

Background - Personal

Dr. Gwen Struik, PhD in Plant & Animal Ecology 1960.

My published research is in life history studies of forest and grassland plants and N.Z. fisheries including a Marlborough multispecies estuarine fish study 1971-2014 (43 years).

I am a founding member, (and still on committee) of a top of the South coastal watch group called Friends of Nelson Haven & Tasman Bay Inc. (FNH). We started in 1973 (49 years ago) with one objective, which was to stop Nelson City Council's plan to infill the Haven/Pararoa (bread basket). My initial submission of December 2021 includes a copy of the NCC plan. We succeeded dramatically in stopping that infilling. However, overtime the estuary of the Maitai River (Pararoa/Haven) has been one third infilled, with highway, tips, private housing and agriculture plus harbour land expansion. I believe this infilling has slowed and hopefully stopped. Since most land and coastal human activity impacts eventually on our coast FNH has been very busy and our history, annual and research reports are on our website (www.nelsonhaven.org.nz).

Background -in relation to Private Plan Change 28

I was delighted to see that the Sweetman report mentions the fact that sediment generated from the proposed housing development will impact the Pararoa/Haven. Despite many engineering attempts to minimize sediment flow to streams and estuaries, Nelson/Wakatu streams run dark with silt after rain. This development will be no exception. Already sediment from land have caused huge damage to the living organisms of the estuaries and further into Tasman Bay. The result is that the overfished filter feeding shellfish beds of oyster, mussels and scallops cannot regenerate and the filter feeding bryozoan beds which are a nursery for fish also cannot recover.

It is essential that Council put as little stress on our streams and coastal ecosystems.

I believe that David Attenborough, at age 93, has observed the world's ecosystems over the past 70 years and educated more people on them than anyone else on the planet. His conclusion is that

Human survival depends on reversing the trend of the past century and especially the last 20 years of changing ecosystems from the biodiverse Wild to the monoculture Tame.

Although the Maitai and Kaka Valleys are by no means "wild" they are more biodiverse than any housing development. Even with amenity plantings of natives, the existence of housing and its infrastructure will reduce the area of water absorption, air quality and soil productivity. It is essential that we develop brown fields (already built areas) and not develop green fields.

Further Attenborough quotes: We are crossing irreversible tipping points.....Between 2020-2030 it will be the decisive decade for humanity.....We can choose to disregard the disaster waiting on our doorstep, or we could change...

Respectfully submitted,

Gwen Struik

Gwen Bray - I have been rate payer living in central Nelson/Wakatu since 1968 (54 years). I have watched this city grow and am concerned that the present proposal is more about making money than about providing **affordable, appropriate** housing.

In fact, judging from the flood of ads I receive in newspapers, magazines, on radio and other media selling retirement space, it looks like there is a huge housing surplus. It is just not **appropriate** housing - or why do I receive all these ads? As a 90 year old I feel it is best for neighborhoods to be a mixture of ages. I have found that I can help neighbours with young children and I can use help with tasks I am no longer strong enough to perform. Ad attached

Affordable housing relates to ability to pay and when we immigrated to Aotearoa in 1963, young families could afford a home. There was the family benefit (a government payment for each child) which could be "capitalized" i.e. forfeited in exchange for a down payment on a house. So a young family could spend money on a mortgage instead of rent and eventually own a house. I recall the highest home ownership was in Wainuiomata, described as a working class, highly Polynesian suburb of Wellington, aka "nappy valley". Today this home ownership means you can exchange that for a retirement spot (by "reverse mortgage"), but you don't own the spot, it and any profit made from the sale is at the convenience of the owners of the retirement village so as to guarantee little or no inheritance to the next generation. So the government subsidy of the '60s ends up privatized to businesses which are more often than not foreign owned, making the donut/circular economy with money circulating round and round impossible because it bleeds to off shore or to some wealthy owner. (Around 1990 the National government abandoned the Family Benefit.) So we have a model for genuine home ownership and a model for the rich to get richer and the poor to remain homeless. In fact every "crisis" whether it is the Global Financial (GFC) or pandemic ends up with the rich getting richer by getting a bit from the millions of less well-off people.

In 1963 we immigrated to Aotearoa and bought a house convenient to work for \$8000, sold it for \$8000 and bought a 10 acre farmlet in the Moutere for \$8000, and sold it for \$8000 and bought a house in central Nelson for \$8000. The average wage at that time was just under \$2000, which means home prices were 4 times the average wage. Today the medium wage (what half the people earn) is \$70,000, so an **affordable** home needs to be 4 to 5 times that, i.e. \$350,000. It is highly unlikely that homes in the Maitai-Kaka Valley will be in that range since the object is not to house the homeless. It is most likely the object is to make money. But we have local model from our past for **affordable** housing.

I look at the houses being built in Nelson and find that a fair number are not lived in. They are built by wealthy people - often from overseas - for a summer home?, an investment?, a weekend retreat?, I don't know, but they are empty much of the year. There is a chance that if these houses were available, much of the homeless crisis could be solved.

The other thing that amazes me is the lack of two storey homes. Perhaps putting a second level to present homes would relieve the homelessness. I am advised that, that it is financially and architecturally feasible. The concept of an infinite supply of land is of another era and not a reasonable option.



We'd love to see you

Book a private appointment or join us for an online presentation

We'd love to give you a taste of the Summerset life that our residents love so much here at **Summerset Richmond Ranges** in Nelson.

We're open seven days a week for private appointments and would love to show you around our stunning village and show homes.

Or if you'd rather join us from the comfort of your own home, we're also running online presentations every Friday in March at 10:30am, so you can tune in on whichever Friday suits you best.

If you have any questions, our friendly sales team, would love to hear from you today on either 03 744 3432 or richmond.sales@summerset.co.nz

Book your private appointment

Call our friendly sales team,
on 03 744 3432

Or join us online

Any Friday in March at 10:30am
For details, visit
summerset.co.nz/richmond-online

For the latest information on visiting our villages please
call the sales manager or visit summerset.co.nz/covid-19

03 744 3432 | summerset.co.nz/richmond


Summerset
RETIREMENT VILLAGES

BRAND NEW COTTAGES PRE-SELLING NOW!*



Ready to relax in a worry free home?

We have a stunning range of modern two-bedroom cottages pre-selling now at Summerset Richmond Ranges. With spacious open-plan living with kitchen and outdoor living area where you can relax and entertain these cottages are perfect for relaxed retirement living.

Free from the hassles of upkeep and ongoing maintenance, our homes are all about stress-free living, where time is yours to live the life you choose. And if things change, there is always a little more care on hand should you need.

To view plans and pricing and to get your pick of the homes on offer, including your preference of size and layout, get in touch to book your private appointment today.

We're looking forward to seeing you!

Cottages pre-selling now*

**Summerset Richmond Ranges
1 Hill Street North,
Richmond**

**Call our sales team on
03 744 3432 to find out more**

*Licence to occupy.

Show homes open to view!

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Summerset
RETIREMENT VILLAGES



KENSINGTON COURT VILLAGE

Open Days

Wed 11th, Sun 15th, Wed 18th & Sun 22nd May - 10am - 2pm



Kensington Court Village offers you the best of both worlds, the freedom of affordable, independent living with the option of exceptional care on hand when you need it.

Our one bedroom apartments and studios are well-appointed and tastefully designed, all set in our beautiful, landscaped gardens. One of the benefits of living at Kensington

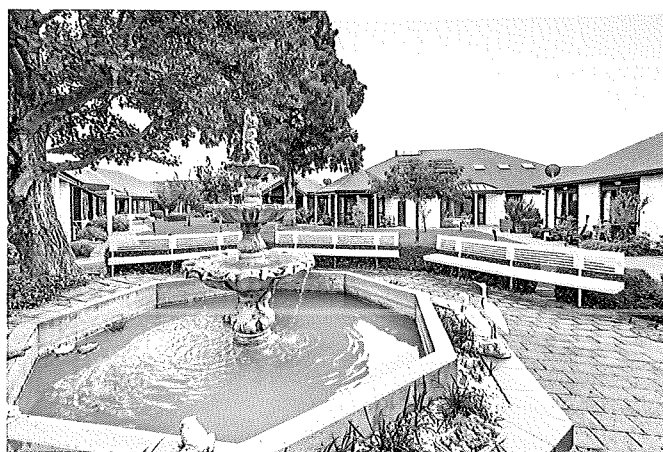
Court Village is the ability to choose a support service should you require it. To find out more contact our Village Manager Debbie Gada on 027 474 4550 or 03 547 9444

18 McMahon Street, Stoke
E: kensington@ultimatecare.co.nz

EVENT DATE SUBJECT TO THE CURRENT COVID-19 LEVEL

*ALL PURCHASES ARE MADE AS AN OCCUPATIONAL RIGHT AGREEMENT AS LAID OUT IN THE RETIREMENT VILLAGES ACT 2003.





18 McMahon Street, Stoke

 **ULTIMATE CARE**
KENSINGTON COURT
 VILLAGE

www.ultimatecare.co.nz

 New Zealand
 Aged Care Association
 MEMBER

RVA
 NEW ZEALAND
 Retirement Villages Association



Exclusive Private Appointments



Join us for a private appointment at Summerset Richmond Ranges

If you've ever been curious about village life, now's the time to get in touch as our wonderful village community at **Summerset Richmond Ranges** is growing quickly and homes are selling fast.

We have a stunning range of modern two-bedroom cottages pre-selling now. Offering spacious open plan living and an outdoor living area to entertain, these cottages are perfect for relaxed retirement living.

We'd love to give you a taste of the Summerset life that our residents love so much and show you around our stunning village and show homes, so we're taking private appointments each week this month.

Spaces are limited so you'll need to RSVP

Call our friendly sales team, on 03 744 3432.

We're looking forward to seeing you!

Private Appointments

**Every week this month
RSVP essential**

**Summerset Richmond Ranges
1 Hill Street North,
Richmond
03 744 3432**

For the latest information on visiting our villages please
call the sales manager or visit summerset.co.nz/covid-19

03 744 3432 | summerset.co.nz/richmond

Summerset
RETIREMENT VILLAGES

BRAND NEW COTTAGES PRE-SELLING NOW!*



Ready to relax in a worry free home?

We have a stunning range of modern two-bedroom cottages pre-selling now at Summerset Richmond Ranges. With spacious open-plan living with kitchen and an outdoor living area where you can relax and entertain these cottages are perfect for relaxed retirement living.

Free from the hassles of upkeep and ongoing maintenance, our homes are all about stress-free living, where time is yours to live the life you choose. And if things change, there is always a little more care on hand should you need.

To view plans and pricing and to get your pick of the homes on offer, including your preference of size and layout, get in touch to book your private appointment today.

We're looking forward to seeing you!

Private Appointments

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RSVP essential**

**Summerset Richmond Ranges
1 Hill Street North,
Richmond
03 744 3432**

*Licence to occupy.

Show homes open to view!

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1 Hill Street North,
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03 744 3432 to find out more**

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Summerset
RETIREMENT VILLAGES

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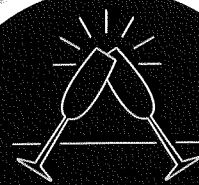
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Summerset
RETIREMENT VILLAGES



GREEN GABLES



MOVE IN AND ENJOY
HIGH TEA ON US.

Green Gables Care Suites with all the comforts of home.

Care Suites
with Rest Home
and Hospital care.



OCEANIA Believe in Better



GREEN GABLES

Care without compromise.

You'll feel right at home in our Care Suites at Green Gables. Our spacious, well-appointed rooms are perfect for entertaining family or friends with your very own living area, kitchenette and ensuite.

Thoughtfully designed to provide Rest Home and Hospital care with all the comforts of home, you can relax knowing that you won't have to move again, even if your needs increase. Best of all, this means that couples can continue living together even if their needs are different.

As a housewarming gift, you and your guests will enjoy a complimentary high tea paired with a lovely bottle of bubbles when you move in.

To find out more about living in a Care Suite, book in a viewing today.

No referral required.



**Call 0800 333 688
today to find out more.**

📍 241 Bridge Street, The Wood, Nelson

🌐 oceaniahealthcare.co.nz



OCEANIA Believe in Better



Designed for confident and easy living

Summerset serviced apartments are designed and built for residents over 70 years of age. With options for couples and singles, these modern, mobility-friendly apartments are warm, comfortable and filled with features that make them easy to live in.

Summerset serviced apartment benefits:

- Downsize and move into a warm, modern home
- Independent living with packages to suit your needs
- No more worries about maintenance and upkeep
- Make your home your own
- Security at night
- Care up to rest home-level, can be provided in your apartment.

In 2021 the village centre will open with our brand new serviced apartments. The village centre will also offer rest home and hospital-level care in our brand-new care centre. And our much-anticipated state-of-the-art memory care centre showcasing the best of dementia friendly design, where residents can maintain their independence in a secure environment.

*Licence to occupy.



Serviced apartments pre-selling now*

Summerset Richmond Ranges
1 Hill Street North,
Richmond

To find out more, call Jude on 03 744 3432 or
email richmond.sales@summerset.co.nz

Be among the first to view our brand new show home!

Summerset
RETIREMENT VILLAGES

Serviced apartment show home open to view!

Love the Choice



Ready to relax in a worry free home?

Summerset Richmond Ranges has a limited number of brand-new homes available now!* Located with beautiful views of the tranquil Richmond Ranges, our homes are warm, modern and designed with everything you could need for the perfect retirement lifestyle.

There's no need to worry about maintenance and upkeep. You have the freedom to choose if you want to make your garden your own, or if you'd prefer us to take care of it. Like to holiday? Lock up and leave your home, knowing everything is safe while you enjoy your next adventure.

Our village centre will be opening in 2021, with spacious serviced apartments and our state-of-the-art memory care centre. If you're interested in learning more about dementia, **Dementia New Zealand will be presenting at 2pm at our Open Day, Thursday 8 October.**

Contact Jessica today to book your seat.

*Licence to occupy.

Floor plans and pricing available now!

For up-to-date information on visiting our villages, go to summerset.co.nz/covid-19

Open Day with presentation from Dementia New Zealand

Thursday 8 October, 10am - 3pm
Dementia New Zealand presentation at 2pm

Summerset Richmond Ranges
1 Hill Street North,
Richmond

To find out more, call Jessica on 03 744 3432
or email richmond.sales@summerset.co.nz



We are proud to be Dementia Friendly

Accredited by Alzheimers New Zealand

Summerset
RETIREMENT VILLAGES

Brand new serviced apartments pre-selling now!*

Serviced apartments, the best of both worlds



Summerset serviced apartment resident, Alma with daughter Maree

The best of both worlds: Independent retirement living with support on hand

Our serviced apartments are some of the largest available on the market, offering light and spacious open plan living, a kitchenette and separate double bedroom with a large ensuite.

Located in the heart of the village, Summerset serviced apartments are designed to create the perfect balance between independence and services to suit your needs.

Our homes are low maintenance, free from all the hassles of upkeep. It's all about stress-free living, where time is yours to live the life you choose.

"There's so much to keep you occupied. Music, happy hour, little outings. It's a lovely place to be."

Alma, Summerset serviced apartment resident.

Think this sounds like you or someone you love? Take a tour of our stunning new show homes and learn more about serviced apartment living at our Open Weekend!

Show homes open to view!

For up-to-date information on visiting our villages, go to summerset.co.nz/covid-19

Open Weekend

**Saturday 31 October
& Sunday 1 November
10am - 3pm**

**Serviced apartment
presentations 10am and 2pm**

**Summerset Richmond Ranges
1 Hill Street North,
Richmond**

**Call Jessica or Jude on 03 744 3432
to find out more**

*Licence to occupy.


Summerset
RETIREMENT VILLAGES



Designed for confident and easy living

Summerset serviced apartments are designed and built for residents over 70 years of age. With options for couples and singles, these modern, mobility-friendly apartments are warm, comfortable and filled with features that make them easy to live in.

Summerset serviced apartment benefits:

- Downsize and move into a warm, modern home
- Independent living with packages to suit your needs
- No more worries about maintenance and upkeep
- Make your home your own
- Security at night
- Care up to rest home-level, can be provided in your apartment.

In 2021 the village centre will open with our brand new serviced apartments. The village centre will also offer rest home and hospital-level care in our brand-new care centre. And our much-anticipated state-of-the-art memory care centre showcasing the best of dementia friendly design, where residents can maintain their independence in a secure environment.

*Licence to occupy.



Serviced apartments pre-selling now*

Summerset Richmond Ranges
1 Hill Street North,
Richmond

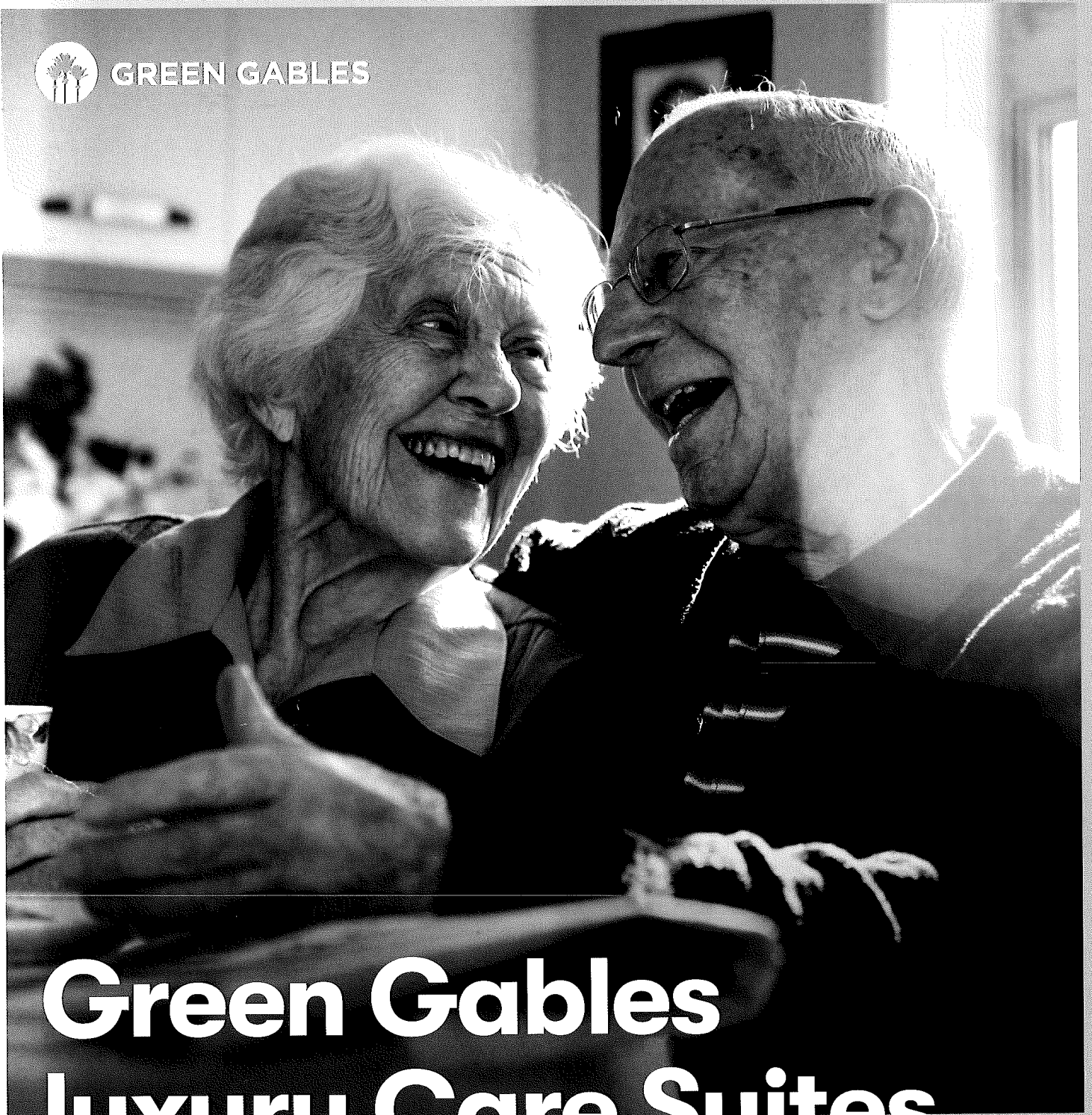
**Call Jessica or Jude on 03 744 3432 to find
out more**

Be among the first to view our brand new show homes!

Summerset
RETIREMENT VILLAGES



GREEN GABLES



Green Gables Luxury Care Suites with all the comforts of home.

Care Suites with
Rest Home and
Hospital care.



OCEANIA



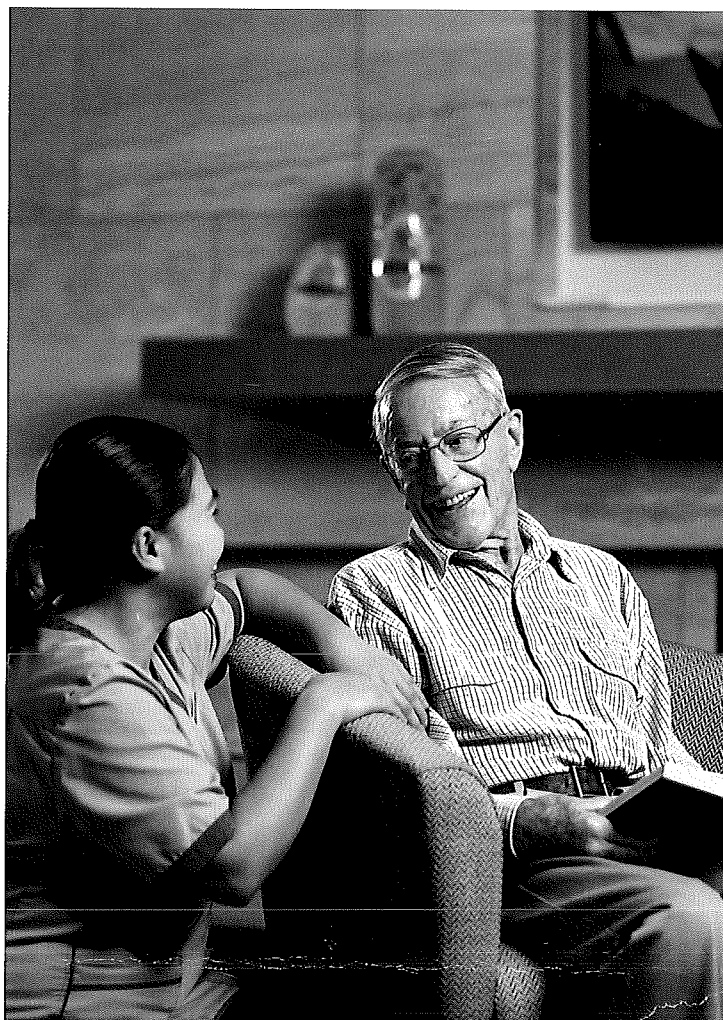
Care without compromise.

You'll feel right at home in our luxury Care Suites at Green Gables. Our spacious, well-appointed rooms are perfect for entertaining family or friends, with your very own living area, kitchenette and ensuite.


Best of all, a selection of our Care Suites are large enough to accommodate couples, so you can stay together – even if one of you requires Hospital level care.

To find out more about living in a Care Suite, book in a viewing today.

No referral required.



**Call 0800 333 688
today to find out more.**

 241 Bridge Street, The Wood, Nelson

 oceaniahealthcare.co.nz



OCEANIA

Exclusive small group tours



Join us for small group tours of Summerset Richmond Ranges

If you've ever been curious about village life, now's the time to get in touch as our wonderful village community at **Summerset Richmond Ranges** is growing quickly and homes are disappearing fast.

We'd love to give you a taste of the Summerset life that our residents love so much and show you around our stunning village and show homes, so we're planning a month of exclusive small group tours every Thursday in November at 10am, 12pm, and 2pm.

Spaces are limited so you'll need to RSVP

Call Jessica Bagge, Sales Manager, on 03 744 3432.

We're looking forward to seeing you!

Every Thursday in November

10am, 12pm, 2pm

RSVP essential

03 744 3432

Summerset Richmond Ranges

**1 Hill Street North,
Richmond**

03 744 3432 | summerset.co.nz/richmond

For the latest information on visiting our villages please call the sales manager or visit summerset.co.nz/covid-19


Summerset
RETIREMENT VILLAGES

BRAND-NEW SERVICED APARTMENTS AVAILABLE NOW!*



Designed for confident and easy living

There has never been an easier time to move into a serviced apartment at Summerset at Richmond Ranges. With no weekly fees for the first three months, six months to sell your home and moving costs looked after†, the decision to move is easy too. Find out about our Moving Made Easy offer† today and find the home that's right for you.

Our serviced apartments are some of the largest available in the market, offering light and spacious open plan living, a kitchenette and separate double bedroom with a large ensuite.

Located in the heart of the village, serviced apartment residents have easy access to the stunning range of resort-style facilities, including the pool, spa, bowling green, cinema, café and bar.

To find out more about our Moving Made Easy offer, or to view plans and pricing, please contact our Sales Manager, Jessica Bagge today on 03 744 3432.

Make an appointment to see us anytime, we're open 7 days.

Every Thursday in November

10am, 12pm, 2pm
RSVP essential
03 744 3432

Summerset Richmond Ranges
1 Hill Street North,
Richmond

Moving Made Easy offer includes†

- Only a \$3,000 deposit required to move in
- Up to six months to sell your home
- No weekly fees for the first three months
- A relocation package up to the value of \$5,000

†Terms and Conditions apply,
visit summerset.co.nz/easymove

*Licence to occupy.

If we are in Alert Level 2, an RSVP will be required due to restricted numbers, please call the sales manager to RSVP. For event information, visit www.summerset.co.nz/events

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Summerset
RETIREMENT VILLAGES



Village Centre Open Weekend

**Be one of the first to tour the brand-new village centre at
Summerset Richmond Ranges.**

Our brand-new village centre is now open and we're delighted to invite you to take a tour at our Open Weekend!

Pop in anytime between **10am and 3pm on Saturday 29 and Sunday 30 May** to see our stunning new facilities.

Our Divine Café will be open, serving delicious food and drinks throughout the day, so you can tour our full range of living options and resort-style facilities, then relax in our café.

We look forward to seeing you there!

Summerset Richmond Ranges
1 Hill Street North, Richmond | 03 744 3432


Summerset
RETIREMENT VILLAGES



Our village centre is now open.

Our fabulous new village centre at Summerset Richmond Ranges is now open and we're excited to show you around.

Summerset Richmond Ranges residents enjoy a range of wonderful new facilities, including:



Indoor swimming pool & spa pool



Exercise room



All-weather bowling green



Hair & beauty salon



Residents' bar

New homes available now.

Our fantastic village is growing fast with many residents already calling it home. With the village centre open, our full range of living options are now available. Including serviced apartments, offering independent living with support on hand. Care, in our brand new care centre and dementia care in our industry-leading memory care centre.

Take a tour at our Open Weekend

Village Centre Open Weekend

**Saturday 29 May
Sunday 30 May
10am - 3pm**

**Summerset Richmond Ranges
1 Hill Street North,
Richmond
03 744 3432**

Summerset
RETIREMENT VILLAGES

Serviced apartments, the best of both worlds



The best of both worlds: Independent retirement living with support on hand

Summerset Richmond Ranges serviced apartments are some of the largest available in Nelson, offering light and spacious open plan living, a kitchenette and separate double bedroom with a large ensuite.

Located in the heart of the village, Summerset serviced apartments are designed to create the perfect balance between independence and services to suit your needs.

Our homes are low maintenance, free from all the hassles of upkeep. It's all about stress-free living, where time is yours to live the life you choose.

Think this sounds like you or someone you love? Take a tour of our stunning show homes and learn more about serviced apartment living by booking a private appointment today.

Be quick to secure your first choice of home today!*

For the latest criteria and information on visiting our villages please call the village, or visit summerset.co.nz/covid-19

Book a private appointment

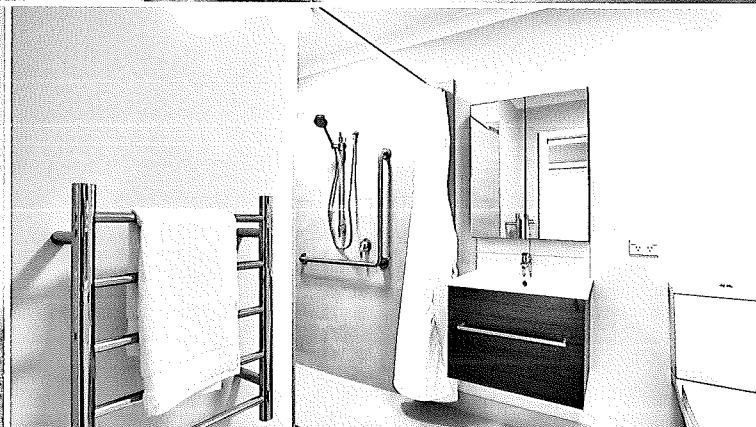
Summerset Richmond Ranges
1 Hill Street North,
Richmond

Call Jessica on
03 744 3432 today!

*Licence to occupy.

**Summerset**
RETIREMENT VILLAGES

Brand new serviced apartments pre-selling now!*



Designed for confident and easy living

Summerset Richmond Ranges serviced apartments are designed and built for residents over 70 years of age.

With options for couples and singles, these modern, mobility-friendly apartments are warm, comfortable and filled with features that make them easy to live in.

These serviced apartments are pre-selling now and will be ready to occupy when the village centre opens this year*. The village centre is the heart of the village with an on-site café, pool, spa, library and many other facilities.

Serviced apartments pre-selling now*

Summerset Richmond Ranges
1 Hill Street North,
Richmond

Call Jessica on 03 744 3432
to book a private appointment

*Licence to occupy.

Book a private appointment to take a tour
of our stunning show homes!

Summerset
RETIREMENT VILLAGES



GREEN GABLES



Green Gables Care Suites now open in sunny Nelson.

Care Suites with
Rest Home and
Hospital care.



OCEANIA



Care without compromise.

Enquire now.

Call 0800 333 688

📍 241 Bridge Street, The Wood, Nelson

📞 oceaniahealthcare.co.nz

Our luxury Care Suites are now open and ready to move into in the heart of Nelson, at Green Gables.

Our Care Suites provide both Rest Home and Hospital care, with all the comforts of home. Their unique design means you can relax knowing you won't have the upheaval of moving, even if your needs change. Each suite comes with a spacious living area, ensuite bathroom and even a kitchenette, so that you can savour a cuppa with friends and family, just as you always have.

So, if you're after the best in Rest Home and Hospital care, take a tour of Green Gables today.

No referral required.



OCEANIA