

OPEN

MINUTE ITEM

ATTACHMENTS

**Extraordinary meeting of the
Commercial Subcommittee**

**Thursday 26 May 2016
Commencing at 1.30pm
Council Chamber**

Civic House

110 Trafalgar Street, Nelson

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- My name is Lincoln Mackenzie, I live with my partner Christine at 32 Niles Street directly across the road from the Betts carpark. We have lived in this house for 35 years. We put in a written submission regarding the proposed development, unfortunately we cannot be here for the meeting next week and are grateful for this opportunity to speak about our concerns.
- We are not against development of the Betts car park site, in fact we'd welcome it and high density housing may be an appropriate use of the site. However there are other options and what most concerns us is that the owners of the land, i.e. the people of Nelson have had almost no opportunity to provide input into this because it is being rushed through under the provisions of the special housing areas act. The council has owned the car park for over 50 years and there has been ample opportunity for a well considered development on this site, why the haste now? We are afraid unless we speak up something will be built on this site that everyone will come to regret.
- In our submission we had concerns about a number of the design specifications provided to developers (e.g. lack of balconies, the daylight envelope & shading of Nile Street, minimal visual relief on the facade, parking issues lack of specs regarding energy conservation etc.). We did not address the substantial impact this development will have on the immediate neighbours in Sussex Mews but we know that they are very concerned about that. However we are sceptical that any of our concerns will be taken seriously because this process is being rammed through under the provisions of the SHA act.
- We question why was the Betts site was included in the special housing areas process at all? This is a draconian piece of legislation that sweeps aside the normal consent processes designed to ensure that developments meet good environmental, safety and social standards. Most importantly under this legislation no public notification or consultation is necessary. This is what we most object to. The city is increasingly being filled with ghastly tilt slab brutalist architecture, this may be what is going to happen here. This site deserves better.
- The SHA act was designed to help the housing crisis situation in Auckland. Maybe it is acceptable for use with other the other eight privately owned SHA sites in Nelson

A1555365 Lincoln Mackenzie
Public Forum, Commercial Subcommittee
26 May 2016

but not for this very valuable parcel of public owned land within a stone's throw of the historical heart of the city. The Nile Street/Trafalgar Square corner is a major pedestrian thoroughfare for locals and tourists alike it is important that whatever goes on this site does not detract from their experience

- We question how if the council is to obtain a market price for this valuable bit of land and so a fair return to the rate payers, how relatively low cost ("affordable") housing is going to be possible on this site.
- Everything about this development is being done in haste without full public consultation. We can see the benefits to the developers of having this designated as a SHA but fail to see how this is benefitting the ratepayers of Nelson.
- We urge councillors to stop wasting more time on this misguided process, put a stop to it now and begin again with planning for development of the Betts car park site but this time using normal consent processes and with full public consultation and participation.