

TOWARDS BETTER
urban design



NELSON CITY COUNCIL

Nelson Resource Management Plan

Proposed Plan Change 14

Residential Subdivision, Land Development
Manual and Comprehensive Housing

Summary of Decisions Requested

Notification of Submissions Date

22 January 2011

Further Submissions Close

5pm Friday, 4 February 2011



Introduction

This document contains a summary of decisions requested by persons making submissions on the Nelson Resource Management Plan, Proposed Plan Change 14 (Residential subdivision, Land development Manual and Comprehensive Housing). In total 27 submissions were received. The summary is in accordance with the requirements of Schedule 1, Clause 7, Public notice of submissions, Resource Management Act 1991 (RMA).

Format

The decisions sought by each party in their submissions are listed by topic rather than by submitter. Where possible the words are those of the submitter. The original submissions should be referred to for a full understanding of the particular points raised by each submitter.

Further Submissions

Further submissions are invited and may be made in accordance with Schedule 1, Clause 8, Clause 8A and Form 6, RMA. A guide to making a further submission is included on the following page. A further submission form is available to ensure that your further submission meets these requirements.

Closing Date

The closing date for further submissions is **5pm, Friday 4 February 2010**

Contact Person

Lisa Gibellini
Planning Advisor
Nelson City Council
PO Box 645
Nelson 7040

03 546 0375

lisa.gibellini@ncc.govt.nz

Guide to Making a Further Submission

Important Information:

- Any person representing a relevant aspect of the public interest, or who has a greater interest than the general public, can make a further submission.
- A further submission may only be made in support of, or in opposition to an original submission to Plan Change 14.
- A further submission must state whether you support or oppose an original submission (or part thereof) and whether or not you wish to be heard on your further submission.
- A copy of your further submission must be served on the original submitter to which your further submission relates, within five working days of making your further submission to the Nelson City Council.
- Further submissions must be received by Nelson City Council prior to 5pm, Friday 4 February 2010.

The Summary of Decisions Requested summarises the decisions that have been requested in the original submissions received. If you intend to make a further submission, it is recommended that you read the full original submission.

Full copies of the original submissions are available by contacting Lisa Gibellini at the details below.

Copies of this Summary of Decisions Requested document are available for viewing at Civic House and at Nelson, Tahunanui and Stoke Libraries, by contacting Lisa Gibellini on 03 546 0375 or lisa.gibellini@ncc.govt.nz, or online at www.nelsoncitycouncil.co.nz (search phrase = Plan Change 14). Further submission forms are also available at these locations.

When preparing your further submission, please use the **Submitter Number** and **Statement Number** in the tables below to indicate what submission point you are referring to.

Clearly state whether you support or oppose the decision requested you are making a further submission on.

Give the reasons for your support or opposition.

Use the **Further Submission Form** to help set out your further submission. It is in your best interests to make your further submission as clear as possible. If you have any questions regarding how to prepare a further submission, please contact Lisa Gibellini on 546 0375.

One copy of the further submission must be sent to Council and a second copy sent to the original submitter within 5 working days of providing Council with the further submission.

The postal addresses of submitters for the purpose of service of further submissions, as per Schedule 1, Clause 8A, Service of further submissions, RMA, are provided at the end of this document.

Summary of Decisions Requested

Plan Change 14 (Residential subdivision, Land Development Manual and Comprehensive Housing)

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
AD2	Plan Changes and Review (Chapter 3 Administration)			
	Marsden Park Ltd	2	1	Delete any reference to inconsistent objectives and ensure objectives and policies are consistent.
	ViaStrada Nelson Ltd	3	1	Delete any references to inconsistent objectives and policies.
AD11.3.3	Services Overlay (Chapter 3 Administration)			
	Marsden Park Ltd	2	2	Delete the new addition on (a).
	Nita Knight	8	1	Delete addition (a) to AD11.3.3.i Services Overlay Description and any other references relating to developer funding of upstream and downstream services, and any consequential amendments required to give effect to this submission.
	St Leger Group Ltd	11	1	That the Plan Change relating to AD11.3.3 be amended to provide the opportunity for the adverse effects of development to be mitigated in order to enable a development to proceed.
	Stoke Valley Holdings Ltd & Solitaire Investments Ltd	16	1	Delete the proposed amendments to AD11.3.3(i)(a) Services Overlay Description or alternatively delete those parts of the references in the Services Overlay that state that developers will fund the full cost of services both for their own land and to meet the service needs of land beyond their own land if the works are not noted in the LTCCP or alternatively if the date for those works to be undertaken is some time off in the future.
	Chris Hurley and Irene Turner	26	1	Delete proposed changes to AD11.3.3.i Services Overlay Description.

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
RI14A	Urban Design (Chapter 4 Resource Management Issues)			
	NZ Transport Agency	15	1	Retain RI14A Urban Design Issue
RI14B	Sustainable Land Transport (Chapter 4 Resource Management Issues)			
	NZ Transport Agency	15	2	Retain RI14B Sustainable Land Transport Issue
DO	District Wide Objectives and Policies (Chapter 5)			
	NZ Transport Agency	15	3	Retain proposed changes to District Wide Objectives and Policies including DO10 Land Transport, DO13A Urban Design and DO14 Subdivision and Development.
DO10.1.1	Environmental Effects of Vehicles Policy (Chapter 5)			
	NZ Transport Agency	15	4	Amend Policy DO10.1.1 Environmental Effects of Vehicles to remove the words 'more intensive'.
DO10.1.2.i-iv	Explanation and reasons (Chapter 5)			
	Mark and Kim Lile	12	1	Retain DO10.1.2.ii Road network explanation and reasons.
DO10.1.3	Expansion of the Road Network Policy (Chapter 5)			
	Marsden Park Ltd	2	3	Amend DO10.1.3 to read "should <u>where practicable</u> and economically viable to integrate with".
	Department of Conservation	5	1	Reword policy DO10.1.3 as follows: New roads and intersections should integrate with the adjoining road network and not adversely affect <u>the environment</u> , or the safety and efficiency of the road network.

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
	Chris Hurley and Irene Turner	26	2	Delete DO10.1.3 Expansion of the road network policy proposed changes.
DO10.1.6.i-ii	Explanations and reasons (Chapter 5)			
	Mark and Kim Lile	12	2	Retain DO10.1.6.i&ii Parking, Loading and Turning Explanation and Reasons.
DO10.1.7	Pedestrian and Bicycle Traffic Policy (Chapter 5)			
	NZ Transport Agency	15	5	Amend to insert a new method DO10.1.7.viii Establishment of cycle parking facilities.
DO13A	Urban Design (Chapter 5)			
	Marsden Park Ltd	2	5	Amend DO13A Urban Design: <ul style="list-style-type: none"> a) Amend to add "e.g. 2-3 stories" after the term "human scaled". b) Replace subjective wording (as per examples) with more precise wording. c) Re-write and simplify the objectives and policies more in line with the NZ Urban Design Protocol. d) Add a new policy that "NCC will actively facilitate developments which demonstrate good urban design principles through streamlined processes and simplified planning requirements".
	Ian Jack	7	1	Retain Chapter 5 Urban Design Policies.
DO13A.1	Recognising the Local Context Objective (Chapter 5)			
	Royal Forest and Bird Protection Society of NZ Inc	27	1	Retain Objective DO13A.1 Recognising the local context.

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
DO13A.1.1	Local Context and Environment Policy (Chapter 5)			
	Marsden Park Ltd	2	4	Amend Policy DO13A.1.1 Local Context and Environment to provide "consideration of" the elements described rather than requiring development to "relate to".
	Staig & Smith Ltd	14	1	Amend Objective DO13A.1.1 Local context and Environment to: 1. Include a definition as to what is meant by the term 'valued development pattern'. 2. Cross reference this requirement to both the subdivision rule and those land use rules which are used as examples.
DO13A.2	Improving Connections Objective (Chapter 5)			
	Department of Conservation	5	2	Retain Objective DO13A.2 Improving Connections and Policy DO13A.2.2 Natural Connectivity.
	Royal Forest and Bird Protection Society NZ Inc	27	2	Retain Objective DO13A.2 Improving Connections.
DO13A.2.2	Natural Connectivity Objective (Chapter 5)			
	Royal Forest and Bird Protection Society NZ Inc	27	3	Amend DO13A.2.2 Natural Connectivity policy as follows: Subdivision and development should provide for the enhancement, restoration and, <u>where appropriate</u> , multiple use of natural environment connections, particularly from the hills to the coast, utilising rivers, streams and natural catchment features through urban environments to enhance native biodiversity
DO13A.6	Sustainable Places & Communities Objective (Chapter 5)			
	Royal Forest and Bird Protection Society of NZ Inc	27	4	Retain Objective DO13A.6 Sustainable Places and Communities

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
DO13A.6.1	Environmentally Responsive Policy (Chapter 5)			
	Royal Forest and Bird Protection Society of NZ Inc	27	5	Retain Policy DO13A.6.1 Environmentally Responsive but could also include l) <u>inclusion of environmental options for the treatment of human waste.</u>
DO14.3	Services Objective (Chapter 5)			
	Marsden Park Ltd	2	6	Objective DO14.3 Services a) Amend to read: "and the development potential of <u>suitably zoned</u> adjoining land in the Services Overlay" b) Delete the notes/rule after policy DO14.3.1 and DO14.3.2 c) Remove any references to developer being required to fund services if not identified in the LTCCP.
	Stoke Valley Holdings Ltd & Solitaire Investments Ltd	16	2	Delete the proposed amendments to DO14.3.1 or alternatively delete those parts of the references in the Services Overlay that state that developers will fund the full cost of services both for their own land and to meet the service needs of land beyond their own land if the works are not noted in the LTCCP or alternatively if the date for those works to be undertaken is some time off in the future.
	Stoke Valley Holdings Ltd & Solitaire Investments Ltd	16	3	Delete the proposed amendments to DO14.3.2 or alternatively delete those parts of the references in the Services Overlay that state that developers will fund the full cost of services both for their own land and to meet the service needs of land beyond their own land if the works are not noted in the LTCCP or alternatively if the date for those works to be undertaken is some time off in the future.
	Chris and Irene Turley	26	3	Delete proposed changes to DO14.3 Services Objective

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
DO14.3.1.i-iv	Explanations and reasons (Chapter 5)			
	NZ Transport Agency	15	6	Amend explanation and reasons for the Services Policy as follows: DO14.3.1.i a) Potential to change the function and efficiency of the road network through an increase in vehicle number and changes in travel patterns.
DO14.3.3	Areas Without Services Policy (Chapter 5)			
	Peter Olorenshaw	20	1	Amend Policy DO14.3.3 Areas without Services to delete the Services Overlay in the Rural High Density Areas, and to specify effluent and rainwater standards for developments in these areas rather than forcing people to connect up to the council sewer and contribute to the pollution of the sea and town supply water running down river levels.
RE1.2	Flexibility in Development Policy (Chapter 7)			
	Marsden Park Ltd	2	7	Amend Policy RE1.2 Flexibility in Development to replace "good quality" with "best practice" to be determined by the NCC appointed Urban Design Panel.
RE1.2A	Comprehensive Housing Policy (Chapter 7)			
	Marsden Park Ltd	2	8	Amend Policy RE1.2A Comprehensive Housing to delete the last part of the policy beginning "and where they are located" or amend to read "and where they are <u>preferably</u> located".
RE3.5	Streetscape Policy (Chapter 7)			
	Marsden Park Ltd	2	9	Relocate the section proposed changes to Policy RE3.5 Streetscape to the explanations and reasons.

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
	Alice Graesser	6	1	Delete or amend Policy RE3.5 Streetscape and explanations and reasons to acknowledge the suitability of the traditional higher fencing/screening and small front yard garages and sheds seen along such roads as Milton, Grove, Collingwood, Hardy etc and to take account of the existing and increasing levels of traffic impacting on these residential areas, the need for outdoor privacy space where front yards to serve more intense development, and the attractive streetscapes including many high fences and small front yard structures which are part of Nelson's traditional look in the Wood and Nelson east, for example.
	Ian Jack	7	2	Amend policies and rules relating Policy RE3.5 Streetscape, Rule REr.25 Front yards and Rule REr.31 Fences to ensure sufficient weight is given to other factors e.g. mitigation of landscaped berms, land contour, lot orientation to wind and sub in relation to lot amenity value, privacy for outdoor space, planning constraints imposed by locating garages to the side or behind houses, landscaping effects of above, multi functional use of garages in relation to the need for security, and desirability of trees for street scale, shade and shelter.
	Mark and Kim Lile	12	3	Delete the proposed changes to RE3.5 Streetscape Policy
	Roger Jackson	22	1	Delete proposed changes to reverse manoeuvring in Policy RE3.5 Streetscape explanations and reasons.
	Robert Murphy	24	2	Delete the proposed changes to RE3.5 Streetscape Policy.
RER.22	Comprehensive Housing Development Rule (Chapter 7)			
	Marsden Park Ltd	2	10	Delete the limitation on restricted discretionary comprehensive housing being limited to high density residential zones only, and extend to include standard residential zones in Rule REr.22 Comprehensive Housing.

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
RER.25	Front Yard Rule (Chapter 7)			
	Michael Smith	4	1	The rule RER.25 Front Yard needs to be rewritten to recognise that good urban design does not require sameness and uniformity, that diversity and public rights are important and that restrictions in these rules should be minimal.
	Alice Graesser	6	2	Delete Rules RER25.1 and RER25.5 entirely. The current rules as they apply to older built up residential areas should be retained.
	Mark and Kim Lile	12	4	Delete proposed changes to RER.25 Front Yards Rule
	Bill Moulder	18	1	Delete proposed changes to Rule RER.25 Front Yard.
	Alison Johnston	25	2	Delete proposed changes to Rule RER.25 Front Yard.
RER.29	Corner Sites Rule (Chapter 7)			
	Staig & Smith Ltd	14	2	Amend RER.29 Corner Sites rule as follows: On corner sites, structures <u>and vegetation greater than 1m in height</u> must be setback.
RER.31	Fences Rule (Chapter 7)			
	Ewen Christie	1	1	Amend rule RER.Fences to delete reference to 'permeability' as a requirement.
	Ewen Christie	1	2	Amend Rule RER.31 Fences to include all boundary enclosures(side, rear, front).

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
	Ewen Christie	1	3	Amend Rule REr.Fences to delete the term 'fences' and substitute 'walls' or if preferred 'enclosures'.
	Ewen Christie	1	4	Amend Rule REr.Fences to delete reference to 1.2m heights and substitute 1.8m maximum height to all boundaries.
	Ewen Christie	1	5	Amend Rule REr.Fences to incorporate in the street frontage guide education for residents of Nelson on 'how to live in cities' by illustrating the development of yards as living spaces, as well as the enclosure of vehicle spaces with appropriately design enclosing walls. Include portrayal of walls as an extension of the houses (not as an after thought), related to the main building. It follows that the inclusion of boundary walls in consents should be considered.
	Michael Smith	4	2	The rule REr.31 Fences needs to be rewritten to recognise that good urban design does not require sameness and uniformity, that diversity and public rights are important and that restrictions in these rules should be minimal.
	Alice Graesser	6	3	Delete or amend Fences Rule REr.31, REr.31.1 and REr.31.5 to acknowledge the suitability of the traditional higher fencing/screening seen along sub collectors, such roads as Milton, Grove, Collingwood, Hardy etc and collector streets, and to take account of the existing and increasing levels of traffic impacting on these residential areas, the need for outdoor privacy space on smaller sections in front yards, and the attractive streetscapes with many high fences and small front yard structures which are part of Nelson's traditional look in the Wood and Nelson east, for example.
	Charmian Koed	9	1	Remove suggested controls on height of front yard fences in Rule REr.31 Fences.

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
	Mark and Kim Lile	12	5	Delete proposed changes to REr.31 Fences.
	Andrew Carter	13	1	Delete proposed changes rule REr.31 Fences and fencing remains a permitted activity
	Alex St George	17	1	Delete proposed changes to REr.31 Fences rule.
	Bill Moulder	18	2	Delete proposed changes to Rule REr.31 Fences
	John Black	19	1	Delete proposed changes to Rule REr.31 Fences and allow 2m high fences as at present.
	Gerald Renshaw	21	1	Delete proposed changes to REr.31 Fences rule
	Kelly Kivimaa	23	1	Delete proposed changes to REr.31 Fences Rule
	Alison Johnston	25	1	Delete proposed changes to REr.31 Fences Rule
REr.63	Service Overlay - Building Rule (Chapter 7)			
	St Leger Group Ltd	11	2	Delete proposed plan change REr.63 Services Overlay - Building.
	Stoke Valley Holdings Ltd & Solitaire Investments Ltd	16	4	Delete the words after 'wastewater drains' in the permitted activity rule REr.63.1.

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
RER.107	Subdivision Rule (Chapter 7)			
	Marsden Park Ltd	2	11	<p>a) Amend Rer.107.3(a) Subdivision, to read "it is accompanied by the design and information requirements as detailed in AP14.2 Appendix 14, <u>as relevant to the scale and nature of the proposal</u>.</p> <p>b) Amend RER.107.3 Subdivision rule restricted discretion matters to delete (ii) (urban design outcomes) and (iii) reference to the Land Development Manual.</p>
RER.108	Services Overlay - Subdivision Rule *(Chapter 7)			
	Marsden Park Ltd	2	12	Amend RER.108 Services Overlay – Subdivision Rule to delete all restrictions on discretion except (i) - adequate servicing; and (iv) - consistency with the LTCCP. Add that applications will be considered without service of notice.
	St Leger Group Ltd	11	3	Retain proposed changes to RER.108 Services Overlay – Subdivision rule.
	Chris Hurley and Irene Turner	26	4	Delete RER.108.3 Services Overlay Subdivision Restricted Discretionary Activities requirement to connect roads to adjoining properties.
RER.109	Landscape Overlay – Subdivision Rule (Chapter 7)			
	Marsden Park Ltd	2	13	Reject the proposed changes to RER.109 Landscape Overlay – Subdivision Rule and retain the existing provisions.
	Gibbons Holdings Ltd	10	1	That the proposed plan change to RER.109 landscape Overlay – Subdivision Rule be deleted.
	St Leger Group Ltd	11	4	Delete proposed changes to RER.109 Landscape Overlay – Subdivision Rule.

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
RUr.49A	Service Overlay - Building Rule (Chapter 12)			
	Marsden Park Ltd	2	14	Amend Rule RUr.49A Service Overlay - Building to read "resource consent for restricted discretionary activities will be considered without notification <u>and without service of notice</u> ".
	St Leger Group Ltd	11	5	Delete proposed plan change Rule RUr.49A Services Overlay-Building.
RUr.85	Services Overlay - Subdivision Rule (Chapter 12)			
	Marsden Park Ltd	2	15	Amend RUr.85 Services Overlay – Subdivision rule as follows: a) Amend (b) to read "the development is provided with water, stormwater and wastewater services". b) Delete restricted discretionary matters (iii) - economic viability; and (v) ensuring future connections. c) Amend non notification statement to read: "resource consent for restricted discretionary activities will be considered without notification <u>and without service of notice</u> ".
	St Leger Group Ltd	11	6	Delete proposed new rule RUr.85 Services Overlay – Subdivision.
AP6	Appendix 6 Riparian and Coastal Margin Overlay			
	Department of Conservation	5	3	Retain new paragraph AP6.1 n Appendix 6.
AP7	Appendix 7 Guide for Subdivision and Structures in the Landscape Overlay			
	Gibbons Holdings Ltd	10	2	Delete proposed changes to AP7.5.1.i to Appendix 7.

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
	St Leger Group Ltd	11	7	Delete proposed changes to AP7.5.1.i. to Appendix 7
AP14	Appendix 14 Residential Subdivision, Design and Information Requirements			
	Marsden Park Ltd	2	16	Delete the section sentence in AP14.2.ii in Appendix 14.
	Marsden Park Ltd	2	17	Amend Appendix 14 as follows: a) Amend the information required to be provided in plans and designs to include the following statement as standard "The xxx plan(s) must now (will include) <u>should include</u> the following information". b) Amend any other mandatory information requirements (e.g. "shall be provided" or "will be provided") in Appendix 14 to information which "should be provided".
	Department of Conservation	5	4	Retain the following provisions of Appendix 14 which refer to linkages and corridors of ecological values: AP14.3.vii(f), (g) and (h); AP14.3.ix; and AP14.3.xiii.
	Staig & Smith Ltd	14	3	Amend Appendix 14.2 to provide confirmation that preliminary plans do not amount to working design plans, but initial concept plans only.
	Staig & Smith Ltd	14	4	Amend Appendix 14.3.vii condition (e) as follows: e) location of all local commercial, services and recreational facilities within 1km <u>the context area</u> of the site.
	Chris Hurley and Irene Turner	26	5	Delete Appendix 14.2.ii Requirement for all applications to be lodged together
	Royal Forest and Bird Protection Society of NZ Inc	27	6	Retain Appendix 14.3.vi Context Analysis

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
	Royal Forest and Bird Protection Society of NZ Inc	27	7	Retain Appendix 14.3.vii and insert i) The location of any site of significant indigenous vegetation or significant habitats for indigenous fauna
	Royal Forest and Bird Protection Society of NZ Inc	27	8	Retain Appendix 14.3.xiii Open Space Network and insert: a) the location and type of open space including local parks and reserves, wetlands and riparian areas, greenways, biodiversity <u>hotspots and</u> corridors, stormwater ponds or other devices intended to be located in reserves
	Royal Forest and Bird Protection Society of NZ Inc	27	9	Retain Appendix 14.3.xvi Landscape
	Royal Forest and Bird Protection Society of NZ Inc	27	10	Retain Appendix 14.3.xxi Stormwater Management
AP22	Appendix 22 Comprehensive Housing Development			
	Marsden Park Ltd	2	18	Amend Appendix 22 as follows: a) Remove all mandatory requirements, and replace with non-mandatory verbs. b) Simplify by removing any unnecessary explanatory statements duplicated elsewhere, and by shortening unnecessary lengthy explanation statements. Delete any duplicate, repeated or rephrased statements.
	Marsden Park Ltd	2	19	Relocate Appendix 22.1 'Definitions" to the definitions section of the Plan.
	Marsden Park Ltd	2	20	Add the following: "AP22.2.iv and to AP22.7.2: The amount of detail required is relative to the nature and scale of the proposed development."
	Robert Murphy	24	1	Delete AP22.5.i (a) to (h) Comprehensive Housing Off Site Amenity and retain status quo.

Unique Identifier	Topic/Submitter Name	Submitter Number	Statement Number	Decision Requested
A2.1	Urban Road Hierarchy Map			
	Mark and Kim Lile	12	6	Amend the proposed plan change to ensure the Road Classification/Hierarchy is such that the outcomes sought by the plan change are in accordance with the purpose of the Act. The route from Collingwood Street (above Nile Street) through to Waimea Road should be a Collector Road (Classified). The classification of Collingwood Street below Halifax Street, as well as Wainui Street and Weka Street, should be Sub-Collector Roads (Unclassified).
	Royal Forest and Bird Protection Society of NZ Inc	27	11	Delete proposed principal road and proposed collector road shown on roading hierarchy maps A2.1 and A2.2
	Consequential Amendments			
	Marsden Park Ltd	2	21	Make any necessary consequential amendments to give effect to these submissions.
	ViaStrada Nelson Ltd	3	2	Make all necessary consequential changes to give effect to this submission.
	Nita Knight	8	2	Make consequential amendments to Services Overlay provisions to give effect to submission.

Address for Service of Submitters

Plan Change 14 (Residential Subdivision, Land Development Manual and comprehensive Housing)

Submitter No.	Submitter Name	Submitter Address
1	Ewen Christie	121 Tasman Street, Nelson 7010
2	Marsden Park Ltd	c/- Adele Burbidge Viastrada Ltd PO Box 1583 Nelson 7010
3	Viastrada Ltd	c/- Tony Quickfall Viastrada Ltd PO Box 1583 Nelson 7010
4	Michael Smith	24 Bronte Street Nelson 7010
5	Department of Conservation	c/- Jo Gould Nelson/Marlborough Conservancy Department of Conservation Private bag 5 Nelson 7042
6	Alice Graesser	129 Cleveland Terrace Nelson 7010
7	Ian Jack	Irving Smith Jack Architects Ltd PO Box 22 Nelson 7040
8	Nita Knight	PO Box 664 Nelson 7040
9	Charmian Koed	5 Maire Street Tahunanui Nelson 7011
10	Gibbons Holdings Ltd	c/- Mark Lile Landmark Lile Ltd PO Box 343 Nelson 7040

Submitter No.	Submitter Name	Submitter Address
11	St Leger Group Ltd	c/- Mark Lile Landmark Lile Ltd PO Box 343 Nelson 7040
12	Mark and Kim Lile	c/- Mark Lile Landmark Lile Ltd PO Box 343 Nelson 7040
13	Andrew Carter	PO Box 8054 Victory Square Nelson 7040
14	Staig & Smith Ltd	c/- Jane Bayley Staig & Smith Ltd PO Box 913 Nelson 7040
15	NZ Transport Agency	c/- Cole O'Keefe NZ Transport Agency PO Box 5084 Lambton Quay Wellington 6145
16	Stoke Valley Holdings Ltd & Solitaire Investments Ltd	c/- Jackie McNae Staig & Smith Ltd PO Box 913 Nelson 7040
17	Alex St George	1/74 Muritai Street Tahnuanui Nelson 7011
18	Bill Moulder	12 Tory Street Nelson 7010
19	John Black	58 Nile Street Nelson 7010
20	Peter Olorenshaw	10 Ralphine Way Maitai Valley Nelson 7010
21	Gerald Renshaw	5A North Road Nelson 7010

Submitter No.	Submitter Name	Submitter Address
22	Roger Jackson	13 Franklyn Street Nelson 7010
23	Kelly Kivimaa	5 Pitt Street Maitai Nelson 7010
24	Robert Murphy	PO Box 3251 Richmond Nelson 7050
25	Alison Johnston	395 Trafalgar Street Nelson 7010
26	Chris Hurley and Irene Turner	PO Box 2077 Nelson 7010
27	Royal Forest & Bird Protection Society of NZ Inc	c/- Debs Martin Royal Forest & Bird Protection Society of NZ Inc PO Box 266 Nelson 7040