods adjacent to the CBD, I would sell now.

I intentionally moved to Nelson for a variety of its desirable characteristics. I absolutely avoid areas with gangs, drugs, crime, and antisocial behavior. I am not alone. There are reasons why real estate valuations are higher in low crime areas with a high percentage of functional families. Am I elitist because I avoid bad scenes? We all have our filters that direct where we reside. The reality is that not everyone is able to afford to live in the better areas. I ask this – Do you really want a town where parents are uncomfortable letting their children roam around town unchaperoned? There is already more than enough crime here in Nelson. Do you really want to invite more into the CBD?

As I expect this initiative to move forward, this submission serves to document your collective stupidity. I have no intention on hanging around physically to witness Nelson's further decline. I imagine some of you are thinking "Good Riddance!" To reiterate, I am not alone. I will work to memorialize those that vote for this initiative. I have gathered a number of relevant, news articles at [www.councilchambers.info/housing](http://www.councilchambers.info/housing). It provides a glimpse of Nelson's future.

PRINTED FROM [www.councilchambers.info/housing](http://www.councilchambers.info/housing). (link included above in feedback)

Council Chambers

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# SOCIAL HOUSING IN THE CBD

## SOCIAL HOUSING IN THE CBD IS A REALLY BAD IDEA

Rather than engaging in any idealistic discussion regarding social housing in the CBD, it is perhaps more productive to review relevant news reports from throughout New Zealand.

Note: This page is a living document covering the construction of social (i.e. public) housing in the central business district of Nelson, New Zealand.

**Bad Scenes** - Standing under a street light on a warm March night, she points to a flat that has all-night parties; a unit where someone recently committed suicide; a block where teenagers are continually fighting and blood and glass litter the stairwell; the Atrium block where a man in his 70s was stabbed nearly to death; a flat where a tinnie house operates.

**Bad Scenes** - Another tenant of 23 years grumbles that he would happily stay in his shoebox bedsit, which is about to be demolished, if he could be rid of his neighbours "with their filthy habits, parties, abusing their women."

**Crime** - ...assaults, stabbings, "intimidation, carjacking [and] people roaming the street with weapons."

**In the UK** - Our analysis of crime survey data (from 1990s through to 2014) highlights that social renters experienced between double and 10 times the national average household crimes depending on their area of residence.



**In New Zealand - Police, MSD not collecting data on crime at emergency housing**

**Deadly Crime - Hunt for armed man after shooting at Council-owned housing complex**

**Difficult Situations - Neighbours in Motueka complained of seeing child neglect and abuse, violent communication, toxic relationships, protection orders, noise control and what a tinny house in action looks like.**

**Urban Decay - He said a type of "urban ghetto" has been created by bringing so many people into the city to live in emergency accommodation.**

**Bad Scenes - Tenants living in a South Auckland social housing complex say complaints about assaults, sexual harassment and drug dealings are not being taken seriously, and they no longer feel safe in their homes. Tenants say it is plagued with problems, including excessive drinking and partying that breaches tenancy rules, abusive behaviour and the regular presence of gang members who are not residents.**

**Government Incompetence - That tenant, who wished to remain anonymous for fear of repercussions, called The Setup a "government-funded gang pad", in reference to a high level of crime on site.**

**Murder - A longtime neighbour of the woman found dead in council housing says there are "lots of problems" at the flats, and the death comes as no surprise to him. The 70-year-old said the police were always at the flats. "Mate ... I don't feel safe."**

**Violence, Public Urination, Drug Deals, and Assaults - "A large proportion of it can be pinned on social housing tenants that stay in the area," "It's happening in broad daylight - it's 24/7. There's a real edge about the city at the moment and it's not a pleasant edge."**

**Bad Scenes - The incident had left many social housing residents feeling uneasy, and one said they believed it was only a matter of time before it happened again. "They told me there was a lot of people in these units with drug and gang affiliations."**



**Locally** - Others have said the village was a hotbed of crime and disorder and one visitor said it was like "two different worlds" existed within its walls.

**A Complainer Murdered** - Christchurch woman Valmai Jean McFie was stabbed 17 times with a boning knife by a neighbour she had previously complained to the council and police about.

There you have it. If you complain about a social housing tenant, you might be stabbed to death. Imagine running a business on the ground floor of a social housing complex? Beyond all the ugliness documented above, it is only a matter of time before a serious incident occurs. Who is at fault? No rational business operator would expose their people or their customers to such an environment. Who is going to purchase a dwelling immediately adjacent to a social housing unit, without an extraordinary subsidy? I highly doubt that any elected official is among the purchasers. If the initiative is implemented, I predict substantial numbers will eventually avoid the Nelson CBD and may move out of the area, following the destruction of Nelson's small town character.

[Open search bar](#)

What is abundantly obvious to people who have witnessed the destruction of neighborhoods and entire cities due to social (i.e. public) housing projects, is less clear to the Nelson electorate and Nelson City Council. I find the mere entertainment of the proposed project disturbing. Who are these clueless people running this town? All that I can do is warn and document the ensuing demise.



ID # 29550



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29550
<b>Name</b>	Mr Thomas Wahlgren
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29572



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29572
<b>Name</b>	Mr Gareth Einar Cashin
<b>Organisation</b>	Nelson Triathlon Club
<b>Position</b>	nil
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

Nelson needs more affordable accommodation to be available for the wider community.

It will be based in central nelson so people will be able to access services, public transport and jobs

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 29576



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29576
<b>Name</b>	Mr Tony Haddon
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	1

---

**Why do you support this?**

With a bit of luck the proposal will kill four birds with one stone. That is it will provide much needed social housing, affordable housing, will inject some vitality into the city centre, and reduce the demand for greenfield subdivision such as the highly unpopular Kaka Valley proposal.

I'm all in favour of this sale to Kainga Ora, and any subsequent partnership with social housing agencies. Great stuff, !

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**



ID # 29578



## Kāinga Ora - Feedback Form Submission

ID #	29578
Name	Mr Tama Easton
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

---

**Why do you support this?**

I support this proposal. I think the addition of medium density affordable housing in the city centre is a fantastic idea.

However, I would like to see a plan around managing these properties during flood events, which will become increasingly frequent in the future.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**

ID # 29590



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29590
<b>Name</b>	Mrs Christine Roberts
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

---

**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29592



## Kāinga Ora - Feedback Form Submission

ID #	29592
Name	Mr Glenn Roberts
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	1
Don't Know	
Didn't Answer	

---

**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29600



## Kāinga Ora - Feedback Form Submission

ID #	29600
Name	Mrs Gretchen Holland
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

---

**Why do you support this?**

Housing intensification in the city centre is part of the LTP and should be actioned instead of new greenfields developments like the proposed Kaka/Maitahi subdivision. City housing intensification will mean it is even more important for close, easy to access, green, recreational spaces. Te Ara o Whakatu states, among other things, 'increased urban greening' and 'greater opportunities for play'. Nelson's taonga, the Maitai Valley offers both of these and it is already there. Purchase and include Kaka Valley and increase the gem.

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**



ID # 29603



## Kāinga Ora - Feedback Form Submission

ID #	29603
Name	Mr Paul Hedwig
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	
No	1
Don't Know	
Didn't Answer	

---

**Why do you support this?**

**Why don't you support this?**

Please see attached

**Why did you select this option?**

**Is there anything else that you would like to add?**

**Submission to Nelson City Council re Sale of Inner-City Land.**

My name is Paul Hedwig I represent my own interests and those of my Family Trust.

**Background.**

I am a born and breed Nelsonian who has previously operated a number of very successful real estate businesses in both Nelson City and its surrounding area for over 40 years as well as contracting my skills both Nationally and Internationally until retiring 12 years ago.

During this time, I was heavily involved in both subdivisional work and new construction, which of course involved a lot of work with various councils re their town planning requirements.

My family and I are investors in inner city Nelson either owning a substantial building outright or via a shareholding in others.

**The Current Plan.**

In my opinion, the proposal to sell any inner-city property should be available for competition on the open market. Not a deal done behind closed doors.

These properties are extremely valuable and as they are rate payer owned, they should be marketed correctly to obtain the best price.

**Social Housing**

Social housing will not add vibrancy to the inner city only issues.

If you have a look at what the current social housing status in Rotorua, you will see a city where the occupants are scared to go out at night.

A city which has increasing violence, drug and alcohol problems.

These problems are only exacerbated by having a huge number of units close to each other causing personal friction and have proven all over the world as being a breeding ground for the criminal elements.

**Privately Owned Housing**

If there is a demand for low-cost privately-owned housing in Nelson City surely developers would have built some by now but cant make the numbers stack up as the cost of construction is too high.

The only inner-city developments currently being built are high-priced, high-quality apartments which are selling well, look appealing add value to the inner city and pay a considerable sum to council for services.

Most of these occupants spend good money with retailers locally as well as frequenting restaurants and hotels.

These people want to feel safe at night (as do the rest of us) frequenting these establishments.

### **Partnership.**

Your discussion document speaks of a partnership but doesn't give any details as to what that partnership involves?

Is it a financial partnership where the council (and the ratepayers) are committed to additional expenses or is it in name only?

This needs to be explained to the rate payers.

### **The Commercial Aspects.**

There are a number of unanswered questions which all have a bearing on the viability of this development:

How is the sale price for the land to be determined and when is it to be paid?

What commitments do you have for all the proposed commercial space that is to be available?

If no tenants are forthcoming will the plans be changed to make part or the whole of the development into mixed use housing?

Nelson City has a huge number of empty commercial premises currently which aren't being filled. Why would a tenant decide to suddenly move into these new ones, unless they are cheap?

What are the proposed sale prices of the publicly available units, their size, parking requirements and body corporate costs?

Who will administer the body corporate, and at what cost?

What is the projected NCC rates take from these developments?

Has there been any back room deals to sweeten the project for the buyers?

### **Summary**

In my entire career involved in real estate I have never seen a mixed model of residential ownership, social housing and commercial business be successful.

I understand the council wants to generate some funds but this proposal I believe is not good for Nelson City or its rate payers, it doesn't add value or vibrancy to the inner city only social issues as it has done in every city that's already tried it.

If you want people to move to Richmond, in my opinion this is the right way of going about it.

Stop being so PC and make a stand for your rate payers.

**I would like to be heard at any hearing you are conducting.**

ID # 29607



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29607
<b>Name</b>	Mr Craig Fergusson
<b>Organisation</b>	Boulder Apparel Ltd
<b>Position</b>	Director
<b>Suburb / City</b>	Nelson
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	1

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### **Why do you support this?**

### **Why don't you support this?**

Its not NCC's job to invest the ratepayer's money in social housing. I am very against this especially putting social housing in the middle of Nelson's retail hub.

NCC should not be selling our prime real estate at a discounted rate to Kainga Ora when there are developers that would pay what the land is worth and develop it into office, retail or apartments - usable for all Nelsonians.

We have seen, first-hand, the way Kainga Ora managed social housing in the Royal Hotel. We saw it being used by very undesirable tenants including gang members. We witnessed drug and alcohol use and cars and motorbikes parked illegally. These are not desirable sights for people visiting the central city.

You mention having more people in the city as one of the advantages of Kainga Ora being located here. The Kainga Ora tenants that I have witnessed would have little reason to visit cafes, restaurants and shops in the area.

Has thought been given to where these tenants would park their cars?

Who would want to buy a unit next to the social housing tenants when their unruly behaviour is well advertised in the media eg central Auckland.

If this goes ahead Nelson's CBD will turn into a undesirable, violent, criminal back-water where the Nelson public and tourists alike will not venture after dark for fear of their safety.

I agree that something needs to be done for social housing but NOT in the CBD

### **Why did you select this option?**

### **Is there anything else that you would like to add?**

ID # 29608



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29608
<b>Name</b>	Team Maitai
<b>Organisation</b>	Campaign to Save the Maitai
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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### **Why do you support this?**

Save the Maitai supports using 42 Rutherford St and/or 69 to 101 Achilles Ave to leverage social and affordable housing by selling these sites to Kainga Ora. We commend Council's lead on intensification by putting up two properties that could provide up to 175 homes with a mix of affordable and social housing.

This is exactly the forward thinking that Nelson needs. In contrast to the proposed divisive and environmentally destructive Maitahi project, this multi-use CBD intensification development is a win for all, and will likely unite and strengthen the Nelson community. Any concerns about social housing should be addressed by promoting the success of such developments as the Nelson Tasman Housing Trust's houses in the Brook. Neighbours who opposed these are now convinced they add to the local community.

This development will address the social and affordable housing crisis. It has a lot more chance of coming about than the flawed concept of the Maitahi developers' sweetener of community housing, which hinges on the taxpayer funding the infrastructure.

The proposed Rutherford-Achilles development will also enhance commercial opportunities and safety concerns in the city.

It is keeping with Nelson's climate emergency status – something backed with growing international evidence almost every day. And it's in keeping with both adjectives in the slogan Smart Little City.

Regards, Team Maitai

Campaign to Save the Maitai

e. [savethemaitai@gmail.com](mailto:savethemaitai@gmail.com)

w. [savethemaitai.nz](http://savethemaitai.nz)

Please hashtag your social posts with #savethemaitai

### **Why don't you support this?**

### **Why did you select this option?**

### **Is there anything else that you would like to add?**



ID # 29615



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29615
<b>Name</b>	Dr Andrew Fidler
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29617



## Kāinga Ora - Feedback Form Submission

ID #	29617
Name	Mr Warren Burgess
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29618



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29618
<b>Name</b>	Miss Alison Phillips
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**

ID # 29619



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29619
<b>Name</b>	Mr Fraser Wilkinson
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	1
<b>No</b>	
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

In addition to my 'yes' vote in support of this, I feel it's important to add that creating a vibrant city centre requires the addition of people, and this is a perfect start. As more people begin to live in the inner city, the required infrastructure will grow to service their needs, and we all benefit from that. This can only be viewed as a positive development for Nelson

**Why don't you support this?****Why did you select this option?****Is there anything else that you would like to add?**



ID # 29629



## Kāinga Ora - Feedback Form Submission

<b>ID #</b>	29629
<b>Name</b>	Mr Graeme Anderson
<b>Organisation</b>	
<b>Position</b>	
<b>Suburb / City</b>	
<b>Postcode</b>	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

<b>Yes</b>	
<b>No</b>	1
<b>Don't Know</b>	
<b>Didn't Answer</b>	

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**Why do you support this?**

**Why don't you support this?**

Please see attached.

**Why did you select this option?**

**Is there anything else that you would like to add?**

Whilst the aim of the proposal is necessary and positive, I disagree with the specific proposal due to both scale and degree of density and location.

Affordable housing is definitely a real need in Nelson and higher density developments such as town houses and apartments on urban infill have a role to play. However, large, very high density developments such as that proposed risks changing the character of Nelson . Also large, very high density blocks of social housing have resulted in ghettoisation in many towns and countries with adverse consequences for residents of those units and other members of the community alike. That was certainly my experience in uk. Mixed housing in smaller high density developments more spread across the residential areas of town as a whole would seem more sensible to me.

With the science park development, is this not likely to free up other locations (Cawthron etc) which would be better suited to mixed residential development?

ID # 29637



## Kāinga Ora - Feedback Form Submission

ID #	29637
Name	Ms Susan Booth
Organisation	
Position	
Suburb / City	
Postcode	

Do you support selling 69 to 101 Achilles Avenue and/or 42 Rutherford Street to Kāinga Ora for the development of social and affordable housing?

Yes	1
No	
Don't Know	
Didn't Answer	

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**Why do you support this?**

**Why don't you support this?**

**Why did you select this option?**

**Is there anything else that you would like to add?**