

**Nelson City Council**  
**Potential Sale of Land for**  
**Commercial Development**  
**Wakatu Square**

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For more information please contact:  
Jane Murray  
NMDHB Public Health Service  
Email: [jane.murray@nmdhb.govt.nz](mailto:jane.murray@nmdhb.govt.nz)  
Phone: (03) 543 7805

## **Submitter details**

1. Nelson Marlborough Health (Nelson Marlborough District Health Board) (NMH) is a key organisation involved in the health and wellbeing of the people within Te Tau Ihu. NMH appreciates the opportunity to comment from a public health perspective on the Nelson City Council's Potential Sale of Land for Commercial Development Wakatu Square.
2. NMH makes this submission in recognition of its responsibilities to improve, promote and protect the health of people and communities under the New Zealand Public Health and Disability Act 2000 and the Health Act 1956.
3. This submission sets out particular matters of interest and concern to NMH.

## **Specific Comments**

4. At NCC's invitation, NMH has participated in the recent Housing Forums and the Future Development Strategy consultations.
5. Whilst it is usually not the place for NMH to comment on the commercial development of land, in light of the Council's concurrent consultations on the Annual Plan and Future Development Strategy, it seems timely to comment on the potential for a missed opportunity for a greater town development should this sale proceed.
6. It has been identified in the 2019/2020 Annual Plan documents that the Council wishes to continue to diversify and enhance transport options including the use of public transport, and investigating the adoption of new transport technologies. In the Long Term Plan, the need for an upgrading of the bus terminus was shown as a priority<sup>1</sup>. In addition, the Future Development Strategy has identified the need for new housing developments to occur in areas that are close to employment, services and open spaces and in a way that promotes social wellbeing. Furthermore, at the recent Housing Forums, attendees highlighted the importance of intensification of the Central Business District for housing, and participants urged Council to re-envision how it looked at housing and transport.
7. Therefore, given the location of this land within the Central city, and the fact that the current bus terminus is sited here, a broader approach could be given to developing this as a mixed development. This could include a larger, more

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<sup>1</sup> <http://www.nelson.govt.nz/assets/Our-council/Downloads/Plans-strategies-policies/strategies-plans-policies/long-term-plan-2018-28/Long-Term-Plan-2018-12July2018.pdf>

comfortable bus terminus within a bigger building that includes housing, office space and some retail, and public green space. This type of development would meet the city centre development themes given in the Annual Plan document of:

- a. *Destination Nelson*: this area could complement the existing precincts
- b. *Walkable Nelson*: attractive laneways could be added through the building to give people better access
- c. *Blue Green Heat*: a pocket park could be added as well as a rooftop garden to provide more public space
- d. *Smart development*: this area could include a very comfortable bus terminus as well as parking bays for electric cars and bicycles, bike share or scooter share.
- e. **Liveable centre**: the purpose of this development is that enables people to live in the heart of the city
- f. *Clever Business*: having comfortable appealing bus terminus means that more people will travel by bus, and these people will attract customers and visitors to the City Centre.

## Conclusion

8. NMH thanks the Nelson City Council for the opportunity to comment on the Potential Sale of Land for Commercial Development Wakatu Square.
9. NMH **does not wish to be heard** in support of its submission.

Yours sincerely



Peter Bramley  
**Chief Executive**  
peter.bramley@nmhs.govt.nz