



# AGENDA

**Meeting of the Nelson City Council  
to hear submissions regarding the**

**Potential Sale of Land for  
Commercial Development**

**Thursday 12 September 2013  
Commencing at 9.00am  
Council Chamber  
Civic House  
110 Trafalgar Street, Nelson**

Membership:

His Worship the Mayor Aldo Miccio, Councillors Ian Barker, Ali Boswijk (Deputy Mayor), Gail Collingwood, Ruth Copeland, Eric Davy, Kate Fulton, Paul Matheson, Jeff Rackley, Pete Rainey, Rachel Reese, Derek Shaw and Mike Ward

**12 September 2013**

1588777

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Page No.

## **Apologies**

### **1. Interests**

- 1.1 Updates to the Interests Register
- 1.2 Identify any conflicts of interest in the agenda

### **2. Confirmation of Order of Business**

### **3. Submissions to the Potential Sale of Land for Commercial Development**

- 3.1 Draft Hearing Schedule **3**  
Document number 1572551
- 3.2 Submissions Index **4**  
Document number 1572553
- 3.3 Copy of Submissions **5-36**  
Document number 1588786

Note: At the time of distributing this agenda, the submissions period was still open. An updated Hearing Schedule, Submissions Index and Copy of Submissions will be distributed prior to the meeting. This will include any submissions received after the agenda was issued and before the submissions period closed.

## **Note:**

- **This meeting will be followed by the Council meeting to Deliberate on Submissions to the Camping Bylaw Revocation.**

# Schedule of Hearings - Potential Sale of Land for Commercial Development

**12 September 2013**

| Time  | Page No | Sub No | Speaker's Name | Organisation                |
|-------|---------|--------|----------------|-----------------------------|
| 9.05  | 28      | 13     | Wendy Logan    | Nelson Tasman Kindergartens |
| 9.10  | 19      | 10     | Hugh Briggs    |                             |
| 9.15  | 34      | 16     | Ken Beckett    |                             |
| 9.20  |         |        |                |                             |
| 9.25  |         |        |                |                             |
| 9.30  |         |        |                |                             |
| 9.35  |         |        |                |                             |
| 9.40  |         |        |                |                             |
| 9.45  |         |        |                |                             |
| 9.50  |         |        |                |                             |
| 9.55  |         |        |                |                             |
| 10.00 |         |        |                |                             |
| 10.05 |         |        |                |                             |
| 10.10 |         |        |                |                             |
| 10.15 |         |        |                |                             |
| 10.20 |         |        |                |                             |
| 10.25 |         |        |                |                             |

**10.30 MORNING TEA**

| Time  | Page No | Sub No | Speaker's Name | Organisation |
|-------|---------|--------|----------------|--------------|
| 10.50 |         |        |                |              |
| 10.55 |         |        |                |              |
| 11.00 |         |        |                |              |
| 11.05 |         |        |                |              |
| 11.10 |         |        |                |              |
| 11.15 |         |        |                |              |
| 11.20 |         |        |                |              |
| 11.25 |         |        |                |              |
| 11.30 |         |        |                |              |
| 11.35 |         |        |                |              |
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| 11.45 |         |        |                |              |
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| 12.00 |         |        |                |              |
| 12.05 |         |        |                |              |
| 12.10 |         |        |                |              |
| 12.15 |         |        |                |              |
| 12.20 |         |        |                |              |
| 12.25 |         |        |                |              |

## Index - Potential Sale of Land for Commercial Development

| Page No. | Submission No. | First Name | Surname    | Organisation                    | Do you wish to speak at the hearing? |
|----------|----------------|------------|------------|---------------------------------|--------------------------------------|
| 5        | 1              | Vanessa    | Griffin    | Profile - Eventwear Specialists | No                                   |
| 7        | 2              | Rosie-Anne | Pinney     |                                 | No                                   |
| 8        | 3              | John       | Handforth  | Amcal hardy St Pharmacy         | No                                   |
| 9        | 4              | Kate       | Bradley    | Remax                           | No                                   |
| 10       | 5              | Matthew    | Hippolite  | Ngati Koata Trust               | No                                   |
| 14       | 6              | Graeme     | Thomas     |                                 | No                                   |
| 16       | 7              | Ian        | Williams   | The Vic Brew Bar                | No                                   |
| 17       | 8              | Anton      | Hyman      |                                 | No                                   |
| 18       | 9              | Lou        | Kolff      |                                 | No                                   |
| 19       | 10             | Hugh       | Briggs     |                                 | Yes                                  |
| 21       | 11             | Linley     | Taylor     |                                 | No                                   |
| 22       | 12             | Scott      | Miller     |                                 | No                                   |
| 28       | 13             | Wendy      | Logan      | Nelson Tasman Kindergartens     | Yes                                  |
| 29       | 14             | Chris      | Scully     | Nelson Hunting and Fishing      | No                                   |
| 32       | 15             | Mark       | Dalrymple  |                                 | No                                   |
| 34       | 16             | Ken        | Beckett    |                                 | Yes                                  |
| 36       | 17             | Tim        | Harrington |                                 | No                                   |

**Bev McShea**

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**From:** Submissions  
**Sent:** Thursday, 15 August 2013 10:54 a.m.  
**To:** Administration Support  
**Subject:** FW: Submission on potential sale of land

**Categories:** Blue Category

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**From:** Council Enquiries (Enquiry)  
**Sent:** Thursday, August 15, 2013 10:54:14 AM  
**To:** Submissions  
**Subject:** Submission on potential sale of land  
**Auto forwarded by a Rule**

## Submission on potential sale of land

**Your name**

Vanessa Griffin

**Organisation represented (if applicable)**

Profile - Eventwear Specialists

**Your address**

163 Hardy St, Nelson 7010

**Your email address**

[sales@profile.net.nz](mailto:sales@profile.net.nz)

**Your phone number**

03 5488770

**Your submission**

I would like to sound my horror at reading about the new Retail development that is proposed for Nelson in Wakatu Square.

This is a disastrous thing to allow to happen.

A car park would bring more people to town especially with first 2 hours free if they had a shopping docket from nearby retailers.

But to have extra - multiple chain stores crashing the Nelson scene is going to force a lot of independents out of retail like myself.

Fashion Island was the start of the slump in Nelson retail and has proved to be of sluggish trade. The Body Shop is currently moving out.

The Nelson buying public/consumer does not have a lot of disposable income – all that will happen here with this new development - is to divide up the slice of pie smaller than ever for existing retailers – making business uneconomical.

Over doubling of our rates was bad enough. All costs have hiked and foot traffic has dropped in Nelson.

# Submission 1

Online shopping has already hit us all big time (and yes we are currently developing this ourselves), but if this proposal goes ahead I/Profile Eventwear Specialists would look at moving to Christchurch. (after 23 years trading in Nelson City).

Talk to other retailers and I am sure you will not have a good reception.

A Concerned Retailer.

**Would you like to include a file in support of your submission?**

**Would you like to speak at the hearing in support of your submission?**

No

**Bev McShea**

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**From:** Submissions  
**Sent:** Thursday, 22 August 2013 8:54 p.m.  
**To:** Administration Support  
**Subject:** FW: Wakatu Square development proposal

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From: Rosie-Anne[SMTP:ROSIE-ANNE@CLEAR.NET.NZ]  
Sent: Thursday, August 22, 2013 8:59:52 PM  
To: Submissions  
Subject: Wakatu Square development proposal  
Auto forwarded by a Rule

Rosie-Anne Pinney  
03 548 3147  
18 Brough Terrace, Nelson  
[rosie-anne@clear.net.nz](mailto:rosie-anne@clear.net.nz)

Submission re. Wakatu Square development proposal

I have looked at the concept drawings and am against this proposal for the following reasons:

1. Removing Farmers from Trafalgar Street could divert a large number of shoppers from the centre of the shopping area. I think this is a bad idea.
2. This large blocky, two storey building will make the spaces between it and the surrounding buildings, shaded and windy - they are already shady/icy on the Kathmandu side in winter and it will only get worse - this space will become a dreary wind-tunnel. I would like to see a one storey building, not so box-like, with more movement in the design - shapes moving back and forth. If it has to be two storey perhaps just a part of the building could be two storey with places for roof gardens/ cafes etc.
3. The GRC articulated hexagonal panels bear no relation to any other buildings or features on the site. In my opinion they are hideous. I would like to see materials which speak of Nelson, New Zealand and distinguish us from other bland, cities around the world - what about wood, corrugated iron, coloured glass features along with textured concrete etc? Make this store look stylish and imaginative - impress locals and tourists alike with our uniqueness. New World supermarket and the I-Site building in Millers Acre in particular, are both examples of recent developments which have been creatively and thoughtfully designed.
4. There is a lot of concern about carparks but little or no mention of any landscaping - the concept drawing shows a few lonely trees dotted around. The spaces around are not people friendly. It looks no better than the average supermarket carpark. As this development is right in the middle of the city, I would like to see landscaped, seating areas with places for sculpture and play equipment where families can socialise and enjoy interacting / lingering in the 'heart' of our city while they are doing their shopping.

Rosie-Anne Pinney

RECEIVED  
Submission 3

23 AUG 2013

The Nelson City Council wants your opinion.  
Please tell us what you think.

Please type or print clearly. Remember to read the submission writing guidelines (over) before starting.

|                     |                   |
|---------------------|-------------------|
| NELSON CITY COUNCIL |                   |
| Office Use Only     |                   |
| File Ref            | Submission Number |
|                     | INITIALS          |

Name John Handforth

Daytime phone 5484366

Address 58 Tresillian Avenue ; Nelson

Organisation represented (if applicable) Amcal Hardy St Pharmacy

Do you wish to be heard in support of your submission?  YES  NO # of pages

           If you do not tick a box we will assume you do not wish to be heard.

**Public information**

Submissions to Council consultation are public information. Your submission will be included in reports, which are available to the public and the media.

The consultation/proposal my submission relates to:

Potential Sale of Land For Commercial Developme

My submission is:

Whakatu Square / Farmers / Windermere

I support the sale of land and developme  
of a new Farmers store.

Nelson has a lot of old building stock, a  
lot of which must be near / past its  
reasonable usable lifespan. New developme  
is required.

Potential the parking neutral facet of  
the development may not be enough  
given the likely traffic flows generated by  
Farmers Perhaps Windermere could be  
incentivized to develop a sub-level / rooftop  
parking option pending results from the  
Council's Parking investigations.

Date 21st August 2013 Signature [Handwritten Signature]

Help with making a submission overleaf...





**Bev McShea**

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**From:** Submissions  
**Sent:** Friday, 23 August 2013 9:03 a.m.  
**To:** Administration Support  
**Subject:** FW: Submission on potential sale of land

**Categories:** Blue Category

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**From:** Council Enquiries (Enquiry)  
**Sent:** Friday, August 23, 2013 9:03:15 AM  
**To:** Submissions  
**Subject:** Submission on potential sale of land  
**Auto forwarded by a Rule**

## Submission on potential sale of land

**Your name**

Kate Bradley

**Organisation represented (if applicable)**

Remax

**Your address**

7 Haven Road, Nelson

**Your email address**

[kate.bradley@remax-elite.co.nz](mailto:kate.bradley@remax-elite.co.nz)

**Your phone number**

0274 321 195

**Your submission**

I am very happy with the proposal, I do see that the carparking is regarded as an issue. But if the amount of carparking is around the number provided now then that should be acceptable. My only concern is that the site is going to be made modern and vibrant yet the older rear part (eastern side) of the Hunters building is not attractive at all and will be an eyesore amongst the newer areas. Otherwise I see this as a good addition to the area and the city as a whole.

**Would you like to include a file in support of your submission?**

**Would you like to speak at the hearing in support of your submission?**

No

**Bev McShea**

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**From:** Submissions  
**Sent:** Friday, 23 August 2013 11:09 a.m.  
**To:** Administration Support  
**Subject:** FW: Submission on potential sale of land  
**Attachments:** Wakatu-Square-Proposal-Submission.pdf  
  
**Categories:** Blue Category

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**From:** Council Enquiries (Enquiry)  
**Sent:** Friday, August 23, 2013 11:08:30 AM  
**To:** Submissions  
**Subject:** Submission on potential sale of land  
**Auto forwarded by a Rule**

## Submission on potential sale of land

**Your name**

Matthew Hippolite

**Organisation represented (if applicable)**

Ngati Koata Trust

**Your address**

137 Vickerman Street  
PO Box 1659  
Nelson 7040

**Your email address**

[projects@koata.iwi.nz](mailto:projects@koata.iwi.nz)

**Your phone number**

(03) 548 1639

**Your submission**

In Summary (refer attached for further explanation):

Ngāti Kōata strongly object to Option 1: “The proposed sale of land within Wakatu Square to Windermere Holdings Ltd (WHL) at a price negotiated between Council and WHL, for the purpose of developing a retail anchor store to house Farmers Trading Company (Farmers) and approximately 500m2 of other retail activities, (as summarised in “Potential Sale of Land for Commercial Development – 6 August 2013)” on the grounds that it contradicts the goals and objectives as outlined in the Nelson 2060 council strategy.

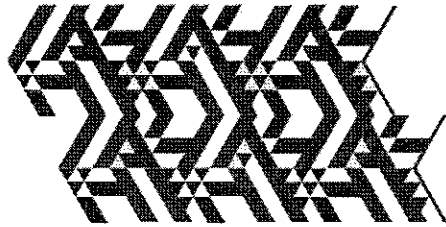
Ngāti Kōata supports Option 3: “A call for expressions of interest for an open development proposal”

**Would you like to include a file in support of your submission?**

Wakatu-Square-Proposal-Submission.pdf - [Download File](#)

**Would you like to speak at the hearing in support of your submission?**

Yes



Wakatu Square Proposal  
Nelson City Council  
PO Box 645  
Nelson 7040

23 August 2013

**SUBJECT: WAKATU SQUARE PROPOSAL**

The Ngāti Kōata Trust holds the mandate to represent the Iwi of Ngāti Kōata. Ngāti Kōata first settled in Te Tau Ihu (the northern South Island) in the mid-1820s. Ngāti Kōata developed and maintained rangatiratanga, relationships with other Te Tau Ihu iwi, and entitlements throughout Te Tau Ihu, according to Māori law and custom. Ngāti Kōata has customary and common law rights and title to land and waters and other taonga within Te Tau Ihu. By the Treaty of Waitangi the Crown guarantees to Ngāti Kōata full and undisturbed possession and all their rights and taonga, laws and customs in Te Tau Ihu.

Ngāti Kōata strongly object to Option 1: *"The proposed sale of land within Wakatu Square to Windermere Holdings Ltd (WHL) at a price negotiated between Council and WHL, for the purpose of developing a retail anchor store to house Farmers Trading Company (Farmers) and approximately 500m<sup>2</sup> of other retail activities, (as summarised in "Potential Sale of Land for Commercial Development – 6 August 2013)"* on the grounds that it contradicts the goals and objectives as outlined in the Nelson 2060 council strategy.

The Nelson 2060 Framing Our Future strategy was formally adopted by the Nelson City Council on Tuesday, 4 June 2013.

Goal One States: *"We support and encourage leaders across our community"*

Goal One Outcomes - *How we'll know we're getting there:*

- *Strong partnerships drive community wellbeing*

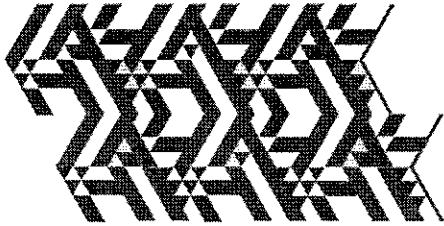
"Ngāti Kōata supports this goal by advocating for regional ownership of strategic assets" - Option 1 does not support this outcome.

- *Maori leadership in sustainability is recognised and Maori cultural knowledge is valued and used*

"Ngāti Kōata encourage the Nelson City Council to consider these principles with regards to this proposal" - Option 1 and 2 offer little opportunity for this to occur.

- *Everybody invests time and money in supporting and developing leadership across the community.*

"Ngāti Kōata wishes to highlight the numerous commercial developments that have recently been undertaken by locally based investors and developers" a similar example to the proposed development is Wakatu Inc – Harvey Norman Retail development" - Option 1 does not support this goal or outcome.



Goal Two States: *"We are all able to be involved in decisions"*

Goal Two Outcomes - *How we'll know we're getting there:*

- *People feel a strong sense of ownership with their community and a desire to be involved in its future*

"Ngāti Kōata supports this goal by advocating for regional ownership of strategic assets" - Option 1 does not support this outcome.

- *All cultures are valued and celebrated*

"Ngāti Kōata encourage the Nelson City Council to apply these principles with regards to this proposal" - Option 1 and 2 offer little opportunity for this to occur.

- *The Treaty of Waitangi is taken into account in planning and decision making*

"Ngāti Kōata wishes to remind the Nelson City Council of their obligation to the iwi of Te Tau Ihu" - Option 1 does not consider this obligation.

- *Time and money is invested by everyone to help us all reach our vision*

"Ngāti Kōata have and continue to support this outcome through its consultation and ultimate acceptance of Nelson City Council led infrastructure projects that have caused significant effect to its wahi tapu and traditional resources for the benefit to the greater community" Option 1 does not offer equitable consideration of Ngāti Kōata's contributions to the Nelson community".

Ngāti Kōata therefore supports Option 3: *"A call for expressions of interest for an open development proposal"*

Bev McShea

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**From:** Submissions  
**Sent:** Monday, 26 August 2013 11:41 a.m.  
**To:** Administration Support  
**Subject:** FW: Submission on potential sale of land  
**Attachments:** Wakatu-Sq-development-submission.docx

**Categories:** Blue Category

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**From:** Council Enquiries (Enquiry)  
**Sent:** Monday, August 26, 2013 11:41:11 AM  
**To:** Submissions  
**Subject:** Submission on potential sale of land  
**Auto forwarded by a Rule**

## Submission on potential sale of land

**Your name**

Graeme Thomas

**Organisation represented (if applicable)**

**Your address**

9 Brooklands Road  
Atawhai  
Nelson

**Your email address**

[gthomas@iconz.co.nz](mailto:gthomas@iconz.co.nz)

**Your phone number**

03 545 0832

**Your submission**

see attached document

**Would you like to include a file in support of your submission?**

Wakatu-Sq-development-submission.docx - [Download File](#)

**Would you like to speak at the hearing in support of your submission?**

No

## Submission 6

I wish to express my concerns about the proposed development of Wakatu Square to enable Farmers to relocate from central Trafalgar and Bridge Streets. It is essential for a city the size of Nelson to have an anchor store centrally located and not on the fringe.

As a member of the NZ Retailers Federation Board for 18 years, and a retailer for 30, I travelled extensively overseas studying retailing, mall development and the effect of a variety of issues on 'downtown retailing'. I have maintained my interest, and am concerned for Nelson's local business owners and how changes in this sector are affecting them. Nelson promotes the CBD as a 'boutique shopping' experience with independent stores. Council has a responsibility to help them retain viability.

I was a member of the Nelson Property Owners Group which made numerous submissions over the years when council proposed plan changes. Each time, we identified the impact on the CBD of allowing larger stores (eg Smiths City, The Warehouse) to relocate on the fringes, or even further afield like Mitre 10, which is creating another 'pocket' of proposed retail activity nearby.

Although it might have suited these stores, time has proved these moves haven't necessarily been in the best interests of Nelson's Inner City, and the impact we anticipated has happened. Nelson also lost an anchor store in Bridge Street with the closure of H&J Smith, which changed the retail pattern in this area.

The relocation of both the Trafalgar and Bridge Street Farmers stores will substantially affect retailing in both areas. Relocation of Farmers to Wakatu Square will have wide reaching implications. It will affect foot traffic and profitability of all small retailers in the central city, as well as impacting on the rateable value of properties.

It is important that Nelson does not lose its anchor store from the heart of the city.

Has the landlord and tenant investigated the possibility of redeveloping their existing site, incorporating the walkway and independent stores, and possibly extending into Buxton Square? Every effort must be made to retain them as the city's anchor store.

*Other points to consider:*

Why did Council initially purchase Wakatu Square? Was it for retail development?

Why was additional land acquired in recent years? (The rental car site, Hunting and Fishing and Hunter Furniture) Council currently owns a unique block of land and must carefully consider all the options including possible future use.

This isn't just about Farmers.

It's about retaining a viable city retail sector. The effect on ALL city retailers must be taken into consideration.

23 AUG 2013

The Nelson City Council wants your opinion.  
Please tell us what you think.

NELSON CITY COUNCIL  
Customer Service **Office Use Only**

|          |  |                   |  |
|----------|--|-------------------|--|
|          |  | Submission Number |  |
| File Ref |  | INITIALS          |  |

Please type or print clearly. Remember to read the submission writing guidelines (over) before starting.

Name IAN WILLIAMS

Daytime phone 03 548 7631

Address 281 TRAFALGAR ST

Organisation represented (if applicable) THE VIC BREW BAR

Do you wish to be heard in support of your submission?  YES  NO # of pages

\_\_\_\_\_ If you do not tick a box we will assume you do not wish to be heard.

**Public information**

Submissions to Council consultation are public information. Your submission will be included in reports, which are available to the public and the media.

The consultation/proposal my submission relates to:

WAKATU SQUARE REDEVELOPMENT / SALE OF LAND

My submission is:

I SUPPORT THIS SALE AND DEVELOPMENT ON THE BASIS THAT IT WILL ENHANCE THE CBD AND ATTRACT SHOPPERS INTO NELSON.

IN SUPPORTING THIS, I WOULD LIKE THE COUNCIL TO INVESTIGATE THE FUTURE OF THE EXISTING TWO FARMERS BUILDINGS AND ENSURE THAT THEY ARE EQUALLY REDEVELOPED AND RETENANTED QUICKLY TO ENHANCE TRAFALGAR ST AND BRIDGE ST.

ALSO I AM ANXIOUS TO ENSURE THAT TOP OF TRAFALGAR REMAINS THE CENTRE FOR EVENTS.

Date 21/8/13 Signature Ian Williams

Help with making a submission overleaf...



RECEIVED

Submission 8

23 AUG 2013

The Nelson City Council wants your opinion.  
Please tell us what you think

Please type or print clearly. Remember to read the submission writing guidelines (over) before starting.

| Office Use Only |  |                   |  |
|-----------------|--|-------------------|--|
|                 |  | Submission Number |  |
| File Ref        |  | INITIALS          |  |

Name Anton Hyman

Daytime phone 0211 655 483

Address Belvedere Court Unit 12, 17 Haimea Rd Nelson

Organisation represented (if applicable) NA 7010

Do you wish to be heard in support of your submission?  YES  NO # of pages

\_\_\_\_\_ If you do not tick a box we will assume you do not wish to be heard.

**Public information**

Submissions to Council consultation are public information. Your submission will be included in reports, which are available to the public and the media.

The consultation/proposal my submission relates to:

My opposition to the sale of Wakatu Square

My submission is:

SATURDAY, AUGUST 17, 2013

**Nobody seems to care**

When I saw last week's headline about Wakatu Square being sold, even in part, for a measly \$2 million so that a shopping complex dominated by Farmers could be built, my first thought was how could any council be such cheapskate tin horns to sell the city's heritage.

Perhaps they should go to St Vincent St and see the near-new Harvey Norman department store. It's about the size of a football field and should convince this council that it is falling victim to today's "spend, spend, spend" obsession, even by those who should follow a "save, save, save" regime.

About 15 years ago, the Nelson performing arts centre was going to be built next to the council building in Trafalgar St, backing on to Wakatu Square, but a change of mayor and a change of plan robbed Nelson of this great asset. So now it's more shops and more spending, but less need and less meaning.

I thought the future was meant to bring progress, not a repetition of failure. I'm not sure if nobody cares or nobody understands.

ANTON HYMAN  
Tahunanui, August 10.

Date \_\_\_\_\_

Signature \_\_\_\_\_

Submission overleaf...

1063272 • July 2012

23/8/13



**Nelson City Council**  
te kaunihera o whakatū

PO Box 645 • Nelson 7040 • 03 546 0200  
www.nelsoncitycouncil.co.nz

**Bev McShea**

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**From:** Submissions  
**Sent:** Tuesday, 27 August 2013 8:49 p.m.  
**To:** Administration Support  
**Subject:** FW: Submission on potential sale of land

**Categories:** Blue Category

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**From:** Council Enquiries (Enquiry)  
**Sent:** Tuesday, August 27, 2013 8:49:20 PM  
**To:** Submissions  
**Subject:** Submission on potential sale of land  
**Auto forwarded by a Rule**

## Submission on potential sale of land

**Your name**

Lou Kolff

**Organisation represented (if applicable)**

**Your address**

11 Koromiko Ave  
Stoke

**Your email address**

[locris@xtra.co.nz](mailto:locris@xtra.co.nz)

**Your phone number**

035477727

**Your submission**

This land is NOT to be sold off and/or developed under any circumstances, its use is to remain as carparking or general open space. This land was acquired by Council deliberately for these purposes. The only variation which unfortunately is now historical, and for which it was ideally suited, is as a town hall site. Hopefully Council will still consider this option for the future, so all the more reason for it to remain vacant!!

**Would you like to include a file in support of your submission?**

**Would you like to speak at the hearing in support of your submission?**

No

**Bev McShea**

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**From:** Submissions  
**Sent:** Wednesday, 28 August 2013 4:12 p.m.  
**To:** Administration Support  
**Subject:** FW: Submission on potential sale of land

**Categories:** Blue Category

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**From:** Council Enquiries (Enquiry)  
**Sent:** Wednesday, August 28, 2013 4:12:07 PM  
**To:** Submissions  
**Subject:** Submission on potential sale of land  
**Auto forwarded by a Rule**

## Submission on potential sale of land

**Your name**

Hugh Briggs

**Organisation represented (if applicable)**

**Your address**

42 Strathaven Place  
Atawhai  
NELSON 7010

**Your email address**

[hughb@movenelson.co.nz](mailto:hughb@movenelson.co.nz)

**Your phone number**

027 243 5301

**Your submission**

I am in full support of the proposed sale of this land and the basic concept for development as proposed. This square has long needed enhancement to be made into a more attractive area for retail and parking. The recent improvements to the layout and "landscaping" have gone some way to make it more attractive and usable.

It is essential that as many car parking spaces are provided overall in the square as it has become more popular in recent years as other squares have been full on a regular basis.

It is a shame that the concept of a parking building has not been incorporated within this scheme as of all the sites that have been considered in past parking studies, it is the best location for one (adjacent to the ring road. I would like to see this option given further consideration by the developers/Council. The site should be future proofed for such an option.

Should there be some loss of spaces as a result of this proposal, then the funds given over to Council should be used to create some more spaces as close as possible to this location (albeit I see this as being very difficult unless some new developments or a rationalisation of other off street sites can create some more).

## Submission 10

It is also essential that new design guidelines are included in the sale of agreement documents so that no further poor examples of block buildings such as the Nood and Briscoes buildings are created .

The RM Plan is significantly lacking in its design controls within the CBD. There are no such guidelines in the RMP rules for discretionary activities (DA), against which this DA consent application has to be assessed. (That was why the Rebel Sports (now Briscoes) building had to be approved without any opportunity to get the design modified).

Given that the RMP cannot be changed before such a development occurs, Council's only realistic option is to include some design controls in that agreement package which have to be met. Obviously it would be good to have detailed discussions with the developers and their design team before final drawings are provided for the resource consent, but there is currently no statutory control to make the developer meet Council's wishes.

**Would you like to include a file in support of your submission?**

**Would you like to speak at the hearing in support of your submission?**

Yes

**Bev McShea**

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**From:** Submissions  
**Sent:** Thursday, 29 August 2013 2:43 p.m.  
**To:** Administration Support  
**Subject:** FW: Submission on potential sale of land

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**From:** Council Enquiries (Enquiry)  
**Sent:** Thursday, August 29, 2013 2:42:49 PM  
**To:** Submissions  
**Subject:** Submission on potential sale of land  
**Auto forwarded by a Rule**

## Submission on potential sale of land

**Your name**

Linley Taylor

**Organisation represented (if applicable)**

**Your address**

72 Halifax Street East  
[PO Box 797]  
Nelson

**Your email address**

[LTT98@xtra.co.nz](mailto:LTT98@xtra.co.nz)

**Your phone number**

03 548 3771

**Your submission**

I am in favour of this sale .

I am particularly supportive of the Farmers as a flagship store.

This represents an upgrade of retail choices available to Nelsonians; it will keep retail in the heart of the city; it will attract visitors; and it will provide competition which will result in, among other things, lowered overheads for other retailers.

It seems that the bulk of the resistance to this sale is coming from other local businesses who view it as competition, and therefore a threat.

Surely competition promotes growth that is good for all of us.

**Would you like to include a file in support of your submission?**

**Would you like to speak at the hearing in support of your submission?**

No

**Natascha Van Dien**

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**From:** Submissions  
**Sent:** Thursday, 29 August 2013 9:03 p.m.  
**To:** Administration Support  
**Subject:** FW: Wakatu Square Submission - Scott Miller  
**Attachments:** NCC Submission - Scott Miller - Wakatu Square.docx  
  
**Categories:** Yellow Category

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**From:** Scott Miller[SMTP:SCOTT.MILLER@SNAP.NET.NZ]  
**Sent:** Thursday, August 29, 2013 9:02:36 PM  
**To:** Submissions  
**Subject:** Wakatu Square Submission - Scott Miller  
**Auto forwarded by a Rule**

Dear Nelson City Council,

Attached to this email is a copy of my submission towards to Wakatu Square proposal.

Thanks,

Scott Miller

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Scott Miller  
Phone: 027-723-6001  
Email: [scott.miller@snap.net.nz](mailto:scott.miller@snap.net.nz)  
Linked In: <http://www.linkedin.com/pub/scott-miller/52/451/3bb>

29/08/2013

Scott Miller  
7 Nikau Street  
Stoke  
Nelson  
7011  
Email: [scott.miller@snap.net.nz](mailto:scott.miller@snap.net.nz)  
Phone: 027-723-6001



Wakatu Square Proposal  
Nelson City Council  
PO Box 645  
Nelson 7040

**Dear Nelson City Council,**

**RE: Wakatu Square Proposal – Submission**

I wish to express my opinion against opinion 1 in this Wakatu Square redevelopment project that is currently being negotiated between the Nelson City Council and Windermere Holdings Ltd.

As a born and bred Nelsonian who deeply loves his home of Nelson. This proposal needs to be conducted correctly and able to achieve the best result for the ratepayers of our city. However, this proposal has major problems with it and is not in the best interests of our city of Nelson.

The process behind this proposal has been conducted in a way that limits the opportunity for the Nelson City Council to create something special for the public to help grow our dying inner CBD retail area.

This submission will be broken down into areas that I wish to express major concerns on and will cover my preferred choice of options for this project that is in the best interests of the city and of the people of Nelson who will have to live with the result of this decision.

## Where is the open process in this proposal?

This proposal to sell Lot 3 DP17892 (CT NL12A/408) and part of Lot 29 DP 132 (CT NL82/102) from the ownership of the Nelson City Council to Windermere Holdings Ltd has been conducted in such a way that,

1. Doesn't allow for other companies to bid to use this land to enhance our city.
2. Restricts existing land developers in Nelson to create buildings that encourage the growth of our inner CBD.
3. Makes the Nelson City Council appear that it is opposed to an open tender process for the sale of this productive land site.
4. Does not actually do much to solve the growing problem between Nelson and Richmond in terms of encouraging retail trade within the Nelson CBD.
5. Makes it sound like that the Nelson City Council is only selling the land to address the growing levels of debt incurred by this term of council.

I would suggest that the Nelson City Council do the following to ensure an open and fair process to making sure this land is sold to the best company or persons to ensure the best value for the ratepayer.

1. Use an open tender process inviting all interested parties to propose a business case or plans to redevelop the Wakatu Square area.
2. That the Nelson City Council uses a special consultation process to consult with all businesses within the CBD area with the Chief Executive reporting to the council with the opinions of all businesses on how to make Wakatu Square redevelopment work.



3. That the ratepayers of Nelson have a full opportunity to review all incoming tenders to ensure they get the best proposal that will grow the inner CBD retail trade.

*Please Note: This would have to be subject to commercial sensitivity*

4. Should Option 1 go ahead, Nelson City Council works with the owner of the two existing Farmers store sites to encourage businesses to invest into leasing these buildings.

### Car Parking

This proposal between Nelson City Council and Windermere Holdings Ltd has problems when it comes to car parking for the ratepayers of Nelson who will want to shop at this site including,

1. The loss of Nelson City Council staff car parking sites.
2. Disruption to parking spaces in the years it would take to complete this project.
3. The loss of revenue as a result having Wakatu Square shut off for the period of construction.
4. Loss of car parking revenue during the construction period that helps pay for our increasing debt fueled bus system.
5. A cost to the council to move 26 staff cars to a new site and pay to build a car park to house council cars.

I hope that should any of the three options that allow for the redevelopment of Wakatu Square is accepted by the council. That the following would apply when it comes to car parking and the loss of it to the public.

1. Should option 1 be accepted by the Nelson City Council that Windermere Holdings Ltd pays for the demolition of The New Hub and all associated costs of turning that site into a car park for council staff.
2. If options 2 and 3 are accepted by the Nelson City Council that the private developers of the Wakatu Square site pay for the demolition of The New Hub and all associated costs of turning that site into a car park for council staff.
3. A business report be conducted and reported to the council/public into the potential loss of revenue from the loss of the Wakatu Square car park during the construction phase of any redevelopment of that area.
4. That any developer that wins an open tender for the use of the Wakatu Square be forced to develop and pay for any bus service infrastructure needed to ensure the area can still be used for the transporting of the public via bus

### **Recommended solution to this proposal**

Overall, I strongly believe that we need an open tender process for this redevelopment of Wakatu Square.

I support option 3 of this proposal from the Nelson City Council to allow for the private sector to openly compete for this land and to develop something that truly will encourage shoppers to come back to the Nelson CBD to shop.

This current process has been handled poorly and has created a public perception that the council is closed for business with the private sector which is bad for the business community in Nelson.

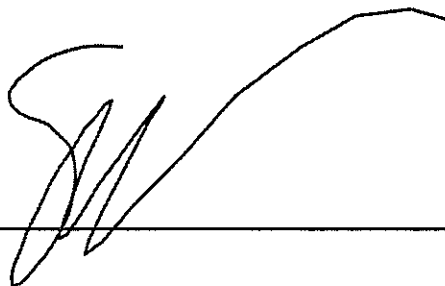
As someone who calls Nelson his home in his heart we need to do this right the first time and not push away the private sector from create us a truly good piece of building that can encourage shoppers back to the Nelson CBD.

Thank you for considering my submission to this important proposal. I do not wish to speak to this proposal during the submission hearings to be held on Thursday 12<sup>th</sup> September 2013. However, you are more than welcome to contact me anytime in regards to this with queries.

Yours Truly,



Scott Miller





Association Office

Level 2, 50 Halifax St, PO Box 360 Nelson 7040  
P 03 546 7683 | F 03 548 4720  
www.ntk.org.nz

Nelson City Council  
P O Box 645  
Nelson 7040

RECEIVED

30 AUG 2013

NELSON CITY COUNCIL  
Records

28 August 2013

We wish to be heard in support of our submission

The proposal our submission relates to: **Potential Sale of Land (Wakatu Square) for Commercial Development**

We request that the following conditions for use of the land be put on the sale by Nelson City Council.

1. Adequate and safe accommodation of pedestrians including pedestrians with pushchairs both around any buildings and within and to proposed car parks. Dedicated pedestrian areas defined by kerbs are much safer for preschool children than shared spaces. The existing footpath on the south side of the Kathmandu building in Wakatu Square requires grit due to winter ice and we would not like to see any more such icy footpaths in the inner city.
2. Safe and obvious pedestrian connections to Anzac Park, Bridge Street, Halifax Street and Rutherford St as well as to Trafalgar Street.
3. A functional bus depot with scope for expansion and good access including by parents with young children. The Bus Depot's activities must not be compromised. We feel that it is very important that the bus depot maintains its location and function within the city centre both now and in the future so that families without a car can access the inner city.

Wendy Logan CEO

RECEIVED

30 AUG 2013

NELSON CITY COUNCIL  
Customer Service

**Submission regarding the proposed Windermere  
Land Sale  
and Farmers Redevelopment.**

Submitter: Mr Chris Scully, Nelson Hunting and Fishing

50 Achilles Ave, Nelson

Ph: 03 548 1840

Email: [nelsonhuntfish@xtra.co.nz](mailto:nelsonhuntfish@xtra.co.nz)

Date: 28/8/13

To Whom it may concern,

We would like to propose the following items for consideration with respect to the Windermere Holdings Ltd proposed development.

Whilst overall we believe this development could benefit the Nelson traders and consumers, we do believe some very pertinent points may have been missed/ glossed over, without enough consideration of their effects on existing business owners, their customers and future users of the new development. Being a large business owner in this proposed area we believe we can add important and relevant information to this discussion which is based on firsthand experience.

## 1. Parking.

We require that there to be no reduction to the total car parks available at the present time and that a further 100 car parks would be required to satisfy the customer demand with the new development. It must be remembered that this car park does not only service the immediate businesses but others that are further away. Even as the car park is configured at present, the available car parks fall short of the number of car parks required during our busiest trading months, which also overlap the peak tourist period of October to April. This has resulted in loss of trade due to lack of car parking.

It is also necessary to ensure that the metered car parks remain at the present cost or cheaper, for the same time allocation.

It has been suggested that the car parking spaces be reduced in size but our customers have indicated this would be an impediment to their using the car park.

A proportion of the car parking spaces in this area at present are long term lease spaces. These spaces are to be lost in this new development. Unfortunately the current long term lease spaces are insufficient in number already (I personally have been on the waiting list for a car park for 3 years) and yet there is no provision for this form of parking in the new proposal. This is of major concern to us, and further to that, we estimate there may be up to a further 60 employees/ business owners potentially needed all day parking, involved with this new development.

We would also require that all the car parks be completed and ready for use prior to the building construction commencing, to alleviate any inconvenience to customers.

## 2. Minimising the Effect on our Business.

Two thirds of our annual turnover is achieved in the months October to April. Any lack of short term parking within the precinct during this period would drastically impact on our business.

We are already disadvantaged when compared to the free parking available to Tasman customers in Richmond and any further impediment to a customer finding easy and convenient parking will inevitably drive customers away.

A survey of our customers has already indicated that if there are no close parks available to our premises, then they keep driving and inevitably shop elsewhere.

## 3. Conclusion.

Whilst Nelson Hunting and Fishing is happy to support the construction by Windermere Holdings Ltd of the proposed Farmers Development and indeed encourages innovative business venture, we do believe that for the benefit of existing and future business owners in the area, the concerns outlined above need to be addressed.



Signed: Mr Chris Scully.

**Jackie Scrivner**

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**From:** Submissions  
**Sent:** Sunday, 1 September 2013 11:26 a.m.  
**To:** Administration Support  
**Subject:** FW: Submission on potential sale of land  
**Attachments:** Submission-to-NCC-re-Windermere-Holdings-Ltd.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Orange Category

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**From:** Council Enquiries (Enquiry)  
**Sent:** Sunday, September 01, 2013 11:26:13 AM  
**To:** Submissions  
**Subject:** Submission on potential sale of land  
**Auto forwarded by a Rule**

## Submission on potential sale of land

**Your name**

Mark Dalrymple

**Organisation represented (if applicable)**

Ratepayer

**Your address**

26 Werneth Street  
Atawhai  
NELSON 7010

**Your email address**

[msdalrymple@clear.net.nz](mailto:msdalrymple@clear.net.nz)

**Your phone number**

03 545 0466

**Your submission**

As attached

**Would you like to include a file in support of your submission?**

Submission-to-NCC-re-Windermere-Holdings-Ltd.docx - [Download File](#)

**Would you like to speak at the hearing in support of your submission?**

No



## INTRODUCTION

Nelson City Council has been approached by Windermere Holdings Ltd which seeks to purchase part of Wakatu Square, Nelson, for the purpose of constructing a retail development.

In my view:

I agree with sale of land to Windermere Holdings Ltd. Nelson CBD shopping precinct is unique with a vibrant café culture, and must be considered the jewel of the Nelson Bays area. I admit, however, that areas of Nelson need tidying up and the WHL development must create the synergy required for a positive outcome. With Farmers vacating their current site it would be an opportunity to enhance the Mid City Mall with a range of shops or other business opportunities. Nelson needs a new development to return shoppers back into Nelson.

### **Submission 1:**

That in the construction of WHL Farmers development an access ramp should be attached to the south side of the development for the purpose of servicing a roof-top car park.

### **Submission 2:**

That the proposed location of WHL Farmers development be moved east to butt up to the west wall of the Fletcher Vautier Moore building, thus giving customers direct access from Trafalgar Street. As current plans show there would be a significant increase in foot traffic from current levels to an extra 9000 people per week - increasing over the summer/Christmas period and lessening over winter. Foot traffic access through two narrow routes to Trafalgar Street may prove a health and safety issue.

Mark Dalrymple  
Ratepayer  
26 Werneth Street  
Atawhai  
NELSON 7010

Submission On: Wakatu Square Proposal

From: Ken Beckett

Email: barb.beckett@xtra.co.nz

Phone: 5489020

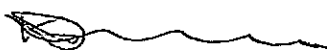
1. The proposal to sell Wakatu Square to Windermere Holdings Limited should be abandoned. There are a number of reasons why that is so which essentially come down to the way the council has gone about making the decision to sell, the information which was provided to councillors and the refusal of council to make available details of the agreement between council and Windermere. I will come to those reasons shortly but first I comment on the Statement of Proposal.
2. The Council was not obliged to adopt the special consultative procedure. But having chosen to the statement of proposal must meet certain requirements. This Statement of Proposal does not comply with what the law requires. That is in part due to what is not in the Statement and in part due to incorrect information in the Statement.
3. What is not in the Statement and which should have been to enable a member of the public to make an informed assessment of the proposal includes the following:
  - (i) the sale price
  - (ii) the fact that the sale price is not based on any valuation advice but rather on how much the purchaser was willing to pay.
4. Compounding what is missing from the Statement is the councils refusal to make available details of the agreement with Windermere.
5. What is in the Statement but which is incorrect is the statement that Farmers will leave where they are now if this proposal does not proceed. Farmers has stated that that is not so. That incorrect statement is important. It had the potential to materially affect a

readers assessment of the proposal. The council has become aware of the incorrect statement but has failed to take the opportunity to withdraw the Statement of Proposal. It still has the opportunity to do that as a result of submissions. If it does not it will leave itself exposed to proceedings in the High Court.

6. Putting to one side whether the Statement complies with what the law requires, what is set out at paragraphs 2, 3 4 and 5 above are matters which go to whether or not the proposal should be abandoned in any event.
7. To contemplate selling the land without seeking valuation advice is extraordinary. Would councillors have done that if the asset was their own? Just as extraordinary is that council accepted a price because the purchaser said it would not pay any more.
8. Councillors were told that if the sale was not approved Farmers were likely to be leaving Nelson. Farmers has announced that that is not so. Whether in a new building or where they are now Farmers is staying. The proper course now is to abandon the current proposal and start afresh. Nothing short of that will satisfy the councils obligations under section 101 Local Government Act 2002.
9. Whether or not the land should be made available for commercial development is not the focus of this submission. The focus is on the way the council has gone about it and the basis upon which it made the decision. The opportunity exists to take the matter back to the drawing board.

Wish to be heard: Yes

Date: 2 September 2013



**Bev McShea**

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**From:** Submissions  
**Sent:** Wednesday, 4 September 2013 4:17 p.m.  
**To:** Administration Support  
**Subject:** FW: Submission on potential sale of land

**Categories:** Blue Category

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**From:** Council Enquiries (Enquiry)  
**Sent:** Wednesday, September 04, 2013 4:16:51 PM  
**To:** Submissions  
**Subject:** Submission on potential sale of land  
**Auto forwarded by a Rule**

## Submission on potential sale of land

**Your name**

Tim Harrington

**Organisation represented (if applicable)**

**Your address**

3 Atarau Way  
Tahunanui

**Your email address**

[timgonesouth@yahoo.com](mailto:timgonesouth@yahoo.com)

**Your phone number**

5485776

**Your submission**

In favour of sale.

I submit that if if this opportunity to relocate Farmers within the CBD, they will choose to locate elsewhere, thus depriving the heart of Nelson with a substantial retail presence.

From press reports most of the objectors to the sale have come from those with an obvious vested interest and should therefore be discounted.

**Would you like to include a file in support of your submission?**

**Would you like to speak at the hearing in support of your submission?**

No