

COVER SHEET

Return your submission by the advertised closing date to:
Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz



Submission on a Change to the Tasman Resource Management Plan (TRMP)

OFFICE USE

Date received stamp:

Initials: _____

Submitter No. 4138

Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: Roger A. Batt
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address:

46 Marlborough Cresc.
Richmond
7020

Phone: (03) 544-9709

Fax: —

Email: rogerbatt@outlook.com

Date: 20 November 2017

Postal address for service of person making submission:
(if different from above)

Total number of pages submitted (including this page): 1

Signed: Roger A. Batt
Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT – Please state:

This submission relates to Change No.: 16

Change Title/Subject: Buildings of historic significance

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

Remember: Attach this Cover Sheet to as many Content Sheets as required.

**Submission on Proposed Changes to Richmond's Resource Management
Plan**

4/38

Area of Concern

My submission relates to *Buildings of Historic Significance* which are sited within the proposed intensification zone.

I feel that these buildings' aesthetic and inherent historic values will be compromised if owners are permitted to reduce in size the section on which they stand as of right without reference to these values or the views of Heritage New Zealand.

①

For any new building which might be proposed immediately adjacent to a heritage building the following criteria should be met:

- # a special application must be made to council

- # any proposed section size reduction must take into consideration the following:
 - A building which the applicant proposes to build or erect immediately adjacent to a heritage building should in no way detract from it by way of colour, size, height, or design.
 - This will involve consideration being given to its siting on the section. A greater setback from boundaries may be necessary than would be generally allowed in the intensification zone.
 - Any new building should not obscure the heritage building from the street.

Roger Batt
46 Marlborough Crescent
Richmond 7020
Email:
18th November 2017

COVER SHEET



Return your submission by the advertised closing date to: Environmental Policy Tasman District Council Private Bag 4, Richmond 7050 OR 189 Queen Street, Richmond OR Fax 03 543 9524 OR Email: tasmanrmp@tasman.govt.nz

Submission on a Change to the Tasman Resource Management Plan (TRMP)

OFFICE USE



Property is 27-29 Gladstone Rd Richmond. Richmond Motel, Holiday Park.

Initials: Submitter No. 4139

Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: Paul & Nita Borcosky (organisation/individual)

Representative/Contact: (if different from above)

Postal Address: 3 Cresswell Place Richmond 7020

Phone: 0272459367 Fax: Email: pnborco@gmail.com Date: 8.11.17

Postal address for service of person making submission: (if different from above)

Total number of pages submitted (including this page):

Signed: [Signature] Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT - Please state:

This submission relates to Change No.: 66

Change Title/Subject: Richmond Housing Choice - Medium Density

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition? (tick one) Yes No

Remember: Attach this Cover Sheet to as many Content Sheets as required.

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

Please attach the Cover Sheet to your Content Sheet(s) outlining your submission request(s).
 For each matter of the Plan Change you wish to submit on, please provide the following. Continue on another Content Sheet, if required.

Sheet No.	
-----------	--

OFFICE USE Submitter Number: 4139

My submission relates to TRMP provision or map numbers:	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> <ul style="list-style-type: none"> • support or oppose the provision or wish to have it amended; and • the reasons for your view 	I seek that Council retain/delete/replace/amend the specific Plan Change provision as follows:	OFFICE USE Submission No.
---	---	--	---------------------------

Example:

17.5.3.1(ca)(iii)	I oppose the restriction of ... because ...	Delete and replace condition 17.5.3.1 (ca)(iii) with:	
-------------------	---	---	--

<p>TRMP</p>	<p>We support the proposed changes as it will provide more housing close to town centre.</p> <ol style="list-style-type: none"> 1. Save on infrastructure costs. 2. Our elderly population is increasing and they require less land. 		<p>①</p>
-------------	--	--	----------

3777 HotHouse Communications

Feel free to contact us:



Tasman District Council
 Email info@tasman.govt.nz
 Website www.tasman.govt.nz
 24 hour assistance

Richmond
 189 Queen Street
 Private Bag 4
 Richmond 7050
 New Zealand
 Phone 03 543 8400
 Fax 03 543 9524

Murchison
 92 Fairfax Street
 Murchison 7007
 New Zealand
 Phone 03 523 1013
 Fax 03 523 1012

Motueka
 7 Hickmott Place
 PO Box 123
 Motueka 7143
 New Zealand
 Phone 03 528 2022
 Fax 03 528 9751

Takaka
 14 Junction Street
 PO Box 74
 Takaka 7142
 New Zealand
 Phone 03 525 0020
 Fax 03 525 9972

COVER SHEET

Return your submission by the advertised closing date to:
Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz



Submission on a Change to the Tasman Resource Management Plan (TRMP)
RICHMOND HOUSING CHOICE - 66a

OFFICE USE
Date received stamp:

Initials: _____
Submitter No. 4140

Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: DAVID BURT
~~(organisation/individual)~~

Representative/Contact: _____
(if different from above)

Postal Address:
3 WILLIAM STREET
RICHMOND 7020

Phone: 544 0277
Fax: 544 0277
Email: _____
Date: 23-11-2017.

Postal address for service of person making submission:
(if different from above)

Total number of pages submitted (including this page): 4

Signed: [Signature]
Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT - Please state:

This submission relates to Change No.: 66a

Change Title/Subject: RICHMOND HOUSING CHOICE R.I.D.A.

- I/we wish to be heard in support of my/our submission.
- I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

- If 'Yes' are you directly affected by an effect of the subject matter of this submission that:
- (a) adversely affects the environment; and
 - (b) does not relate to trade competition or the effects of trade competition?
- (tick one) Yes No

Remember: Attach this Cover Sheet to as many Content Sheets as required.

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

Please attach the Cover Sheet to your Content Sheet(s) outlining your submission request(s).
For each matter of the Plan Change you wish to submit on, please provide the following. Continue on another Content Sheet, if required.

Sheet No.

OFFICE USE Submitter Number:

My submission relates to TRMP provision or map numbers:	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> • support or oppose the provision or wish to have it amended; and • the reasons for your view	I seek that Council retain/delete/replace/amend the specific Plan Change provision as follows:	OFFICE USE Submission No.
Example:			
17.5.3.1(ca)(iii)	I oppose the restriction of ... because ...	Delete and replace condition 17.5.3.1(ca)(iii) with:	
<p><u>Summary Below</u></p> <p>1. I SUPPORT THE PROPOSED CHANGE (OZ) A WHOLEHEARTEDLY IN PRINCIPLE - SUCH A MOVE IS LONG OVERDUE. IT COULD CREATE MORE AFFORDABLE HOMES IN CENTRAL RICHMOND. THE NEW SUBDIVISION AREAS ARE LIMITED IN AVAILABILITY AND RULED BY HUNGRY DEVELOPERS, EXORBITANT LAND PRICES UN-NECESSARY MASSIVE EARTHWORKS AND COVENANTS ON TITLES TO THE EXTREME MAKING ORDINARY HOMES FOR WORKING CLASS PEOPLE UNOBTAINABLE FINANCIALLY. TDC RATES TAKE WOULD AT LEAST DOUBLE FOR EACH RE-DEVELOPED PROPERTY!</p> <p>2. THE DEVIL IS IN THE DETAIL WHERE SPECIFIC RULES TO COVER A SUGGESTED RE-DEVELOPMENT WITHIN THIS ZONE ARE SO OBSCURE AND COMPLEX AND SUBJECT TO "CONDITIONS MAY APPLY" AT THE WHIM OF TDC, THAT TO START INVESTIGATING IS A MINFIELD OF UNCERTAINTY. PLEASE MAKE IT CLEARER AND SIMPLER.</p> <p>3. PROBABLY MOST IMPORTANTLY THE COSTS AND FEES ARE EXORBITANT - I HAVE BEEN HAZARDED FIGURES FROM \$30,000 to \$100,000+ per PROPERTY SO I AM UNLIKELY TO EVER CONSIDER SERIOUSLY INVESTIGATING MY SITUATION. PLEASE SLASH YOUR FEES FOR THIS PROJECT.</p>	<p>I CANNOT EXPRESS MY SUBMISSION IN THIS FORMAT. THE ATTACHED 2 PAGE LETTER EXPLAINS MORE.</p>		<p>1</p> <p>2</p> <p>3</p>

Feel free to contact us:



Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972

23-11-17.

PAGE 3.

DAVID BURT
3 WILLIAM STREET
RICHMOND. 7020

TASMAN DISTRICT COUNCIL

SUBMISSION - DISTRICT SCHEME CHANGE 66a - LETTER

The information in NEWSLINE 410, 20/10/17 and "Richmond Housing Choice" brochure interests me, my only property and home being in this part of the district. It is a 1960 'Wilkes type' weatherboard bungalow on piles and in good up-to-date order. The 809m² section, 3 bedrooms and double garage make it a good family home which I am happy with. However being retired and on my own I have been considering down sizing to a smaller section to release this home for a more deserving family. However there is nothing available that I can afford that is worth changing to. New homes are too big and far too expensive.

I see this scheme on paper as an ideal solution so I have tried to do some homework on making space on my section for a second smaller home. Either of the two homes might suit my needs, help solve Richmonds housing with no extra land used and double the rates take for TDC in the process.

Being a retired professional Engineer I felt that I should be able to find my way through a possible plan of action at moderate cost. I can see a way to re-locate the existing home on the section to ~~the~~ create two lots with street frontage, the vacant lot being approx 270 m². Hopefully this could be acceptable and I made a scale plan and dwelling layout.

I made enquiries at TDC - Alastair Sharp - duty consent planner - he said my ideas might comply but was not qualified to be specific and did not know of the plan change in detail, referred me to a policy planner. Jacqui Jeans was seen the next day and she clarified misunderstandings of Chapter 17 Zone Rules and previously unknown 'standard', 'compact' and 'medium' →

TDC SUBMISSION - DISTRICT SCHEME CHANGE 66a CONTINUED.

density rules applicable to the "intensive development" area - all so very complicated. However she stopped short of being able to assess my ideas, referring me to see the "Building Planning" section. At this point I withdrew in a state of complete disillusionment.

I have also sought the advice of a Registered Professional Surveyor in private practice who was "constructively helpful". He told me that my experience was "par for the course" and not to expect a straightforward helpful solution to what is a serious need in our district. Furthermore I am told the "Conditions may apply" situation is totally unpredictable and could be very drawn out despite the simplistic suggestions in the promotional brochure.

The worst part of all this is what I am hearing about the costs of such a project before any construction work starts. Figures of \$30,000 to over \$100,000 have been mentioned, the bulk of this being various fees to TDC, principally "Development Charges" which is quite outrageous.

No wonder N.Z. has so many homeless people, high house costs and poor tenants ruled over by wealthy investors.

I rest my case pending your re-consideration of this scheme change and associated regulations to make it both straight-forwardly achievable and advantageously affordable for ordinary town dwellers.

Yours Sincerely

David Burt

COVER SHEET



Return your submission by the advertised closing date to: Environmental Policy Tasman District Council Private Bag 4, Richmond 7050 OR 189 Queen Street, Richmond OR Fax 03 543 9524 OR Email: tasmanrmp@tasman.govt.nz

Submission on a Change to the Tasman Resource Management Plan (TRMP)

OFFICE USE

Date received stamp:

Initials:

Submitter No. 4141

Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: Ronald Pearce Burt and Shirley Anne Burt (organisation/individual)

Representative/Contact: (if different from above)

Postal Address:

42 Croucher St Richmond

Phone: 970 0646

Fax:

Email: burtrands@gmail.com

Date: 10/11/2017

Postal address for service of person making submission: (if different from above)

Total number of pages submitted (including this page): 2

Signed:

Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT – Please state:

This submission relates to Change No.: NO. 66

Change Title/Subject: PROPOSED PLAN CHANGE NO. 66 WITHOUT LEGAL EFFECT Richmond Housing Choice

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

05/16

Remember: Attach this Cover Sheet to as many Content Sheets as required.

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

**Please attach the Cover Sheet to your Content Sheet(s) outlining your submission request(s).
For each matter of the Plan Change you wish to submit on, please provide the following. Continue on another Content Sheet, if required.**

Sheet No.	
-----------	--

OFFICE USE Submitter Number: 4141

My submission relates to TRMP provision or map numbers:	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> • support or oppose the provision or wish to have it amended; and • the reasons for your view	I seek that Council retain/delete/replace/amend the specific Plan Change provision as follows:	OFFICE USE Submission No.
Example:			
17.5.3.1(ca)(iii)	<i>I oppose the restriction of ... because ...</i>	<i>Delete and replace condition 17.5.3.1(ca)(iii) with:</i>	
<p>Proposed as at 31 January 2015 Figure 16.2C: On-site Parking Requirements</p> <p>2 spaces per unit, except that in: (a) Motueka and Mapua Compact Density Development Areas it is 1 space per unit. (b) in the Richmond Intensive Development Area it is one space per unit and 1 additional visitor space for every 3 units.</p>	<p>We oppose the adoption of the clause</p> <p>(b) in the Richmond Intensive Development Area it is one space per unit and 1 additional visitor space for every 3 units.</p> <p>We believe that the assumption that residents in the Intensive development area in Richmond only need parking for one car is false. We currently reside in the area and share a driveway with three other dwellings and between us have nine vehicles to find parking for.</p> <p>While there is no opportunity to park on the street because the spaces are occupied by Richmond Mall Workers, limiting visitor parking to one place per three dwellings will create serious issues. There will be nowhere for health visitors, family members or even an ambulance to park.</p> <p>The council will have to address the issue of Mall workers parking in the residential areas if they are to adopt this high density housing plan.</p>	<p>b) in the Richmond Intensive Development Area it is no less than one space per unit and an additional visitor space for every unit.</p>	<p style="text-align: center;">(7)</p>



Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9973

COVER SHEET



Return your submission by the advertised closing date to: Environmental Policy, Tasman District Council, Private Bag 4, Richmond 7050 OR, 189 Queen Street, Richmond OR, Fax 03 543 9524 OR, Email: tasmanrmp@tasman.govt.nz

Submission on a Change to the Tasman Resource Management Plan (TRMP)

OFFICE USE

Date received stamp:

Initials: _____

Submitter No. 4142

Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: Bridget Castle (organisation/individual)

Representative/Contact: (if different from above)

Postal Address: 12 Iwa street, Mapua 7005

Phone: 03 5402461

Fax:

Email: bridgetpcastle@gmail.com

Date: 20/11/2017

Postal address for service of person making submission: (if different from above)

Total number of pages submitted (including this page): 2

Signed: BPCastle
Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT - Please state:

This submission relates to Change No.: 66

Change Title/Subject:

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

05/16

Remember: Attach this Cover Sheet to as many Content Sheets as required.

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

**Please attach the Cover Sheet to your Content Sheet(s) outlining your submission request(s).
For each matter of the Plan Change you wish to submit on, please provide the following. Continue on another Content Sheet, if required.**

Sheet No.	1
-----------	---

OFFICE USE Submitter Number: **4142**

My submission relates to TRMP provision or map numbers:	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> <ul style="list-style-type: none"> support or oppose the provision or wish to have it amended; and the reasons for your view 	I seek that Council retain/delete/replace/amend the specific Plan Change provision as follows:	OFFICE USE Submission No.
---	---	--	------------------------------

Example:

17.5.3.1(ca)(iii)	I oppose the restriction of ... because ...	Delete and replace condition 17.5.3.1(ca)(iii) with:	
Proposed Plan Change 66 Chapter 2.2	I ask for greater distinction between the defined terms used, to avoid overlap of meaning as currently exists eg. (quoting from definitions) Compact density development: '....two or more dwellings on a site..... where buildingshave been planned comprehensively' Comprehensive residential development: 'a comprehensively planned collection of three or more ...' and 'Intensive development means Medium density residential housing development ...' 'Medium density development means residential development with a dwelling density of ... including Compact density, Comprehensive and Intensive housing development ...'	The reason : These proposed housing choices appear to have different categories, but the definitions in this section use overlapping terms and are therefore not sufficiently distinct from one another to be meaningful. Instead, this page of terms is highly confusing. If your terms in fact all mean the same thing, then surely it would be more understandable to use just one term. Introducing the term 'Intensive development' to this document adds to the confusion. I suggest this term is used only when the meaning is HIGH density development, which is not part of the current proposal.	①
Chapter 6.0 (k)	I agree that greater diversity in our housing stock is highly desirable. Diversity in housing enables a diversity of people who can live in a community. Every community in our region needs access to a range of house sizes and values, starting at the truly affordable, smallest section and house size, to the other end of the scale.		②
6.2.3.2.A	I support the condition that 'High standard of amenity' is required where medium density subdivisions are developed. Shared outdoor spaces should include communal gardens allowing for vegetable allotments, cycle and walkways, playgrounds.		③
6.2.20.1 (g)	Subdivision and zone rules: I oppose the limitation of minimum house sizes through covenants on subdivisions. I oppose the limitations that in one zone, only sections of a certain range may be formed. For example, to ensure true diversity of choice in new housing stock, every new subdivision should provide a true range of section sizes. Thus, there will be a street or terrace of 100m2 sections, another of 2-300 m2, and around the corner 450m2.	If the purchaser of a section wishes to build a very small house, this should not be prevented. Small (eg 80m2) dwellings are becoming desirable and should not be prevented by minimum size restrictions. Furthermore, house size does not necessarily relate to the value of the building which might be small but well built and highly specified.	④
I apologize for the poor spacing but I wanted to type onto the form & the spacing did not stay as I had placed it.			⑤

3777 HotHouse Communications

Feel free to contact us:



Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972

COVER SHEET



Return your submission by the advertised closing date to:

Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz

Submission on a Change to the Tasman Resource Management Plan (TRMP)

OFFICE USE

Date received stamp:

Initials:

Submitter No. 4143

Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: Lev Gimelfarb
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address:

1 Cautley St, Richmond 7020

Phone: 022 3102838

Fax:

Email: lev.gimelfarb@gmail.com

Date: 27 Oct 2017

Postal address for service of person making submission:
(if different from above)

Total number of pages submitted (including this page):

Signed:

Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT - Please state:

This submission relates to Change No.: 66

Change Title/Subject: Richmond Housing Choice

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

05/16

Remember: Attach this Cover Sheet to as many Content Sheets as required.

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

Please attach the Cover Sheet to your Content Sheet(s) outlining your submission request(s).
For each matter of the Plan Change you wish to submit on, please provide the following. Continue on another Content Sheet, if required.

Sheet No.

1

OFFICE USE Submitter Number: 4143

My submission relates to TRMP provision or map numbers:	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> • support or oppose the provision or wish to have it amended; and • the reasons for your view	I seek that Council retain/delete/replace/amend the specific Plan Change provision as follows:	OFFICE USE Submission No.
Example:			
17.5.3.1(ca)(iii)	<i>I oppose the restriction of ... because ...</i>	<i>Delete and replace condition 17.5.3.1(ca)(iii) with:</i>	
17.1.3.4CC(g)	I oppose the increase of maximum building height to 7.5 metres, because this has a potential of affecting views from my property at the top of Cautley St, looking down across the proposed Intensive Development Area to the mountains. This can negatively affect both, the value of the property, and views enjoyment of the residents.	Amend the requirement for resource consent, so that there is no adverse effect of any two-story dwelling on the views from properties at the top of Cautley St.	①

Feel free to contact us:



tasman
district council

Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972

COVER SHEET



Return your submission by the advertised closing date to:

Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz

Submission on a Change to the Tasman Resource Management Plan (TRMP)

OFFICE USE

Date received stamp:

Initials:

Submitter No. 4144

Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: Sarah Jones
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address:

8 Hau Road Motueka

Phone:

Fax:

Email: sjnz@ts.co.nz

Date: 19/10/2021

Postal address for service of person making submission:
(if different from above)

Total number of pages submitted (including this page):

Signed:

Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT - Please state:

This submission relates to Change No.: 66

Change Title/Subject: Richmond Housing Choice

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

05/16

Remember: Attach this Cover Sheet to as many Content Sheets as required.

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

Please attach the Cover Sheet to your Content Sheet(s) outlining your submission request(s).
For each matter of the Plan Change you wish to submit on, please provide the following. Continue on another Content Sheet, if required.

Sheet No.	2
-----------	---

OFFICE USE Submitter Number: *4144*

My submission relates to TRMP provision or map numbers:	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> <ul style="list-style-type: none"> • support or oppose the provision or wish to have it amended; and • the reasons for your view 	I seek that Council retain/delete/replace/amend the specific Plan Change provision as follows:	OFFICE USE Submission No.
Example:			
17.5.3.1(ca)(iii)	<i>I oppose the restriction of ... because ...</i>	<i>Delete and replace condition 17.5.3.1(ca)(iii) with:</i>	1
	I support the change to smaller sections with denser building. It's the future of housing, smaller & more central and we need more - also 200m2 sections are needed in central Motueka please.		

3777 HotHouse Communications

Feel free to contact us:



Tasman District Council
 Email info@tasman.govt.nz
 Website www.tasman.govt.nz
 24 hour assistance

Richmond
 189 Queen Street
 Private Bag 4
 Richmond 7050
 New Zealand
 Phone 03 543 8400
 Fax 03 543 9524

Murchison
 92 Fairfax Street
 Murchison 7007
 New Zealand
 Phone 03 523 1013
 Fax 03 523 1012

Motueka
 7 Hickmott Place
 PO Box 123
 Motueka 7143
 New Zealand
 Phone 03 528 2022
 Fax 03 528 9751

Takaka
 14 Junction Street
 PO Box 74
 Takaka 7142
 New Zealand
 Phone 03 525 0020
 Fax 03 525 9972

COVER SHEET



Return your submission by the advertised closing date to:

Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz

Submission on a Change to the Tasman Resource Management Plan (TRMP)

OFFICE USE

Date received stamp:

Initials: _____

Submitter No. 4145

Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: Graeme and Ronnie Gibson
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address:

13 Lowry Street
Richmond

Phone: 03 5447972

Fax: _____

Email: Graemegibson@ts.co.nz

Date: 26 November 2017

Postal address for service of person making submission:
(if different from above)

Total number of pages submitted *(including this page)*: three (3)

Graeme and Ronnie Gibson

Signed:

Signature of submitter (or person authorised to sign on behalf of submitter). *NOTE: A signature is not required if you make your submission by electronic means.*

IMPORTANT – Please state:

This submission relates to Change No.:

Change Title/Subject:

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? *(tick one)* No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

Remember: Attach this Cover Sheet to as many Content Sheets as required.

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET	
Sheet No.	

Please attach the Cover Sheet to your Content Sheet(s) outlining your submission request(s).
 For each matter of the Plan Change you wish to submit on, please provide the following. Continue on another Content Sheet, if required.

OFFICE USE Submitter Number: 4145

My submission relates to TRMP provision or map numbers:

Example:
 17.5.3.1(ca)(iii)
 17.1.3.4CC (11)

The aspect of the provisions I support or oppose, together with reasons, are:
 State the nature of each submission point and indicate whether you:
 • support or oppose the provision or wish to have it amended; and
 • the reasons for your view

I oppose the restriction of ... because ...

We oppose the provisions of car-parking being based on dwelling unit rather than dwelling type.

The current provisions require one car park per dwelling, plus one additional park for every three dwellings on one allotment. The proposition of one vehicle per dwelling is only likely where the dwelling is single occupancy. The reality is that that would be the exception rather than the rule. At the next lowest occupancy, even a two person household is likely to have two vehicles. We must therefore assume that there has been some acceptance of "spill over" of cars parking on the street.

Change 66 does not discuss street parking. The change references car parking, more in relation to its effect on safety within and aesthetic appeal of the section, but with little regard or reference to the effect of spill over on the safety or aesthetics of the street and neighbourhood.

The streets of Richmond were designed decades ago, when many homes had one vehicle. While some streets are particularly, that is not the norm, and many in the proposed change area are simply not designed for parking either side as well as maintaining two-way traffic flow.

Case in point – the western and eastern ends of Hunt Street. Yellow lines have been recently added at one end at least, in endeavours to reduce near misses. There is congestion even prior to the proposed increased density, and if/when the proposal goes ahead, more houses means more people and more cars.

(If Council chooses to check this out we would suggest that this is done on several occasions, including outside normal business hours or weekends.

I seek that Council retain/delete/replace/amend the specific Plan Change provision as follows:

Delete and replace condition 17.5.3.1(ca)(iii) with:

- We suggest that Council review Figure 16.2A "Standards for On-site Access and Vehicle Crossings – Richmond Intensive Development Area" to require consenters to vary car park provisions based on:
- the bedroom-size/occupancy capacity of the dwelling and all other (current or currently proposed) dwellings on the section
 - the capacity for spill-over street parking
 - current congestion

We understand that the purpose of the proposed change is to allow for more housing by relieving cost and complications caused by compliance checks which is commendable, however increasing housing by pushing vehicles onto streets is not a terribly attractive or safe proposition. Allowing for more "in-section" parking may mean less land available for houses however it is ultimately safer for drivers and pedestrians alike.



Tasman District Council
 Email info@tasman.govt.nz
 Website www.tasman.govt.nz
 24 hour assistance

Richmond
 189 Queen Street
 Private Bag 4
 Richmond 7050
 New Zealand
 Phone 03 543 8400
 Fax 03 543 9524

Murchison
 92 Fairfax Street
 Murchison 7007
 New Zealand
 Phone 03 523 1013
 Fax 03 523 1012

Motueka
 7 Hickmott Place
 PO Box 123
 Motueka 7143
 New Zealand
 Phone 03 528 2022
 Fax 03 528 9751

Takaka
 14 Junction Street
 PO Box 74
 Takaka 7142
 New Zealand
 Phone 03 525 0020
 Fax 03 525 9972

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET	
Sheet No.	

Please attach the Cover Sheet to your Content Sheet(s) outlining your submission request(s).
 For each matter of the Plan Change you wish to submit on, please provide the following. Continue on another Content Sheet, if required.

OFFICE USE Submitter Number: 4145

My submission relates to TRMP provision or map numbers:

The aspect of the provisions I support or oppose, together with reasons, are:
 State the nature of each submission point and indicate whether you:
 • support or oppose the provision or wish to have it amended; and
 • the reasons for your view

I seek that Council retain/delete/replace/amend the specific Plan Change provision as follows:

Example:

17.5.3.1(ca)(iii)
 17.1.3.4

I oppose the restriction of ... because ...
 We oppose the omission of any reference to the remission of rates policy, as it relates to the changes proposed.

Council currently has a policy "to remit rates charged on any rating unit used for residential purposes that is rezoned as a result of a Council initiated zone change....for those ratepayers most adversely affected by an increase in rates when the land value of their rating unit increases as a result of a Council initiated zone change".

The policy applies where there has been a Council-facilitated zone change. Change 66 is not a zone change – it is a change of "zone rules".

The change of zone rules will in all likelihood eventuate in an increase of (relative) land value per acreage as density increases.

If the neighbours to the left, right and rear of our property build more dwellings we can anticipate that the rateable value of their properties will increase. This is fine – there are more dwellings, more residents, and more demands on Council amenities and infrastructure. It is not fine however if we do not change the use of or increase the dwellings on our property, but our rates increase based on the increased (and realised) value of our neighbouring properties. The use of our land will not have changed. We will continue to have one dwelling, with no additional demands on amenities and structure. We did not purchase the property with the proposed changes already enforced – the changes will have happened TO us.

Council should not benefit from the "potential" increase of our land value if/while there are no additional dwellings and therefore no additional demands on amenities and infrastructure. It would be indiscriminate and unfair to presume increased rateable land values on a property where the property's use has not changed, and it would be opportunistic of Council to benefit from increased land value that has not been realised by the land owner.

Delete and replace condition 17.5.3.1(ca)(iii) with:

We respectfully suggest that Council:

- Include in the proposal for zone rule changes (change 66) some reference to the Remission of Rates policy and;
- Separately review the Remission of Rates policy to include or provide for impacts of Council initiated "zone RULES change" (in addition to the current provisions for "zone change").

2



Tasman District Council
 Email info@tasman.govt.nz
 Website www.tasman.govt.nz
 24 hour assistance

Richmond
 189 Queen Street
 Private Bag 4
 Richmond 7050
 New Zealand
 Phone 03 543 8400
 Fax 03 543 9524

Murchison
 92 Fairfax Street
 Murchison 7007
 New Zealand
 Phone 03 523 1013
 Fax 03 523 1012

Motueka
 7 Hickmott Place
 PO Box 123
 Motueka 7143
 New Zealand
 Phone 03 528 2022
 Fax 03 528 9751

Takaka
 14 Junction Street
 PO Box 74
 Takaka 7142
 New Zealand
 Phone 03 525 0020
 Fax 03 525 9972

COVER SHEET



Return your submission by the advertised closing date to:
Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz

Submission on a Change to the Tasman Resource Management Plan (TRMP)

OFFICE USE

Date received stamp:

Initials:

Submitter No. 4146

Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: Nelson Tasman Housing Trust
(organisation/individual)

Representative/Contact: Keith Preston
(if different from above)

Postal Address:

PO Box 140
Nelson

Phone: 0211735487

Fax:

Email: prestonsteele@xtra.co.nz

Date: 14/11/2017

Postal address for service of person making submission:
(if different from above)

41 Atmore Terrace
Nelson

Total number of pages submitted (including this page): 3

Signed:

Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT - Please state:

This submission relates to Change No.: 66

Change Title/Subject: Richmond Housing Choice

[x] I/we wish to be heard in support of my/our submission.

[] I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? (tick one) [] Yes [x] No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition?

(tick one) [] Yes [x] No

Remember: Attach this Cover Sheet to as many Content Sheets as required.



NTHT submission to TDC Proposed Plan Change 66

The Nelson Tasman Housing Trust welcomes the opportunity to comment on the proposed Plan Change 66 to increase the choice of living opportunities in Richmond. We **support** the proposed changes in as much as they will lead to the increased supply of more affordable housing close to the town centre, and better utilisation of land and reduced development costs.

①

We would like to see the Plan Change give more focus to its impact on affordability and the potential to provide more social and affordable rental housing alongside owner-occupied spec building developments. This will encourage better community balance and will assist families on moderate incomes to access quality, healthy homes within close proximity to services.

②

The housing trust has over twelve years' experience in building comprehensive developments on one title for affordable and social rental housing. We would like to see greater clarity in the Plan that comprehensive developments, as distinct from Compact developments, will become a permitted rather than a controlled activity. This will substantially reduce development costs and time. We recognise that the proposal affects an area that is already built on and will benefit developments where an existing property can be removed in order to build more houses on the site, and this is one of the models that we have used since our first scheme. We would also advise that the Plan change gives some consideration to three important issues that have in the past hindered the Trust's comprehensive developments:

③

- Restrictive covenants. We have experienced difficulties in developing sites for comprehensive developments of affordable housing because of restrictive covenants that are frequently imposed on subdivision to prevent more than one dwelling per title and also to prevent affordable and social housing being built;
- New road widths. Many new subdivisions have roads and infrastructure that will be inadequate for future intensification. The Plan needs to ensure that subdivisions are 'future proofed' to support possible later intensification such as comprehensive developments.
- The space taken up by parking requirements could be reduced further for all but standard development to recognise the future use of e bikes and electric vehicles, and the provision of street parking. Allowing for two spaces per unit is an expensive luxury for social and affordable housing and hinders the best utilisation of the site.

④

⑤

⑥

We would welcome the opportunity to work closer with the district council on the provision of affordable and social housing. The change of government is likely to result in the reintroduction of capital grants for affordable housing for organisations like the housing trust. This will make

329 Trafalgar Square, Nelson, 7010 ph.: 546 9568
 Trustees: Keith Preston, Dave Johnston, Doug McLearie, Elton Merrin, Chris Armstrong, Paul Russell,
 Katrina Kidson, Nick Laing
 Director: Carrie Mozena

previously unviable schemes more achievable and would bring more government investment into the region to meet some of the challenges that face local housing provision.

The housing trust owns 44 rental homes located in six schemes and manages the Nelson City Council's 142 pensioner houses. Our assets are valued at \$10m and we have \$600k annual revenue. We are a charitable trust, registered with the Community Housing Regulatory Authority and hold contracts as social housing provider with the Ministry of Social Development. We would welcome the opportunity to meet with TDC members to explain more about our activities and explore ways in which we can more closely work together.

329 Trafalgar Square, Nelson, 7010 ph.: 546 9568
Trustees: Keith Preston, Dave Johnston, Doug McLearn, Elton Merrin, Chris Armstrong, Paul Russell,
Katrina Kidson, Nick Laing
Director: Carrie Mozena

COVER SHEET

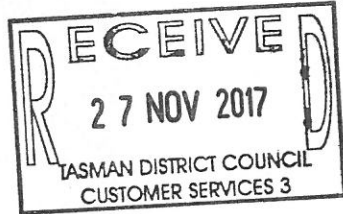


Return your submission by the advertised closing date to: Environmental Policy Tasman District Council Private Bag 4, Richmond 7050 OR 189 Queen Street, Richmond OR Fax 03 543 9524 OR Email: tasmanrmp@tasman.govt.nz

Submission on a Change to the Tasman Resource Management Plan (TRMP)

OFFICE USE

Date received stamp:



Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Initials:

Submitter No. 4147

Submitter Name: (organisation/individual)

JOHN PALMER

Representative/Contact: (if different from above)

Postal Address:

149 QUEEN STREET RICHMOND 7020

Phone: 03 544 4275

Fax:

Email: ben_palmer@xtta.co.nz

Date: 27/11/17

Postal address for service of person making submission: (if different from above)

[Empty box for postal address]

Total number of pages submitted (including this page):

3

Signed:

Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT - Please state:

This submission relates to Change No.: 66

Change Title/Subject: Richmond Housing Choice

- I/we wish to be heard in support of my/our submission.
I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition?
Yes No

Remember: Attach this Cover Sheet to as many Content Sheets as required.

Submission to TDC re Richmond Housing Choice

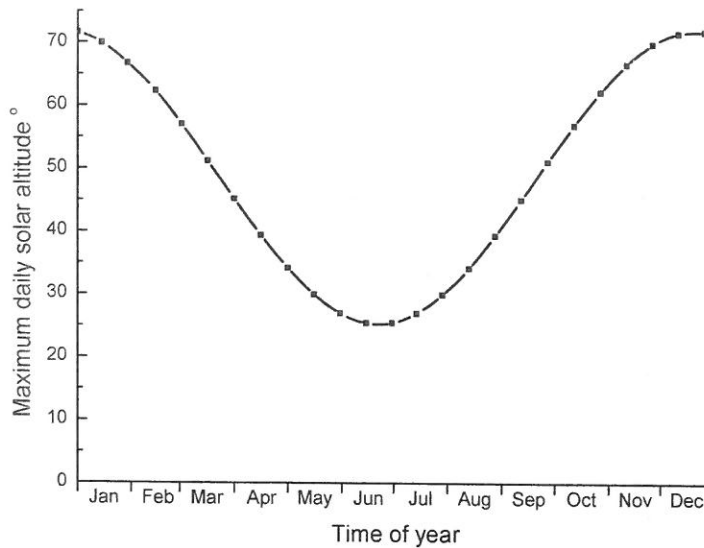
In general I support the move for higher density housing in the centre of Richmond, as this could reduce the extent of urban sprawl. However, I do foresee some difficulties with the proposals as they have been put forward thus far. ①

If, as suggested, this is in response to the ageing population of Richmond, then single storey dwellings would be the norm for the elderly. (Yes, you can get electric chair lifts to take you upstairs, but most elderly people would want the assurance of getting around easily on one level. Electric chair lifts can break down and we do occasionally get electricity cuts, the elderly do not want unnecessary risks to their lives.) It also significantly reduces the cost of maintenance (single storey v double storey). ②

Higher density housing **within an existing area** also carries with it the need for improved amenities – improved open space for children, improved sewage, reticulated water flow and sewage disposal. These are not insignificant costs for the developers or TDC to find. ③

If the density of housing increases and these dwellings are available for anyone to buy then younger people will buy them as starter homes. Younger people have more cars than elderly people so the car parking becomes a big issue, there are not enough car parks in this proposal for 2 cars per dwelling plus space for visitors cars. Richmond is spreading outwards, it doesn't have enough car parking spaces in central Richmond so car parking on side roads is spreading. The proposed increase in housing density will only make this situation worse. All day parking on side roads makes it difficult for local residents to enter and exit their drives and for their visitors to park somewhere near (particularly important for the elderly and those with walking difficulties). ④

My major concern is on the issue of permitting two storey dwellings. Two storey dwellings have a larger effect on changing the view of neighbouring properties and their receipt of natural daylight than single storey houses. I have no problem with a two storey dwelling in the middle of a 1000m² section or larger, as most of the shade from the building is confined within the section area. Once you move to higher density dwellings then the shade cast by a two storey dwelling becomes much more significant to neighboring properties. On sloping ground the shadow effects can be ameliorated to some degree but most of the areas designated in the Richmond plan are almost level. In midwinter the maximum solar altitude is 25.2° in Richmond (latitude 41.33°S). This means that a 7.5m high building will cast a shadow of 15.9m at solar noon. This is a serious problem in the winter time, as the change in maximum solar altitude follows a sinusoidal pattern not a saw tooth pattern. The maximum solar altitude for two months of winter (May 21 to July 21) is less than 28.8° (see graph), so a 7.5m building will cast a shadow of at least 13.6m over that two month period. ⑤



Earlier in the day or later in the day this shadow may be more or less depending upon the orientation of the building to the solar track. Calculations of shade cast by buildings can be relatively easily done using the solar altitude, solar azimuth and the orientation of the building to solar north (not magnetic north as they are slightly different). Cutting out sunlight in the winter reduces the passive solar heating of neighboring properties, reduces their opportunities for sitting out in the middle of the day and encourages cold, damp conditions around houses and gardens. Such shadows also may severely limit the opportunities for solar power generation on neighboring properties in the winter at the very time when it is most advantageous. I would have thought that local councils would want to encourage sustainability in their townships.

When talking to local council officials and representatives I was concerned that their arguments centred around the fact that the new proposals would be an improvement on existing standards. Whilst that is to be applauded, surely it is much more to the point that we ensure that any new standards reflect best practice in that they encourage the construction of ecologically responsible buildings with active and/or passive solar heating, allow for sufficient open space and off-street parking, and have minimum impact on existing residents.

(5)

COVER SHEET



Return your submission by the advertised closing date to:
Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz

Submission on a Change to the Tasman Resource Management Plan (TRMP)

OFFICE USE

Date received stamp:

Initials: _____

Submitter No. 4148

Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: _____
(organisation/individual)

Michael Reid of Michael Reid Ltd - architectural design

Representative/Contact: _____
(if different from above)

Postal Address:

104 White Road
Hope

Phone: 03 544 7102

Fax: _____

Email: michaelreid@xtro.co.nz

Date: 24/11/17

Postal address for service of person making submission:
(if different from above)

Total number of pages submitted (including this page): 6

Signed: [Signature]
Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT - Please state:

This submission relates to Change No.: _____

Change Title/Subject: Medium Density Housing

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

Remember: Attach this Cover Sheet to as many Content Sheets as required.

Tasman District Council
21 November 2017
Planning Department

“HAVE YOUR SAY”
PLANNING FOR MEDIUM DENSITY HOUSING IN RICHMOND 2017

This Medium Density Housing proposal presents an opportunity to maintain and promote the identity of a Special Character Area close to the centre of Richmond. Associated with this Special Character Area is the potential for some high quality contemporary higher density housing of the type which could enhance the town as a whole.

(1)

THE OPPORTUNITY FOR CREATING A “SPECIAL CHARACTER ZONE ”
WHICH COULD INCORPORATE UP TO THREE STOREY HOUSING - THE
DORSET ST/ CAMBRIDGE ST/ OXFORD ST BLOCK

There is a potential for creating a Special Character Zone in Richmond. I am not thinking of the current “Special Housing Areas” encouraged by the government as these don’t necessarily seem to have a goal of enhancing an environment of a special character.

Richmond’s Queen Street might see provision for mixed use development with accommodation above, businesses below... but if we don’t create the “opportunity for certain development” then it wont happen.

The Dorset St/ Cambridge St/ Oxford St Corner Block is one local area that would have a lot going for it as a two-three storey residential area / and possibly even some “mixed use” . This zone could be extended further along Oxford+ Dorset St and Church St if and when individuals wanted to develop their properties further for higher density in the years to come. There has already been a small amount of newer single storey redevelopment in Dorset St – to some extent this seems to me to be a wasted opportunity not to fully utilise the development potential of the sites by building higher - but I understand that single storey existing neighbours may not look favourably on a two storey structure being built in front of them.

(1)

ADVANTAGES OF THE SUGGESTED SPECIAL CHARACTER SITE

The Dorset St/ Cambridge St/ Oxford St Corner Block has advantages of proximity to the town centre. It has advantages of Community Amenities – on the opposite corner we already have two areas of high community value, the Children’s Playground area + Memorial Gardens and on the other corner Richmond School. Not far away is the excellent Richmond library and a range of cafes, food outlets and shopping areas.

THERE ALREADY EXISTS A STRONG VISUAL AMENITY AND
CHARACTER IN THE DORSET ST/ CAMBRIDGE ST/ OXFORD ST BLOCK
WHICH IS CENTRED ON THE HOLY TRINITY CHURCH SQUARE

Standing from Cambridge Street near the Cambridge St Clinic Building, one is offered an appealing and uninterrupted view along Cambridge St looking west towards Holy Trinity Church - a historic building of special character sited on the hill which with its distinctive spire can be seen from many different points around the town. This area’s streetscape could also be

(1)

further enhanced with further coordinated development of the street landscaping. This is one area that Richmond could look at protecting further so that views of the church as seen from different vantage points around the town are not lost and some character houses are retained eg Old Vicarage- 21 Dorset St, Villa 97 Church St

①

THE MEANS AND WAYS FOR UP TO THREE STOREY DEVELOPMENT IN THE DORSET ST/ CAMBRIDGE ST/ OXFORD ST BLOCK

If we were to allow for the potential for up to 3 storey high development in a Zone of Special Character (Max height of 9-11metres, by offering less restrictive daylight angles and front setbacks) then this would enable people to utilise a third floor or part third floor level with a roof garden. At this height there would be good distant views towards the mountains and surrounding environment. These would offer all day sun. Lifts could also be installed but admittedly are expensive.

These 3 storey construction or varied height properties (3 storey adjacent to 2 storey, adjacent to a 3 storey etc ...) create a more interesting streetscape as well as a higher occupancy/ area of site. Further more, Terrace housing i.e. joined together at internal walls makes more efficient use of the sites and need not result in bland and boring housing . Modern sound insulation and design layout and construction can reduce noise problems. By allowing some variations by staggering setbacks from the front yard 3.5-4.5m enables one to create more interesting street facades/ space planning / box windows and therefore to enhance the streetscape without obstructing the view to the church.

High quality contemporary design together with carefully selected materials, the use of scale and proportion to reflect the existing character of the area without resorting to a kitsch "replica village look" which can be found "Anywhere and Nowhere in particular around New Zealand Towns..." ie they are not reflective of a specific local setting.

Guidelines could be promoted and the Nelson/Tasman Urban Design Panel could be called upon to be involved in helping oversee development in this area.

A number of successful developments that are specific to their local suburb were created in Christchurch between 1970- 2000 by the late Peter Beaven architect (eg Tonbridge Mews, Merivale Mews, St Marys – based around an existing Gothic style Chapel)

Small width rear lanes separating rows of houses as shown on some of Councils Conceptual drawing and careful staggering of roof line/ heights / setbacks can help reduce shading effects.

IN SUMMARY

The Dorset St/ Cambridge St/ Oxford St area in Richmond is located in an area where it presents an opportunity for creating a "Special Character Zone". Views of the Church (or lines of sight) from various points need to be maintained. I recommend protecting such an area by designating it in the town plan with the following points .

①

- Maintain important view points of the church from around the town ("sight lines")
- Incorporate planning which enables higher density, up to 3 storey height limits together with staggered setbacks to the above mentioned block. This would enable higher occupation levels (and possibly some mixed use of boutique community friendly businesses).
- The Urban Design Panel could be involved in all development in this area. Aesthetically the use of sympathetic construction materials together with carefully considered building forms and scale can create the potential for harmonious and enhanced future development to reflect the character of the area- but not a false replica look. Contemporary design can still be sympathetic to the special character of an area if it follows design guidelines.

Such a development could enhance and revitalise the sense of community of the area by bringing more people into it who appreciate its many benefits. If there is no forward planning to make provision for maintaining and promoting the identity of such a special character area then eventually the pressure of commercial development OR for ad hoc low cost / low density housing could spread through parts of this area which would be a significant loss of benefit to the community. Such an area has significant potential to be a place that more people will want to live in and one that can enhance the town as a whole.

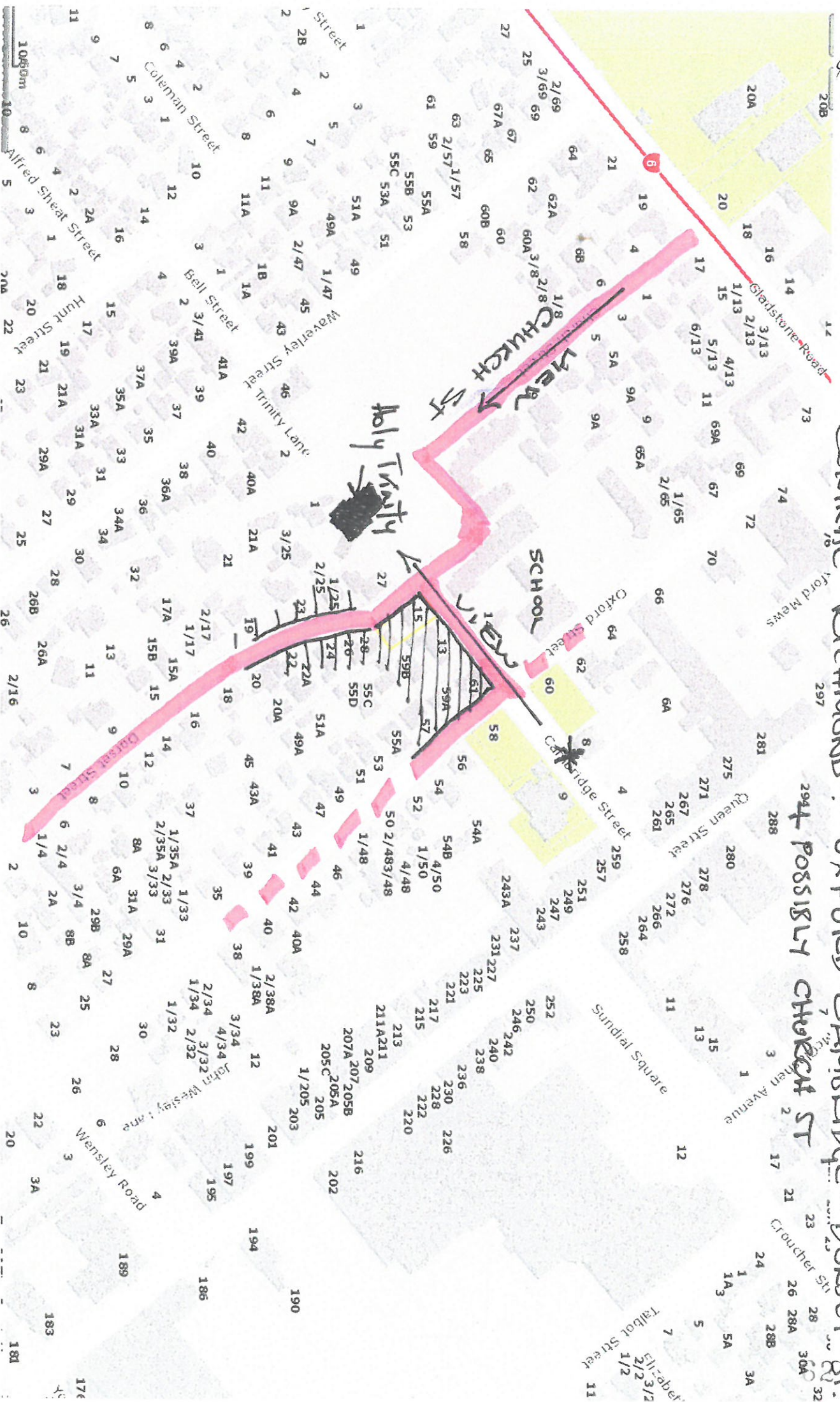
Michael Reid
 Michael Reid Ltd -architectural design
 104 White Road, Hope 7020
 (03) 5447102

4/48

MAP OF SPECIAL CHARACTER ZONE

CENTRAL RICHMOND : OXFORD-CHAMBERIDGE - DORSET ST.

294 POSSIBLY CHURCH ST



STREETS RELATED TO SPECIAL CHARACTER ZONE.

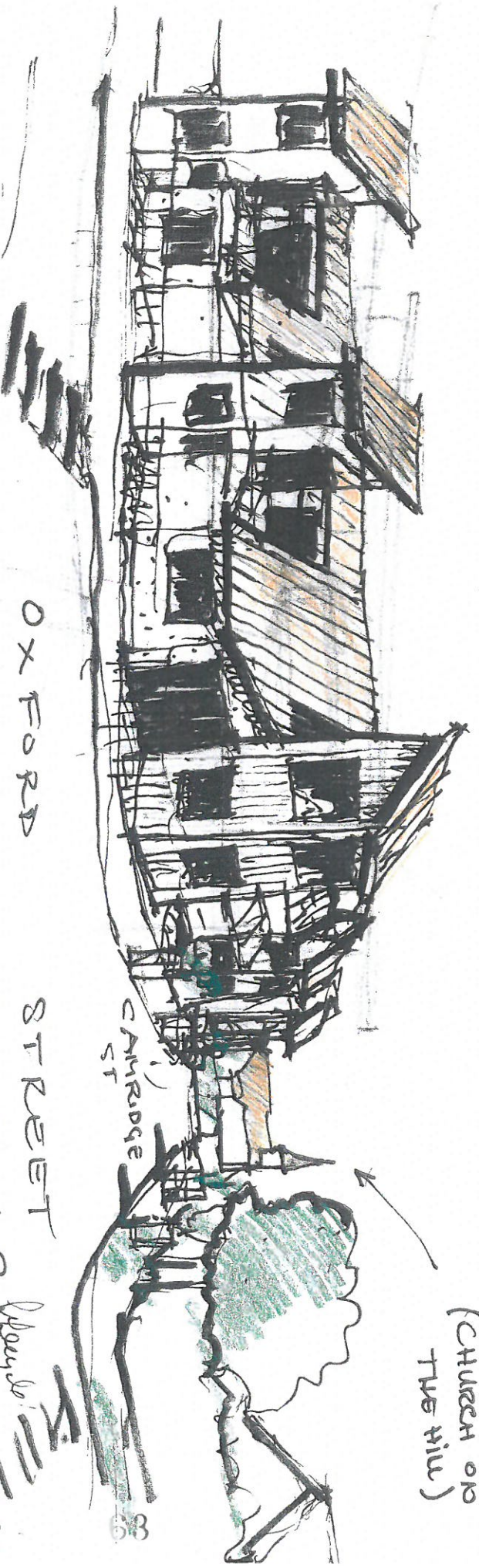
SPECIAL CHARACTER AREA



London 2011

4/48
SKETCH OF VIEW OF HOLY TRINITY CHURCH
FROM CAMBRIDGE ST.

Artist's concept drawing
of 2012 concept for housing
↓



Holy Trinity
(Church on the Hill)

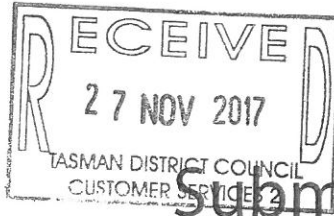
OXFORD STREET
Michael R. ...
68

COVER SHEET



Return your submission by the advertised closing date to:

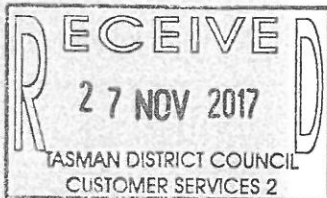
Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz



Submission on a Change to the Tasman Resource Management Plan (TRMP)

OFFICE USE

Date received stamp:



Initials:

Submitter No. 4149

Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: Ben Williams
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address:

2/5 Cantley Street
Richmond

Phone: 021 1169100

Fax:

Email: benwilliams_09@hotmail.com

Date: 27.11.2017

Postal address for service of person making submission:
(if different from above)

[Empty box for postal address]

Total number of pages submitted (including this page):

Signed: [Empty box]
Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT – Please state:

This submission relates to Change No.: 66

Change Title/Subject: Medium Density Housing

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

Remember: Attach this Cover Sheet to as many Content Sheets as required.

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

Sheet No. 1

OFFICE USE Submitter Number: 4149

**Please attach the Cover Sheet to your Content Sheet(s) outlining your submission request(s).
For each matter of the Plan Change you wish to submit on, please provide the following. Continue on another Content Sheet, if required.**

My submission relates to TRMP provision or map numbers:	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> <ul style="list-style-type: none"> • support or oppose the provision or wish to have it amended; and • the reasons for your view 	I seek that Council retain/delete/replace/amend the specific Plan Change provision as follows:	OFFICE USE Submission No.
---	---	--	-------------------------------------

Example:

17.5.3.1(ca)(iii)	I oppose the restriction of ... because ...	Delete and replace condition 17.5.3.1(ca)(iii) with:	
	<p>I oppose the plan for medium density housing because of the possibility of overcrowding.</p> <p>ie. increase noise from: - road-side visitor parking - vehicle traffic</p> <p>example existing = Maritai St. - Tahunanui</p> <p>Also I oppose the plan as existing services are at capacity.</p> <p>eg. stormwater surface flooding at cantley st. (permitted stormwater <u>will</u> <u>not</u> fix this problem)</p> <p>Also I oppose the plan due to the potential hazard of reversing vehicles to pedestrians. (if there is no off-street reversing)</p>		①

3777 HotHouse Communications

Feel free to contact us:



Tasman District Council
 Email info@tasman.govt.nz
 Website www.tasman.govt.nz
 24 hour assistance

Richmond
 189 Queen Street
 Private Bag 4
 Richmond 7050
 New Zealand
 Phone 03 543 8400
 Fax 03 543 9524

Murchison
 92 Fairfax Street
 Murchison 7007
 New Zealand
 Phone 03 523 1013
 Fax 03 523 1012

Motueka
 7 Hickmott Place
 PO Box 123
 Motueka 7143
 New Zealand
 Phone 03 528 2022
 Fax 03 528 9751

Takaka
 14 Junction Street
 PO Box 74
 Takaka 7142
 New Zealand
 Phone 03 525 0020
 Fax 03 525 9972

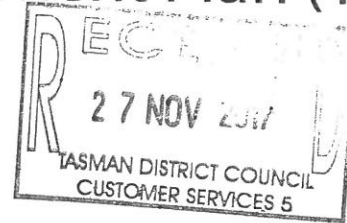
COVER SHEET



Return your submission by the advertised closing date to:

Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz

Submission on a Change to the Tasman Resource Management Plan (TRMP)



OFFICE USE

Date received stamp:

Initials:

Submitter No. 4150

Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name:

Lynnette Butler

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

20 Staig St
Richmond

Phone:

0275439200

Fax:

Email:

n2lynnette@hotmail.com

Date:

27/11/17

Postal address for service of person making submission:
(if different from above)

Total number of pages submitted (including this page):

2 + reverse of pag

Signed:

[Signature]
Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT – Please state:

This submission relates to Change No.:

[Empty box]

Change Title/Subject:

Housing Density

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

Remember: Attach this Cover Sheet to as many Content Sheets as required.

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

Please attach the Cover Sheet to your Content Sheet(s) outlining your submission request(s).
For each matter of the Plan Change you wish to submit on, please provide the following. Continue on another Content Sheet, if required.

Sheet No.

OFFICE USE Submitter Number: 4150

My submission relates to TRMP provision or map numbers:	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> • support or oppose the provision or wish to have it amended; and • the reasons for your view	I seek that Council retain/delete/replace/amend the specific Plan Change provision as follows:	OFFICE USE Submission No.
---	---	--	------------------------------

Example:

17.5.3.1(ca)(iii)	I oppose the restriction of ... because ...	Delete and replace condition 17.5.3.1(ca)(iii) with:	
-------------------	---	--	--

<p>General. plan 66. Housing density changes.</p> <p>The plan in general is fine, these changes are due & expected.</p> <p>HOWEVER</p> <p>I oppose the change part of the proposed changes to do with OFF STREET PARKING.</p> <p><u>Why</u> Because I live in the proposed area, and the streets are <u>too</u> narrow to enable safe on street parking. The proposed changes allow new development with only one car park per dwelling and this WILL lead to further on street parking.</p>	<p>Request</p> <p>* remove "reduced parking to one space per dwelling" and replace with: "two spaces per dwelling, tandem parking permitted"</p> <p>The visitor parks at one per three is a good start, but prefer 2 per 3 dwellings</p> <p><u>in addition</u> Roadside parking restricted to one side of street only, preventing pinchpoints. Yellow lines required to encourage thought parking</p>	<p>①</p> <p>②</p> <p>③</p>	<p>OFFICE USE Submission No.</p>
---	---	----------------------------	--------------------------------------

Feel free to contact us:



Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972

* 67

67

PTO

Reasoning

4/50

these new developments will not be for
just "older" folk. Families with more
than one car will live here too. ~~Many~~
~~families will even live here~~ It is shortsight

to believe that the parking provision
in the proposed changes will not lead
to further on street parking.

Ball

COVER SHEET



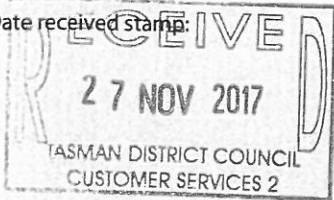
Return your submission by the advertised closing date to:

Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz

Submission on a Change to the Tasman Resource Management Plan (TRMP)

OFFICE USE

Date received stamp:



Initials:

Submitter No. 4151

Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: Karen McNICOLL (organisation/individual)

Representative/Contact: (if different from above)

Postal Address:

7 Sully Road, Richmond 7020

Phone: 927 6189

Fax:

Email: karenandtim@gmail.com

Date: 27.11.17

Postal address for service of person making submission: (if different from above)

(Empty box for postal address)

Total number of pages submitted (including this page):

Signed: K. McNICOLL
Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT - Please state:

This submission relates to Change No.:

Change Title/Subject: Richmond Housing Density - Medium Density Housing in Richmond

- I/we wish to be heard in support of my/our submission.
I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

- (a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

Please attach the Cover Sheet to your Content Sheet(s) outlining your submission request(s).

For each matter of the Plan Change you wish to submit on, please provide the following. Continue on another Content Sheet, if required.

Sheet No.	
-----------	--

OFFICE USE Submitter Number: 4151

My submission relates to TRMP provision or map numbers:	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> • support or oppose the provision or wish to have it amended; and • the reasons for your view	I seek that Council retain/delete/replace/amend the specific Plan Change provision as follows:	OFFICE USE Submission No.
---	---	--	------------------------------

Example:

17.5.3.1(ca)(iii)	I oppose the restriction of ... because ...	Delete and replace condition 17.5.3.1(ca)(iii) with:	
	<p>I support the proposal idea of increasing housing density in principle.</p> <p>I'm not so sure the car parking idea will be sufficient unless public transport improves eg. frequency. cost. otherwise everyone still will want cars!</p>		<p>①</p> <p>②</p>

3777 HotHouse Communications

Feel free to contact us:



tasman
district council

Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972

COVER SHEET

Return your submission by the advertised closing date to:
Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz



Submission on a Change to the Tasman Resource Management Plan (TRMP)

OFFICE USE

Date received stamp:

Initials: _____

Submitter No. 4152

Note: This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: EDWARD BUTLER
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address:
20 STAIG ST
RICHMOND
NELSON

Phone: 03 544 7303


Fax: _____

Email: edward.butler@airnz.co.nz

Date: 26 NOV 2017

Postal address for service of person making submission:
(if different from above)

Total number of pages submitted (including this page): 5.

Signed: 
Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT – Please state:

This submission relates to Change No.: 66

Change Title/Subject: RICHMOND HOUSING CHOICE

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

Remember: Attach this Cover Sheet to as many Content Sheets as required.

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

Please attach the Cover Sheet to your Content Sheet(s) outlining your submission request(s).
For each matter of the Plan Change you wish to submit on, please provide the following. Continue on another Content Sheet, if required.

Sheet No.

OFFICE USE Submitter Number: 4152

My submission relates to TRMP provision or map numbers:	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> • support or oppose the provision or wish to have it amended; and • the reasons for your view	I seek that Council retain/delete/replace/amend the specific Plan Change provision as follows:	OFFICE USE Submission No.
Example:			
17.5.3.1(ca)(iii)	I oppose the restriction of ... because ...	Delete and replace condition 17.5.3.1(ca)(iii) with:	
	<p>I OPPOSE PROPOSED CHANGE 66 WHERE IT AFFECTS CHARACTER AREA 5 CAUTLEY ST NEIGHBOURHOOD DUE TO THE FOLLOWING REASONS:</p> <ol style="list-style-type: none"> 1. THE REDUCTION IN SECTION SIZE + THE CONSTRUCTION OF TWO STOREY DWELLINGS WILL NEGATIVELY IMPACT ON THE USE AND ENJOYMENT OF MY HOME INCLUDING A SIGNIFICANT LOSS OF PRIVACY, INCREASED NOISE + ADVERSE AFFECTS ON THE FEEL AND OUTLOOK OF MY PROPERTY. 2. THE PLAN CHANGE WOULD MEAN MY HOME COULD BE AFFECTED BY ... <p style="text-align: right;">CONT</p>		1

3777 HotHouse Communications

Feel free to contact us:



Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972

1. OPPOSE CHANGE No. 66 BECAUSE...

4/52

- ... POTENTIALLY 6 MORE NEIGHBOURS THAN I ALREADY HAVE WITH THE ASSOCIATED INCREASE IN NOISE + LOSS OF PRIVACY
3. THE EXAMPLES PROVIDED ON THE TASMAN GOVT WEBSITE SHOW THE PROPOSED TWO STOREY STRUCTURES WILL BLOCK THE VIEWS OF EXISTING SINGLE LEVEL DWELLINGS.
4. I BELIEVE THE REDUCTION IN SECTION SIZES WILL LEAVE INSUFFICIENT SPACE AROUND THE NEW BUILDINGS FOR QUALITY OF LIFE AND WOULD LEAD TO A POORER NEIGHBOURHOOD WITH ASSOCIATED SOCIAL ISSUES.
5. THE CHARACTER AREA 5 CANTLEY ST WALKSCORE NEW SCORE IS 33 - WELL INSIDE THE CAR DEPENDANT RANGE SUGGESTING THE TRAFFIC VOLUME IN THIS NEIGHBOURHOOD WOULD INCREASE.
6. THE PROVISION OF ONE CAR PARK PER (2) DWELLING IS INSUFFICIENT FOR THE LIKELY NUMBER OF CARS BELONGING AT EACH NEW DWELLING, REQUIRING MORE CARS TO BE PARKED ON THE ROADSIDE. THE ROADS IN THE STAG ST, HUNT ST, LOURY ST, ALFRED STREET ST, WILDE AVE NEIGHBOURHOOD ARE TOO NARROW TO PROVIDE ROADSIDE PARKING

I OPPOSE CHANGE NO. 66 BECAUSE...

4/52

... + STILL ALLOW SUFFICIENT ROOM FOR SAFE TRAFFIC FLOW PAST THESE PARKED VEHICLES.

7. THE INCREASED NUMBER OF CARS PARKED IN THE STREET AND A HIGHER NUMBER OF VEHICLES CROSSING FOOTPATHS ON DRIVEWAYS IN CLOSE PROXIMITY TO A PRE SCHOOL, PLAY CENTRE + PRIMARY SCHOOL WILL INCREASE RISKS TO PEDESTRIAN + CYCLIST SAFETY.

8. IT HAS BECOME INCREASINGLY DIFFICULT FOR VEHICLES TO EXIT FROM KING ST + WAVERLEY ST ONTO THE GLADSTONE RD STATE HIGHWAY ESPECIALLY WHEN TURNING RIGHT + INCREASED TRAFFIC NUMBERS IN THE NEIGHBOURHOOD WOULD EXACERBATE THE PROBLEM + BE DETRIMENTAL TO THE THROUGH TRAFFIC FUNCTION OF THE HIGHWAY.

9. BY INVESTING IN AND IMPROVING PUBLIC TRANSPORT IT WOULD ENABLE SUCH DEVELOPMENTS TO BE CREATED FURTHER FROM THE TOWN CENTRE PROVIDING PEOPLE WITH THE CHOICE OF TAKING PERSONAL OR PUBLIC TRANSPORT.

I OPPOSE CHANGE NO 66 BECAUSE...

4152

... 10. EVEN THOUGH THE AREA HAS BEEN IDENTIFIED AS 'SUITABLE' FOR INFIL HOUSING^{IT} DOES NOT MEAN IT IS BENEFICIAL OR APPROPRIATE FOR EXISTING HOME OWNERS TO HAVE IT HAPPEN. THE INCREASE IN THE NUMBER OF NEIGHBOURING PROPERTIES, THE INCREASE IN TRAFFIC VOLUMES, THE INCREASE IN NOISE, THE LOSS OF VIEWS, + THE LOSS OF PRIVACY WOULD ALL NEGATIVELY AFFECT THE VALUE OF MY HOUSE IN MORE THAN JUST A MONETARY SENSE.