

10 September 2013

Memo To: His Worship the Mayor and Councillors

Memo From: Louise Laird
Administration Adviser

**Subject: COUNCIL MEETING – TO HEAR SUBMISSIONS REGARDING THE
POTENTIAL SALE OF LAND FOR COMMERCIAL DEVELOPMENT –
12 SEPTEMBER 2013**

At the time of distributing the agenda for the above meeting, the submissions period was still open. Since then, a large number of further submissions have been received.

Please now find enclosed an updated Submissions Index and Copy of Submissions received to date. These replace pages 4 – 36 of the agenda and have been page numbered accordingly.

An updated hearing schedule will be tabled at the meeting.

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PAGE

Index - Potential Sale of Land for Commercial Development

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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
37	18	Dan McGuire		No
38	19	Lynn Cadenhead	The New Zealand Institute of Landscape Architects, Nelson Marlborough Branch	Yes
42	20	Raj Singh	Colliers International	No
44	21	Grant Ruthven		No
45	22	Michael Power	The Farmers Trading Company Limited	Yes
48	23	Nikki Cooper	Cooper & Rouge/Vanilla Cafe	No
51	24	David Penrose	Penrose Property Management Ltd	No
55	25	John Fitchett	John Fitchett Family Trust	Yes
57	26	Alison Johnston		No
58	27	Ross Wylie		No
60	28	Renata and Tom Schrader	Unichem Nelson City Pharmacy	Yes
63	29	Colin Robertson		No
65	30	Marina White	Nelson Historic Places Trust, Nelson Historical Society, Nelson Heritage Committee	Yes
67	31	Errol Millar		No
69	32	Beth Thorpe	Dames	No

1572553

72	33	Gail McLean	Marshalls Fasions	No
73	34	Roger William Gibbons		Yes
83	35	Michael Talley	Rutherford Hotel Nelson/ Rutherford Holdings Ltd	Yes
85	36	Trevor Brown	Bed Bath and Beyond	No
88	37	Paul Smith	Windermere Holdings Limited	Yes
93	38	Julie Nicholson	Lighting Plus	No
95	39	David Lyttle	Furama Investments Ltd	Yes
101	40	Sharyn Black	Civics Education Action Group Nelson	Yes
111	41	Adrienne Matthews		Yes
115	42	Seddon Marshall		Yes
118	43	Colin Ratcliffe		No
119	44	Sandra Ware		No
120	45	Rob Stevenson	Achilles Properties Limited	Yes
127	46	Rob Stevenson and Tony Vining	Achilles Properties Ltd and Frivin Ltd	Yes
133	47	Maureen Harris	Topz Shoe Repairs	No
134	48	Don Harris	Topz Shoe Repairs	Yes
135	49	Queenie Ballane	Local Issues Group of Nelson Branch of National Council of Women of NZ	No
137	50	Scott Harris	Topz Shoe Repairs	No
138	51	Charm Schweder	Sprog Hog Kidz	No
139	52	Tony Cumming	SBL Group Limited	No
149	53	Tony Cumming	Nelson SBL Holdings Limited	No
154	54	Gaire Thompson		Yes
157	55	Granville Dunstan	Strategic Property Group Limited	No
159	56	Barry Thompson	Thompson, Daly & Co	Yes
163	57	Zachary Domike		No
164	58	Allen Chambers		No
165	59	Sir/Madam	New Zealand Institute of Architects Nelson Marlborough Branch	No
167	60	Michelle Ahnfeldt		Yes
169	61	Doug McKee		Yes
172	62	Dot Kettle	Nelson Tasman Chamber of Commerce	No
174	63	Nita Knight	The Nelson Market Ltd	Yes
176	64	Ben Trathen	Trathen Properties Ltd	Yes

Submissions watermarked 'New' were received after the agenda for the meeting was distributed but before the submission closing deadline.

Bev McShea

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

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

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

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

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

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
SUBMISSIONS

23 AUG 2013

NELSON CITY COUNCIL			
Office Use Only			
		Submission Number	
File Ref		INITIALS	

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.

Name John Handforth

Daytime phone 5484366

Address 58 Fresillian 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...



Nelson City Council
te kaunihera o whakatū

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

Bev McShea

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

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

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

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

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

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.

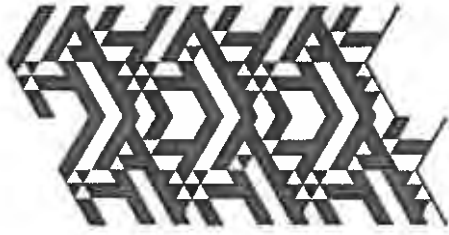
Ngāti Kōata supports Option 3: “A call for expressions of interest for an open development proposal”

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 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.*

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*

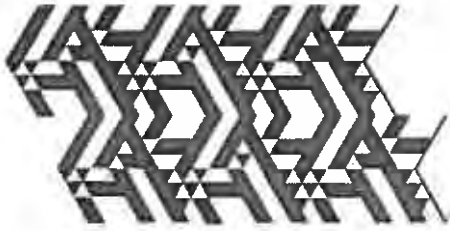
“Ngāti Kōata supports this goal by advocating for regional ownership of strategic assets” - Option 1 does not support this outcome.

- *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

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

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

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

NELSON CITY COUNCIL
CITY ENGINEER

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 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...



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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 65 5483

Address Belvedere Court Unit 12, 17 Waimea 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

23/8/13

Signature

Anton Hyman

Submission overleaf...

1063272 • July 2012



Nelson City Council

te kaunihera o whakatū

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

Bev McShea

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

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

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

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

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

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

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

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

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

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

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

Scott Miller
Phone: 027-723-6001
Email: 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
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.



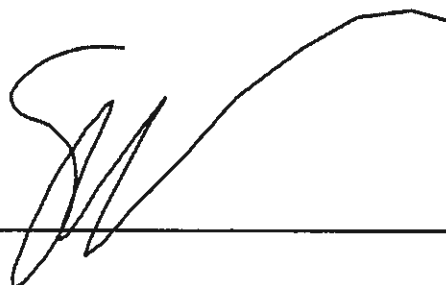
As someone who calls Nelson his home in his heart we need to do this right the first time and not push away the private sector from create us a truly good piece of building that can encourage shoppers back to the Nelson CBD.

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 12th September 2013. However, you are more than welcome to contact me anytime in regards to this with queries.

Yours Truly,



Scott Miller



13 ✓



Association Office

Level 2, 50 Halifax St, PO Box 360 Nelson 7040
03 546 7683 | 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
20 08 2013
NELSON CITY COUNCIL
20/08/13 10:30 AM

**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

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

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

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

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

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

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

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

Bev McShea

From: Submissions
Sent: Thursday, 5 September 2013 1:35 p.m.
To: Administration Support
Subject: FW: Submission on potential sale of land

Categories: Blue Category

From: Council Enquiries (Enquiry)
Sent: Thursday, September 05, 2013 1:34:46 PM
To: Submissions
Subject: Submission on potential sale of land
Auto forwarded by a Rule

Submission on potential sale of land

Your name

Dan McGuire

Organisation represented (if applicable)

Your address

P.O. Box 582
Nelson

Your email address

dan.sullivan@kinect.co.nz

Your phone number

0272466155

Your submission

This proposal is a bad idea. Other people have already submitted who are involved in commercial development. I defer to what they have expressed, because there is widespread agreement with their views.

Council fails to understand that it has lost all credibility. So long as four councillors have a private business interest in council events, and yet retain influential positions on council--influencing the voting of funds for events--then this is tantamount to a form of corruption.

How can we take seriously clowns who undermine local government in this way?

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

From: Submissions
Sent: Thursday, 5 September 2013 1:44 p.m.
To: Administration Support
Subject: FW: Wakatu Square Submission
Attachments: Wakatu Square Development Submission 2013.docx

Categories: Blue Category

From: Lynn Cadenhead[SMTP:LYNN.CADENHEAD@XTRA.CO.NZ]
Sent: Thursday, September 05, 2013 1:43:23 PM
To: Submissions
Subject: Wakatu Square Submission
Auto forwarded by a Rule

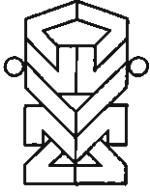
Hi,

Please see attached a submission on the sale of land in Wakatu Square from The New Zealand Institute of Landscape Architects, Nelson Marlborough Branch.

Regards,

Lynn Cadenhead

NEW



NZILA *New Zealand Institute of Landscape Architects*

Nelson/Marlborough Branch

Phone 03 546 8080, Fax: 546 8080, e-mail lynn.cadenhead@xtra.co.nz

5th September 2013

Wakatu Square Proposal
Nelson City Council
PO Box 645
Nelson 7040
submissions@ncc.govt.nz

Potential Sale of Land (Wakatu Square) for Commercial Development

Thank you for the opportunity to submit on the Potential Sale of Land (Wakatu Square) for Commercial Development.

We wish to be heard in support of this submission. Rory Langbridge will speak to this submission. His contact is 546 8884.

General comments

1. We request that conditions for use of the land be put on the sale by Council. These conditions do not need to be tied to the NRMP. As a minimum, conditions are needed that relate to numbers 2, 3, 4, 6, 7, 10, 12, 13, 14 and 18 below.
2. We would like it to be noted that the process to determine the development on the land will affect the quality and future capacity of surrounding urban space and to some extent the inner city overall. We would like NCC to consider the quality of the outdoor spaces and the linkages surrounding any proposed building when analysing any proposals.
3. Any proposal needs to be a good neighbour.

Existing use

4. Buses need to be well catered for. The bus depot needs to remain functional with scope for expansion and good access. Its activities must not be compromised. We feel that it is very important that the bus depot maintains its location and function within the city currently and in future.
5. Any proposed development should enhance opportunities for neighbours by avoiding shading the north face of the square as this area has future development potential that should not be compromised. For example egress of sunlight can be maintained by stepping the proposed building's height. The height of the building in the current proposal is not conducive to the enhancement of amenity values along the northern edge of Wakatu Lane.

Urban design themes and outcomes

6. Adequate accommodation of pedestrians including pushchairs and wheelchairs should be a condition of any development. Note that footpath on the south side of the Kathmandu building requires grit in winter due to ice.
7. Connections to Anzac Park and links to Bridge Street, Halifax Street, Rutherford St as well as Trafalgar St. need to be clear and enhanced.
8. Wakatu Lane is potentially an interesting, 'unique In Nelson' space between the site and north facing land and is also a vital conduit between Anzac Park and Trafalgar Street provided environmental conditions can be maintained. The current proposal does not allow for this outcome.
9. Any proposal should allow for the future opening up of the eastern side of the Hunter Building onto the proposed car park. Pedestrian connections through the car park would be needed to enable this and to fulfil the requirements in 5. above. Any proposal should recognise and identify the current and future potential of the Hunter site on the ring road, fronting Anzac Park and Wakatu Square. Any developments should protect the opportunities of that site and building for the future.
10. Established trees should be retained if possible and high quality tree pits for all new trees should be mandatory so that substantial healthy new trees can be grown.
11. A carefully managed service access off Wakatu Lane in preference to the western more visible facade of the building envelope, while maintaining the amenity values of neighbouring, north facing sites may be a better option.
12. Truck access/service provision must be well considered as we would not like to see a service area like that at the rear of Rebel Sports/Briscoes.

Building considerations

13. The mass of the current proposal is a significant challenge to achieving good urban design outcomes. The apparent mass of the building should be mitigated through good design to maintain the finer detail of Nelson City street character and to articulate a sense of place. We would not be able to support any proposal where the final plans were not available as we feel that the detail of the proposal is important.
14. It is important to ensure an active 'human' interface at ground floor by avoiding significant stretches of blank wall or blind areas on the ground floor. Any development should encourage and maximise diversity and variety on the ground floor. We see the potential for integrated retail on the first and second floors, in particular at the more visible western end of the building envelope. The western edge of the site will get good afternoon sun and has the potential of being a highly visible facade to this building envelope and serve as an entrance to this precinct. We see the potential of varied and integrated development (non-farmers) to occupy this end of the building fronting the adjacent car park.
15. We would like all floors within the development to maintain connections with the streetscape.
16. We would like to see a development that maximises the use of finite inner city land.
17. We would also like residential apartments and/or parking on upper floors to be considered.
18. We would encourage principals of sustainability and long term adaptability such as foundations that preserve a four level option, solar panels, recycled concrete, a roof garden etc. to form part of the design brief.

Decision requested

19. We support sale of land and a building on the site if the proposal achieves quality urban design outcomes within the square overall and beyond.
20. We feel that the sale process and the process for selecting a development or developer needs to be robust.
21. We feel that the current proposal does not provide for good urban quality outcomes within the square overall and encourage consideration of space making opportunities beyond the proposed building envelope along the lines of what we have proposed within this submission.
22. In conclusion we do not support the current proposal or the sale of land to enable the current proposal in its current form to proceed.

Yours sincerely



Lynn Cadenhead BSc(Hons), DipLA, Registered member NZILA
NZILA Nelson/Marlborough Branch Chair
lynn.cadenhead@xtra.co.nz
Phone 546 8080

Bev McShea

From: Submissions
Sent: Thursday, 5 September 2013 3:10 p.m.
To: Administration Support
Subject: FW: Submission for Wakatu Square from Colliers

Categories: Blue Category

From: Sandra Birdling
Sent: Thursday, September 05, 2013 3:10:25 PM
To: Submissions
Subject: Submission for Wakatu Square from Colliers
Auto forwarded by a Rule

Farmers store proposal positive for city,

Raj Singh, director at Colliers International, believes the proposed new Farmers store at Wakatu Square will have several important benefits for the city if it goes ahead.

"The Farmers store is a very positive proposal for Nelson. If it goes ahead it will help keep shoppers in the central city, benefiting local specialty retailers and contributing to a vibrant central city shopping precinct," Singh says.

An impact assessment report, prepared in July this year by CBRE, states that the Nelson catchment has approximately 40,500 residents, but only a dated small-format department store of approximately 2,170 square metres, despite many towns with this level of population having a 'full-format' department store (usually Farmers).

"The proposed new, larger Farmers store of 5000 square metres is likely to have a noticeable and immediate positive impact on the city, capturing foot traffic retail turnover which currently leaks out of the Nelson city centre due to the lack of a good-quality, full-format department store,"

Importantly, this captured turnover will be spread around the specialty shops in Nelson city centre and not just be confined to the new Farmers.

"A quality large Farmers store will underpin the city's specialty shops. With the presence of a new, large department store, residents are likely to consider Nelson as having sufficient choice of retailers to warrant more regular visits."

Department stores have a relatively high degree of 'stickiness' about their customer attraction, the CBRE report states.

The types of customers which visit department stores often will purchase other goods from nearby shops, particularly from fashion and apparel stores. For these reasons department stores are typically targeted for inclusion within existing shopping hubs or centres, given the ability to provide a substantial number of additional specialty shops.

Submission 20

"It is vital to keep foot traffic in Nelson city, both to ensure the future viability of the CBD as a vibrant retail hub and to reduce retail leakage elsewhere. The new development will also help generate more jobs, both directly and indirectly through its contribution to a bustling city centre,"

If for instance Farmers leaves Nelson City to build their purpose built building in another location. This will result in other similar type operations to leave the city and be close to Farmers Trading company. In that case City will result in large vacant retail area and speciality stores will struggle due to lack of foot traffic.

NEW

Bev McShea

From: Submissions
Sent: Thursday, 5 September 2013 8:52 p.m.
To: Administration Support
Subject: FW: Submission on potential sale of land

Categories: Blue Category

From: Council Enquiries (Enquiry)
Sent: Thursday, September 05, 2013 8:52:08 PM
To: Submissions
Subject: Submission on potential sale of land
Auto forwarded by a Rule

Submission on potential sale of land

Your name

Grant Ruthven

Organisation represented (if applicable)

Your address

44a Parkers Rd Tahunanui

Your email address

granruthven@gmail.com

Your phone number

0276708886

Your submission

I think it would be a great idea for the proposal of the new Farmers Store in Wakatu Square to go ahead. The existing Farmers is cramped and divided into two different stores. The new Farmers would offer the potential for a revitalised and vibrant city centre, and would draw more people than the current Farmers Store does.

It would also offer other retailers the opportunity to grow their businesses through prime retail sites on Trafalgar and Bridge Streets.

I also support the parking proposal. There is no need to increase the number of car parks in central Nelson from the number that there currently is.

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

From: Administration Advisers
Sent: Friday, 6 September 2013 8:17 a.m.
To: Administration Support
Subject: Submission for Potential Sale of Land for Commercial Development Consultation
Attachments: img-905163435-0001.pdf

Categories: Blue Category

From: michelle.barrett@farmers.co.nz [mailto:michelle.barrett@farmers.co.nz]
Sent: Thursday, 5 September 2013 4:42 p.m.
To: Clare Hadley
Subject: The Farmers Trading Company Limited

Hello Clare

Michael Power, Chief Financial Officer, The Farmers Trading Company Limited has asked me to email the attached letter to you.

Thank you

Michelle Barrett
Executive Assistant

Michelle Barrett
DDI 272 6603
Fax 355 6758

Disclaimer:

This email contains confidential information and may be legally privileged. If you have received it in error, you may not read, use, copy or disclose this email or its attachments. In that case, please let us know immediately by reply to this email and then delete this email from your system. Farmers accepts no responsibility for viruses or anything similar in this email or any attachments. We also do not accept any responsibility for any changes to, or interception of, this email or any attachment after it leaves our information system.

5th September 2013

Clare Hadley
Chief Executive
Nelson City Council
PO Box 645
NELSON 7040

Dear Clare

Re: Submission – Wakatu Square Development

The following submission is made by The Farmers Trading Company Limited (Farmers) in relation to the proposed development of a new Farmers store in Wakatu Square.

1. Farmers currently have two sites within the Nelson CBD. One is our Family Store on Trafalgar Street which we lease and the other is our Home Store on Bridge Street which we own. Our current lease on the Family Store site expires in 2015.

We have operated in the Nelson CBD for many years and are fully committed to remaining.

2. The current size of both of our stores is 3,283sqm. This is far too small for us to offer the range of brands and product choices that we would like to.
3. In addition to the lack of space we are also hindered by having to operate out of two locations and any possible synergies and efficiencies that would result from operating from one site are lost.
4. Based on our modelling we believe that a store of 5,000sqm is ideal for Nelson and would allow us to offer the range of products that we believe Nelson deserves.
5. We have been actively looking at opportunities to expand our retail footprint in Nelson for a number of years but to date we have not seen any proposals that meets all of our operational and financial requirements. We have over this time had discussions with a number of developers. Some of these discussions have included proposals for Wakatu Square.
6. Windermere Holdings Ltd (WHL) has put forward a proposal for a new Farmers store in Wakatu Square that meets our operational and financial requirements. This is the only proposal we currently have to consider.
7. Should this proposal fall through Farmers would need to consider its options.

In the short term we would remain in our current locations until the expiry of the lease term on our Trafalgar Street site, however we do need to consider our long term strategy for Nelson. To this end we will continue to actively look for other opportunities.

While our preference is to remain within the Nelson CBD we will consider any options that are presented to us that meet our operational and financial requirements. This could include moving out of the Nelson CBD if we were unable to find a suitable location within the CBD area.

8. We will be attending the submission hearing and would welcome the opportunity to speak to our submission. Due to travel arrangements to and from Auckland we will only be available between 9.30 and 11.30am.

Conclusion

Farmers are committed to Nelson. We have been here for many years and have no intention of leaving.

However, we operate a dynamic and changing business and one that has seen considerable change over the past few years in the breadth and depth of brands and ranges of products we offer. As such we have outgrown our current sites and require increased space to offer a more complete and compelling offer to our Nelson customers and to continue to grow our business.

As noted above, we have been looking for increased space for many years and the current proposal from WHL meets all of our requirements.

Yours sincerely



Michael Power
Chief Financial Officer
The Farmers Trading Company Limited

I STRONGLY OBJECT TO THE SELLING OF WAKATU LAND FOR THE PROPOSED FARMERS / WINDEMERE DEVELOPMENT FOR THE FOLLOWING REASONS:

- PARKING IN THE CENTRAL CBD IS VALUABLE AND THE PROPOSED PARKING NEUTRAL PLAN WILL NOT BE ABLE TO SERVICE EXISTING RETAILERS AND THE NEW RETAIL AREA OF 6000 M²
- PART OF THE HEART OF NELSON STRATEGY IS ABOUT PRESERVING WHAT IS UNIQUE ABOUT NELSON (IE INDIVIDUAL OWNER OPERATED) RETAIL STORES NOT GENERIC MASSIVE RETAIL CHAIN STORES. BUSINESS IS HARDER THAN EVER AND MANY LOCAL STORES HAVE CLOSED AND WILL CONTINUE TO IF BIG DEVELOPMENTS SUCH AS FARMERS ARE ENCOURAGED. WE ARE OFTEN TOLD BY VISITORS TO TOWN THAT THEY LOVE OUR SMALL BOUTIQUE STORES AND HAVE LOST THEM IN THEIR HOME TOWNS DUE TO LARGE CHAIN STORE DEVELOPMENTS.

I DID NOT PUT FORWARD A SUBMISSION OPPOSING FASHION ISLAND WHEN IT WAS DEVELOPED AS THE BUILDINGS WERE DESIGNED TASTEFULLY, ENHANCING THE EXISTING CBD. UNFORTUNATELY THIS IS NOT THE CASE WITH THIS BIG BOX DEVELOPMENT.

- THE CONCEPT THAT SHOPPERS WILL FLOW FROM FARMERS INTO THE CBD IS MISGUIDED. MANY OF THE SHOPPERS WILL REMAIN IN THE FARMERS BUILDING FOR THEIR ALLOCATED PARKING TIME (INCLUDING HAVING A COFFEE ETC WITHIN THE BUILDING)
- THERE WILL BE A NEGATIVE IMPACT ON RETAILERS WITH EMPTY BUILDINGS IN THE CBD INCLUDING THE EXISTING FARMERS BUILDINGS DESPITE THE MAYOR'S CLAIMS OUTSIDE RETAILERS ARE NOT LINING UP TO OPEN STORES IN NELSON. I KNOW OF SEVERAL OUTSIDE RETAILERS WHO HAVE OPENED IN NELSON AND REGRET THIS DECISION DUE TO POOR PROFIT MARGINS.

SUBSEQUENTLY THEY WILL NOT BE RENEWING THEIR LEASES.

- WITH THE COUNCIL ELECTIONS LOOMING I FEEL STRONGLY THAT A MORATORIUM SHOULD BE IMPOSED ON THIS DECISION DUE TO THE DISINTEREST A FEW OF THE OUTGOING COUNCILLORS HAVE SHOWN (THEY PLAN TO ABSTAIN FROM VOTING)
THIS IS A VERY IMPORTANT DECISION WHICH WILL IMPACT ON MANY BUSINESSES AND NEEDS TO BE WELL THOUGHT THROUGH.

IT IS MY HOPE THAT COUNCIL WILL SEE SENSE IN THIS PROPOSAL AND OPT FOR OPTION 4

NEW

Bev McShea

From: Submissions
Sent: Friday, 6 September 2013 10:59 a.m.
To: Administration Support
Subject: FW: Submission re Wakatu Square
Attachments: Penrose Submission Wakatu Sq 6 Sep 2013.pdf

From: David Penrose [SMTP:PENROSEPROPERTY@GMAIL.COM]
Sent: Friday, September 06, 2013 10:58:13 AM
To: Submissions
Subject: Submission re Wakatu Square
Auto forwarded by a Rule

Hi

Please find attached my submission re the Wakatu square.

Regards

David Penrose



PO Box 1970
Nelson

63 Trafalgar street
Nelson

Ph 03 548-2272
Cell 021 547-522

Nelson City Council Public Consultation Submission form

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 David Fenrose

Daytime phone 03 548-2272

Address P.O. Box 1970, Nelson.

Organisation represented (if applicable) _____

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:

Sale of land Wakatu Samsara

My submission is:

As attached.

Date 6/9/13

Signature [Signature]

Help with making a submission overleaf...



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



Submission for potential sale of Nelson City Council land in Wakatu square.

I am a Nelson based Commercial Property Manager who has had experience with Retail Mall development and experience with inner-city commercial property management, although I manage several properties in the inner city Nelson area in this instance I am representing myself in relation to a property we own at 41 Bridge Street in Nelson which goes through to the Wakatu carpark and will be affected by this development.

The Nelson City Council has received a proposal from Windermere developments to develop a Farmers retail store at Wakatu Square. This development involves the Nelson City Council selling land to Windermere developments at a market price.

I support option one with some minor changes for the following reasons;

- The idea of the Nelson City Council selling this land is farsighted and far reaching in that it will result in more demand for retailers to want to be a part of the central Nelson retail and business area. At the moment National retailers struggle to decide whether they wish to have their business located in central Nelson or Richmond. By taking this bold step to actively encourage Farmers to increase the size of their Nelson store and relocate to a modern building, The Nelson City Council will send a message to other National retailers that Nelson city is the heart of retail in the Tasman region.
- The land was previously purchased by the Nelson City Council and held it on behalf of the people of Nelson for just this type of opportunity so at some point the NCC needs to commit to one particular project and so far this seems like the best one.
- The construction of this building will result in changes to the pedestrian and traffic patterns to the central Nelson area this change that will provide many opportunities for existing property owners to redevelop their properties to better suit the needs of the city. It will allow existing owners to give consideration to their current use of their buildings and allow them time to modify the use.
- The sale of the land will bring it back into the rating database.
- My preference would be to see the back of the Farmers building located right up and onto the section designated "C" on the plans with the majority of the parking to continue to be in position "B" as it currently is.
 - By doing this there will be the opportunity for more of the existing buildings to be open on the central Wakatu carpark square area.

- The entrance would then be close to “Sprog Hoggs” and allow existing retailers to benefit from the Farmers redevelopment.
- This would also result in less lost carparking spaces during the construction phase.

The development of Farmers at this location will support their long term commitment to Nelson with increased traffic footcounts in this area, it will also result in an “anchor” tenant for Nelson city which will be to the benefit of all retailers.

I do not wish to speak to this submission.

Regards



David Penrose

PO Box 1970
Nelson

03 548 2272
021 547 522

penroseproperty@gmail.com

NEW

Bev McShea

From: Submissions
Sent: Saturday, 7 September 2013 12:49 p.m.
To: Administration Support
Subject: FW: Your submission on potential sale of land

Categories: Blue Category

From: John Fitchett[SMTP:JOHN@RMF-LAW.CO.NZ]
Sent: Saturday, September 07, 2013 12:48:59 PM
To: Submissions
Subject: FW: Your submission on potential sale of land
Auto forwarded by a Rule

Please add the description "2013" before the words "sale price" in the second to last sentence of the Submission below

John Fitchett
Principal

ROUT MILNER FITCHETT
Solicitors
PO Box 580
Nelson

Phone (0064) 03-548 0064
Fax (0064) 03-546 9107

From: submissions@ncc.govt.nz [mailto:submissions@ncc.govt.nz]
Sent: Saturday, 7 September 2013 12:42 p.m.
To: John Fitchett
Subject: Your submission on potential sale of land

Your submission on potential sale of land

Thank you for your submission on the potential sale of land for commercial development. Anyone who has so requested shall be given the opportunity to speak to the Council in support of their submission. The hearing will be held on Thursday 12 September 2013 for those submitters who indicate they wish to speak in support of their submission. For your records a copy of your submission is included below.

Your name

john fitchett

Organisation represented (if applicable)

john fitchett family trust

Your address

po box 580 nelson 7010

Your email address

john@rmf-law.co.nz

Your phone number

54 80 064

Your submission

I am a resident, Residential ratepayer, Commercial ratepayer, and former City Councillor (1971-77). I support any attempt by NCC to re-invigorate commercial life in the centre of the City: otherwise within a decade the City Centre will be effectively dead (or at least terminally ill) and commercial life in the province will be focused entirely on Richmond. That would mean that no longer would the NCC be able to "subsidise" the residential ratepayer by differential rating of commercial properties (ie commercial land values would have reduced yet further and it would be even more self evident than it is now, that differentials - in some cases of over 100% - are non-sustainable). Accordingly I support a sale of the land - conditional on Farmers taking up the lease. I oppose the sale at the present price of just over \$2m: unless the current value of the property be professionally identified, and the sale Agreement has a Condition along the lines that if Windermere resells within 10 years it pays NCC the differential between sale price and 2013 actual value. I suspect the differential exceeds \$1million

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

This email has been filtered by SMX. For more information visit smxemail.com

NEW

Bev McShea

From: Submissions
Sent: Saturday, 7 September 2013 12:57 p.m.
To: Administration Support
Subject: FW: Submission on potential sale of land

Categories: Blue Category

From: Council Enquiries (Enquiry)
Sent: Saturday, September 07, 2013 12:56:56 PM
To: Submissions
Subject: Submission on potential sale of land
Auto forwarded by a Rule

Submission on potential sale of land

Your name

Alison Johnston

Organisation represented (if applicable)

Your address

395 Trafalgar St

Your email address

mike.johnston@xtra.co.nz

Your phone number

03 5467575

Your submission

I am opposed to the sale of Whakatu Square without public scrutiny.

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

From: Submissions
Sent: Monday, 9 September 2013 12:38 a.m.
To: Administration Support
Subject: FW: Wakatu Square Prpoposal

Categories: Blue Category

From: Ross Wylie[SMTP:ROSSWY@HOTMAIL.COM]
Sent: Monday, September 09, 2013 12:37:41 AM
To: Submissions
Subject: Wakatu Square Prpoposal
Auto forwarded by a Rule

Proposed Sale of Land Within Wakatu Square to Windermere Holdings

I have read the Summary of Proposal and Statement of Proposal dated 6 August 2013 on the above matter and make the following comments.

1. I object to the methodology adapted by Council to sell land in Wakatu Square to Windermere Holdings Ltd.
 - 1a. Land owned by the Nelson Community if available for sale for development by private enterprise for a particular or unspecified use should be advertised by Council by calling for proposals for the use of the land.
 - 1b. The land in question may be available for purchase or lease. The Council and the time of calling of these proposals should be aware of the market value of the land under offer or alternatively the terms of under which the land could be leased and the annual rental for the land. Both the rental and sale price of the land could be negotiable and may depend on the type of use the land may be subject to.
2. A major defect of the current proposal is that the Council has not had the land that a prospective buyer is interested in developing valued by a registered valuer and a nominal sum has been used. A spokes person for Windermere Holdings Ltd is reported in the Nelson Mail as saying that the company has an agreed price of 2 million dollars and if that price changes (increases), the deal with Council will be renegotiated. It seems to me that it is a Mickey mouse way of doing business.
3. With major consumer orientated commercial buildings being erected in Richmond and transferring Farmers Store to this new location in Wakatu square one wonders whether the population of the district will be able make the additional shopping store space economically viable.
4. The Nelson City Council needs to be squeaky clean in terms of their responsibility for openness and transparency explicit in the Local Government Act.
5. Options - Section 4 of the statement of proposal refers:
The options listed under section 4.1 are reasonable.
The information provided within these options under section 4.2 are very subjective and there is no consistent comparison of parameters between the four options. Lack of objectivity in the treatment of options, in my opinion destroys the relevance of this section of the proposal.

Yours faithfully
Ross Wylie

Bev McShea

From: Ross Wylie [rosswy@hotmail.com]
Sent: Tuesday, 10 September 2013 8:39 a.m.
To: Bev McShea
Subject: RE: Potential sale of land for commercial development

Thanks Beverley for your acknowledgement of my submission.
However, I did not state that I would not be prepared to speak to my submission, so do not assume that I would not have done so. Unfortunately, I have commitments on that day otherwise I would have been prepared to present my submission.
Please pass on to council, my opinion, that this cooked up proposal is being considered by Council with indecent haste and should therefore be considered fairly and objectively by the new Council
Regards
Ross Wylie

From: beverley.mcshea@ncc.govt.nz
To: rosswy@hotmail.com
Date: Mon, 9 Sep 2013 12:52:35 +1200
Subject: Potential sale of land for commercial development

Good afternoon Ross

Thank you for your submission on the Potential Sale of Land for Commercial Development.

You have indicated that you do not wish to speak to your submission.

The Council will hear those submitters who do wish to speak at a meeting in the Council Chamber, Floor 2A, Civic House, on the morning of Thursday 12 September 2013.

The Council will make its final decisions on Thursday 19 September 2013, after which all submitters will receive a letter outlining the outcome of the consultation.

Should you have any questions, please do not hesitate to contact me.

Yours sincerely

David Jackson
Principal Adviser, City Development
Tel: 546 0432

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If you have received this email and any attachments to it in error, please take no action based on it, copy it or show it to anyone. Please advise the sender and delete your copy. Thank you.

Bev McShea

From: Submissions
Sent: Monday, 9 September 2013 7:56 a.m.
To: Administration Support
Subject: FW: Submission on potential sale of land
Attachments: farmers-proposal.doc

Categories: Blue Category

From: Council Enquiries (Enquiry)
Sent: Monday, September 09, 2013 7:56:04 AM
To: Submissions
Subject: Submission on potential sale of land
Auto forwarded by a Rule

Submission on potential sale of land

Your name

Renata and Tom Schrader

Organisation represented (if applicable)

Unichem Nelson City Pharmacy

Your address

207 Trafalgar Street, Nelson

Your email address

nelpharm@xtra.co.nz

Your phone number

03 548-4380

Your submission

as attached.

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

farmers-proposal.doc - [Download File](#)

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

Yes

1. Parking neutral

The proposed development seeks to be parking neutral. However I do not think that a proposed 6000m² retail complex and existing retail businesses in the vicinity, can be serviced properly, by keeping parking at the same or less number of parking spaces that are currently available.

Information provided by Windermere Holdings Ltd states that they estimate 500,000 people will visit the larger format Farmers store. As much as the council is hoping that they will be arriving by the bus service provided, the historical evidence suggests that local shoppers like to drive to their destination and park as close as possible to the shop that they intend to shop at.

This development will also be employing more than the current number of Farmers employees and hopefully the other 1000m² retail space will also be new retail, rather than existing stores relocating from Trafalgar Street. This will also increase the number of people who will need all day car parks in the city area, that I feel even currently we do not have enough of. Is council proposing any new development on that front?

My suggestion to the council would be to negotiate with Farmers or Windermere, for the new development to also include car parking that would be appropriate to the shopping area of that size. Eg a multi-story car park.

2. Incorporation of new development with the existing CBD shopping areas.

The proposal of the new development seems to be self-serving with the fact that it has its own car parking and the bus terminal right next to the premises with no visible way of connecting this area to the rest of the CBD.

Nelson City Council is adamant it wants to keep the Farmers store in the heart of the city and I am in complete agreement with this. However; this proposal does not provide us with any solution for connecting this area with the CBD shopping area of Trafalgar Street. I am afraid that Council will adopt a "wait and see" approach to this and when we finally discover that the CBD retailers have been negatively affected by this proposal, council would only act then, to try to rectify the situation. This should be sorted out before there is a problem should this proposal be accepted.

The heart of Nelson strategy is in place to keep all of our community happy, including the retailers who have suffered significantly in recent years. I would like council to holistically think this proposal through and put strategies in place for both connecting this area to the rest of the city and include all day parking, in case the proposal is accepted, long before the competition of the development. In fact, it should have been part of this proposal.

In keeping with the heart of Nelson strategy, why has Council not revisited the idea of developing the existing Farmers site in Trafalgar St. Instead of selling the area in Wakatu Square, sell some of the car park area of Buxton Square to the developer who could still build a similar sized building on this site. This would keep Farmers right in the heart of the CBD, (while Wakatu Square is close, it is not the heart of the CBD), solve the problem of what to do with the Buxton toilets and may help with the anti-social behaviour that occurs in the area, all Heart of Nelson strategies.

3. Sale price

The sale price agreed between NCC and the Windermere is almost 1/3 less than the market valuation of the land. Is this the best return on the investment the council can do? This price should be renegotiated with the developer.

Just a reminder that in 1990 council borrowed \$ 2,000,000 and then spent \$244,000 on the improvements of the same area that the council is now selling for just over \$2,000,000. (Statement of the proposal by NCC point 3.5)

I do understand that Council is gaining more by having Windermere re-develop the new car parking area but if the sale price was higher we would be not only reducing our debt but would have more money to invest into the strategies mentioned before to further enhance the CBD as the business area.

4. Moratorium on the decision

The decision on this proposal should be postponed until the new council has been elected due to the fact that the local elections have started and are due to finish in October. The last council meeting is on the 19 of September, as advertised in Live Nelson.

This proposal will have long term consequences on Nelson and it would make sense if the new elected council members make this decision as they will be accountable to us for the next 3 years.

Bev McShea

From: Submissions
Sent: Monday, 9 September 2013 8:51 a.m.
To: Administration Support
Subject: FW: Potential sale of land for commercial development
Attachments: Attachment: Submission against the sale of land in Whakatu Square.docx

Categories: Blue Category

From: Colin Robertson[SMTP:COLINROBERTSON@MAIL.COM]
Sent: Monday, September 09, 2013 8:50:21 AM
To: Submissions
Subject: Potential sale of land for commercial development
Auto forwarded by a Rule

Please find my submission around this item attached

Kind Regards

Colin Robertson

11 Braemar Place
Nelson
7011

02040101775

NEW

Submission against the sale of land in Whakatu Square.

I oppose this due it being an inappropriate development. Nelson has an opportunity to revitalize its CBD, this venture will have an overall detrimental impact on the diversity of the CBD. I also contend that it will have an overall net negative impact on jobs and the economy.

1. It is well known that the larger the retailer the fewer jobs are created by every unit of turn over due to economics of scale. The larger the entity the less money is returned to the community per unit of turnover.
https://en.wikipedia.org/wiki/Captive_State
2. This development and the other proposed development next to Mitre 10 will not create any additional demand they will chop up the existing pie of consumption drawing it from elsewhere.
3. These developments will do nothing to stop the 15% retail leakage from Nelson to other centres (ChCh/Wellington) as this 'leakage' is high end goods, specific goods, the kinds of goods and services not available in Nelson.
4. According to those in Real Estate this land is being proposed to be sold for 50 – 65% of its market value.
5. Sale of council assets of this value should trigger a referendum.
6. The types of shoppers who like big box stores are already catered for, lets stop fighting Richmond and focus on what we are good at.
7. Small businesses cannot currently afford to setup in the CBD, shop rentals of around \$60k a year are prohibitive which prevents some of Nelson's iconic businesses from accessing the central city.
8. I suggest we investigate ways to decrease shop rents to incentivize small businesses to have a retail presence in the CBD, to encourage some of our businesses into the CBD. Set development contributions and rates in such a way as to encourage second story development in the CBD including retail, accommodation, eateries, café's and social / arts spaces.
9. I suggest that instead of selling part of our city's heart to a monolithic big box entity instead we look for smart green solutions that will develop our community, arts, culture and spirit. I suggest turning this area into a permanent garden space with locations for trading to occur, market style but not limited to certain times, Art display cases with key combinations administered by the council could showcase out home grown talent and are a cheaper and more innovative solution than \$6 million for the Suitor. I suggest we have Social spaces for interaction with power available for screening films, music and performances of all kinds and perhaps barbeques, even a swimming hole, why not? Why do as other cities have done and rip their heart out. Let's grow our heart, let's grow what our city is good at let's look for 21st century solutions not employ 20th century failed models of development.
10. I also totally oppose the development next to Mitre 10 due to the same reasons and also due to this area being perfect for use as a park and ride hub for public transport.

PROPOSED WAIKATU SQUARE DEVEL.

Nelson City Council Public Consultation Submission form

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	
File Ref	Submission Number
	INITIALS

RECEIVED
03 JUL 2009

Name MARINA/MIN/WHITE (MRS)

Daytime phone 03/5488927

Address 23 ALLAN STREET NELSON

Organisation represented (if applicable) LIFE MEMBER NELSON HISTORICAL PLACESTRUST
MEMBER NELSON HISTORICAL SOCIETY
NELSON HERITAGE COMMITTEE

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

_____ 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:

① LOSS OF CAR PARKING - ALTERNATIVE PARKS (LIMITED)

My submission is: ② LACK OF AN ACTUAL SITE PLAN - PUBLICIZED TO THE NELSON COMMUNITY!

③ CONTROVERSY OVER THE PRICE BEING NEGOTIATED BY THE N.C.C.

④ BUT MY MAIN CONCERN IS THE PROPOSED SITING OF THE BUILDING WITHIN WAIKATU SQUARE. IF THIS WERE TO BE AT THE WEST END (NOT EAST) OF THE SQUARE (IE. TRANSPOSE PARKING FROM HUNTING & FISHING & USE THAT SITE) FOR THE RETAIL BUILDING - THE BUSES / BUSINESS REMAINING PARKING COULD BE A PLEASANT SUNNY SQUARE AS ALMOST NOW.

Date 5/11/09 Signature M.V. White

IE. NO DISRUPTION TO BUS STOPS ETC

Help with making a submission overleaf...



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te kōwhiri o whakatū

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

1063272 • July 2002

PAGE 2

Nelson City Council Public Consultation Submission form

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 MARINA WHITE

Daytime phone 03/5488927

Address 2) ALLAN STREET NELSON

Organisation represented (if applicable) NHS. H.P.T EX / NN HERITAGE COMM.

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:

HIGH BLANK TILT SLABS NEED SERIOUS THOUGHT!!

My submission is: BUSINESSES BACKING ONTO WAKATU SQ. ESP. TRAFALGAR ST. WILL LOSE SUNLIGHT & SPACE

CUTTING OFF SUNLIGHT ESPECIALLY TO EXISTING BUILDINGS IS UNACCEPTABLE IN THIS DAY & AGE - THERE ARE ALTERNATIVES.

THINKING OF THIS

LOCATE THE PROPOSED BUILDING TO THE WEST, UPSETTING NO ONE. ALLOWING THE BUS

COMPANY TO HAVE A PLEASANT OPEN SQUARE AS NOW. I BELIEVE FARMERS

WANT PEDESTRIAN ACCESS FOR CUSTOMERS EASILY ACCESSIBLE FROM

TRAFALGAR ST. WHAT NONSENSE MOST WOULDN'T BE WALKING ANYWAY

Date 5/11/13 Signature M.V. White

Help with making a submission overleaf... CAR PARKS LEFT AS THEY ARE!



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

Millars

77 Abraham Heights,
NELSON. 7010

Tel: 03 54 67928
(Errol) Cell: 027 811 5346
(Tina)Cell: 022 300 1371
errol.tina@clear.net.nz

6 September 2013

Mayor and Councillors,
Nelson City Council,
Trafalgar Street,
NELSON.

SUBMISSION TO WAKATU SQUARE PROPOSAL-POTENTIAL SALE OF LAND

Wonders never cease, Under this term of the "Miccio" led Council, sound business practices, transparency, notification and consultation processes, and Council procedure to name a few, seem to have gone out the window in attending to a number of transactions this Council has been involved in.

We now have a potential sale of prime real estate and are expected to accept a "fire sale" deal under a hollow threat of a major business enterprise leaving the central business district, a claim which still features in the statement of proposal, yet has been refuted by the business concerned.

Secondly, to embark on the sale of such a site without previously having obtained a market valuation which is most likely to show the negotiated price is almost \$1 million under valuation, is unbelievable, together with the fact that this proposal was not put out for expressions of interest from the Public, but a "deal" done with just one party, and brings into question the whole shoddy process.

The Mayors late announcement that a valuation 'WOULD' be obtained (it seems after the horse has bolted) and the City may have to absorb any potential loss on the sale of the land is ridiculous, and may very well breach the Local Government Act and is personal accountability a possibility?. Councillors beware.

2.

Furthermore, to have the Mayor and Councillor Rainey announcing the project before it has even been ratified by the full Council is questionable. Is this electioneering or is the City now being run by a small clique.

The Council is now in a situation that can only be rectified by either retaining the site in Council ownership or calling for expressions of interest for a similar or open development proposal. For the betterment of the City, perhaps Council should not be selling off such a valuable asset which has the potential to generate long term revenue for the City and I offer another alternative.

As this Council seems to enjoy being involved in commercial activities, (excluding China) perhaps an alternative may be to embark on this proposal as the developer, retain the real estate (site), own the complex, and have an asset that will actually make a contribution to the City's revenue, thereby easing the burden on the ratepayers who face ever increasing rate rises due to frivolous spending on cosmetic costly, non revenue earning monuments.

I do not wish to speak in support of this submission. It speaks for itself.

Yours faithfully,



(Errol Millar)

NEW

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 BETTY THORPE

Daytime phone 545 8383

Address DAMES 47 BRIDGE ST NELSON

Organisation represented (if applicable) DAMES

Do you wish to be heard in support of your submission? YES NO 2 # 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:

NAKATU SQUARE REDEVELOPMENT

My submission is:

ATTACHED (2) PAGES

Date 6/9/13 Signature [Handwritten Signature]

Help with making a submission overleaf...



5 SEPTEMBER 2013

This submission concerns the Council's proposal to sell part of the Wakatu carpark, and establish a new Farmers retail complex.

I have a retail shop at 47 Bridge Street. During the difficult economic times of the past few years, we have seen Nelson city becoming less vibrant, and attracting fewer people. We, as business owners, invest a considerable amount of money in advertising and incentives to try to bring more people into the city, but it needs a larger and more concerted effort than we can expend.

One of the major drawbacks for our customers is the parking issue. They either cannot find a park, or are constantly looking at their watches to make sure they are not risking a ticket. It is especially upsetting to see tourists and visitors reluctant to stay in our shops because they are afraid to leave their cars for too long.

Free parking Tuesdays provide a welcome relief for us, and demonstrate that this is a vital issue to re-vigorate the city.

If the new complex goes ahead, parking will become an even bigger problem - where will the considerable number of staff park? Also, given that the complex will contain several other retail shops, by the time customers have looked around, their parking limit will be up, leaving them no time to explore any further.

If Farmers take up residency in this site, it will leave a huge gap in the middle of Trafalgar Street. We have seen by the departure of H & J Smith from Bridge Street that it is very difficult to fill this amount of space. Some of this building is now occupied by a gym, which brings nothing to the retail aspect of the street. It has been reported that there are "queues" of retail chains waiting to get into Nelson city, and the tone of this information was that this is a good thing to be happening, although it is almost certain that they would be chain stores.

The unique shopping experience in Nelson is the number of owner/operator stores still in town - this is quite unusual, as a lot of towns have been taken over by the (especially Australian) chains. For visitors, especially, the drawcard for the central city is the choice of specialty shops, locally owned, that they cannot access anywhere else. Time and again

we hear from visitors how wonderful it is to find shops still offering something different, with local input and predominantly New Zealand made stock.

As a retailer, I feel absolutely unsupported by our Council - in the more than 25 years that I have been a retailer in the city, I have never seen a councillor. The contact I have had in the past has illustrated how much of a gap there is between the council and the retailers - e.g putting no parking signs out at 9am to close the street for the Mask Parade at 5pm; shutting down half of Wakatu carpark the Saturday before Christmas for the toy run to finish there at 1pm; closing Trafalgar Street the Saturday before Christmas for a march.... the list goes on.

The Heart of Nelson Strategy promotes a vibrant city heart - the move to establish Farmers in the Wakatu carpark would appear to be at odds with this vision. I would be interested to know where local retailers figure in this strategy, and what the Council has in place to support us, and stop the imminent departure of some of the best.

NEW

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 Gail McLEAN

Daytime phone 5483950

Address 66 BRIDGE Street

Organisation represented (if applicable) Marshall's Fashions

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:

Farmers moving to Wakatu carpark

My submission is:

I have had Marshall's for seventeen years and remember clearly how awful it was when H&J's left Nelson. I had that empty shop next door for a couple of years. I dread the thought of two huge empty shops on Bridge and Trafalgar St - the city centre. Business has been very difficult these past few years - we need more foot traffic in town to support the local owned shops in the heart of Nelson. We cannot compete with the discount retailing of the chain stores. How can Nelson keep a vibrant collection of locally owned unique shops if generic Australian owned retail chains take over? I am against the proposal as I am worried about the impact of the empty buildings in the city centre for retailers & more important - who will fill them.

Date 6/9/13 Signature [Handwritten Signature]

Help with making a submission overleaf...



Nelson City Council

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

Natascha Van Dien

From: Submissions
Sent: Monday, 9 September 2013 9:25 a.m.
To: Administration Support
Subject: FW: Statement of Proposal - Wakatu Square
Attachments: img-906165506-0001.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Yellow Category

From: Sheryl Skinner on behalf of Council Enquiries (Inquiry)
Sent: Monday, September 09, 2013 9:24:44 AM
To: Submissions
Subject: FW: Statement of Proposal - Wakatu Square Auto forwarded by a Rule

Sheryl Skinner
Customer Service Officer
Nelson City Council / Te Kaunihera o Whakatū
03 546 0200
www.nelsoncitycouncil.co.nz

-----Original Message-----

From: Nigel McFadden [<mailto:Nigel@mmp.co.nz>]
Sent: Friday, 6 September 2013 5:00 p.m.
To: Council Enquiries (Enquiry)
Subject: Statement of Proposal - Wakatu Square

Herewith Submission on behalf of Mr Roger Gibbons.

Kind Regards

Emma Bradley
Personal Assistant

-----Original Message-----

From: Xerox
Sent: Friday, 6 September 2013 4:55 p.m.
To: Emma Bradley
Subject: Scan Data from FX-9BCBB5

Number of Images: 8
Attachment File Type: PDF

Device Name: ApeosPort-III C6500
Device Location:

Submission 34

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NEW

SUBMISSION IN RELATION TO STATEMENT OF PROPOSAL – WAKATU SQUARE (1562179)

My Submission is:

1. The Statement of Proposal does not comply with the requirements of the Local Government Act 2002, for Statements of Proposal in relation to the special consultative procedure.
2. The Statement of Proposal and the Council's actions in relation to it do not meet the provisions and principles of the Local Government Act 2002.
3. The effect of the Proposal is to lose a substantial number of carparks in the City Centre, with no indication of where they will be replaced.
4. The publicised sale price of \$2,009,221 constitutes a sale price at \$657 per square metre, way below actual value.
5. The whole of the Statement of Proposal (and Options 1-4) set out in it are predicated on:
 - (a) Farmers being lost to the City Centre;
 - (b) A sale of land for the purpose of *"...developing a retail anchor store to house Farmers"*.

The newspaper reports (see that of Nelson Evening Mail 10 August 2013) indicates that Farmers will not quit Nelson if the proposal does not go ahead, indeed Farmers Chief Financial Officer is reported as saying exactly that - thus the *"reasons"* set out in the Statement of Proposal do not exist, and if those reasons do not exist the Statement of Proposal has no basis and it must be withdrawn.

6. The Council has not acted transparently, openly, or fiscally responsibly in entering into an agreement with a developer without going through a public process and has thereby put the “*silver*” of the City’s assets at risk by a sale at a huge and significant under-value – our assessment (and compared to disclosed price) at one third (1/3) under value.
7. The Council in this process and with the proposal the subject of the Statement has not evidenced prudent stewardship of its fiscal resources nor the efficient and effective use of its resources in the interests of the people of the city.
8. The Council has in this process “*worked behind the scenes*”, has preferred one developer over others, has not undertaken the transaction in accordance with sound business principles and has thereby not acted in the best interests of its residents and ratepayers.
9. The Council has failed to follow due process – having entered a “*deal*” before any consultation had been had.
10. In applying a clandestine approach the Council has denied the opportunity for a competitive open sale and evaluation process, even although its own statement identifies:

“There is the potential for a higher purchase price to be obtained in 2 of the 4 options set out in the Statement....” –

and yet proposes as Option 1 “*the current proposal*” to sell at an under-value, as appropriate – indicating a poor fiscal management approach, and a reckless disregard for the interests of the people of this district in terms of wise use and management of the People’s resources.

11. The Council was not obliged to follow a Special Consultative Procedure, but has, and is then bound to follow that process properly – it has not.

12. Having adopted the “*Special Consultative Procedure*” the Council has failed to “consult” as is required of it. The requirements of “consultation” and what it means was set out in the Court of Appeal decision Wellington International Airport Limited v Air New Zealand [1993] 1NZLR671 quoted from the decision in Port Louis Corporation v Attorney General of Mauritius [1965] AC1111 where the Law Lord delivering the Judgment of the Privy Council said:

“The requirement for consultation is never to be treated perfunctorily or as a mere formality”.

In the Wellington International Airport Limited case, after referring to a number of cases in which statutory requirements for “consultation” had been discussed, said:

“Consultation must be allowed sufficient time, and genuine effort must be made. It is to be a reality, not a charade”. The concept is grasped most clearly by an approach in principle. To “consult” is not merely to tell or present. Nor, at the other extreme, is it to agree. Consultation does not necessarily involve negotiation towards an agreement, although the latter not uncommonly can follow, as the tendency in consultation is to seek at least consensus. Consultation is an immediate situation involving meaningful discussion. Despite its somewhat impromptu nature I cannot improve on the attempt at description which I made in West Coast United Council v Prebble:

“Consulting involves the statement of a proposal not yet finally decided on, listening to what others have to say, considering their responses and then deciding what will be done”.

Implicit in the concept is a requirement that the party consulted will be (or will be made) adequately informed so as to be able to make intelligent and useful responses. It is also implicit that the party obliged to consult, while quite entitled to have a working plan already in mind, must keep its mind open and be ready to change and even start afresh.

Beyond that, there are no universal requirements as to form. Any manner of oral or written interchange which allows adequate expression and consideration of views will suffice. Nor is there any universal requirement as to duration. In some situations adequate consultation could take place in one telephone call. In other contexts it might require years of formal meetings. Generalities are not helpful".

13. It will be clearly apparent that one of the most important things to have an adequate consultation (and this relates to the Special Consultative Procedure as well) is that the information be provided be:
- (a) A fair representation of the major matters in the Statement of Proposal (section 89 LGA 2002);
 - (b) Be a "*detailed statement of the proposal*" (section 87(2)(b) LGA 2002).

Council's statement of proposal has failed in both. What the Council has failed to do (despite requests) is to make available full details of the agreements which have been made (either with Farmers (if there are any) or with Windermere Holdings Limited). As a result of that the public has not been adequately informed, thus Council has not only failed in its process, in that the Statement of Proposal does not contain the information it is required to have in it, what is put forward is not a "*fair representation*" of the major matters involved, and nor does the document contain "*an analysis of the reasonably practicable options*" identified under section 77(1) (LGA 2002).

14. Sure, the document lists possible Options 1-4, but there is no "*analysis*" because:
- (a) Option 1
Option 1 is said to be "*the current proposal to sell part of Wakatu Square to WHL to facilitate the establishment of a retail store to house Farmers...*" sets a benefit as "*the retention of a key anchor retail activity within the City Centre*" – but the evidence available indicates that

Farmers are not leaving the City Centre and that has been said by Mr Power for Farmers.

It is said: *"the costs are a potential loss of a small number of carpark in Wakatu Square, and receipt of compensation requiring Council to provide carparking elsewhere within the City Centre:*

- (i) There will be some 37 carpark lost;
- (ii) There is no identification of where the carpark would be provided *"elsewhere within the City Centre"*; and
- (iii) The property was not valued before the agreement was made and on evidence available to the Submitter the proposed sale is at a considerable discount. That is a cost to the community and the City, and not disclosed as a cost.

In fact, the building of the site proposed will according to the NRMP of itself require 180-200 parks!

(b) Option 2:

Option 2 is termed *"a call for expressions of interest for a similar development proposal"* which contains an acknowledgement *"There is the potential for a higher purchase price to be obtained through a competitive sale and a valuation process"* and *"there is the potential for a new anchor retail activity to be attracted to the City Centre"* but adds *"there is greater uncertainty over costs, timing and an acceptable proposal being received"*.

But even that option is predicated on the option being *"unlikely to suit Farmers"* and identifies *"a risk that Farmers will vacate its current premises and not relocate within the City Centre"* – but Farmers have said that they are committed to the City and are not leaving. The identification of the *"potential for a higher purchase price being obtained"* through a competitive sale and a valuation process not being followed is a cost to the City, as is sale at a significant discount – but neither is identified.

(c) Option 3:

Option 3 is termed *“a call for expressions of interest for an open development proposal”* and also acknowledges *“there is the potential for a higher purchase price to be obtained through a competitive sale and a valuation process”* but again the option is predicated on Farmers leaving Nelson City, which it is not.

(d) Option 4:

Option 4 *“do nothing and retain in Council ownership”*. Argues as a cost *“Farmers may leave the City Centre thereby affecting the retail viability of the City Centre and negating the substantial investment of public money that is incurred to enhance the viability of the City Centre”*. Again the predication is on Farmers leaving Nelson, which it has said it is not.

15. Simply put there has been no *“analysis”* as required by the Act and in the context of the information available – the reason for the Statement of Proposal does not exist (by the confirmation of Farmers). Not only the Statement of Proposal but the process is flawed. If the Statement of Proposal is confirmed this matter will be the subject of High Court proceedings.
16. Council has failed to provide, or failed to adequately provide information sought pursuant to Local Government Official Information and Meetings Act requirements and has thereby failed to transparently and openly inform its public so that informed submissions can be made.
17. The Mayor has variously informed that negotiations were carried out by *“a Project Team”* but will not or is unable to disclose who they were, or their experience (Mayors letter 3 September 2013), then that it was by the CEO, but no agreement has been disclosed. The CEO says there is no agreement (letter from CEO), the Mayor he says that there is no signed Agreement, but says that *“the agreements to date are provisional”* – indicating that there is an

agreement, correspondence establishing agreement has not been disclosed. WHL indicates there is an agreement - who is wrong?

18. The mayor has said that Farmers have preferred developers – Farmers emails secured under the LGOIMA say they do not – why was the public meeting on 20 August 2013 otherwise informed by the Mayor?
19. The mayor has said that *"Council has not made a deal 'at fire sale price'..."* his disclosed sale price by comparison to valuations received shows the opposite.
20. Wakatu Square was acquired *"as a further parking square"*, it was to be *"designated as car park in the District Scheme"*, and *"the land purchase and development of the car park"* was resolved to be *"financed by a loan and be self-funding from within the Parking Account"* (Nelson City Council Resources and Administration Committee minutes 10 May 1990). It should not be used for a purpose other than that for which it was acquired.

I Wish to be Heard in support of my Submission.

I Request that one hour be provided for my Submission to be presented.

Natascha Van Dien

From: Submissions
Sent: Monday, 9 September 2013 10:30 a.m.
To: Administration Support
Subject: FW: Potential Sale of Land for Commercial Development - Wakatu Square
Attachments: Wakatu Square for Retail Development Submission.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Yellow Category

From: Kelly Greenem [SMTP:KELLY.GREENEM@TALLEYS.CO.NZ]
Sent: Monday, September 09, 2013 10:30:20 AM
To: Submissions
Subject: Potential Sale of Land for Commercial Development - Wakatu Square
Auto forwarded by a Rule

Good Morning Nelson City Council,

Please see attached from Michael Talley his submission regarding the Wakatu Square for Retail Development.

Thanks and regards,

Kelly

Kelly Greenem | Directors Personal Assistant
Talleys Group Limited
03 5282 855
kelly.greenem@talleys.co.nz
Ward Street, Motueka 7120
PO Box 5, Motueka 7143



N E W

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 MICHAEL TALLEY

Daytime phone 03.528.2800 or 021.362.561.

Address P.O. Box 5, Motueka,

Organisation represented (if applicable) RUTHERFORD HOTEL NELSON / RUTHERFORD HOLDINGS LTD

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

_____ 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.

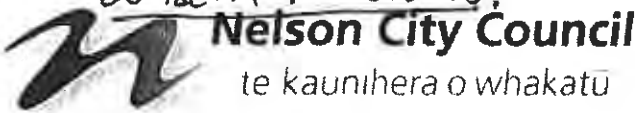
The consultation/proposal my submission relates to: SALE OF THE CAR PARKING AREA OF WAKATU SQUARE FOR RETAIL DEVELOPMENT.

My submission is:

- o THE NEC HAS RECENTLY TURNED MILLARS ACRE CAR PARK INTO "MILLARS HALF ACRE" CAR PARK - WITH THE OTHER HALF GOING TO ITS OWN RETAIL DEVELOPMENT.
- o THE COUNCIL PLAN FOR WAKATU SQUARE FOR RETAIL DEVELOPMENT UTILIZES THE WHOLE CAR PARK AREA. OF THE AREAS DESCRIBED AS THE "EXTENDED CAR PARK" AREAS D, E + G ARE ALREADY CARPARK AREAS. & PROVIDE NO EXTENSION. REF. PROPOSAL #'S 2.3 and 2.7. SUCH A LARGE RETAIL DEVELOPMENT WOULD REQUIRE "NEW" CARPARK AREAS.
- o EXISTING RETAIL DEVELOPMENT IN NELSON CBD EXIST & SUFFICIENT.
- o LOCALS STOP IN RETAIL AREAS CLOSEST TO THEIR RESIDENTIAL HOMES - WHICH IS CLOSE TO RICHMOND. CBD'S GENERALLY ARE BETTER SUITED FOR COMMERCIAL BUSINESS, RESTAURANTS, ENTERTAINMENT, CONFERENCES ETC, WITH LIMITED RETAIL DEVELOPMENT.
- o NEC PROVIDES NO WARRANTY AS TO THE FATE OF MONTGOMERY SQUARE CAR PARK. IF PROPOSAL PROCEEDS NO WARRANTY/COVENANT EXISTS AS TO MONTGOMERY SQUARE. RUTHERFORD'S NEW CONFERENCE CENTRE SEATS 650 PERSON FOR CONFERENCES & 550 PERSONS FOR FUNCTIONS. IT WILL BE SHORT OF CORPORATE IF EX WAKATU CAR SPACES FALL OVER TO MONTGOMERY CAR PARK.

Date 8th September 2013 Signature M. Talley

o NOTE: NEC WOULD BE CONFLICTED TO HEAR ANY HELP WITH MAKING A SUBMISSION OVERLEAF... CONSENT PROCEEDINGS.



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

Natascha Van Dien

From: Ruth Killman
Sent: Monday, 9 September 2013 10:31 a.m.
To: Administration Support
Subject: FW: Send data from Toshiba-4540c 06/09/2013 13:07
Attachments: DOC060913-06092013130721.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Yellow Category

Hi Guys

A submission for you to process please.

Cheers

Ruth

Ruth Killman
Administrator
Nelson City Council / Te Kaunihera o Whakatū
03 546 0393
www.nelsoncitycouncil.co.nz

-----Original Message-----

From: Sandra Birdling On Behalf Of Clare Hadley
Sent: Monday, 9 September 2013 10:29 a.m.
To: Ruth Killman
Subject: FW: Send data from Toshiba-4540c 06/09/2013 13:07

-----Original Message-----

From: Trevor Brown [<mailto:trevor@bbbretail.co.nz>]
Sent: Monday, 9 September 2013 10:06 a.m.
To: Clare Hadley
Subject: FW: Send data from Toshiba-4540c 06/09/2013 13:07

Dear Clare

Please find attached submission re Windermere Holdings Limited proposed Farmers Development Whakatatu Square

Regards

Trevor Brown

13-15 Porchester Road, Papakura,
Auckland 2110, New Zealand
P +64 9 299 3476
F +64 9 295 1019
M +64 21 757 674

Submission 36

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NEW

Clare Hadley
Chief Executive
Nelson city Council
P.O Box 645
Nelson 7040

Email: clare.hadley@ncc.govt.nz

6 September 2013

Dear Clare,

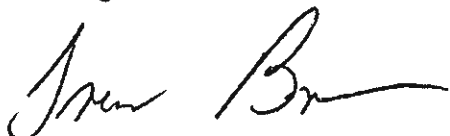
Submission regarding Windermere Holdings Limited proposed Farmers development Whakatu Square.

As a retailer currently trading in the central Nelson retail precinct I would like to make a submission in respect of the above proposal;

1. Bed Bath and Beyond have traded in Nelson for the past decade. It is our intention to remain in Nelson hence our interest in ensuring the viability of retailing there.
2. Nelson's CBD could only benefit from new investment. As retailers in over 50 locations throughout New Zealand we are very aware of the disastrous impact lack of suitable sites for anchor retailers can have on traditional CBD's. Often these retailers will move to new retail developments near the town or in neighbouring towns which can seriously negatively impact the viability of the areas they leave.
3. Nelson CBD is under serious threat from Richmond's, new Kmart and Warehouse developments in addition to the newly approved Nelson Junction development.
4. Speciality retail needs the key anchor tenants to maintain customer frequency and ensure advertising and promotion of the area remains high. To compete with new retail developments it is important existing anchor tenants have the opportunity to upgrade their premises and ensure the configuration is as suitable as possible for them.
5. Bed Bath and Beyond wishes to express strong support and encouragement for this development by Windermere Holdings Limited.

If you have any queries or require any further information regarding this please do not hesitate to contact me.

Kinds Regards,



Trevor Brown
CEO Bed Bath and Beyond

Natascha Van Dien

From: Catherine Close on behalf of Clare Hadley
Sent: Monday, 9 September 2013 2:04 p.m.
To: Administration Support
Subject: FW: Submission to Nelson City Council
Attachments: Email to Clare Hadley 09092013.pdf; Nelson Farmers pocket park.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Yellow Category

From: Paul Smith [<mailto:paul@whltd.co.nz>]
Sent: Monday, 9 September 2013 1:29 p.m.
To: Clare Hadley
Subject: Submission to Nelson City Council

Hello Clare

Please see attached our submission, along with a proposed plan regarding some amendments between the Farmers building and the Trafalgar Street building.

I will be in Nelson on Thursday from 1pm until 5pm, and would ask that we are given a time to present during that period. I will have with me Hugh Lambie who is our Development Manager. While we are there we are happy to meet and talk with anyone, e.g. Councillors, NCC Executive staff, other submitters and members of the public, outside the formal presentation.

Look forward to seeing you Thursday.

Thank you.

Regards

Paul Smith

Windermere Holdings Limited
P.O. Box 272-1019, Papakura, Auckland 2244
Phone: 2993947
Fax: 2993948
Email: paul@whltd.co.nz
Mobile: 0274941765



9 September 2013

Clare Hadley
Chief Executive
Nelson City Council
P.O. Box 645
Nelson 7040

Email: clare.hadley@ncc.govt.nz

Dear Clare

Re: Submission regarding the sale of land in Whakatu Square for the purposes of developing a Farmers department store

Our submission is set out as follows:

1. Windermere Holdings Limited (WHL) is a retail property investment and development company. The company was formed in 1996, however the business itself had its beginnings earlier on. Recent examples of projects carried out by WHL include Countdown supermarket, office block with retail, refurbishment of a shopping centre and a new Farmers department store plus associated retail and offices in Pukekohe.
2. In June of 2012 WHL was approached by Farmers regarding their desire to achieve a new situation for their store in Nelson CBD which involved purchase of land in Whakatu Square. After an initial assessment, site visit and meeting with Nelson City Council (NCC), it was the view of WHL that this was achievable. It was the understanding of WHL that Farmers had been trying for some years to resolve this matter however despite various attempts this had not been achieved.
3. After extensive work with Farmers and the development of plans and specifications WHL and Farmers arrived at a point where the draft economics of the transaction were acceptance, it was then decided to focus on completing a transaction with NCC to acquire the necessary land.
4. Detailed negotiations were held with NCC which necessitated focus on a number of elements which made up the transaction. These included; car parking, refurbishment of Council land for further parks, traffic engineering and urban design. WHL and NCC arrived at a point where a proposal was formed which was acceptable to WHL and acceptable to NCC subject to a public consultation process.

5. Already there has been much commentary around Nelson regarding the proposal; this submission does not seek to respond to any comments with the exception of price and urban design. The price contained in the proposal for the land is a function of a number of elements, accordingly anyone, or any valuer, without the benefit of the extensive feasibility conducted by WHL, the first hand knowledge of the components which make up the transaction, and an intimate appreciation of the strategic significance of the development to CBD Nelson would be poorly equipped to make an objective assessment as to whether the price was appropriate or not for the transacting parties. To re-iterate the price is a product of the following:
 - a. A comprehensive feasibility determining the economics of the project for the developer.
 - b. The additional funds applied to the refurbishment of Council land for further car parks whereby the improvements created are vested with NCC.
 - c. The purpose to which the land is being put, i.e. a two level Farmers department store as opposed to an office high-rise or an apartment block.
 - d. Given the purpose to which the land is being put, the flow on benefits to NCC in respect to growth and development of surrounding property, rates generated and the growth in revenue from car parks.
 - e. The overall positive, and necessary, economic influence on CBD Nelson derived from both offensive and defensive drivers.
6. We understand that the proposal will be subject to an urban design panel, which shall review the exterior appearance of the building. Already much effort has been applied to urban design on the part of WHL, however if after the NCC urban design panel have completed its review, any changes recommended or required must have the approval of Farmers, and must not result in any increased costs to the building's construction.
7. From experience it is the view of WHL that Nelson CBD faces significant threats from the new Warehouse and Kmart store in Richmond and the proposed Nelson Junction development near the airport. This underscores the importance of facilitating new investment and development within CBD. Examples where CBDs have suffered major decline through tenants such as Farmers relocating, and where major bulk retail developments have occurred on the city boundaries are Hamilton and Palmerston North. Should Farmers not be able to resolve their requirement within Nelson's CBD they will have no choice but to look outside CBD, with the most likely beneficiary being Nelson Junction.

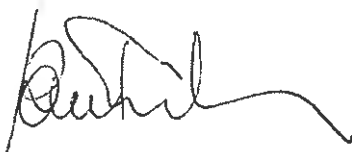
There is no doubt that Farmers would be offered a substantial incentive package to take premises there.

8. Since this project has been made public WHL has received several unsolicited approaches from specialty tenants who would like to be part of the complex. All have expressed a strong view that they want to see Farmers remain within CBD and are extremely enthusiastic about the new proposed premises.
9. WHL has received strong support from the owners of the building situated on Trafalgar Street at the entrance to Whakatu Square. WHL has been working with these owners in an effort to create strong connectivity between the proposed Farmers building and their building and also to Trafalgar Street. A provisional plan has been prepared for discussion, which is attached to this submission. This plan, or any amended plan, is subject to the acceptance of Farmers and NCC.
10. Should NCC finally ratify the sale of the land in Whakatu Square to WHL in accordance with the proposal as set out then proceeding with the Farmers development will be subject to:
 - a. The resource consent process and outcomes being acceptable to WHL and Farmers.
 - b. Concluding all matters with Farmers regarding commercial terms and design.
 - c. Being satisfied with the final overall costs schedule and contingent risks for the project.

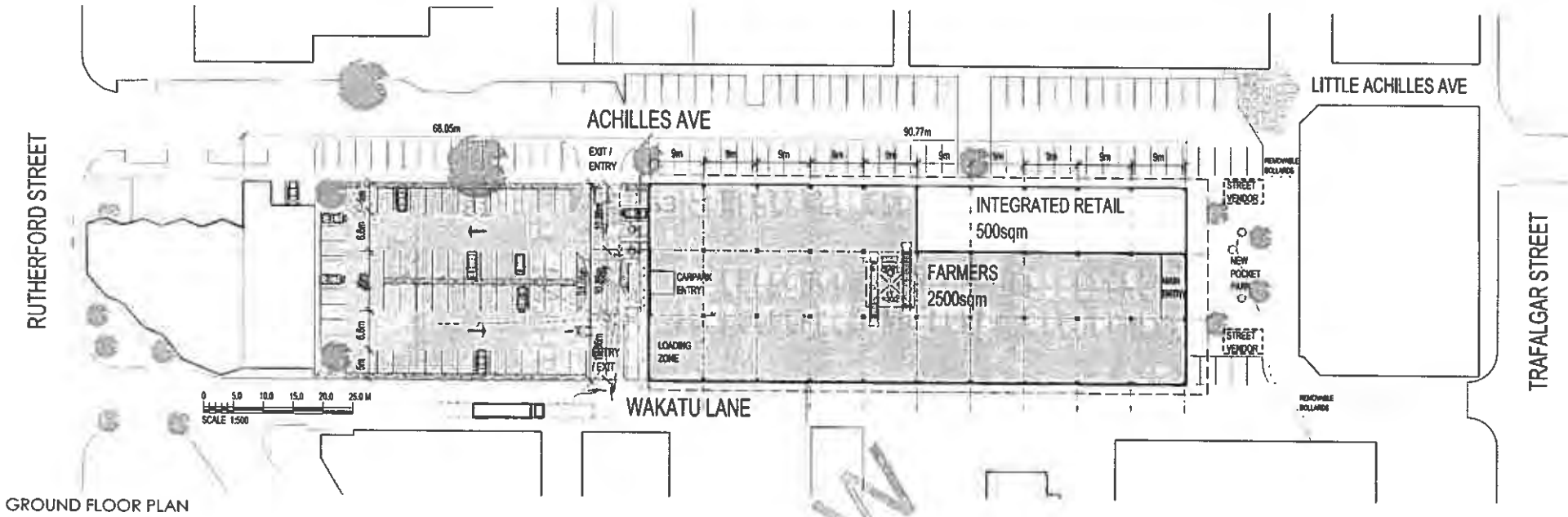
We look forward to a positive outcome in respect to the sale of land in Whakatu Square to WHL for the purpose of developing a new Farmers department store.

Thank you.

Yours sincerely



Paul M Smith
Director



Natascha Van Dien

From: Submissions
Sent: Monday, 9 September 2013 11:31 a.m.
To: Administration Support
Subject: FW: Submission for Wakatu Square Proposal
Attachments: Image (327).tif

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Yellow Category

From: Julie Nicholson[SMTP:JULIE@QUADRANT.CO.NZ]
Sent: Monday, September 09, 2013 11:30:39 AM
To: Submissions
Subject: Submission for Wakatu Square Proposal
Auto forwarded by a Rule

Please see attached.

Julie Nicholson
Senior Property Manager
Quadrant Properties Ltd
Ph 07-552-4756/ 021-666-747
PO Box 33-282, Takapuna 0740, Auckland
Email: julie@quadrant.co.nz

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Submission to Nelson City Council
Potential Sale of Land (Wakatu Square) for Commercial Development (Farmers)

To Wakatu Square Proposal
Nelson City Council
PO Box 645
Nelson 7040
Via email submissions@ncc.govt.nz

We make this submission on behalf of Lighting Plus Ltd, a commercial tenant in Achilles Ave, Nelson.

We support, in principle, the relocation of Farmers to Council owned land as proposed, and the sensible redevelopment of this site for that purpose.

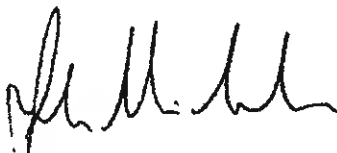
We do not support:

1. the proposed location of the proposed Farmers building at the east end of the site. We see many benefits of shifting the development to the west end closer to Rutherford St.
2. an apparent reduction in car parking in Wakatu Square, together with the increased demand in car parking that the proposed redevelopment would create. This development is in effect, providing none of its own carparking, yet generating a significant carparking demand.
3. the increased trucking down Achilles Ave from the proposed layout of the proposed Farmers building.
4. the destruction of the current amenity fronting Wakatu Square, including opportunity for attractive retail and business with good sunlight and streetscape, due to dominance of the proposed new building.
5. the proposed new building's layout with its apparent conflict of interest and safety concerns between trucking, carpark and pedestrian entry at the proposed new building's west end.

In summary:

The loss of carparking is critical when the demand will be increasing. We believe the new development should contribute to its own carparking requirement. Perhaps a multi-storey building including additional carparks. Alternatively, we understand there is additional Council owned land at the Rutherford Street end of this site, and perhaps that should be considered to be included in this development to provide the shortfall carparking.

We also believe the proposed Farmers building would be better located to the west toward Rutherford Street. This would reduce or possibly eliminate trucking down Wakatu Lane and likely avoid its conflict with pedestrians and cars evident in the current proposal. It would also preserve the current valued Wakatu Square amenity.



Julie Nicholson
Quadrant Properties Ltd
Property Manager for Lighting Plus Ltd

9 September 2013

Natascha Van Dien

From: Submissions
Sent: Monday, 9 September 2013 2:26 p.m.
To: Administration Support
Subject: FW: Wakatu Square Proposal
Attachments: Submission to NCC on Wakatu Square Development Sept 2013 Final.docx; Cover sheet to NCC submission Sept 13.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Yellow Category

From: David Lyttle[SMTP:D.LYTTLE@XTRA.CO.NZ]
Sent: Monday, September 09, 2013 2:25:32 PM
To: Submissions; enquires@ncc.govt.nz
Subject: Wakatu Square Proposal
Auto forwarded by a Rule

Attached is our submission as above. Note it has been sent to both address for good measure

<<...>> <<...>>

David Lyttle

Director

Furama Investments Ltd

Box 80

Nelson. NZ. 7040

M +64 21 422 097

Mail to furama@xtra.co.nz

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 David Lyttle.

Daytime phone 021 422097.

Address 10 Stafford Walk Nelson.

Organisation represented (if applicable) Furama Investments Ltd.

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.

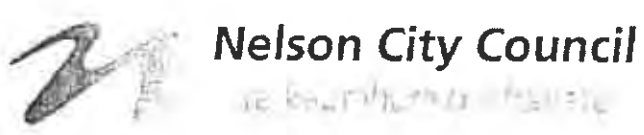
Public information
Submissions to Council consultation are public information. Your submission will be included in reports, which are available to the public and the media.

The consultation/proposal my submission relates to:
Potential Sale of Land for Commercial Development.

My submission is:
See attached.

Date 8/9/2013 Signature [Signature]

Help with making a submission overleaf...



PO Box 645 • Nelson 7040 • 03 546 0200
www.nelsoncitycouncil.co.nz
Page 96

Furama Investments Ltd. Submission relating to the Proposed Sale of Land for Commercial Development (Wakatu Square)

Summary

We are strongly opposed to the sale of land and the construction of the Farmers building in the proposed format. The building is too large for the available space and should be made smaller or moved 80 meters to the west.

With this proposal the Nelson City Council (NCC) appears to have favoured the developer, Windermere Holdings Ltd (WHL), discounted the development potential of property along the south side of Wakatu Lane and reduced the value of the property held by us.

Rather than providing a valuable addition to the city's retail space Wakatu Lane looks destined to become a shady, and at times, cold service lane.

Destruction of property value

Our company owns land and buildings at 31-35 Bridge Street. The property extends from Bridge Street to Wakatu Lane. Since purchasing the property in 2003 we have had intentions to develop the vacant 200 sqm of our land facing north onto Wakatu Square. If the Farmers building is constructed as proposed our land will be affected to the extent that any future development is unlikely to be financially viable.

The layout of the Farmers project presented by the NCC favours the developer, WHL, at the expense of land owners on the south side of Wakatu Lane. The proposal allows for a public space between the Farmers building and buildings on the north side of Achilles Ave 20m wide which includes 2 rows of car parks.

A similar separation between the Farmers building and the Fletcher Vautier Moore (FVM) building is already assured. Quoting from the NCC Potential Sale of Land for Commercial Development Report No 1457583 6 August "This (the development) excludes the 20m strip adjoining the FVM building shown as Area A on attachment 2. Area A is subject to a covenant restricting development and guaranteeing vehicular access to the western boundary of the FVM site. (See Attachment 1)

The proposed width of the public space between our land and the Farmers building is only 9m. The Farmers building, which will be about 11m high, will cast a shadow onto our property and Wakatu Lane for most of the year creating a very people unfriendly public space. This is inconsistent with stated Council objectives and values including the "Heart of Nelson Strategy" and the need to "Fit with Community Outcomes" and Council priorities to support People-friendly spaces. (See Attachment 3)

The rights and interests of the land owners on the south side of Wakatu Lane must be protected for the same reasons as NCC saw fit to provide 20m space to the north of the WHL project and to provide covenant protection to the developers of the FVM building.

Furama Investments Ltd. Submission relating to the Proposed Sale of Land for Commercial Development (Wakatu Square)

Car Parking / Pedestrian access from Bridge Street

There is insufficient car parking allowed for in the proposal. The lack of parking in the area is already a great frustration to business owners. Providing for the present number of car parks will do nothing to cater for the increased demand that must be created with the addition of 3000 sqm of retail floor space.

The removal of car parking from the immediate vicinity of our property will have an adverse effect on our tenants especially Subway as access is available to Subway from the rear of our building.

There is no reason to believe pedestrian traffic on Bridge Street will increase as there is no clear public access to the proposed site from Bridge Street. The walkway through the bus station is narrow and often congested with bus passengers.

Farmers Building location

The proposal could be much improved by simply moving the proposed site of the Farmers building 80 meters to the west. This would retain the open character of Wakatu Square and parking in near proximity to the existing retail outlets in the area. Problems with shading and the isolation of properties in Wakatu Lane would also be avoided. (See attachment 2)

Changes needed to this proposal

This proposal must be changed to allow for the development of land to the south of Wakatu Lane and the creation of a people friendly shopping area by either:

A Modifying the size and location of the building in the present proposal to allow for a 20m gap between our land and the proposed Farmers building as has been allowed to the north and east of the building. This will provide for car parking and a people friendly space.

Or

B Moving the building 80 meters to the west thus enabling the open character of Wakatu Square and the associated parking space closer to established retailers to be retained.

Notes.

Furama Investments Ltd

Furama Investments is owned jointly by the Hannah and Lyttle Family Trusts. Both families are long time Nelson residents and ratepayers.

Submission 39

Furama Investments Ltd. Submission relating to the Proposed Sale of Land for Commercial Development (Wakatu Square)

Attachment 1

This photo shows the favourable allocation of space between buildings to north and east of Farmers building at the expense of land owners on the south side of Wakatu Lane. The land for potential development owned by Furama Investments is also shown.



Attachment 2

A more sensible location for the Farmers building



Furama Investments Ltd. Submission relating to the Proposed Sale of Land for Commercial Development (Wakatu Square)

Attachment 3

This photo shows the south wall of Fashion Island on Selwyn Place Nelson which will be similar in height to the proposed Farmers building. The photo which was taken at 2.30 pm on Sunday 8th September shows the shadow cast by the wall extending 11 meters from the wall. The NCC proposal allows only 9m between our land and the Farmers building. We expect part of our land and any pedestrian access ways would be shaded most of the year.



RECEIVED
03 JUL 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	40 ✓
File Ref	INITIALS

Name Sharyn Black

Daytime phone 03 5484461

Address 3/30 Tasman St., The Wood, Nelson 7010

Organisation represented (if applicable) Civics Education Action Group Nelson

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:

Proposal to sell 2 parcels of Wakatu Square, Nelson

My submission is:

The Civics Education Action Group proposal that any sale of Nelson City Council land at Wakatu Square be conditional on there being created a carless, green, business-free truly social space for The People that would surround any retail development, such as that currently proposed by Windermere Holdings Ltd for Farmers Retail Development.

We propose one of the Farmers buildings vacated be converted into a central city multi-storey carpark to cater for workers and shoppers, with a street front feature wall in keeping with the niche courtesies, paperbags only, greenspace with amenities that encourage full social participation.

130 people on Trafalgar Street have signed in support of our vision within the past week.

Date 8/9/13 Signature S Black

Civics Education Action Group – Nelson, 3/30 Tasman Street, Nelson Ph: 03 5484461

We, The People, submit that in any sale of Nelson City Council land at Wakatu Square, Nelson, there be created a carless, green, business free, truly social space for The People, that would surround any retail development, such as that currently proposed by Windermere Holdings Ltd for Famers Retail.

Our vision is that:

There be numerous grass lawns on platforms at seating height with bricked edges, both for seating, as at Naenae Shopping Centre and Bendigo, Victoria, Australia. Flowers are unnecessary. The grassed is used space.

A dance floor area accessible 24-7 with a jukebox where anyone can join into music of many eras, and groups can come dressed up and party. It could be used for annual music festivals such as those held by Manly City Council, Sydney, on its Corso. A flat space where skateboarding by day is feasible.

Opportunities to join in Tai Chi, hacky sack and similar group activities without club or business organization, only impromptu with a few written guides and aids in display units.

Displayboards, glassed and lockable, on a bookings system administered by Nelson City Council, for 2D art and The People's notices and writings, such as those at Bendigo, Victoria.

Exercise machines where people of all physical capabilities can without charge sit and do the twist or ski walking in nests, so they have the chance to talk with strangers.

We invite the School of Music to contribute its acoustic musicians and singers to perform in corners of the Park. Including the evenings.

The wonderful, international tourist attractions by Light Nelson be installed to light the Park.

The coffee tables, chairs and other matter that goes with the hospitality trade be kept to the perimeter. It is BYO mug, and in keeping with an eco friendly environment the retailers use paper bags. Courtesy, and staff to carry bags to cars would be required.

Finally, one of the Famers buildings to be vacated would be converted into a central city multi-storey carpark to cater for workers and shoppers. This would require a downwards adjustment of the general rate, and keep a heart in our city against the newly proposed outskirts shopping mall adjacent WOW.

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Angelia Miles
Sole Plat

65B Halifax St East The Wood. 54820166

14 Lightband Road Buxton

Janet Whittington 35 Brougham St 539-0669

Judith Tuckwell 46 Cosier St. 5477274

Ivan Eadsby 0278229359

Charby Prior 035288969 - 2a Coppins place, Mot.

Tynisha Pearson neshbabesxo@gmail.com

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~~Anna Walker~~

~~460 Brook Street, Nelson~~

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Ali Fryer	0278637511	ajun O
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Raven Parkes	035465642	ll.
HENRY PARKES	03-5465642	ll.
Ausun Job	5466112	J.
Mayumi	5451288	ll.
Restaurant Unit	9702227	ll.
James Cook	5466618	
Gilbert	0278275901	
Victoria	5474684	m. goodall.
Brad	0221989159	
Bialke	5224690	
Leanne Bolger	022 0154753	ll.
Gillian	5444485	
Aimee Lowe	0226102993	ll.
Angela Loo	022 387 6027	ll.
Thomas Khyr	022 372 4725	ll. Tommy
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Judith Ritchie	69 Newman Dr.	021 1303522.
Jettie Zaestran Angel Stocker	41 Toi Toi St. 107 Dodson Way Rd	021 1444411 5451094
Chance Vallender Shobna Naseer Megan VanderHoeven Tracey Barnes Sean McEwan Chavil Milne	23 Kipling Cres Stoke. 6/56 Golf Rd 381A Hardy St 18 Keads Crest Abraham Hts. Murphy St	0278237954. 5465107 0278292562 5470061 0224050600 027829250

Jeffrey Hunt	59 Robinson Road	0210657176
Linda Gray	20 Coster St	0273814682
Georgia Frost	65 Kinsford drive	0274515442
Susan Jaworski	9 Sugar loaf.	84682018
Anna Hodgson	59 Queen St	0278486674
Oli Polson	490 Waitomo Caves Rd	0275738099
Tevita	178 Regalway	0221939800
Sua	Brightwater	
Linda O'Dea	14 Palm Ave	0274455370
Quinton	Kerak Street	
Caroline Budge	Kawai Street	
Peter Foley	38a Polstead Rd	0211672632
Brydie Easton	14 Clifford Avenue Bishopdale	0279172059
Rosie Morris	21 Motueka St	0278287775
Ross Oliver	9 Margil Way	0278132171
Ashley Wesley	178 Hammonds road.	0278412002
Brianna Troman	22 Leicester St	
Debbie Beacher	296 Annasbrook Drive	
Lynette Samuel		548 4482
Brian Samuel		545 1174
Janet Newell	Grave Street - New	
Jim Sellers	30 Nile Street, Nn.	546 7070
Ron Kemp	4 Davies Drive	548 2485
106a Russell	58 Higgs Rd, Mapua	540 3598

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- Eva Nelson, 22 Jocelyn Ave, Motueka 0278973554
- James Waffer 12 MIRO ST, The Bush, Nelson 0211054289
- John Russell Brook Valley holiday park, Nelson 0226775074
- Jack Tippler 0273466881
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- Susan Hawthorne 44 Cleveland Tce 5481867
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- Kathy Steele 41 Atmore Tce 5466500
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 Ngairi Woods Cable Bay Road P.D.1 Nelson
 Carlo Wiegand 2/67 Toti Toti Nelson
 Gerhard Kaiser #7A ATAWHAI DR.

Civics Education Action Group – Nelson, 3/30 Tasman Street, Nelson Ph: 03 5484461

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Name	Address	Contact details
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T. Rangi-Carew	180 panorama drive	027 8707145 Rangi
Jayden	↑	Alfred
Alfred	203 Kauri Street	0322462226
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S. Johnson	"	" 021898424
G. Dugan	218 St Vincens St	
P. Gottschalk	17. Beachville Crescent	✓
U. Clayton	17 Beachville Cres.	—
P. Paul	43 Kawaken St	—
C. Aio'iupokea	12 Tukuka St	—
B. Greene	159 Cleveland Tce	£ 027 9

Natascha Van Dien

From: Submissions
Sent: Monday, 9 September 2013 2:55 p.m.
To: Administration Support
Subject: FW: Submission on potential sale of land
Attachments: Submission-to-NCC-re-Commercial-Development-Wakatu-Square.docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Yellow Category

From: Council Enquiries (Enquiry)
Sent: Monday, September 09, 2013 2:55:25 PM
To: Submissions
Subject: Submission on potential sale of land
Auto forwarded by a Rule

Submission on potential sale of land

Your name

Adrienne Matthews

Organisation represented (if applicable)

Your address

345 Main Road Hope
Richmond

Your email address

adymatthews@live.com

Your phone number

5444158

Your submission

Submission against the current proposal of potential land sale for commercial development in Wakatu Square to Windermere Holdings Ltd (comprising approximately 3,056m² for the purpose of the development of a large retail anchor store to house Farmers Trading Company (Farmers) and approximately 500m² of other retail activities.

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

Submission-to-NCC-re-Commercial-Development-Wakatu-Square.docx - [Download File](#)

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

Yes

Submission to Nelson City Council 9 September 2013

From Adrienne Matthews

Submission against the current proposal of potential land sale for commercial development in Wakatu Square to Windermere Holdings Ltd (comprising approximately 3,056m² for the purpose of the development of a large retail anchor store to house Farmers Trading Company (Farmers) and approximately 500m² of other retail activities.

This proposal appears to me to be shortsighted and lacking in long term vision for Nelson City. There are a number of issues that need to be discussed before a sound decision is made on the use of this space:

1. Parking

The NCC Statement of Proposal 6 August 2013 states:

"The proposal seeks to be parking neutral. However, if the replacement car parks for any reason were fewer than the existing number of public parking spaces in Wakatu Square/Achilles Avenue, then it is proposed that WHL will pay Council financial compensation to fund replacement parking in close proximity within the City Centre. Any financial compensation for loss of car parks will be held by Council in the parking account and will only be used to provide replacement parking." 2.6 Pg 3 of NCC Statement of Proposal, Wakatu Square.

The idea that this proposal be "parking neutral" is fundamentally flawed. The idea of paying compensation to "fund replacement parking" is not viable as, unless a parking building is to be built somewhere in the vicinity, there is nowhere to build more parking.

By paying a financial contribution, WHL is actually costing ratepayers because this payment is not inflation adjusted and is finite, as is the loss of the car parks and the loss of open space.

It should be one of the NCC's priorities to make sure that there is sufficient parking available for all activities in the central city. This proposal does not support this priority. A fair solution for ratepayers could be if WHL was to provide metered parking to replace lost car parks on a one for one basis on the present site or within the immediate vicinity. If this is not acceptable the rate per car park could be at double the rate per sq m of the purchase price of the land they are buying. This may have the effect of the developer providing a parking building which is what is actually required.

Currently Farmer's customers have easy access to parking in both Montgomery and Buxton Squares along with Trafalgar Street. The Wakatu area will not provide enough parking spaces considering that there are already other busy stores whose customers already using the same space such as Hunting & Fishing. Wakatu Square is also currently used as overflow parking for customers who cannot find a parking space on Trafalgar or Bridge St, and for cinema parking. At busy times (October to January and every Saturday) is filled to the maximum and there is insufficient parking for everyone who wants to park in the inner city.

Submission on Proposal, Wakatu Square Page 1 of 3 Adrienne Matthews

A new Farmers building as proposed will actually require much more parking than is otherwise available in Wakatu Square as. No retail store will undergo a large redevelopment such as this unless it can be assured of increased turnover. Increased turnover requires increased custom and increased custom require increased parking facilities, **not** the same or less.

In addition the "Council purchased the Wrightcars site in September 1990 to develop it as a parking square in conjunction with Wakatu Lane and Achilles Avenue". 3.5 Pg 4 of NCC Statement of Proposal, Wakatu Square. This indicates that the NCC has been aware for some time that parking has not been sufficient in this area.

2. Decline of the city centre

The proposal makes much of Farmers being an important anchor tenant - "The benefits are the retention of a key anchor retail activity within the City Centre, including its flow on benefits for other fashion and retail development." 4. 4.2 Opions Pg 5 of NCC Statement of Proposal, Wakatu Square

Farmers is an important anchor tenant but precisely where it is in the centre of Trafalgar St. To move to the proposed site will do nothing except drag custom away from the city centre to the southern end where there is little flow back to it. There is very poor access to Wakatu Square and Bridge Street from Trafalgar Street and, due to existing building placement, a limited ability to improve this. It is vital in a vibrant city to have good traffic and people flow. This proposal will only serve to continue the decline of popularity of Nelson City at the expense of Richmond which has so many more benefits including free parking. There is plenty of evidence of this in the latest parking return figures to Nelson City and in the dynamic growth of Richmond as a shopping destination .

3. Big Box Stores represent old fashioned and outdated city planning

This proposal reflects old fashioned city planning and an inability to think laterally to promote Nelson city as something unique.

There is more and more evidence around the world that the late 20th century retail model of which big box retailing is a major component is losing its appeal to shoppers and is bad for the environment. Big box stores can only survive because they depend on high sales volume and items mostly imported from developing nations that have poor environmental standards and high greenhouse emissions. In addition these stores produce vast amounts of waste packaging, not all of which can be recycled.

Nelson has an opportunity now to consider what its strengths and priorities are and plan to maximize them. To allow the creation of another big box style retail spacek that sucks the life out of the central city goes against modern town planning. More and more cities are being seen as a place where their inhabitants can live and work, where architectural styles are in keeping with the environment and the cultural heritage of the region is reflected. Simply building another ugly "box" goes against this.

Cities also need plenty of open space and sunlight and this development does nothing to contribute to this.

4. A proposal based on fear & short term goals

This proposal seems to be largely based on fear that Farmers will move out of Nelson City

"-Farmers may leave the City Centre thereby affecting the retail viability of the City Centre and negating the substantial investment of public money that has occurred to enhance the viability of the City Centre." 4.Option 4 Pg 7 NCC of Statement of Proposal, Wakatu Square

There is currently nowhere else that a store like Farmers could go and be viable. Where the main store is in Trafalgar St is the best location possible. A better option would be to increase the height of the current store, thereby accommodating the two stores in one or creating a larger space by combining adjoining spaces. Property owners will not want to see the central city decline and should be encouraged to look at alternative options to contain Farmers where it is. In addition there is a strong move in retailing to create a more "boutique" experience for shoppers. A big box layout is in direct conflict with this.

5. Summary

The "Heart of Nelson Strategy" has so much to commend it and, although there is obviously the intention within this to eventually develop Wakatu Square with a large format retail store in place, the proposal as it stands goes against the greater vision for Nelson city and shows "the potential for a piecemeal approach to development and upgrading in the city which does not build on or reinforce Nelson's identity, and which does not pay sufficient attention to detail"(Heart of Nelson Strategy).

The current proposal is lacking long term vision and appears to be a case of "caving in" to a developer's request when, with more thought and planning, a much better solution for this space could be found that would enhance the Nelson city environment and experience for all who visit and work with in it. It is important not to rush decisions such as this that have the potential to have long terms negative impacts on the city as a whole. It is also important to study the situation from a global perspective, not in a parochial and ad hoc manner. There is much that can be learned from town planning experience elsewhere.

Nelson is portrayed as the art and crafts capital of NZ but the actuality of this is underwhelming. So much more could be made of this aspect of the region which would bring in more visitors. Wakatu Square should be considered as a vital piece of the urban landscape that could, in time, be developed to maximize this potential as a unique part of what should be a unique city.

I would urge all NCC councilors to reread the "Heart of Nelson Strategy" document and consider this proposal in light of the overall vision this document puts forward.

Submission on Proposal, Wakatu Square Page 3 of 3 Adrienne Matthews

Seddon J Marshall

8/9/2013

WAKATU SQUARE PROPOSAL,
NELSON CITY COUNCIL,
P.O.BOX 645,
NELSON.

RECEIVED

09 SEP 2013

NELSON CITY COUNCIL
Customer Service

SUBMISSION IN OPPOSITION TO THE SALE OF THE LAND.
I WISH TO BE HEARD IN SUPPORT OF MY SUBMISSION.

TO THE MAYOR AND COUNCILLORS,

I AM DEEPLY SADDENED THAT I FIND MYSELF COMPELLED TO WRITE THIS SUBMISSION IN OBJECTION TO THE PROPOSED SALE OF THE WAKATU SQUARE CAR PARKING LAND.

IN 1990 I WAS THE CITY COUNCILLOR WHO SPOTTED THE OPPORTUNITY AND ALSO INITIATED THE PURCHASE OF THE FORMER WRIGHTCARS PROPERTY. WITH SUPPORT OF MAYOR PETER MALONE AND A LOT OF GOODWILL FROM THE OWNERS THIS LAND WAS PURCHASED FOR WHAT WAS TO BE THE NEW WAKATU SQUARE CARPARK. A REPLICA OF THE VERY SUCCESSFUL BUXTON AND MONTGOMERY CARPARKS. IT WAS RECOGNISED THAT WITH THE PASSAGE OF TIME ADDITIONAL CARPARKING IN THE NORTHERN END OF THE INNER CITY WOULD BE ABSOLUTELY ESSENTIAL.

DURING MY YEARS OF SERVICE AS A NELSON CITY COUNCILLOR I WAS ACTIVELY INVOLVED IN THE ACQUISITION OF BUXTON, MONTGOMERY, AND STRAWBRIDGE CAR PARKS, AS WELL AS WAKATU AND THE START OF THE PROPOSED NEW STREET PARK WITH THE ACQUISITION OF THE FORMER BATA/LEVIN PROPERTY NOW KNOWN AS THE HUB.

HENCE MY INTEREST IN WHAT HAPPENS TO THESE CARPARKS. TO SAY THAT I AM APPALED AT THE PROPOSED SALE IS A MIGHTY UNDERSTATEMENT. I BELIEVE THAT YOU HAVE JUST GOT IT SO FAR WRONG AND HAVE NOT GIVEN SUFFICIENT THOUGHT TO THE BIG PICTURE. RUSHING IN TO PLUG A PERCEIVED PROBLEM HAS CLOUDED YOUR REAL VISION. I BELIEVE THAT YOU CAN DO BETTER THAN THIS AND BECOME MEN AND WOMEN WITH GREATER CLARITY OF VISION FOR THE FUTURE BENEFIT OF THE CITY.

60 Paremata Street Atawhai Nelson New Zealand 7010
Phone: +64 3 545 1180 Fax: +64 3 545 1197
Email: sharon@ecotanka.co.nz

PAGE 2.

IN MY OPINION WAKATU SQUARE IS A VITAL COMPONENT IN THE FUTURE OF THE CITY. IT PROVIDES A SUBSTANTIAL ELEMENT OF BALANCE IN SERVICING THE BUSINESS COMMUNITY AND THE SERVICE OF YOUR CITIZENS AND VISITORS ALIKE.

REAL VISION WOULD BE TO INITIALLY TAKE THE LAND SHOWN AS D.E.F. AND G. AND CONVERT IT ALL INTO CAR PARKING WITH THE VIEW TO BUILDING A FUTURE COMPLEX OF ABOVE GROUND PARKING, AND ANY CHOICE THAT THE FUTURE MAY DICTATE SUCH AS COMMERCIAL, ENTERTAINMENT, RECREATIONAL OR EVEN SOME RESIDENTIAL COMPONENTS.

MY VIEWS. NOW LETS TAKE A CLOSER LOOK AT THE REAL SIGNIFICANCE OF A POOR DECISION.

WAKATU SQUARE LAND IS A PRIME, HIGHLY DESIRABLE, BLOCK OF LAND WHICH WOULD COMMAND A VERY SUBSTANTIAL PRICE IF PLACED ON THE OPEN MARKET. WHY WOULD YOU BE PREPARED TO SELL IT AT AN EXTREMELY LOW PRICE JUST TO HUMOUR AN OUT OF TOWN DEVELOPER? WOULD YOU SELL YOUR OWN PRIVATE HOME TO ME AT A DISCOUNT OF 30% TO 40% JUST BECAUSE I SAID THAT IS ALL I CAN AFFORD TO PAY YOU? I THINK NOT! I THEN HAVE TO ASK YOU WHY WOULD YOU WISH TO SELL PUBLICLY OWNER LAND, FOR WHICH YOU ARE TRUSTEES, AT WAY BELOW ITS TRUE VALUE JUST BECAUSE A DEVELOPER SAYS THAT IS ALL THEY CAN AFFORD TO PAY.

THE LAND IN QUESTION HAS MANY ADDITIONAL INTRINSIC VALUES WHILST HELD IN THE HANDS OF THE COUNCIL (THE COMMUNITY).

APART FROM THE PURCHASE PRICE A VERY CONSIDERABLE AMOUNT OF ADDITIONAL MONEY HAS BEEN SPENT ON IT. YOUR STATEMENT OF PROPOSAL SAYS THAT \$244,000 DOLLARS HAS BEEN SPENT ON IMPROVEMENTS. (FOR THE ORIGINAL AREA) AT TODAYS COSTS WITH THE OGRE OF A CONTAMINATED SITE HANGING OVER IT DEVELOPMENT TO EXISTING STANDARDS COULD WELL SURPASS THE MILLION DOLLAR MARK. (THE GASWORKS SITE WAS A LEARNING CURVE FOR COUNCIL).

IT IS A FULLY OPERATIONAL UNIT SERVICING ALL OF THE SURROUNDING BUSINESSES AND OF COURSE THEIR ALL IMPORTANT CUSTOMERS, CITIZENS AND VISITORS.

BUSINESS LOCATION DECISIONS HAVE BEEN MADE TAKING INTO ACCOUNT A WHOLE HOST OF THINGS WITH NOT THE LEAST BEING THE TRUST ELEMENT OF COUNCIL RELIABILITY.

PAGE 3.

THE COUNCIL HAS THE GREAT ADVANTAGE OF HAVING COUNCIL VEHICLES PARKED IN THE IMMEDIATE VICINITY WITH SUBSTANTIAL WET WEATHER COVER FOR STAFF MOVING TO AND FROM THEIR CARPARKS.


WHEN COUNCIL CONSIDERED LEASING THE LAND FOR A NEW WOOLWORTHS SUPER-MARKET ONE NON-NEGOTIABLE ELEMENT WAS IMPOSED. FOR EVERY CARPARK LOST TWO CARPARKS WOULD HAVE TO BE PROVIDED WITH THE BUILDING. THAT WAS A MINIMUM OF TWO FLOORS OF CARPARKING ABOVE THE BUILDING.

NOW LETS TAKE A CLOSER LOOK AT THE PROPOSAL IN FRONT OF US. IN REGARDS TO PARKING AND FAIRNESS TO OTHER BUSINESSES ALREADY ESTABLISHED USING THE EXISTING CARPARK. ON WHICH THEY HAVE MADE THEIR BUSINESS DECISIONS.

THE COUNCIL IS PROPOSING TO SELL LOTS B. AND C. BEING 3056M². ALL OF WHICH IS CARPARKING BEING AROUND 87 CARPARKS. THEY PROPOSE TO REPLACE THIS CARPARKING WITH THE LAND BEING D. E. F. AND G TOTALLING 1773 M². THIS LAND IS ONLY 58% OF THE SIZE OF B AND C. USING EXISTING TYPE LAYOUT PARKING CONFIGURATION AND SIMILAR ACCESS THIS WOULD PRODUCE AROUND 40 NEW CARPARKS BEARING IN MIND THAT THE AREA EQUIVALENT OF C. IS CURRENTLY NEEDED FOR ACCESS. ADDITIONAL CARPARKS COULD BE PROVIDED IN ACHILLIES AVENUE, WITH THE CHANGED LAYOUTS, AND AFTER TAKING INTO ACCOUNT ACCESS COULD PROVIDE AROUND 25 ADDITIONAL PARKS.

NOW THE PROBLEM IS THAT THE STATEMENT OF PROPOSAL STATES THAT "THE PROPOSAL SEEKS TO BE PARKING NEUTRAL" WITH A HOWEVER AFTER IT.... WITH AROUND 87 CARPARKS DROPPING DOWN TO AROUND 65 CARPARKS AND A MASSIVE 3,000 SQUARE METRE SHOPPING COMPLEX BEING BUILT PARKING WILL BE A MIGHTY PROBLEM FOR NOT ONLY THE TENANTS OF THE NEW BUILDING BUT ALSO FOR ALL OF THE EXISTING USERS OF THE EXISTING PARKING. (3,000 SQUARE METRES IS OVER 32,000 SQUARE FEET. IN THE LANGUAGE SOME OF YOU MAY UNDERSTAND BETTER AND THAT IS ASSUMING ONLY A SINGLE STOREY BUILDING.) THE LOSS OF THE COUNCIL CARPARKING WILL INVOLVE CONSIDERABLE COST FOR REPLACEMENT OR PARKING PRESSURES FOR OTHERS.

YOU ALL NEED TO VERY SERIOUSLY RETHINK YOUR PROPOSAL AND DO THE RIGHT THING BY NELSON AND ITS CITIZENS.


8/9/2013

09 SEP 2013

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

NELSON CITY COUNCIL		Office Use Only	
Records		Submission Number	
File Ref		INITIALS	

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

Name Cobra Ratchille

Daytime phone 5464112

Address 330 Princes Drive

Organisation represented (if applicable) _____

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 Development.

My submission is:

I object to the sale of part of Montgomery square! there are not enough car parks in the city at present and in 5-10 years time we will need more, and there is NO more land available - We have 3 good car parks now. Using the Hunting / Bakery / Winders sites for car parks would only be a temporary measure! Remember that only 3 years ago council paid 3.16 million for this former site which is probably about the size of the land being offered! A carparking buildin should be proposed anyway. Sell and more people will go to Richmond

Farmers have said that they want leave the central city if the deal goes ahead (know about a land swap for of Farmers Bridge St site for land adjoining the Trafalgar street site. OPTION 4 IS THE ONLY OUTCOME!!!

Date 7-9-13

Signature [Handwritten Signature]

Help with making a submission overleaf...



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

Submission re Sale of parts of Wakatu Square

I support the ideas presented by Civic Education Action Group, as described below. I will be away until the beginning of November

I envisage the People's Park would have built-up grassed bays edged with brick to function as seating where workers could eat at lunchtimes as done years ago in the award winning Naenae Community Centre. There as an example of public use of public space, Pacifika gather to play music and sing in their free time. They are places where anyone can watch life go by and have socialise with anyone alongside - great for the older and youth community. Chinese public parks are the model.

Chinese exercise machines that enable up to 5 people to work out together on the same construction, twisting at the waist, doing cross country ski walking, rowing and the like are a must for they get people talking together while working out. Cr Mike Ward has my photos.

There would be a dance floor and jukebox so any group could go to the centre of town to dance at any time of the day or night (at jukebox cost) and people without social activities could join in.

Lights Nelson would have their light sculptures positioned around the park as a wonderful international tourist attraction, providing the nightlight - many will know the fairy lights of Sydney Hyde Park.

Also, corners for acoustic musicians, small scale drama, poets and singers, an area for group activities like hacksac, and tai chi where anyone passing through can join in.

Display boards with lockable glass doors could display 2D art exhibitions and community notices. NCC Services Department could keep a bookings system and exhibitors would pick up and return keys to them. That would mean being subject to some censorship. It

works extremely well in Bendigo, Victoria, Australia.

The People's Park would be a central city socialising place - not a place for business. There would be no coffee tables from business extending into the space - that's for indoors and the perimeter. Courtesy staff would be employed to carry paper shopping bags (Overland Shoes on Trafalgar has the best large paper bags) to parked cars or the bus station that runs through the existing square.

Now to the next idea: an inner city corporate managed carpark.

Farmers will be vacating two central city buildings. I propose one of these become a multistoreyed carpark with lifts that would cater to the downtown workers to save them from ducking out every two hours to fill a meter, and those driving into town. Payment would be by the hour, day or week and the building could be leased by Farmers. Regardless of us wanting to develop the bus system, there will still be all the workers' cars to accommodate.

Sandra Ware
115 Moana Ave
PDE/RAD 1593746 on 7/11

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09 SEP 2013

Submission To NCC on The Farmers Wakatu Square Proposal

Achilles Properties Ltd

Rob Stevenson- Director

RECEIVED

09 SEP 2013

NELSON CITY COUNCIL
Customer Service

Achilles Properties Ltd is the latest incarnation of the Stevenson family business that has been active in Nelson since 1938. Originally it owned and operated MS Motors the Ford Dealership. This was sold to the Colonial Motor Company in 1998. The business is now run by Robert Stevenson and is principally involved in property development and ownership. We own 2 buildings which run 74m along the North side of Wakatu square

We have studied the proposed Farmers store in Wakatu Square, which will have a large effect on our properties, we make the following comments:-

Our Submission is: We agree with the overall concept of Farmers being relocated to or near Wakatu Square, but qualify our support as follows

Process Leading to the Sale of this Land

1. Achilles Properties became a developer and owner of Nelson Commercial Property as a matter of consequence through owning the land MS Motors originally operated from. In 2000 we demolished the old Dealership buildings and built a 2,650m² building with 3 stores. We brought the old State Insurance Site in 1996 and built the Nood and Lighting Plus building in 2007.
2. In 1997 the NCC purchased the old Wrightcars site and formed Wakatu Square. Our properties were then included in the Inner City zone and had the full "Inner City Rating Differential" levied on them. These changes encouraged Achilles Properties to redevelop their land and add to the vibrancy of the Nelson City retail offer.
3. We have been talking to Council since 2006 about putting a large format retail store in Wakatu Square. We have met on many occasions with the NCC CEO and Mayors of the last 3 Councils.

4. Initially we put together a concept for a Mall type development with car parking on the roof but in 2007 we introduced Grant Unsworth of Unsworth Properties an Auckland Commercial Agent, to this project, and it was refined into a large format retail store over 3 levels with speciality shops and car parking on the 2 to 5 levels. It was well known that Farmers were looking for a large format site within Nelson and the proposal was based around their requirements The idea being to increase the level of car parking in the city centre and provide a strong anchor, large format store for the Nelson CBD and protect the retail Heart of Nelson from the threats of competition from Richmond and the Mitre 10 site.
5. We met several times with the Mayor and CEO and various Councillors, and they decided that the Heart of Nelson Strategy should be completed prior to making any decisions about our suggested project.
6. We submitted on the Heart of Nelson Strategy in August 2008 and were asked again to submit in February 2009, by Martin Workman, principally on a large format store in Wakatu square. Our concept was accepted and incorporated into the Heart of Nelson Strategy.
7. There were several more meetings with Kerry Marshall, various Councillors, and the CEO but we found it hard to get any real commitment or engagement with this project from the NCC. At one meeting we brought along Ahmed Essop (National Property Manager) and Mike Power (CFO) from Farmers who were supportive of this project. In a subsequent meeting we pointed out to Council that we had provided all the Intellectual property, a design and the anchor tenants but all we had back from them was delay and prevarication.
8. We asked the Mayor on several occasions "What was happening with Wakatu Square" and most recently at a meeting with Clare Hadley and Aldo Miccio, the Mayor in late May of this year, and were told that "nothing was happening at the moment". We were therefore most surprised that when this proposal was made public a few months later, that the NCC seemed to be driving this project, with an out of town developer- Windermere Holdings, and that there was no provision within the proposal, to increase the car parking in the area and for the inner city.
9. Considering all the work and input that Achilles Properties have expended on this project, and the amount of time spent trying to engage with the Council, we consider

that they have a duty of care to Achilles Properties and Unsworth Properties to see if they were interested purchasing the land and leading the development.

10. The other surprise was that the proposal is to sell the land – 3,000m² of land for \$2,000,000 -\$666m² with no valuation. We consider that this is undervalued and that the NCC could have done better for the Rate Payers by putting this project out for expressions of interest. By selling this land so cheap the NCC is effectively subsidising an out of town developer at the expense of Nelson domiciled companies who are engaged and active in the development and support of Nelson. This reflects poorly on the NCC and shows extremely poor judgement.
11. Considering the amount of effort, time and money the Achilles Properties and we believe other Nelson developers have put into this project we consider that it is only right that the current understanding and negotiations with Windermere Holdings are stopped, the property is withdrawn from the market and that the project is put out for tender with local developers. This will result in a fairer outcome to the owners and Developers of Nelson City.

Location of the Development in Wakatu Square

We will now comment on the location of the proposed development and how it fits into Wakatu Square and relates to the surrounding buildings.

Achilles Properties owns 2 buildings on the North side of Wakatu Square which account for 74m of street frontage or over half of the North face of Achilles Ave/ Wakatu Square. We consider that the placement of the proposed building to be a poor fit with the existing retail stores in Wakatu Square and consider that it would be better for the building to be located approximately 75m to the west and cover most of the current Hunter Furnishings site (see appendix 1). Our reasons for this are as follows:-

1. If the building was encouraged to be 3 stories then it would only need 2000m of building footprint, allowing more room for car parking. By shifting it further west it would not impinge on the Trafalgar St North view shaft.
2. This will be a better fit with the retail stores currently in Wakatu Square.
3. This building is a large rectangular box and would close in the square. By shifting it west the open space concept of central Nelson will be retained, and "it will complete the square".

4. The Farmers store would have a strong visible profile from Rutherford St and there would be a small residual piece of land on to which a small green "pocket park" could be located.
5. The proposed large format store draws customers, and does not need to be close to Trafalgar St. The car parking would be more convenient to shoppers visiting the rest of the city and the retailers around Wakatu Square.
6. The current bus Depot would also have improved access.

If the Proposed building were to be located as planned the disadvantages would be as follows:-

1. The separation of the proposed building to the south side properties would only be around 7-9m which would deny Wakatu lane of foot traffic
2. Properties to the South of Wakatu lane would lose amenity and development potential.
3. Poor use would be made of service access ways, which would not be the case if the building was located 75m west.
4. The current car parking infrastructure would be removed. This infrastructure has been paid out of the "Inner City Rating differential". We understand that approximately \$1 million was spent by the Council in developing the infrastructure of Wakatu Square. Further investment is anticipated in developing pocket parks at its eastern end. This is a significant investment that needs to be considered in making the most sustainable use of the whole of the Council's land holding for the greatest benefit of the Nelson city centre and its retail, business and rate payer communities.
5. The foot path on the South side of Wakatu Lane would be compromised.
6. Parking on the north side in Achilles Ave appears very tight, with absolute minimum turning area and aisle width.

Car Parking Nelson City

Currently the car parking strategy in Nelson is not working and the City is becoming less viable and attractive for both retailers, shoppers and developers.

Cars are the preferred method of transport for Nelsonians and will continue to be in the future.

Nelson and its suburbs have been shaped by the use and convenience of the private motor car. Despite the alarmist predictions of Peak oil (Well and truly discredited) and global warming by environmental hardliners, the use of the private car will continue, which was the conclusion that a recent study done by the Economist magazine came to. Today's and tomorrow's cars will be increasingly efficient and will be fuelled by renewable sources.

The Economic interest & Potential of the town has in some ways been high jacked by Council Staff and Councillors driving their own agendas, this is readily apparent in the Nelson City Transport Strategy where Green objectives have been given precedence over the sensible commercial development of Nelson City.

A classic example of this is where car parking charges were doubled to fund a Bus Service which has been far from successful. This has resulted in driving more shoppers to Richmond, which effectively has undermined the Nelson CBD.

We believe Council needs to firmly remember that Retail is the Glue that holds town/cities together and it is long overdue that NCC supported the Inner City and its Businesses.

This systemic undermining of the Nelson CBD will put an increasing burden on our ratepayers and will aid the development of Richmond, which has a more accommodating attitude from the TDC

If the Farmers proposal goes ahead, it will bring 500,000 shoppers into Nelson per annum, (Farmers own projections) and yet you are loading more cars into an already overloaded car parking structure

I've discussed the Farmers proposal with my tenants (the majority who are retailers) and they have all expressed concerns at the shortage of car parks for shoppers and long-term parking for staff. Many of our retailers will do two thirds of their business in one third of the year, so car parking needs to be able to cope with this Peak demand. If the Farmers proposal is to proceed then it is imperative that all car parking is available to shoppers for a maximum of two hours. It is important that the short term facility on one hour car parking remains to encourage turnover of customers.

We do not believe there should be any Pocket Parks within the current car parks, as much for safety and for function, but we do believe there is a real opportunity to put a child friendly play area/pedestrian and green space in Trafalgar Street by making this a One Way street, between Selwyn Place to Bridge Street, with a meandering, narrow lane with a

restricted speed, softening the sides with play areas, sculpture and green areas for all to enjoy.

We do wish to be heard in support of our submission.



Robert Stevenson

*Director
Adulus Properties Ltd.*

Dated this 9th day of September 2013

Address for Service:

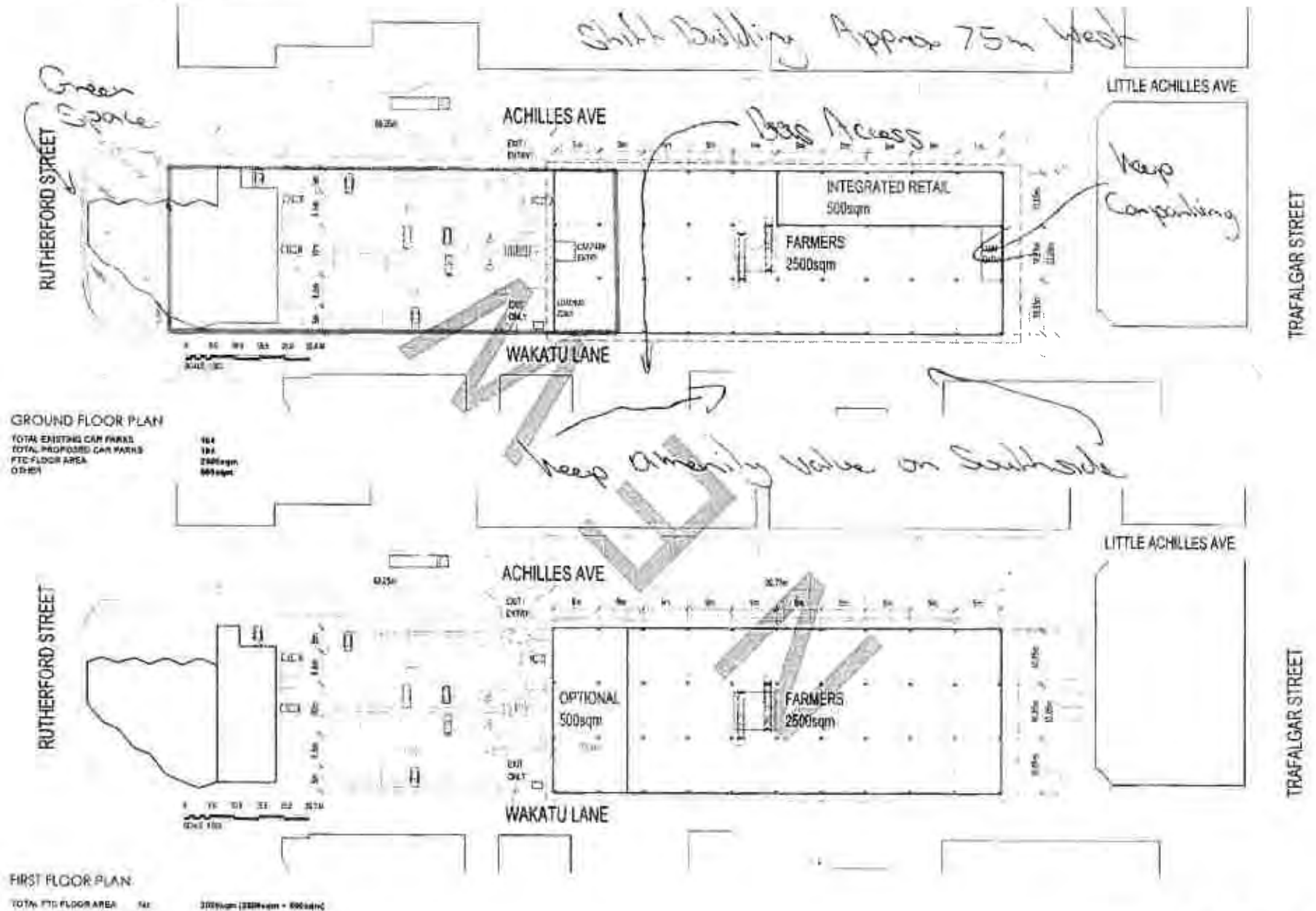
PO Box 1204

Nelson 7040

Phone 021 548 571

NEW

Appendix 1



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NELSON CITY COUNCIL
Records**SUBMISSION TO THE NELSON CITY COUNCIL****Potential Sale of Land (Wakatu Square) for Commercial Development
(Farmers)**

To: Wakatu Square Proposal
c/- The Chief Executive Officer
Nelson City Council
PO Box 645
NELSON 7040

This submission is made by:

- Achilles Properties Ltd;
- Frivin Ltd.

We make this submission as land and building owners directly affected by the Council's proposed sale of land and subsequent development of Wakatu Square.

Achilles Properties Ltd owns the land and retail premises at 50 and 60 Achilles Avenue, retail premises presently occupied by Nood, Lighting Plus, Kathmandu and Hunting and Fishing.

Frivin Ltd owns the property at 47 Bridge Street, which shares 50m frontage to Wakatu Square and Wakatu Lane. The two storey building is a combination of retail and office space

As commercial property owners, we have an interest in ensuring, and protecting, the central business district of Nelson as a vibrant and sustainable commercial and retail centre. We wish to see development and growth of the retail and commercial sector to that end.

We support, in principle, the relocation of Farmers (and associated opportunity for some small-scale retail) to Council owned land in the vicinity of Wakatu Square. The Farmers stores have an existing presence in and contribute to the commercial vitality of Nelson's central retail and business district, and we support the company's desire to consolidate and expand its interests within the city centre as that is of benefit to the wider retail sector and shopping public.

In achieving this, we do not however support:

- the process that the Council has followed, and the purchase price stated, in pursuing negotiations for the sale of land – this matter is addressed separately in the submission of Rob Stevenson, Achilles Properties Ltd;

- the proposed location of the proposed Farmers building, rather than on land at the western edge of Wakatu Square;
- any reduction in car parking in Wakatu Square and environs, and in fact the need to increase the level of car parking available locally given the demands that will arise with a large format retail store in this location;
- any suggestion that the amenity, parking and other effects of this proposal be left for debate through the resource consent process – these are matters that should be taken into account in deciding in what form, and in which location, the sale of land in or adjoining Wakatu Square should proceed.

The basis of your submission is as follows:

1. The Nelson Resource Management Plan identifies Wakatu Square as Areas A-D, and Wakatu Lane adjoining that, on the map in Attachment 2 of the Statement of Proposal. In that context, Wakatu Square is noted as a “Public Car Parking Square” on the planning maps, the same as Buxton and Montgomery Squares. Wakatu Square has been in existence since 1997. The proposed sale of land includes Areas B and C, a total of 3056m² of land encompassing the bulk of the existing car parking in Wakatu Square.
2. For the purpose of our submission we refer to all of that land owned by the Council between Achilles Avenue, the Fletcher Vautier Moore offices and stores at 126 Trafalgar Street, Wakatu Lane and Rutherford Street. The Council has signalled that it purchased this land for its “strategic value”, and the present proposal falls within that intent.
3. The Heart of Nelson Strategy identified the opportunity to make better use of existing parking squares, and in particular to develop a *“signature large format retail building in Wakatu Square after commissioning a design study for ‘demonstration projects on key sites’, to inform and attract developers to the type of development sought”*. We are not aware of any such design study having been completed.
4. The Heart of Nelson Strategy dates back to 2009. The Council purchased the remainder of land between Wakatu Square and Rutherford Street in 2011. As it was not owned by the Council, its development potential and strategic value to the central city was not contemplated at that time, including as it may now offer alternative and/or better integrated options than the sale of Wakatu Square. The proposed sale of land is premature without a full analysis of this matter having been undertaken.
5. A design study, independent of or accompanying a review of the Heart of Nelson Strategy as it relates to this area of the City Centre and including land since purchased by the Council, would reasonably consider the whole of Council’s land holding between Wakatu Square and Rutherford Street in order to ensure that growth of retailing and the development of a large-format retail premises, and any associated parking and access options, successfully links the City Centre/Trafalgar Street with a new economy business transition areas in the St Vincent/Vanguard area.

6. We believe that the western end of Council's land holding provides better servicing potential for a large-format retailer such as Farmers. The land is readily accessible to the ring road, without the need for larger vehicles to negotiate through public car parking and Wakatu Lane.
7. The status of Wakatu Lane needs to be clarified – is it to function as service access only, or something greater?
8. Wakatu Lane varies in width from approximately 6m at its western (Haven Road) end to 9m towards its eastern (Trafalgar Street) end. The Heart of Nelson Strategy contemplates its entrance to Trafalgar Street may be closed like Achilles Avenue (C.27), and a pocket park and landscape enhancement provided as part of initiatives to enhance the visual amenity of the city centre (B.6). In order to provide for vehicular access within road reserve the plans would necessitate removal of bricked paving, landscape trees and open space to the rear of those properties between 5 and 23 Wakatu Lane.
9. Provision for a footpath of at least 1.5m in wide needs to be assured given the existing businesses and sites that are accessed from Wakatu Square, Farmers proposal for an entrance from Wakatu Lane linking to Bridge Street, and a car park entrance/exit shown from Wakatu Lane. With this, and potential closure of its eastern end, the lane will be restricted in its capacity to cater for servicing by and manoeuvring of larger vehicles.
10. A better planned and more strategic analysis of Wakatu Lane, its intended long-term function, and the potential for development adjoining it on both sides needs to be undertaken in advance of the sale of Wakatu Square for development.
11. We understand that approximately \$1 million was spent by the Council in developing the infrastructure of Wakatu Square. Further investment is anticipated in developing pocket parks at its eastern end. This is a significant investment that needs to be considered in making the most sustainable use of the whole of the Council's land holding for the greatest benefit of the Nelson city centre and its retail, business and rate payer communities.
12. The compact form and "walkability" of the central city is in part a function of its parking squares. An important part of its functioning and character has been the progressive development of the parking squares, including Wakatu Square, which give vehicle access and parking directly behind the buildings on the main pedestrian streets (NRMP, ICd.5).
13. We believe that the open space quality and location of the City's parking squares are an important to its identity and part of what attracts retailers to the city centre. The sites and buildings in recent years redeveloped on the northern side of Achilles Avenue have had their retail frontage orientated towards Wakatu Square. As with Montgomery and Buxton Squares, the parking squares are seen as a positive feature in redeveloping land adjoining them, and is a policy promoted by the Council in encouraging infill development which consolidates the city centre (Policy IC1.7, NRMP). The proposed sale of land at the eastern end of the square will compromise the potential redevelopment of existing north-facing sites fronting Wakatu Lane. Any opportunity for an attractive retail and/or business cluster,

close to Trafalgar Street, having good access to sunlight and a pleasant streetscape amenity, will be lost given the close proximity of and dominance by the proposed building.

14. Trafalgar, Hardy and Bridge Streets are the city's main pedestrian streets. Notwithstanding its reduction in parking spaces, the replacement car park will further removed from and therefore less convenient to these pedestrian streets.
15. The Heart of Nelson Strategy states, in relation to Initiative D.26, the opportunity for a key retailer to establish "*in conjunction with a parking building to replace and add to the existing parking capacity*" of Wakatu Square. The proposal does not achieve this, neither in design and multiple use of the building or in the number of replacement car parks.
16. The Statement of Proposal specifies that the development is to be parking neutral, but qualifies this by indicating that if there are fewer than the existing number of public parking spaces the developer will pay Council a financial contribution to fund replacement parking elsewhere in the City Centre.
17. The proposal will not be parking neutral. Area A (Wakatu Square) presently contains some 80 car parks. Areas E, D and G provide additional parking for Council vehicles and leased car parks presumably for persons working in the CBD. The replacement car park west of the proposed Farmers building, utilising Areas E, D and F, has provision for just over 60 car parks. There is no alternative provided for parking of Council vehicles or those of persons previously having the use of the leased spaces. This stands to place additional pressure on the remaining car parking in Wakatu Square or other sites and streets in and around the city centre.
18. The development plan shows a limited number of additional car parks in Achilles Avenue north of the replacement car park, however better provision of parking in this location could (and arguably should) be provided now by Council. It would be inappropriate for this to be considered parking provision resulting with the development of Farmers.
19. The large format retail store such as Farmers will of itself draw a large customer base and will therefore generate a significant amount of parking demand within and close to Wakatu Square. There is already high demand on public parking in Wakatu Square, including from existing businesses fronting it. Any large format retail development should reasonably provide for an increase in the public parking capacity in this locality, and certainly not erode it to the inconvenience of the shopping public and existing business. A financial contribution to parking elsewhere in the city centre guarantees neither the locational convenience nor timely provision of actual parking that would benefit existing businesses.
20. Development at the western end of Council's land interest, still within the Inner City Centre Area but maintaining a degree of separation from the view shafts north and south along Trafalgar Street, provides opportunity for better utilisation of land and infrastructure resources by allowing for a building of more than two storeys in height. This could accommodate a large-format retailer with similar floor area but a smaller footprint than

- proposed. This sits comfortably with Council's objective for inner city intensification. The design study would canvass those options.
21. The western end of Council's land holding also adjoins the service entrance and industrial/printing activities of the Nelson Mail, and Haven Road. We consider that this location is better able to accommodate a building of the scale proposal with less amenity impact on adjoining businesses and land.
 22. The Farmers proposal will require resource consent, not least because Rule ICr.27 does not provide for buildings of a total floor area greater than 200m² and individually not more than 4m in height, within Wakatu Square. As a discretionary activity, the assessment criteria forming part of the decision making process will include (Rule ICr.27.4):
 - *the size, design and location of the building in the square;*
 - *whether the building would enhance or detract from the amenity of the square;*
 - *the effects on open space in the City Centre, and any uses of the square, including any proposals to compensate or mitigate these adverse effects;*
 - *the effects on parking in the City Centre, and traffic and pedestrian movements in the square;*
 - *the effects on access of sunlight and daylight to the square, and therefore amenity.*
 23. The NRMP does not contemplate the City's parking squares being entirely covered by building and therefore lost to central city public parking. The Heart of Nelson Strategy may create a vision for the City Centre, but does not have legal effect. The proposed development represents a major shift in the planning framework for the city centre under the NRMP.
 24. We are concerned that the proposed sale of land to Windermere Holdings Ltd will unfairly influence and pre-empt the resource consent process. This matter is of such significance that the potential effects of the Farmers building proposal should reasonably be taken into account by the Council in advancing any land sale.
 25. Prior to any decision being made on the land sale, we believe that the Farmer's proposal should be put to the Nelson-Tasman Urban Design Panel in its capacity to consider both the effects of the building and loss of car parking, and with a strategic overview of the urban design outcomes that may be achieved in utilising land (and potentially alternative sites) from and including Wakatu Square through to Rutherford Street.
 26. The Statement of Proposal put forward for public consultation on the sale of land contains 4 options for evaluating the current proposal for the sale of land to Windermere Holdings Ltd.
 27. Option 1, the current proposal, is deficient in that it does not acknowledge the effects that the loss of Wakatu Square will have on existing businesses and the development potential of adjoining land.

28. The four options relate only to Wakatu Square itself, with possible outcomes of Option 4 (do nothing and retain Wakatu Square in Council ownership) noted as:

"Farmers may leave the City Centre thereby affecting the retail viability of the City centre and negating the substantial investment of public money that has occurred to enhance the viability of the City centre" and

"The risks of inaction identified above may detract from the viability of the City centre and not assist Council in realising its desired community outcomes".

In our opinion this need not occur. There is potential, and we support, Farmers consolidating their stores in this area, but not with the loss of Wakatu Square. The Council has other land available to facilitate opportunities to retain Farmers in the City Centre, and with that realise its investment in and achieve the outcomes sought for the City Centre.

29. The Council must consider Option 5 – the sale of other land between Wakatu Square and Rutherford Street for establishment of a large-format retail store (and ideally that tenant would be Farmers) – for the greatest benefit to all parties with an interest in this matter.

We ask that the Council not proceed with the sale of Wakatu Square as proposed, but in doing so facilitates development opportunity for a large format retail building and tenancy (Farmers) at the western end of land in Council's ownership.

We do wish to be heard in support of our submission.



Rob Stevenson, Achilles Properties Ltd



Tony Vining, Friviln Ltd

Dated this 9th day of September 2013

Address for Service:

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14 SEP 2013 NELSON CITY COUNCIL Customer Service

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

Office Use Only			
		Submission Number	
File Ref		INITIALS	

Name MAUREEN HARRIS

Daytime phone 5451392

Address 104 BROOKLANDS ROAD, ATAWHAI NELSON

Organisation represented (if applicable) TOPZ SHOE REPAIRS

Do you wish to be heard in support of your submission? [] YES [x] 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:

THE DEVELOPMENT OF WAKATU LANE

My submission is:

- (1) AS A LAND OWNER + FAMILY BUSINESS I OBJECT STRONGLY TO THIS DEVELOPMENT + LOSS OF A CAR PARK.
- (2) THERE WILL BE A HUGE IMPACT ON ALL NORTH FACING PROPERTIES.
- (3) LOSS OF SUN, BOXED IN WITH APPROXIMATELY 7MTR DISTANCE FROM OUR FRONTAGES TO A CONCRETE WALL OF THE NEW DEVELOPMENT.
- (4) WAKATU LANE WILL BECOME A SERVICE LANE WITH NO PARKING CLOSE TO EXISTING RETAILERS.
- (5) SELLING OF A CAR PARK, BELOW ITS VALUATION, WHICH US, AS RATEPAYERS HAVE PAID FOR.
- (6) I FEEL THIS PROPOSAL IS BEING RUSHED THROUGH SHOULD BE HELD BACK UNTIL AFTER A NEW COUNCIL HAS BEEN FORMED.

Date 6/9/13

Signature M Harris

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		Submission Number	48
File Ref		INITIALS	

Nelson City Council Public Consultation Submission form

Name DON HARRIS

Daytime phone 5489964

Address 23 WAKATU LANE

Organisation represented (if applicable) TOPZ SHOE REPAIRS

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:
THE DEVELOPMENT OF WAKATU SQUARE

My submission is:

- ① I OBJECT STRONGLY TO THIS PROPOSAL AS IT WILL HAVE A HUGE IMPACT ON NORTH FACING LAND OWNERS OF WHICH I AM ONE SIGNIFICANTLY REDUCING AMENITY RESULTING IN LITTLE OPPORTUNITY TO DEVELOP TO OUR FULL POTENTIAL.
- ② THE LOSS OF SUN. WAKATU LANE BEING TREATED AS A NARROW SERVICE LANE, WHICH WILL BE A HAZARD IN THE WINTER MONTHS AS ACHILLIES AVE IS NOW IN WINTER
- ③ LARGE FORMAT RETAILERS DRAW CUSTOMERS, SO THEY DO NOT NEED TO BE AS CLOSE TO TRAFALGAR ST AS IS BEING PROMOTED
- ④ I FEEL EXISTING RETAILERS IN TRAFALGAR ST WILL BE COMPROMISED WITH CAR PARKING MORE DISTANT FROM THEIR PREMISES
- ⑤ FURTHER MORE I FEEL THIS PROPOSAL IS BEING RUSHED AND DESERVES MORE CONSIDERATION AND SHOULD BE HELD BACK UNTILL AFTER THE FORTH COMING ELECTIONS FOR ONCE THIS OPEN SPACE IS SOLD WE WONT BE ABLE TO GET IT BACK

Date 9/9/13 Signature [Signature]

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NATIONAL COUNCIL OF WOMEN OF NEW ZEALAND (Inc)
Te Kaunihera Wahine o Aotearoa

Nelson Branch
6 Brougham Street
Nelson 7010

NCC Statement of Proposal - Wakatu Square
Potential Sale of Land for Commercial Development
submission

Name: Queenie Ballance, representing Local Issues Group of Nelson Branch of National Council of Women of New Zealand (NCWNZ)

Address: 6 Brougham Street, Nelson South, Nelson 7010

Phone: 539 0459

Email: queeniebee@clear.net.nz

I do not wish to be heard.

Introduction:

This submission has been prepared by Nelson Local Issues Group Nelson Branch NCWNZ, which is a group of branch members who are Nelson ratepayers. The group reflects the wider community in having a range of ages, socio-economic and educational backgrounds, and as women help to represent 50% of the ratepayers and the 'average' person.

NCWNZ works for the well-being of women, families and society by informing women, encouraging debate and action, and then conveying comment to relevant authorities. The organisation networks with member affiliations.

Details of submission:

Local Issues Group could see the advantages of the proposal with low financial risk to the Council and the majority approved of the idea for the following reasons:

- benefit financially to the Council
- potential to increase pedestrian traffic in Wakatu Square through to Trafalgar Street
- car parking will be adjacent to retail complex
- visitors and the elderly like the idea of not having to walk between stores to shop at Farmers
- good for Farmers to have one larger store rather than the two sites as at present

However there needs to be taken into account before decision made:

- proposals/building of shopping complexes in Tahunananui (which would be beneficial to visitor), large retail outlets in Queen Street Richmond and expansion of the retail

NCW submission Wakatu Square

outlets near Mitre 10 makes us somewhat dubious of the viability of them all if all given the go-ahead. An overall view is needed rather piecemeal granting of resource consents as Nelson has an older, stable population.

- We wonder whether the north and south side foot-traffic areas and car parking areas will be deprived of sun by a two storey building
- Consultation with Trafalgar Street shops should take place earlier rather than later so everyone is happy with the outcome
- If the proposal is vetoed, will Farmers shut shop in Nelson?
- Farmers is the draw card in Trafalgar Street. Have suitable plans been made to fill the vacant space that will be left? Trafalgar Street might die if careful plans are not made to replace Farmers with something that will act as a draw card. p

We wish the Council to think the proposal through carefully with regard to other happenings in the city and give qualified approval to Option 1 of the proposal.

Local Issues Group Nelson NCWNZ thanks you for the opportunity to comment.

Queenie Ballance
7 Sept 2013

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09 SEP 2013

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		50	
File Ref		INITIALS	

Name SCOTT HARRIS

Daytime phone 5489964

Address 23 WAKATU LANE

Organisation represented (if applicable) TOPZ SHOE REPAIRS

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:

DEVELOPMENT OF WAKATU LANE

My submission is:

I OBJECT TO THIS DEVELOPMENT AS IT WILL HAVE A HUGE IMPACT ON NELSON RETAILERS.
(1) WITH THE LOSS OF CAR PARKING CLOSE TO TRAFALGAR ST.
(2) FOOT TRAFFIC WILL BE LARGELY DENIED ON THE NORTH FACING SIDE OF WAKATU LANE.
(3) WAKATU LANE MAYBE TREATED AS A SERVICE ACCESS ONLY.
(4) TO MAINTAIN THE "OPEN SQUARE" CONCEPT, THE PROPOSED DEVELOPMENT IS IN THE WRONG PLACE IT SHOULD COMPLEMENT THE SQUARE BY BEING SITED WHERE THE OLD H&F BUILDING IS PRESENTLY.
(5) THE LACK OF CONSULTATION WITH EXISTING LAND OWNERS & TENANTS I.E. RECEIVING IN THE POST INFORMATION ABOUT THE DEVELOPMENT 3 DAYS AFTER IT HAD BEEN PUBLISHED IN THE NELSON MAIL. THIS IDEA HAS BEEN POORLY THOUGHT OUT & HAS BEEN RUSHED THROUGH FOR THE BENEFIT OF A VERY SMALL GROUP OF PEOPLE WITH A LARGER IMPACT ON A BIGGER GROUP I.E. LANDOWNERS, TENANTS, RATE PAYERS & THE NELSON PUBLIC.

Date 9/9/13

Signature Scott Harris

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09 SEP 2013
NELSON CITY COUNCIL
Customer Service

Submission from SprogHogKidz:

We are concerned with the loss of both light and visibility to our shop. We will no longer have a shop frontage to car parks which will result in a loss in business as the shop will be hidden.

We have safety concerns with the size of the footpaths outside our shop door. It will mean the road will be much closer to our shop doors, imposing a risk to our customers with prams and small children being so close to a road.

We also have buses moving in and out, reversing to manoeuvre the buses. The idea of the crossing being so close, will also be a danger with the bus movements at our corner.

We also have a issue with winter ice on roads and footpaths as we won't get sun with the height of the new building. Also the grit that will be put on the road will be dragged into our shop.

We also will have exhaust fumes from vehicles with an increase of noise in the shop to deal with.

We would like to suggest that you look at building up the other end of the car park as it will affect less retailers. It will not cover retail stores that are already there and letting light onto retail shops that would otherwise be smothered by the development. It means the car parks could still be used while you are building at the far end.

We also think Farmers will have better visibility from cars etc entering from that end of town and involving all of retail stores in Wakatu square.

Thanks

Sprog hog kidz (Owner) Charm Schweder

ph: 539 4749

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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.

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		Submission Number	
File Ref		INITIALS	

Name Tony Cumming
 Daytime phone 539 0832 or 0272486766
 Address 27 Bridge Street, Nelson
 Organisation represented (if applicable) SBL Group Limited

Do you wish to be heard in support of your submission? YES NO # of pages 9
 _____ 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 development - Wakefield Square

My submission is:

As attached

Date 9/9/13 Signature Tony Cumming

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SBL GROUP LIMITED **RESPONSE TO STATEMENT OF PROPOSAL**

Particular Strategic Position of this Submitter

SBL Group Limited is the operating entity providing passenger transport services in the greater Nelson region, and in particular urban passenger services between Nelson, Richmond and Atawhai. SBL Group Limited also provides school bus services (SBL Student Services – Nayland etc), long distance inter-city services (Intercity Coachlines, Abel Tasman Coachlines and Golden Bay Coachlines), tours and charters (Nelson Coachlines – charter).

As the prime regional public transport provider, this company has a unique and strategic interest in how Wakatu Square may be developed. If an effective public transport system is to be maintained and enhanced the redevelopment of Wakatu Square in a manner which integrates the operational requirements of SBL Group Limited as that provider is essential.

SBL Group Limited provides the NBus services under Contract No. 3371 with the Nelson City Council, being a contract which is in place until 28 January 2018 (unless extended further). Therefore, Nelson City Council has specific contractual obligations to SBL Group Limited, as well as its more general role in implementing the Nelson City Council Regional Public Transport Plan adopted November 2011.

SBL Group Limited submits specifically on sections 2.1, 2.2 and 2.3 in the Statement of Proposal

1. **Section 2.1 – Concept Plans**

Section 2.1 of the Statement of Proposal refers to developing a retail anchor store as shown on the concept plans in attachment 1 to the Statement of Proposal. SBL Group Limited identifies the following issues of concern with the Statement of Proposal, which if not addressed will seriously compromise the provision of regional passenger transport services.

(a) **Bus Turning Circle**

The passenger service vehicles for the various passenger transport operations require access to the bus terminus and bus stops at 27 Bridge Street, Nelson. This is achieved by the vehicles being able to enter the terminus from Wakatu Lane, travel one way through the bus terminus and exit onto Bridge Street. The one-way flow of these large passenger service vehicles (which can be up to 13.5m in length) is essential for efficient and safe operation of the business.

The concept plans do not provide for the necessary turning circle for the buses which come up Wakatu Lane from Rutherford Street and turn into the bus terminal.

The required diameter as specified by the NZ Transport Agency under Land Transport Rule : Vehicle and Dimensions and Mass 2000 for a turning circle for a bus of 13.5m (which is SBL Group Limited's biggest passenger service vehicle) is 25m. The concept plan does not allow a sufficient turning circle. This is illustrated on the attached diagram NBus Route 1, 1A, 2 and 2A which shows inwards with a green line, and outwards with a red line. You will see that the green line encroaches over the corner of the proposed building as it appears in the concept plan.

It is fundamental to SBL Group Limited's operation that its passenger service vehicles can enter the terminus from Wakatu Lane and proceed through the terminus to Bridge Street.

(b) No Provision for NBus Bus Stops and Infrastructure

Council will be aware that there are currently three NBus bus stops in the paved area in Wakatu Lane and that these include other passenger service infrastructure such as shelters, lighting and seating. The locations of the NBus bus stops maintain connectivity between NBus Routes 3-6 (which stop in Wakatu Square) and NBus Routes 1-2 (Nelson-Richmond) which stop in the terminus. This proximity of the NBus Wakatu Square bus stops to the bus terminus at 27 Bridge Street provides ease of passenger transfer and significantly contributes to a more integrated public transport system.

The concept plans show the proposed building situated so close to the current NBus bus stops that these could not be used. The current concept plans do not address or provide for the location of the NBus bus-stops at all.

Under Contract No. 3371 between the Council and SBL Group Limited it is provided at clause 7.2.3 that:

"The Contractor shall use bus station facilities, parking areas and bus stops as set out in the Service Specification pertaining to the Routes tendered.

Nelson City Council shall be responsible for negotiating with the owner or controlling authority, rights of use of areas required to be used in the Service Specifications and will be liable for the payment of any fees or charges which may be required by the owner".

The Service Specifications in Contract No. 3371 require local Nelson services to commence from Wakatu Square. Accordingly, as a matter of contract, Council is obliged to provide the necessary NBus bus stops within Wakatu Square so that SBL Group Limited can fulfil its obligations under Contract No. 3371. It is therefore incumbent upon Nelson City Council to ensure that this is addressed under any contract it may enter into with Windermere Holdings Limited. In particular as a matter of contract, it would not be acceptable to simply leave this to the resource consent process.

(c) Public Toilet Amenities

Any redevelopment of Wakatu Square is clearly going to bring an increase in members of the public utilising the area. There is already an issue with members of the public generally using the terminus toilet facilities which are provided for public transport users. The current concept plans make no provision for the development of public toilet amenities. With any development of the area these are going to be a necessity and should be included within any concept.

(d) Traffic Management Plan

Wakatu Square needs to have an appropriate traffic management plan, particularly in light of the vital function that this area plays in the regional public transport system and the extra complexity that this brings to traffic flow in the location. No development or concept plans should be progressed without a proper traffic management plan in place. The concept plans do not address traffic management, and it is submitted that this requires addressing at an early stage in consultation with SBL Group Limited in light of operational requirements.

(e) Business Disruption During Construction Process

SBL Group Limited is in a unique position in that the continuation of its business relies on the continued use of Wakatu Square, because passenger services enter and exit at various points of the square and the buses need to circulate. Any development is likely to cause significant disruption to SBL Group Limited as the operator of these passenger transport services. The disruption to business and how this will be

managed accordingly needs to be specifically addressed as part of any development concept.

2. Section 2.2 – Sale of Areas B and C

For the reasons outlined above, SBL Group Limited objects to the sale of areas B and C as currently shown on the Concept Plans.

3. Section 2.3 – Extension of Carpark

(a) Buses need to be able to flow through Wakatu Square

As shown in the attached NBus Routes 3 and 4, these services enter and exit through the Trafalgar Street end of Wakatu Lane, and (as well as using the NBus bus stops) need to turn around. This is currently achieved by doing a circuit around the carpark. The current concept plans and proposed carpark extension do not allow for the possibility of such a circuit. Neither do the plans otherwise address the requirements of the NBus services.

Similarly with NBus Routes 5 and 6 (Hospital and Tahuna) coming in from Rutherford Street, the buses need to circuit the carpark, stop at an NBus station and then complete the circuit out again through Rutherford Street. The current concept plans make this impossible. In the current concept plans the bus services would not be able to access Rutherford Street at all.

(b) Entrance and exit points of carpark

These appear to be problematic, in particular the exit only point onto Wakatu Lane right where the large buses currently turn into the bus terminal. There is an enhanced risk of the public exiting Wakatu Square through the bus terminus. This needs to be addressed through a proper traffic management plan for any proposed development of Wakatu Square.

Response Sought from Council

It is already recognised in Windermere Holdings Limited's own material *"that a quality bus service is crucial for the success of a large scale retail complex, such that is proposed"*. Windermere Holdings Limited also states that *"the plans will accommodate the needs of the current bus service"*. Furthermore, the Heart of Nelson Central City Strategy states as one of its collective objectives *"to support greater use of public transport to provide a viable alternative to the car"*.

It is insufficient both in light of Council's contractual obligations to SBL Group Limited, and in achieving the objectives of the Central City Strategy and the Regional Public Transport Plan to leave the integration of the bus services into the design process as part of the Resource Consent phase. Neither does this comply with Windermere Holdings Limited's statement that the plans will accommodate the needs of the current bus service.

Any proposal presented for resource consent needs to have addressed the needs of the bus service, both to the satisfaction of the Council and the satisfaction of the operator, SBL Group Limited prior to such presentation.

Therefore the response sought of Council to this submission is that:

- 1. Areas B and C to be sold to the developer be those areas 5m further northwards from the Areas B and C currently shown in the Map in Attachment 1 to the Statement of Proposal. This would permit bus turning circles and enable retention of existing NBus bus stops and related infrastructure.**

Submission 52

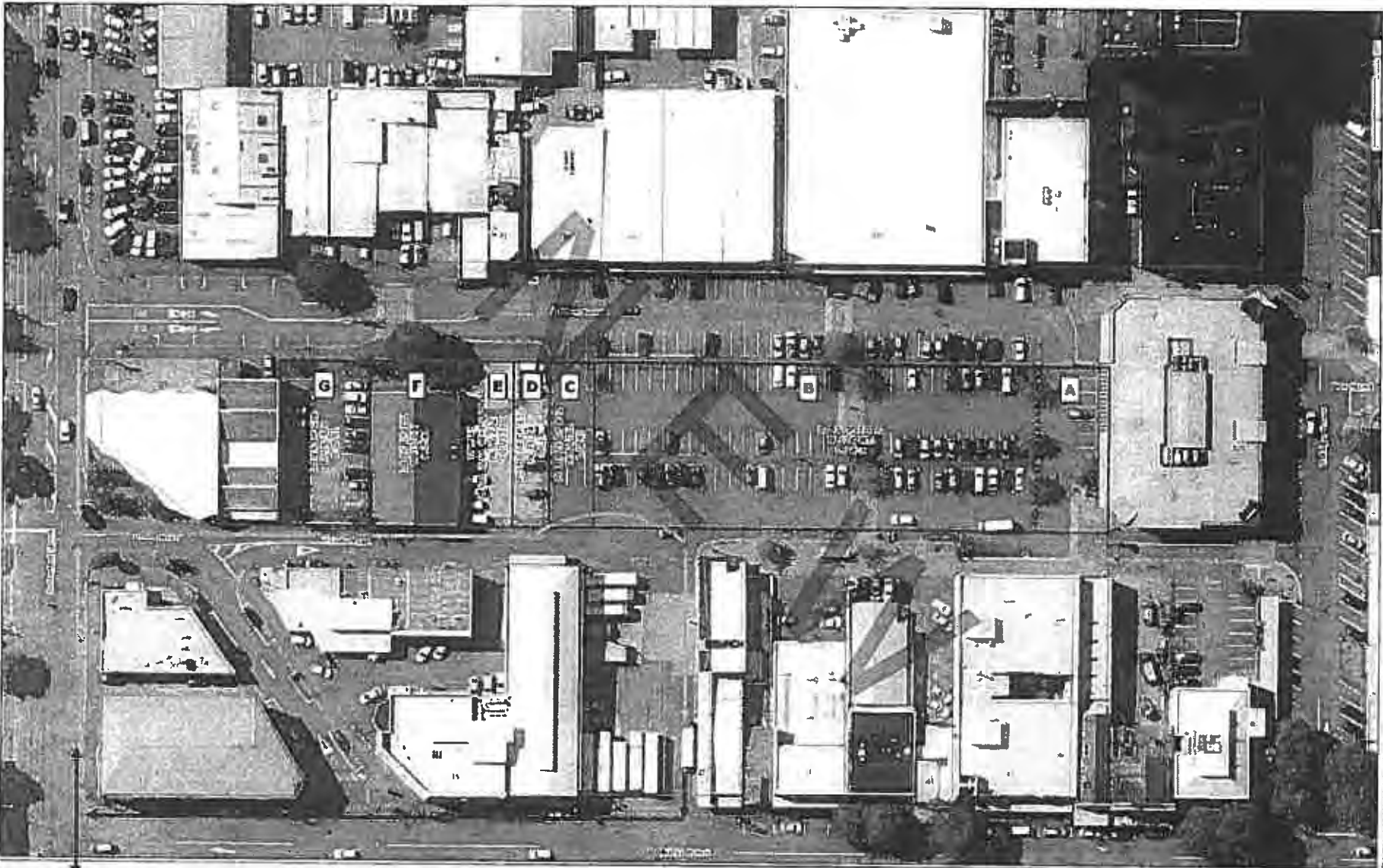
- 2. Any contract the Council enters into with Windermere Holdings Limited contain a specific condition that the three stakeholders (i.e. SBL Group Limited, the Council and Windermere Holdings Limited) all approve building concept, and urban design layout and Traffic Management Plans prior to application for resource consent.**

A significant advantage of this approach would be that if the condition can be satisfied then the proposal can proceed to the Resource Consent phase with SBL Group Limited's positive support.

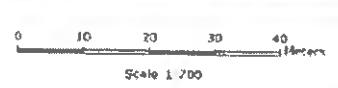
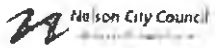
The changes to the concept plan that would be required to achieve this would be a greater width retained for Wakatu Lane to accommodate the NBus stops and the necessary bus turning circle, and the ability for the buses to travel around the complex, and provision of public toilets.

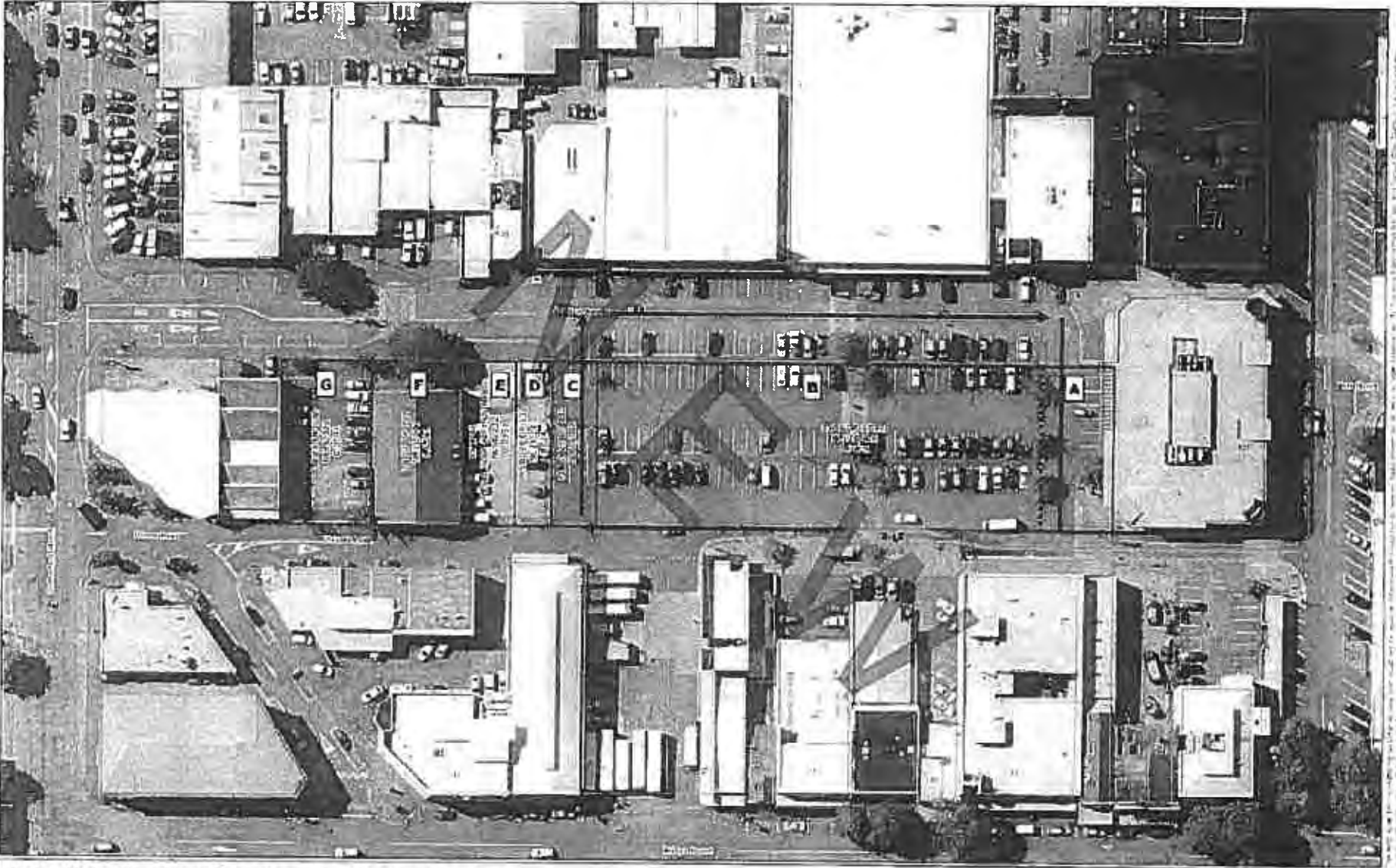
NEW

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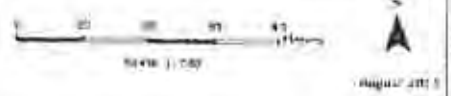
Potential Sale of Land for Commercial Development

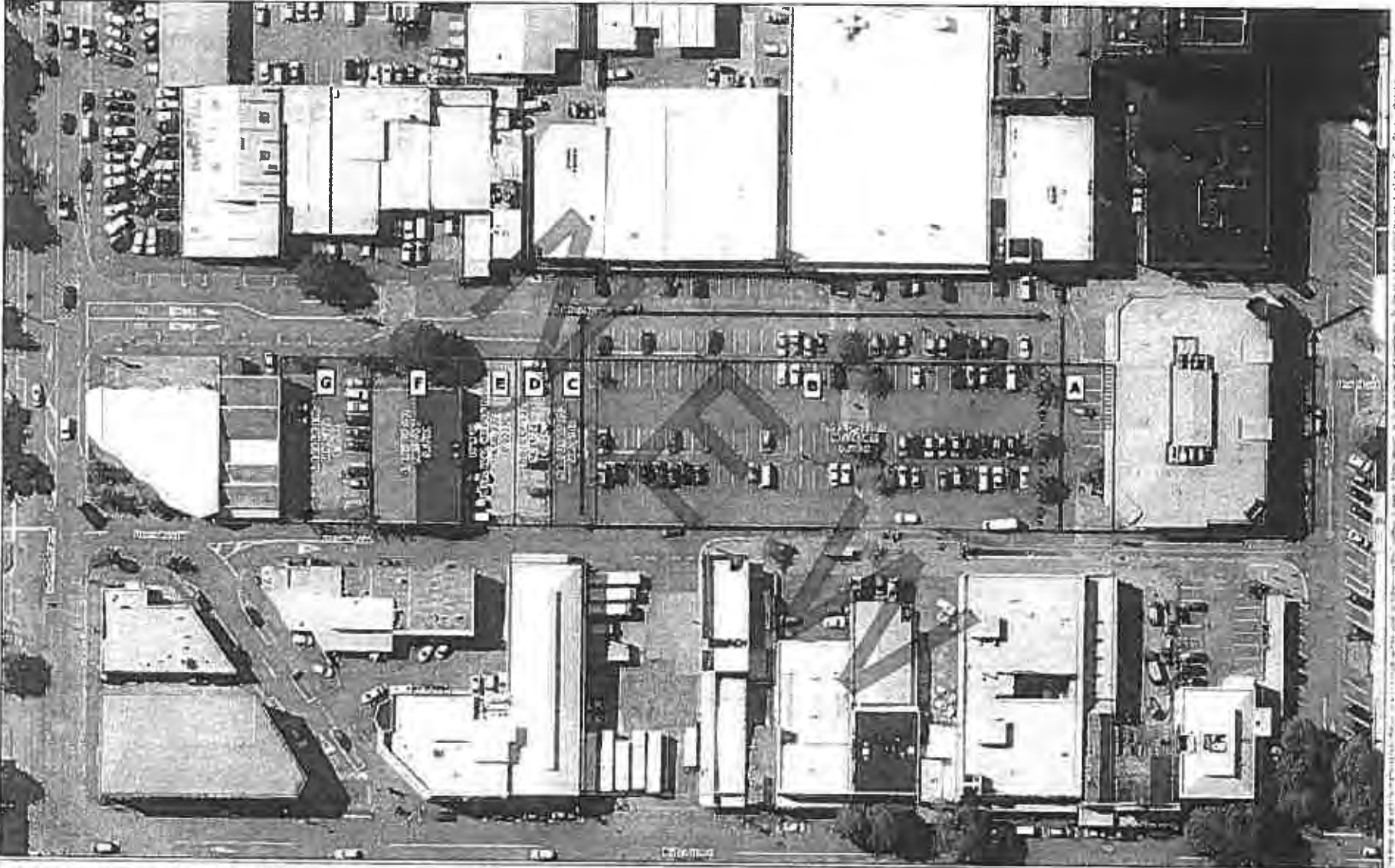




Potential Sale of Land for Commercial Development

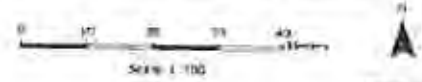
W Wilson City Council





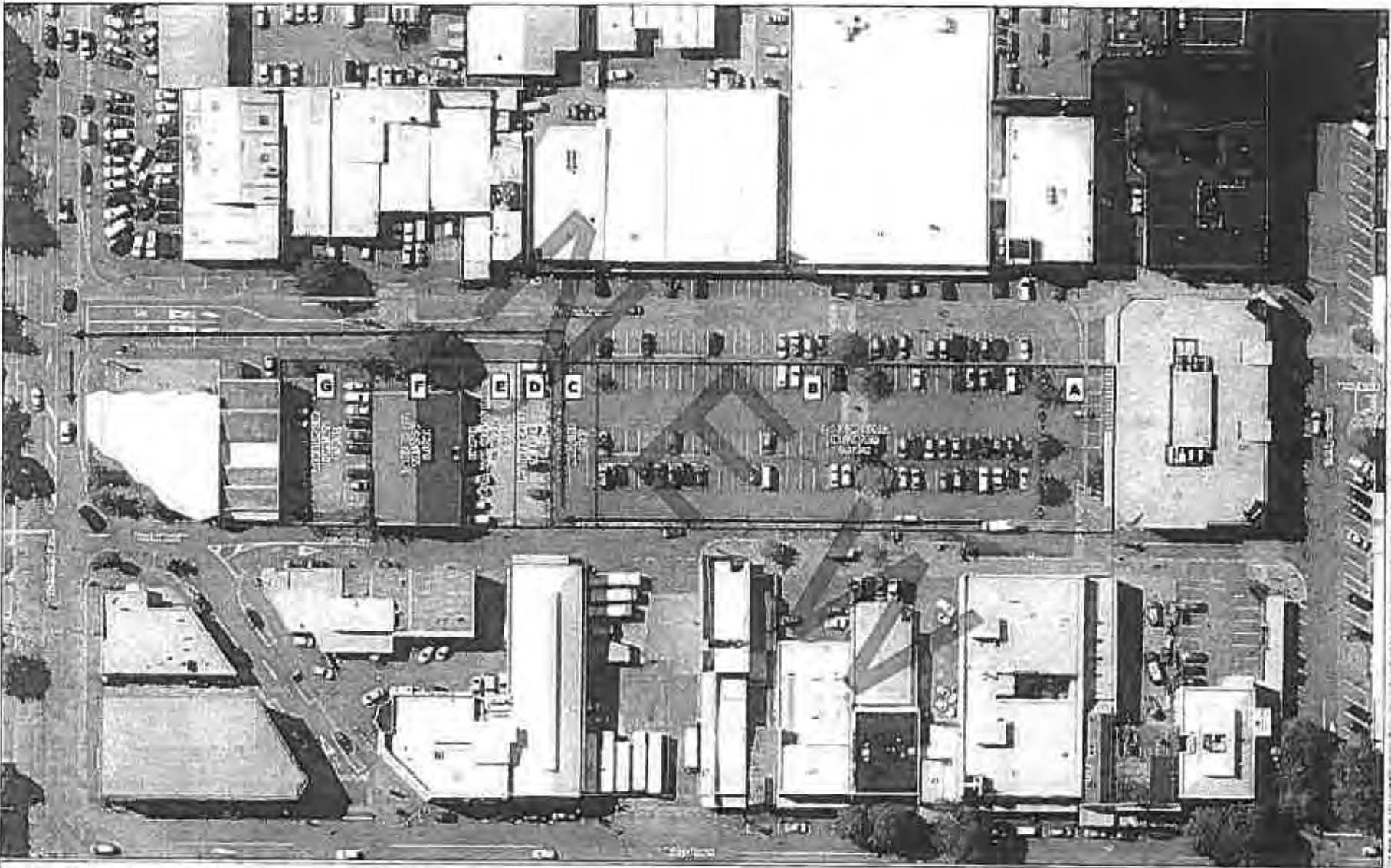
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Potential Sale of Land for Commercial Development



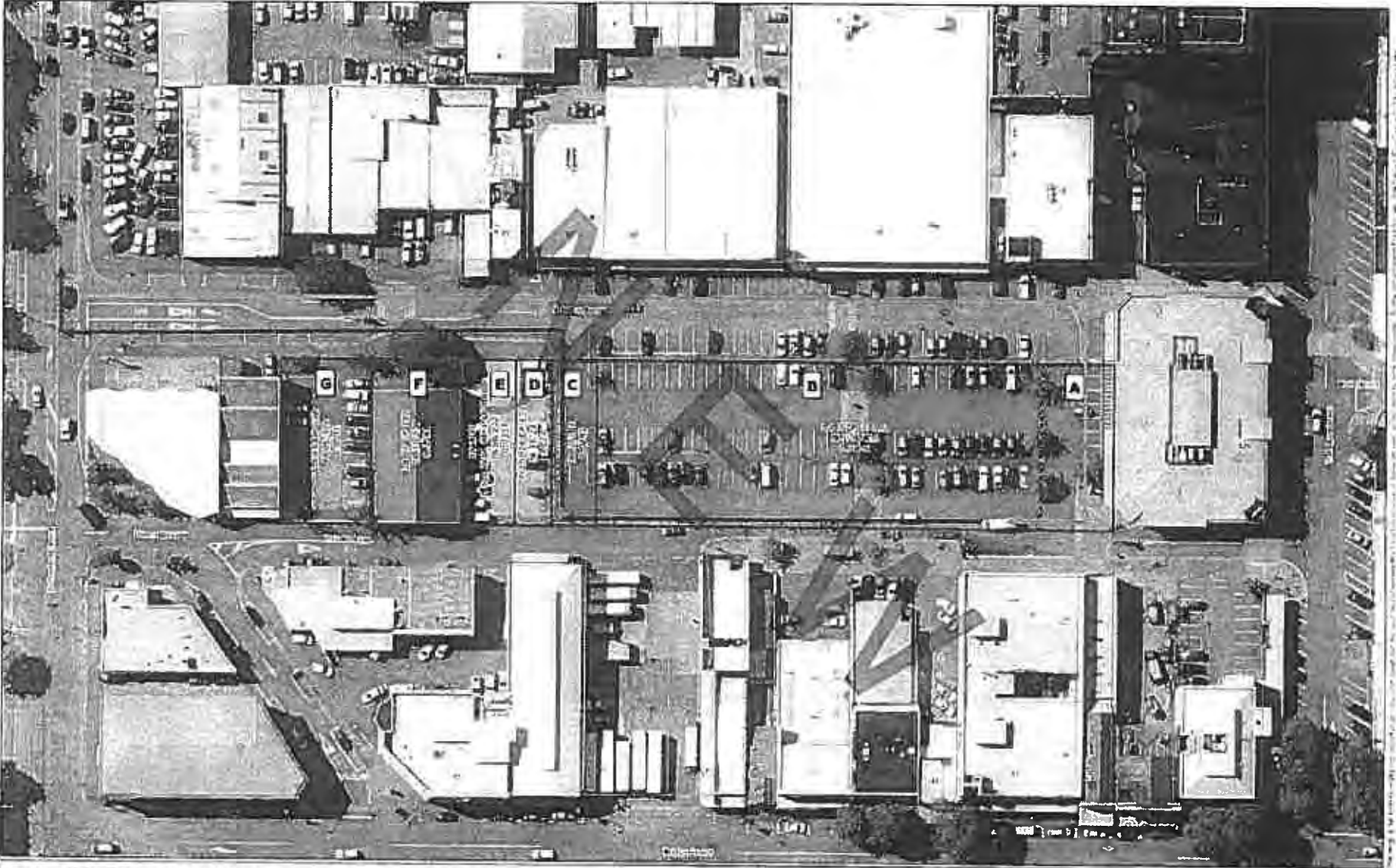
August 2011

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Potential Sale of Land for Commercial Development





Potential Sale of Land for Commercial Development


 Milwan City Council
 www.milwan.gov



August 2011

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Submission 53

NELSON CITY COUNCIL
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Nelson City Council Public Consultation Submission form

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		Submission Number	
File Ref		INITIALS	

Name Tony Cumming

Daytime phone 539 0832 or 027248 6766

Address 27 Bridge Street, Nelson

Organisation represented (if applicable) Nelson SRL Holdings Limited

Do you wish to be heard in support of your submission? YES NO # of pages 4

_____ 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 development - Wickham Square

My submission is:

As attached

Date 9/9/13 Signature [Signature]

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

NELSON SBL HOLDINGS LIMITED RESPONSE TO STATEMENT OF PROPOSAL

Landowner

Nelson SBL Holdings Limited is the owner of the land at 27 Bridge Street, Nelson upon which the bus terminal is situated. This property has northern frontage on to Wakatu Lane.

Nelson SBL Holdings Limited submits specifically on sections 2.1, 2.2 and 2.3 of the Statement of Proposal

1. Section 2.1 – Concept Plans

(a) Amenity Value Severely Diminished

The proximity of the south side of the proposed retail complex severely impacts on amenity value for Wakatu Lane generally, and for the owners and occupiers of the north-facing frontages on Wakatu Lane in particular. The specific issues identified with the current concept design presentation include:

- Considerable narrowing of Wakatu Lane, in effect reducing it to the status of a dark service alley.
- Unreasonable shading of buildings to the south of the proposed retail complex.
- Will require the removal of paving on the south side of Wakatu Square and significant loss of street appeal.
- The north-facing business frontages on Wakatu Lane will suffer by loss of parking facilities directly opposite their businesses.
- All buildings to the south side of the proposed retail development will lose their current retail attractiveness and could result in loss of existing and potential tenants.
- The south side of the current concept design presentation is largely a concrete block wall and lacks any design appeal.
- There is the potential for surface water flow impacts on surrounding properties.
- The current concept design presentation is directly contrary to the open square concept and is directly contrary to B.6(c) in the Heart of Nelson Central City Strategy to undertake landscaping improvements along Wakatu Lane between Trafalgar Street and Rutherford Street.

All of the above is directly contrary to the statements in the Heart of Nelson City Central Strategy which at Part 2 specifically identifies Wakatu Lane between Trafalgar Street and Rutherford Street as an urban edge development – pocket park Ref B.6.

(b) Traffic management issues for passenger service business operating from property

In addition, the current situation of the proposed building as detailed in the concept plan does not allow the bus service operator, being a tenant of the building:

- (i) A sufficient bus turning circle; or
- (ii) Access along Wakatu Lane; and
- (iii) Does not address the NBus bus stops to enable it to carry out its business.

Refer the separate submission put in by SBL Group Limited in this regard.

- (c) No pedestrian connection from Bridge Street through to Wakatu Square
At present the only pedestrian flow through to Bridge Street from Wakatu Square is via private property. Any development in Wakatu Square is clearly going to increase pedestrian traffic in and out of that area, and its connectivity with other retail areas in the city needs to be enhanced. Pedestrian flow through private property cannot be assumed, and any development concept should address this issue.
- (d) Public toilet facilities
There are presently no public toilets in Wakatu Square. Already the toilets at the bus terminus at 27 Bridge Street are being used by members of the general public even though they are not public toilets. Any further development is going to exacerbate this problem and accordingly the provision of public toilet amenities needs to be addressed as part of any concept design presentation for Wakatu Square development.

2. Section 2.2 – Sale of Areas B and C

For the reasons outlined above, Nelson SBL Holdings Limited objects to the sale of areas B and C as currently shown on the Concept Plans.

3. Section 2.3 – Extension of Carpark

- (a) Inadequate parking provision
The carparking as shown in the Min Attachment 1 to the Statement of Proposal is inadequate and fails to ensure "*Parking supply and demand to support the economic competitiveness of the City Centre*", as is required under Part C of the Heart of Nelson Central City Strategy. This is an opportunity for Council to introduce a central city off-street public short-stay parking facility which would contribute to and compliment further central city development.

It must be anticipated that more and more parking is going to be required in the central city, and the Council can take this opportunity to achieve that efficiently and in conjunction with the developer as part of this proposal.

- (b) Exit from and entry to Wakatu Square
Nelson SBL Holdings Limited considers that the concept plan as presented is going to increase the risk of the public in their cars using the bus terminus as an entry and exit point for Wakatu Square, compromising passenger safety and impinging on private property rights. A traffic management plan in conjunction with any concept design presentation is required as part of this proposal.

Response Sought from Council

The area and the city will be better served and amenity values preserved and enhanced by having retail developed not only on the Achilles Avenue side, but also on the Wakatu Lane side of Wakatu Square. This can be achieved by:

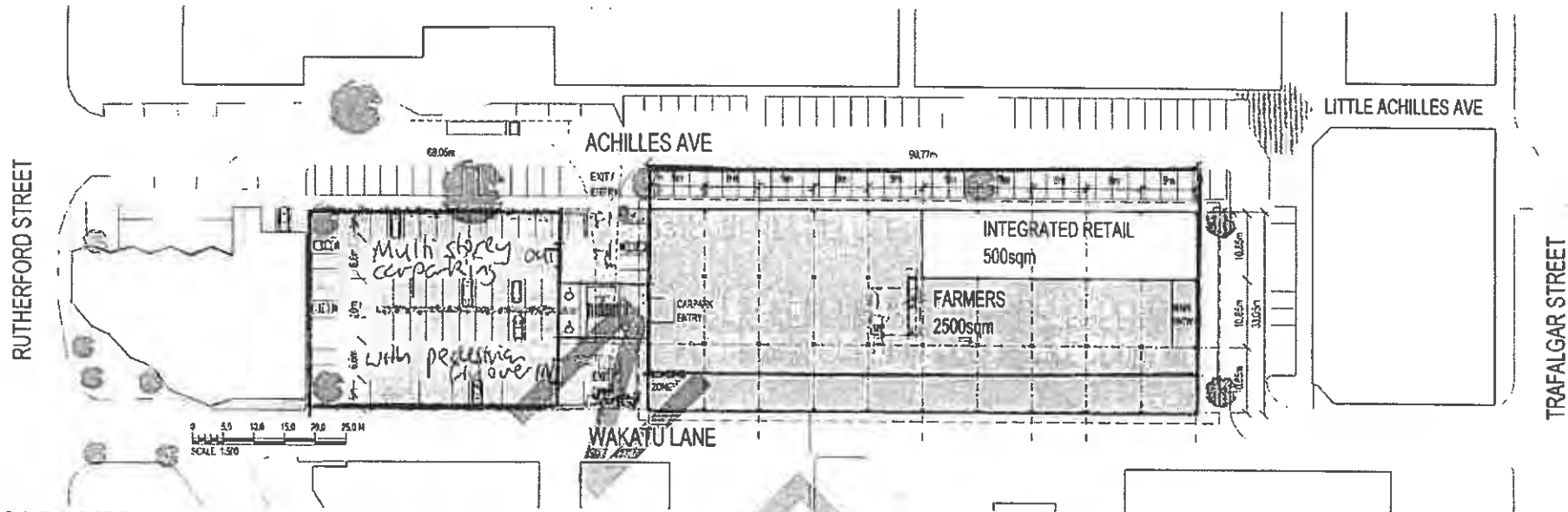
1. Redefining Areas B and C to be sold to the developer by 5m further northwards so that there is only one row of angled parking on the north-side of Achilles Avenue. This would enable the retention of the current paved area and bus stops while still enabling traffic flow through Wakatu Lane. The amenity value on the Achilles Avenue side would be minimally impacted, in that parking outside the Achilles Avenue retail shops is still available, and any loss of parking can be addressed as described in point 2 below.
2. Requiring the developer to undertake a multi-storey carparking development. This is already recognised as an objective under point D.26 of the Heart of Nelson Central City Strategy,

Submission 53

which at point D.26 in talking about developing a signature large format retail building states *"it is considered that Wakatu Square offers the greatest opportunity for this, in conjunction with a parking building to replace and add to the existing parking capacity"*. If such a parking building was coupled with a pedestrian flyover to the proposed Farmers complex, this would be very attractive to the Nelson public, who do not at present have anywhere where they can park and then shop in a completely covered environment. This would allow traffic flow between the retail complex and parking development, in particular including the buses which are required to manoeuvre around the Square. The concept is shown in the attached plan.

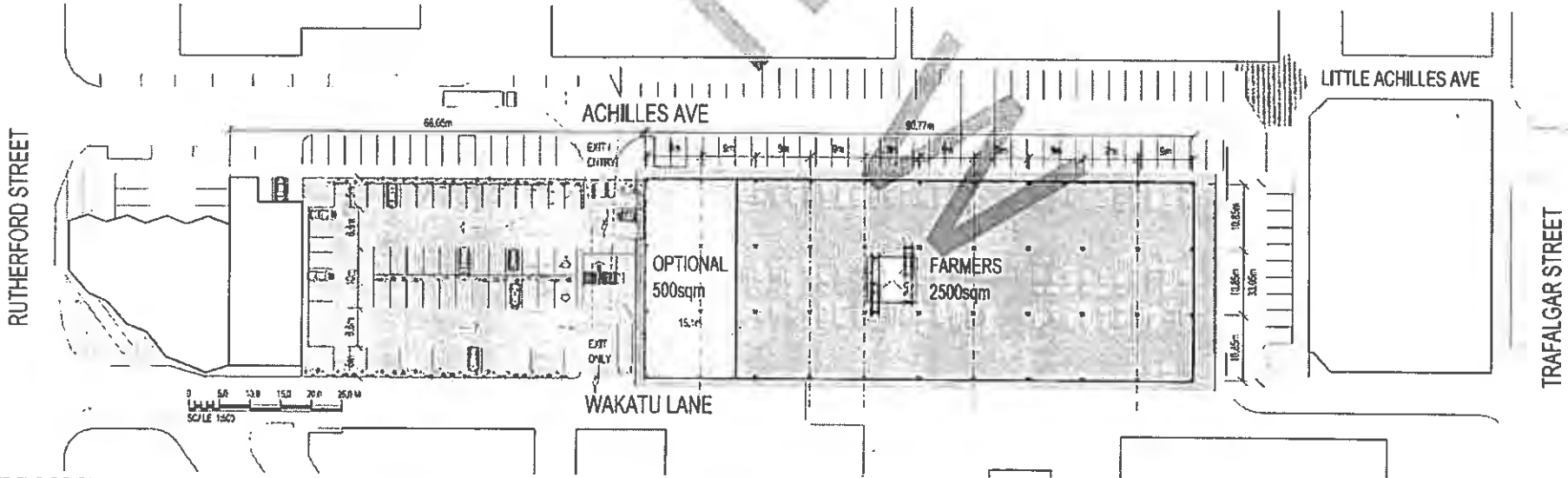
3. The Council approaching the owner of numbers 53 and 55 Bridge Street (currently the vacant lot adjacent to the Westpac Bank) with a view to development of the already identified pocket park concept for Wakatu Lane. If included within this development these properties would provide pedestrian access directly between Bridge Street and Wakatu Lane and considerably enhance amenity value and pedestrian flow generally in that locality. Title searches show that these properties are currently owned by Nelson Real Estate Limited of which the director is Brian Jones.

NEW



GROUND FLOOR PLAN

TOTAL EXISTING CAR PARKS	164
TOTAL PROPOSED CAR PARKS	164
FTC FLOOR AREA	2500sqm
OTHER	500sqm



FIRST FLOOR PLAN

TOTAL FTC FLOOR AREA	1st	3000sqm (2500sqm + 500sqm)
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Jackie Scrivner

From: Submissions
Sent: Monday, 9 September 2013 4:01 p.m.
To: Administration Support
Subject: FW: Submission on potential sale of land
Attachments: ncc.pdf

Categories: Orange Category

From: Council Enquiries (Enquiry)
Sent: Monday, September 09, 2013 4:00:49 PM
To: Submissions
Subject: Submission on potential sale of land
Auto forwarded by a Rule

Submission on potential sale of land

Your name

Gaire Thompson

Organisation represented (if applicable)

Your address

Boulder bank drive , Wakapuaka RD1 Nelson

Your email address

office@thompsonpropertygroup.co.nz

Your phone number

035451092

Your submission

refer attached

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

ncc.pdf - [Download File](#)

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

Yes

Boulderbank Drive
RD1
Nelson

9th September
The Nelson City Council
Nelson

Re Wakatu Square Development

I request to be heard in regards to this submission.

1. This proposal is totally different to that proposed in "Heart of Nelson" document, it being only 1 floor of retail with car parking on top. There was also no indication as to it's size.
2. A lot of inner-city ratepayer money has been spent on this Carpark to date, brickwork, sealing, drainage and landscaping etc.
3. Most people believe that the building was to go where Hunter Furniture and the ex Hunting and Fishing site is.
4. It is physically impossible to fit the same number of carpark's on the 1773 m2 being made available for car parking in exchange for the 3053 m2 of the proposed sale.
Any other carparks are being achieved to compensate for those lost by this.
This is not apples for apples but rather smoke and mirrors.
5. The Council cannot use the argument that they are going to pay \$2 million off debt when the Hunter furniture/Apex Car site I understand cost ratepayers around \$3.8 million .Also paying \$2.4 million for vacant and partially rented buildings at Port Nelson.
I understand that Council often pay around 10% above valuation. There should have been a valuation done prior to accepting the developer's proposal, which is rather unbelievable to say the least.
6. The report to the Councillors says that they are waiting for a traffic engineers report – this should have been available before this was put out for submissions.
7. This whole matter should have been delayed until the results of the Councils car parking study are released.
8. 2/3 rds of the land proposed to be used for "parking " is already used for NCC and private parking .The ex Hunting and Fishing building could be used for covered parking.
9. 6.2 of the "Public Excluded" facts presented to Council clearly states "was purchased in 1990 to create additional parking square"

10. Why should the value of the land be reduced when selling to a private out of town developer to suit Farmers when other options in town have been offered to them, which councillors have been not been informed?

11. Interestingly supposedly "many from the commercial sector has been encouraged Council to find a solution to Farmers."

Of considerable interest to me is that despite being told by Farmers property manager to speak with me .Aldo has never done so and has even visited Farmers in Auckland promoting this scheme. Also interesting how those working on this for the Council never approached us as our companies have a substantial interest in the future wellbeing of the CBD-why was that?

12. Why the rush at this late stage just before a council election hardly good timing?

13. The current sunny bricked bus stop would have to be removed as it is presently located on Wakatu Lane, where to has not been said.

14. Before making a decision I would suggest that Councillors go and see for themselves the effect on Wakatu Lane and those that have developed there on the assumption that they were fronting a sunny open Carpark, and see for themselves the size of the proposed building.

Finally as our Company owns the City Centre building, the present site of part of part of Farmers, I would like it known that my opposition to this proposal as it stands is not driven by the prospect of losing Farmers as a tenant as we could split the current site and get greater rental than Farmers are currently paying. This could leave vacancies in other parts of the Nelson retail area.

It should also be known that we have proposed to Farmers a larger shop by having 2 or 3 levels on the current site and including taking in the former H and J Smith buildings which was initially built as a two level rental store.

Another proposition that we put to them was developing our Rutherford Mews site on Selwyn place with a Mall type entrance off Hardy Street with possible underground car parking.


Gaire Thompson

Jackie Scrivner

From: Submissions
Sent: Monday, 9 September 2013 3:40 p.m.
To: Administration Support
Subject: FW: Submissions re Wakatu Square Proposal
Attachments: CCE09092013_00000.jpg

Categories: Orange Category

From: Granville Dunstan[SMTP:GLD@DTH.CO.NZ]
Sent: Monday, September 09, 2013 3:24:15 PM
To: Submissions
Cc: 'Steve Baigent'
Subject: Submissions re Wakatu Square Proposal
Auto forwarded by a Rule

Good Afternoon David

Please find a submission on behalf of Strategic Property Group Ltd re the above

We do not wish to speak to the submission but would appreciate you advising the time and place of the meeting where submissions are to be heard

Regards

Granville



DUNSTAN TRUST HOLDINGS

PROPERTY - AQUACULTURE - EQUITIES

4 Brookside, Nelson, NZ 7010

Ph. 0064 3 548 0818 Cell. + 64-21 423 899

Good afternoon David

RE: WAKATU SQUARE PROPOSAL

As Council is aware Strategic Property Group Ltd owns the building at 126 Trafalgar St and retains a covenant over the twenty meters (20m²) directly behind and to the west. This covenant disallows any building or buildings or any other structure thus explaining why the Farmers development proposal is set back that distance.

We have been aware for some considerable time (as most Property people have) that Farmers have been looking to increase their footprint preferably in the CBD and the logical place is Wakatu Square.

We are not prepared to comment on the process or value achieved between NCC and the developer but believe strongly that Farmers must be retained in the CBD with a strong link to Trafalgar St. We don't need to comment on the alternatives available to Farmers outside Nelson or what effect that would have on the CBD as these are obvious.

Once we heard about the proposed development we got in touch with the developer Paul Smith of Windermere Holdings Ltd to try and improve the connectivity to Trafalgar St so that the foot traffic vital to the whole of the CBD wasn't lost to car traffic.

After a number of concepts were floated and examined we came to the conclusion that a Pocket Park (such as the one next to the Post Office) paved right through to Wakatu Lane and thus Trafalgar St was the best option and where Council can lease space for coffee carts etc should it wish to do so.

So in conclusion we are supportive of the proposal and agree Farmers should be retained in the CBD close to Trafalgar St with good connectivity and that a Pocket Park concept linking Farmers with 126 Trafalgar St and Trafalgar St itself should be part of the design brief.



Directors: Granville Dunstan,
Steven Baigent,

PO Box 1004, Nelson 7040

T (03) 548 0818 M (021) 423 899

(03) 548 0175 (021) 548 017

(03) 548 7403

steve@cephas.co.nz

Jackie Scrivner

From: Submissions
Sent: Monday, 9 September 2013 3:06 p.m.
To: Administration Support
Subject: FW: Statement of Proposal - Wakatu Square - Submission B Thompson
Attachments: img-909150641.pdf

Categories: Orange Category

From: Accountant[SMTP:ACCOUNTANT@TDCA.CO.NZ]
Sent: Monday, September 09, 2013 3:05:55 PM
To: Submissions
Subject: Statement of Proposal - Wakatu Square - Submission B Thompson
Auto forwarded by a Rule

Please find submission attached.

Kindly acknowledge receipt.

Barry Thompson

thompson daly chartered accountants
Thompson, Daly & Co | Chartered Accountants
P O Box 102 | 266 Hardy Street, Nelson
Telephone: 03 548 2049 | Facsimile: 03 546 9081 | Email: accountant@tdca.co.nz

NEW

THOMPSON, DALY & CO. CHARTERED ACCOUNTANTS

B.L.C. THOMPSON, B. Com. C.A.
D.J. DALY, B. Com. C.A.
W.J. ANDERSON, B. Com. C.A.

Telephone (03) 548 2049
Fax (03) 546 9081
Email: accountant@tdca.co.nz

266 HARDY STREET,
P.O. BOX 102,
NELSON 7040

9 September 2013

Wakatu Square Proposal
Nelson City Council
PO Box 645
Nelson 7040

email: submissions@ncc.govt.nz

Re: Statement of Proposal – Proposed Sale of Land for Commercial Development – Wakatu Square, Nelson

As a commercial land owner in the Central City for well over 30 years, and also as a promoter of several developments in the Central City, I make the following submissions to the current proposal.

I understand that I will be able to make verbal submissions to a Council Hearing on Thursday of this week 12 September and would appreciate being informed of the time this Hearing is to be held and when I might be able to make my verbal submission.

I object to the proposal for several reasons the main ones being:

In Respect of Siting

- 1 The NCC, in their proposal and in the newspaper article of Wednesday 7 August 2013, state that they are proposing the sale of this land because Farmers have indicated they will be leaving the City Central sites that they presently occupy. I note that an article in the Nelson Mail of Saturday 10 August, Farmers state exactly the opposite saying "*We would stay exactly where we are and renew our lease*". Therefore this reason is invalid.
- 2 Wakatu Square has been developed as a carpark since the properties which make it up have been purchased progressively over a period of time. The area is secondary to the other main City carparks, that of Buxton and Montgomery parks as it is further away from the Central City.
- 3 To the best of my knowledge the property has never been placed on the local market on offer to local property owners and property developers – it appears selling to outsiders because they sound better than locals appeals to the NCC.
- 4 The situation of the proposed building is incredibly bad. When the Hunters Furniture sites were purchased recently from the Clifford family, it was suggested these were as an extension of the Wakatu carpark which is quite valid. If any property was to be sold off the Wakatu area for development, surely it would be at the western area (Hunters end) fronting on to Rutherford Street, the same as was done with the Fletcher Vautier Moore building on the extreme eastern side of the original purchase.

- 5 The erection of a building for commercial use on a carpark area is detrimental to the long term development of an open area, as was evidenced when the Millers Acre buildings were erected, in that it has a “substitution effect” that:
- (a) The building takes up valuable car parking space, therefore reducing the number of parks available.
 - (b) The people who occupy the building also want permanent carparks, therefore there is a larger demand for carparks by the building being erected. This would have the same effect on this proposal.
- 6 The SBL bus depot, which borders on to the Wakatu carpark is extremely well sited for Nelson City in that
- (a) It is on the fringe of the Central City area, where it is available to the public by a short walk to the site.
 - (b) It is very close to the arterial routes out of Nelson, particularly to the south such as Rutherford Street, Vanguard Street and Haven Road and the majority of its buses come and go on those routes, being totally absent out of the inner City retail area.

It appears that the proposed building to be erected would considerably disrupt the traffic flows in and out of the SBL Depot, which very conveniently uses the access ways in and out of the Wakatu carpark for its buses.

General Matters in Respect of this Proposal

1. The price suggested for the sale of \$657 per m² for approx 3,000m² is ridiculously low, a common price for other properties sold in the vicinity of the Ring-Road system (which Wakatu Square borders) has been in the vicinity of \$1,000 per m².

The writer, as a member of one particular Property Syndicate, has purchased in the last two years two properties which were purchased on a bare land basis proposal (the buildings being poor and removable), where these properties were on the Ring Road system and over \$1,000 per m² was paid.

2. It would appear that this project has been negotiated direct by the NCC, who in the eyes of most Central City ratepayers are not experienced in this type of activity, certainly none of the staff are, nor probably more than one councillor – do the NCC believe the recent public comments given predominantly by Real Estate Agents that there is a big demand for inner City retail space is correct?

A recent example the writer had of a shop in Central Trafalgar Street revealed that four agents all were enquiring about the site on behalf of a prospective tenant, it turned out that they were all enquiring for the same tenant thereby creating a 400% excess demand above what was actual for the site. Look at the vacant shops in Central Nelson (and also Richmond) and the turnover of a lot of the shop tenants, to see how slack the demand actually is at the moment and has been for some time.

3. The NCC would be well advised if they think they can help Central City development to:
- (a) Look at development of Buxton Square in conjunction with Farmers and its landlord. This could involve an extension of the existing building into the carpark and perhaps a carpark upstairs above the extension.
 - (b) Organise the parking meters and carparking in the Central City, it is a shambles at the moment and has been for some months now, probably years.
 - (c) Co-ordinate with the Central City landowners to sort out the Central City to have retail activity concentrated more in the Centre and stop the flow to Vanguard Street and Tahuna etc.

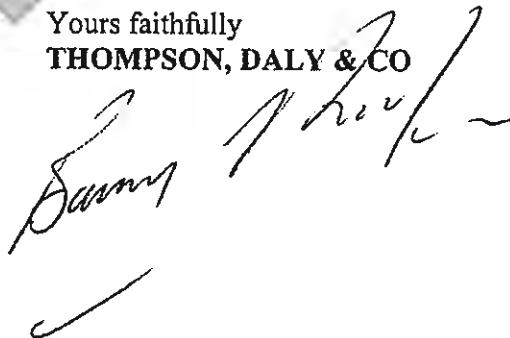
A change in the rating system might help here, where the 25% differential charged to inner City landlords could be distributed more to outer properties such as the Warehouse and Supermarkets who are conveniently situated just outside the City Central in the lower rating areas.

4. Rationalise the inner City parking (long and short term users).

In conclusion I would stress the need for a concentrated effort to develop the inner City, of which Wakatu Square is very much on the fringe and endeavour to retain Farmers where they are.

The development of Fashion Island could be rated as being similar to the proposed Wakatu Square development and I do not believe that this has been as successful as originally contemplated. Look at the changeover of tenants in that complex and particularly the recent one of The Body Shop, which has moved from Fashion Island to Central Trafalgar Street. Also the shifting of Briscoes from Wakatu Square into Montgomery Square – both of these moves would be because of retailers wanting to be more in the Central City not on the fringe of outer City carparks.

Yours faithfully
THOMPSON, DALY & CO



Jackie Scrivner

From: Submissions
Sent: Monday, 9 September 2013 3:08 p.m.
To: Administration Support
Subject: FW: Wakatu Sq due 9 Sept 2013

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Orange Category

From: Zachary Domike[SMTP:ZDOMIKE@YAHOO.COM]
Sent: Monday, September 09, 2013 3:07:46 PM
To: Submissions
Subject: Wakatu Sq due 9 Sept 2013
Auto forwarded by a Rule

To whom it May Concern:

Thanks for the attempt to prop up the Big Box Store in Nelson Ctr., but this is a failing business model. Internet sales of identical products can be had at any time, and often significantly less expensive. Experience overseas shows this failure is barely delayed by building new and bigger stores.

I feel strongly that the Council should select Option 3, and call for Expressions of Interest for an open development proposal.

In any case, there is no need to design the roadways as straight lines. Pedestrian pace for vehicles is dictated by the parking and bus requirements, so the shape of the buildings should take advantage of some of Nelson's world famous creativity.

It is predicted that the future of Nelson retailing is in boutique and unique shopping environments. Any contract that NCC considers should hold very clear consequences regarding completion of the project. If the building is not complete and occupied and open 60 hours weekly, by a set date, then significant penalties should be contractually enforced.

Another prediction, although less immediate, is sea levels will rise and the water will bubble up daily in Wakatu Square. This construction project will benefit future generations only if designed for the most dire tides.

9 September 2013

Allen Chambers
Nelson

Nelson City Council

RE: Potential sale of land for commercial development

History has clearly proven that real, free enterprise (as opposed to crony capitalism) is superior to government central planning. When free enterprise fails, the investors pay. When government fails, the ratepayers pay. When successful, free enterprise errs, it makes rapid correction. When government errs, it often makes little, no, or slow correction. Why is the government in the private property business? Why is the government speculating with OPM (other people's money)? The mayor commented "dozens of national chain retailers and Australian retailers were queuing up to get into Trafalgar St and the fringes."¹ Why then is council considering selling public property for an \$800K discount?² Why is there no public discussion of Windermere pulling out of the Farmers retail development in Blenheim?³ Why the urgency when Farmer's stated "if it did not go ahead we would stay exactly where we are and renew the lease. We are committed to staying in Nelson?"⁴

Beyond government meddling in free enterprise picking winners and losers, a central issue with Nelson is parking. The free market competition in Richmond and elsewhere provides free parking and certainly no fines for extended shopping, WOF, or rego expirations. Council apparently concludes that it is smarter than free enterprise and the shopping public. Current council is a clear and present danger to the people's pocketbooks. Rate increases far in excess of income growth, expensive notions of conference centres and performing arts centres. Good Grief! One can only hope for a change in thinking. Unfortunately, it took the Kremlin many decades to realise their failed ideology. Why do we have to endure a small-scale variation of the same failure?

¹*Nelson Mail* – "Square land sale to 'cut city debt'"

²*Nelson Mail* – "New valuation sought for Wakatu Square land"

³*Nelson Mail* – "Windermere had funding"

⁴*Nelson Mail* – "Farmers 'staying put'"

Jackie Scrivner

From: Submissions
Sent: Monday, 9 September 2013 3:30 p.m.
To: Administration Support
Subject: FW: Submission on potential sale of land

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Orange Category

From: Council Enquiries (Enquiry)
Sent: Monday, September 09, 2013 3:29:32 PM
To: Submissions
Subject: Submission on potential sale of land
Auto forwarded by a Rule

Submission on potential sale of land

Your name

New Zealand Institute of Architects Nelson Marlborough Branch

Organisation represented (if applicable)

Your address

c/ Redbox Architects Ltd
8c Nile St
Nelson

Your email address

redboxarchitects@gmail.com

Your phone number

5488461

Your submission

Requests were made to our membership to comment on this proposal. Comments are as follows:

"As part of the Heart of Nelson Project steering group a discrete sleeved parking building on the upper level was a key component of proposed anchor store retail for Wakatu Square. To negate this from the development would further erode Nelson's ability to be a destination for retail therapy. Nelson has suffered enough through parking charging policies and urban planning issues in the region. To be allowed to avoid the expense of the key parking requirement would be beneficial to the initial developer only. It would compromise the ability for future tenants to provide equitable and viable shopping experiences.

The parking could be seen as a draw card. In other cities with such parking the anchor store gives free car parking to customers on provision of receipt of purchase. The parking level could future proof itself with a battery charging station for electric cars. These could be run off PVs. We should encourage developers to future proof buildings and create something to be proud of."

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

NEW

Jackie Scrivner

From: Submissions
Sent: Monday, 9 September 2013 3:57 p.m.
To: Administration Support
Subject: FW: Submission on potential sale of land

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Orange Category

From: Council Enquiries (Enquiry)
Sent: Monday, September 09, 2013 3:56:33 PM
To: Submissions
Subject: Submission on potential sale of land
Auto forwarded by a Rule

Submission on potential sale of land

Your name

Michelle Ahnfeldt

Organisation represented (if applicable)

Your address

62 Bridge Street
Nelson

Your email address

arn@hyper.net.nz

Your phone number

035478369

Your submission

Submission to Nelson City Council concerning the sale of Wakatu Square

I would like to present my opinions & concerns to the council

- The council negotiating the sale of the land with one developer, excluding other local developers and stopping a fair market price being proven.
- The exclusion of the public to have a voice in such a major change being considered to the face of Nelson City. Even though there has been an invitation to make submissions this month there has been little effort to canvas people's opinions and communicate the far reaching effects.
- There seems to be little thought given to a cohesive plan for what the city could look like in 50 years' time.
- Small local businesses are already having difficulty meeting costs, paying staff and making a profit. They have noticed a decrease of shoppers on the street and in their stores over the last 12 months. Has there been any research done on the impact imposed on these small businesses that shifting foot traffic away from them will have?
- Commercial properties in the centre of town pay huge rates based on the values of their properties, shifting such a large retail development from the centre of the city will affect values of properties and therefore the expected income of rates to the council. Will there be compensation for the loss of

Submission 60

value to the commercial properties from the council?

- The price that the council is proposing to sell the land for, as stated in the Nelson Mail, \$2,000,000.00, is well below the value of the property. It is normal commercial practice to obtain 3 valuations of a property and take the median price.
- Even though it has been specified that there will be no car parks lost it is hoped the development will attract more business to the city centre, therefore the developer should be required to create more car parking under or on the roof of the development. Free parking would make it more inviting for people to visit the city centre and create more trade for everyone.

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

NEW

Jackie Scrivner

From: Submissions
Sent: Monday, 9 September 2013 4:05 p.m.
To: Administration Support
Subject: FW: Wakatu Square Proposal Submission
Attachments: Wakatu Square Proposal.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Orange Category

From: Doug McKee[SMTP:DOUG.MCKEE@BAYLEYSNELSON.CO.NZ]
Sent: Monday, September 09, 2013 4:04:50 PM
To: Submissions
Subject: Wakatu Square Proposal Submission
Auto forwarded by a Rule

To whom it may concern,

Please find attached my submission for the Wakatu Square Proposal.

Kind regards,

Doug McKee
F.R.I.E.N.Z
Special Projects Manager
doug.mckee@bayleys.co.nz
Ph: 03 546 9455
Direct Dial: 546 3567
Mobile: 0274 426 927
Fax: 03 546 9457
www.bayleys.co.nz
Vining Realty Group Ltd, 288 Trafalgar Street, Nelson 7010, New Zealand

If you no longer wish to receive emails from me, please [unsubscribe](#) here

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[Click here to view our national portfolios](#)



From: Briony Beddek
Sent: Monday, 9 September 2013 3:52 p.m.
To: Doug McKee
Subject: Wakatu Square Proposal letter

Hi Doug,

Here you go.

Thanks,

Briony Beddek

Residential Sales Support

D +64 3 546 9455 | F +64 3 546 9457 | www.bayleys.co.nz

Vining Realty Group Limited, 288 Trafalgar Street, Nelson, New Zealand

NEW

61

Doug McKee
300 Princes Drive
Nelson 7010

The CEO
Wakatu Square Proposal
Nelson City Council
PO Box 645
Nelson 7040

submissions@ncc.govt.nz

I Douglas William McKee wish to make a submission and I wish to speak in support of my submission at the hearing on Thursday 12 September 2013.

1. The reported sale price of the land is not a fair open market value.
2. The council did not obtain a registered valuation of the land prior to preparing the Statement of Proposal dated 6 August 2013.
3. The threat of losing Farmers to the City Centre has been over.stated.
4. Since February 2011 Nelson City Council has not called for 'expressions of interest' or development proposals for Wakatu Square.
5. No additional car parks are provided for in this proposal.
6. The Statement of Proposal contains misleading and inaccurate comments.
7. Why was the option not put in the Proposal for the building development to go on the areas of the Clifford land and leave the existing car park.

I support option 3.

Regards,

Doug McKee
B 546 9455
M 0274 426 927
E doug.mckee@bayleys.co.nz

Jackie Scrivner

From: Submissions
Sent: Monday, 9 September 2013 4:08 p.m.
To: Administration Support
Subject: FW: Wakatu Square

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Orange Category

From: Dot Kettle[SMTP:DOT@COMMERCE.ORG.NZ]
Sent: Monday, September 09, 2013 4:07:40 PM
To: Submissions
Subject: Wakatu Square
Auto forwarded by a Rule

This submission is made on behalf of the Nelson Tasman Chamber of Commerce.

In general Chamber members are supportive of appropriate development in our region – it creates jobs, provides opportunities for local businesses in the construction and related sectors and can provide additional disposable income of benefit to local businesses

- The Chamber supports the creation of a vibrant inner city in Nelson and in principle believes this comes from a diversity of use – good retail, boutique stores, cafes, restaurants, galleries and the like
- Businesses should be free to make decisions in the best interests of their business and as a city we should be doing all we can to make doing business in and from here as easy, efficient and economically attractive as we can
- The Chamber supports and promotes local businesses and aims to ensure a vibrant diverse business community

The Chamber remains keen to ensure as much accurate information is available so that informed decisions can be made going forward.

There are a number of specific questions and issues for NCC and/or for the resource consent phase. These relate to specific and detailed issues such as the provision of adequate parking and access for buses, the contribution being made by Windermere etc.

There are also a number of significant issues and consideration for NCC and the business and wider community, including how we support existing retailers and businesses in the CBD, how we ensure our main streets remain busy with foot traffic and are not overwhelmed by empty shopfronts, and how we develop the inner city.

Dot Kettle
Chief Executive
Nelson Tasman Chamber of Commerce
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The information contained in this email (including any attachments) is intended solely for the addressee(s). It is confidential and may be legally privileged.

NEW

Jackie Scrivner

From: Submissions
Sent: Monday, 9 September 2013 4:03 p.m.
To: Administration Support
Subject: FW: Submission on potential sale of land
Attachments: Submission-to-NCC-re-Wakatu-Square-No.2.doc

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Orange Category

From: Council Enquiries (Enquiry)
Sent: Monday, September 09, 2013 4:03:18 PM
To: Submissions
Subject: Submission on potential sale of land
Auto forwarded by a Rule

Submission on potential sale of land

Your name

Nita Knight

Organisation represented (if applicable)

The Nelson Market Ltd

Your address

PO Box 664 Nelson

Your email address

info@nelsonmarket.co.nz

Your phone number

5466454

Your submission

Re Proposal Wakatu Square

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

Submission-to-NCC-re-Wakatu-Square-No.2.doc - [Download File](#)

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

Yes

Submission to: The Nelson City Council
Dated: 9 September 2013-09-09
From: Nita Knight

Submission re potential sale of land in Wakatu Square (3,056sq.m) to Windermere Holdings Ltd., to develop a large retail store for Farmers Trading Company and approx. 500sq.m of other retail activities.

1. Parking

It is not clear how Council could or would deliver and balance the present and future car parking needs of Central Nelson City.

I have concerns if there is a the loss of all day parking at the Wakatu Square as this would seriously impact on The Nelson Market stallholders on Saturdays and therefore the operation as the Market as a whole. The Market at present runs from 8am to 1pm and sometimes beyond this. Stallholders cannot be leaving their stalls unattended to move vehicles and find another available carpark, if indeed there would be one available.

Nita Knight
Founder & Managing Director
The Nelson Market Ltd
PO Box 664
Nelson 7040

info@nelsonmarket.co.nz

Jackie Scrivner

From: Submissions
Sent: Monday, 9 September 2013 3:49 p.m.
To: Administration Support
Subject: FW: Submission on potential sale of land

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Yellow Category

From: Council Enquiries (Enquiry)
Sent: Monday, September 09, 2013 3:49:03 PM
To: Submissions
Subject: Submission on potential sale of land
Auto forwarded by a Rule

Submission on potential sale of land

Your name

Ben Trathen

Organisation represented (if applicable)

Trathen Properties Ltd

Your address

62 Bridge Street
Nelson

Your email address

trathenproerties@gmail.com

Your phone number

035480069

Your submission

I wish to make a submission to the council concerning the sale of Wakatu Square to Windemere Holdings to develop a new building for Farmers and small retailers.

I have been out of the country for the last few months and have only returned this week so I have had very little time to assimilate the proposed sale and development. Given the significance of the proposed plan and the impact of this decision, I ask that you would confirm my request to make a verbal submission to council, in the absence of this confirmation I will be taking the necessary steps to protect my interests.

I acknowledge the strategic importance of retaining Farmers within the Nelson CBD, however I do not believe the Wakatu car park to be an appropriate position for the following reasons.

- It creates dislocation from the central CBD causing fragmentation and creating a negative impact on small local retailers in what is now the centre of the business district.
- Although we have been assured there will not be a reduction in car parking there is a potential to reduce available car parking.
- It takes away the option of a potential site for future car parking

Submission 64

- Council is being reactionary in its decisions instead of having a big picture view for the development of the central city.
- There has been a lack of consultation with affected parties and little credit to the value of input from community business people and developers.
- I would like the opportunity to have a meeting with the council to present an alternative option to the proposed development that I believe would be more beneficial to the business centre of Nelson.

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

NEW