

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

Late Feedback Received



Kāinga Ora - Feedback Form Submission

ID #	
Name	MP Rachel Boyak
Organisation	Labour
Position	MP for Nelson
Suburb / City	
Postcode	

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?

Yes	
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?

Please see attached

Friday 1 October 2021

Nelson City Council

Re: Kāinga Ora Feedback

I am writing to support the proposal for Nelson City Council to sell land to Kāinga Ora for the purpose of developing the land for affordable housing. I note that this opportunity is conditional on Kāinga Ora undertaking due diligence to assess the viability of the proposed project.

I have received significant levels of feedback from the community regarding this proposed development. The overwhelming feedback is that a development of this kind is desperately needed in Nelson city.

I support the proposal for the following reasons:

1. There is a lack of supply of affordable housing in Nelson. This affects the rental market and the market for first home buyers.
2. Our social housing register continues to grow, and we need developments that can house people in urgent housing need.
3. The proposed development is close to public transport, supermarkets and public amenities such as the library and local theatres.
4. I am supportive of initiatives that will bring more people into Nelson's CBD and make the CBD more vibrant and people-focussed. More people living in the CBD will support our retailers, hospitality businesses and other small businesses in Nelson city.
5. Kāinga Ora is well placed to undertake a development of this size, given their similar developments in other parts of the country.
6. The proposed development has the potential to offer housing to people on the social housing register and first home buyers.

I also suggest that Kainga Ora and Nelson City Council should assess the need for car parking amongst potential tenants and first home buyers. This could include a car-sharing option, such as Mevo or Cityhop.

I would welcome the opportunity to speak to Council regarding this proposal and my submission.

Yours faithfully,



Rachel Boyack
MP for Nelson





Kāinga Ora - Feedback Form Submission

ID #	
Name	Ainslie Riddoch
Organisation	
Position	
Suburb / City	Moana, Nelson
Postcode	

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?

Yes	
No	
Don't Know	
Didn't Answer	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?

I am sorry this is late but I have just realised that submissions to this proposal have already closed.

However I would like to add that in my view this proposal for two very large high rise buildings in what is the gateway to the city are totally inappropriate.

Even in the pretty pictures on Shape Nelson they tower over the other lower and smaller scale buildings in the city and particularly in that part of it. They would be totally out of scale, dwarf everything else in the vicinity and create large cold shade areas. These do not sit well with your proposed lineal park in Bridge Street but would dominate it.

I realise that Nelson needs additional low cost housing but this is not the type of housing that fits here and is totally unsuitable for our smart little city which prides itself on its art and beauty which is also a large part of its appeal as an attractive place for tourists and visitors.

Low rise housing more of the type provided by Habitat for Humanity and recent rent to buy and shared ownership co-housing schemes for communities within some green space are a more enlightened approach than huge tenement style buildings. This is outdated thinking which does not create pleasant living spaces, particularly for families.

Please rethink this plan - it is not appropriate in Nelson. I am sure there are other better ways to increase housing in a way that better suits our people and city.

Let Nelson do something innovative - not go back to past failed ideas.

Again, my apologies for not having sent this earlier.

Thank you

Ainslie Riddoch