

FDS Submissions Received – Section 4 - Overview of Submissions Received

#	Name	Attachment	Speaking
31690	Norman Matthews	N	N
31691	Stephen John Standley	N	N
31692	Alasdair Gardiner	N	N
31693	Carolyn Rose, and attachment	Y	N
31694	Greg Bate	N	N
31695	Christine Horner, and attachment	Y	N
31696	Community Action CAN, and attachment	Y	N
31697	Robert King - Tenison, and attachment	Y	N
31698	Kelly Atkinson	N	N
31699	Kevin Tyree	N	N
31700	Kerensa Johnston, and attachment	Y	Y Nelson
31701	John-Paul Pochin	N	Y Nelson
31702	Thomas Drach, and attachment	Y	Y Richmond
31703	Paula Holden	N	N
31704	Paul Bucknall	N	N
31705	Lindsay Wood, and attachment	Y	Y Nelson
31706	Paul Donald Galloway	N	N
31707	Mary Caldwell	N	N
31708	David Ayre, and attachment	Y	Y Nelson
31709	Ofer Ronen, and attachment	Y	N
31710	Angela Fitchett	N	N
31711	Sara Flintoff, and attachment	Y	N
31712	Caroline Blommaert, and attachment	Y	N
31713	Debora Scholl Dos Santos	N	N
31714	Joan Butts, and attachment	Y	Y Takaka
31715	Suzanne O'Rourke, and attachment	Y	Y Nelson
31716	Alan Hart	N	Y Nelson
31717	Frank Ryan	N	N
31718	Kathryn & Keith Quigley, and attachment	Y	N
31719	Chris Pyemont	N	N
31720	Rainna Pretty	N	N
31721	Jill Cullen	N	N
31722	Trevor Chang	N	Y Nelson
31723	Tim Bayley	N	Y Richmond
31724	Nick Clarke, and attachment	Y	Y Takaka
31725	Ian Williamson, and attachment	Y	N
31726	John Jackson	N	Y Takaka
31727	Phillip Jones	N	N
31728	John Molyneux	N	Y Nelson
31729	Andrew McLean, and attachment	Y	N
31730	Sandy Armstrong	N	Y Richmond
31731	Jessica Bell	N	N
31733	Ray Hellyer	N	Y Nelson
31734	Eric Thomas, and attachment	Y	N
34735	Ashleigh Calder	N	N
31736	Carol Curtis	N	N

FDS Submissions Received – Section 4 - Overview of Submissions Received

31737	Amanda Young	N	N
31738	Ngarie Calder	N	N
31739	Phillipa Hellyer	N	N
31740	Kevin Calder	N	N
31741	Robert Stevenson	N	N
31742	Tim Manning	N	N
31743	Zak Lyttle	N	N
31744	Lorna Crane	N	N
31745	Johanna Markert-Watene	N	N
31746	Chris & Gill Knight, and attachment	Y	N
31747	(Tom) Neil Brett, and attachment	Y	N
31748	Jo Brooks, and attachment	Y	N
31750	Mark Lile, and attachment	Y	Y Richmond
31751	Hazel Pearson	N	N
31752	Jill Pearson	N	N
31753	Gerald Thomas	N	N
31754	Joanna Hopkins, and attachment	Y	Y Nelson
31755	Gwen Sturk, and attachment	Y	N
31756	Ronald Alfred & Phylis Kinzett, and attachment	Y	N
31757	Duncan Thomson	N	N
31758	Brayden Calder	N	N
31759	Damian Campbell	N	N
31760	Andrew John Guy, and attachment	Y	N
31761	Karen Steadman, and attachment	Y	N
31762	Mark Hewetson	N	N
31763	Susan Rogers	N	N
31764	Dylan Mackie	N	N
31765	Lorna Ivy Cooper	N	N
31766	Pooja Khatri	N	N
31767	Eleanor Greenhough, and attachment	Y	Y Richmond
31768	Julie Cave	N	N
31769	Jo Gould	N	Y Nelson
31770	Simon Barr Nelson Airport, and attachment	Y	N
31771	Colleen Shaw	N	N
31772	Colin Ratcliffe, and attachment	Y	N
31773	Jo Leyland, and attachment	Y	N
31774	Jane Sutherland	N	N
31775	Thomas Carl	N	N
31777	David Lucas	N	Y Nelson
31778	Jim Thorton, and attachment	Y	N
31779	Julie Sherratt	N	Y Nelson
31781	Jac Stevenson, and attachment	Y	N
31782	Greg Caigou, and attachment	Y	N
31783	Peter Jones	N	N
31784	Teresa James	N	N
31785	Parrish Hurley, and attachment, attachment two	Y	N
31786	Friedrich Mahrla,	Y	N
31787	Lilac Meir, and attachment	Y	N

FDS Submissions Received – Section 4 - Overview of Submissions Received

31788	Roderick J King , and attachment	Y	N
31790	Ali Howard , and attachment	Y	Y Takaka
31791	Peter Olorenshaw , and attachment	Y	Y Takaka
31794	Alastair Cotterill , and attachment	Y	N
31800	Helen & Graham Phillips , and attachment	Y	N
31801	Joan Skurr , and attachment	Y	N
31802	Wakatu House , and attachment	Y	N
31803	S & D King , and attachment	Y	Y Takaka
31804	N & S McCliskie , and attachment	Y	Y Takaka
31805	Ian Shapcott , Te Atiawa Manawhenua Ki Te Tau Ihu Trust , and attachment	Y	Y Nelson
31806	Projects & Ventures , and attachment	Y	Y Takaka
31807	Jennifer Rose , and attachments one , Two , Three , Four , Five , Six , Seven , Eight , Nine , Ten , Eleven , Twelve	Y	N
31808	Ben Williams , and attachment	Y	Y Nelson
31809	Andrew Spittal , and attachment one , attachment two	Y	Y Takaka
31811	Dyson Nominees , and attachment	Y	Y Takaka
31813	Richmond Pohara Holdings , and attachment	Y	Y Takaka
31814	Pharmalink Extracts Ltd , and attachment	Y	Y Takaka
31815	Peter Wilks , and attachment	Y	N
31819	Ahimia Ltd , and attachment	Y	Y Takaka
31820	Debbie Bidlake , and attachment One , Two & Three	Y	Y Takaka
31821	WJ & EL Lynch , and attachment	Y	Y Takaka
31823	Rob Wilks , and attachment	Y	N
31826	Port Tarakohe Services , and attachment	Y	Y Richmond
31830	KM McDonald , and attachment	Y	N
	LATES SUBMISSIONS		
31834	Nic John and Jo Tuffery , and attachment	Y	N
31835	Ian Wishart , and attachment	Y	N
31836	Paula M Wilks , and attachment	Y	N

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31690

Mr Norman Matthews

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Area T163 doesn't align with FDS Not an urban area Not close to facilities and services No infrastructure On productive land

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31691

Mr Stephen John Standley

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Agree	Intensification around existing key retail and commercial hubs should be the priority
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	Agree in principle but smaller settlements should remain small

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	The challenge comes where people want to live in smaller settlements because of their character and charm but then these are intensified, hence losing those aspects
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	This is essential and cannot be left to the "housing market" to implement
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	Capacity should be achieved through intensification in existing main hubs wherever possible, and expansion into greenfield sites should be far less than indicated in the FDS
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Growth, including through intensification, is not possible without adequate infrastructure

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	The natural environment is the most significant attraction to those wanting to live and visit Tasman and must be protected and enhanced wherever possible
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	It is my view that sea level rise, flooding and adverse weather events are going to be significantly worse than predicted by TDC and this strategy should clearly identify areas that will be protected and those from which we will gradually retreat and indicate how these will be achieved
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	As above (question 8)
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Agree	Existing productive land should be prioritised for primary production but existing natural areas should not be converted for this

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		No
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	It is wrong to link all of these aspects in a single question. I support intensification in Richmond and Motueka and some greenfield expansion south of Richmond but strongly disagree with significant growth in Mapua and other rural towns as this destroys their character and charm, increases the traffic on the roads that negatively impacts on climate change and does not meet most of the outcomes stated in the FDS
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		B - intensification within existing town centres, including areas that have already been identified for growth

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	This needs to be driven by local government and not left to developers on an ad hoc basis
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Strongly agree	This needs to be driven by local government and not left to developers on an ad hoc basis
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Strongly agree	This needs to be driven by local government and not left to developers on an ad hoc basis
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Strongly disagree	Growth should be restricted to areas that have already been identified for growth

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Strongly disagree	Growth should be restricted to areas that have already been identified for growth
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Strongly disagree	There should be far greater intensification, providing TDC is going to develop suitable coastal and floodwater protection
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	Growth should be restricted to areas that have already been identified for growth
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	There is too much proposed for SH6
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Strongly disagree	Growth should be restricted to areas that have already been identified for growth

	greenfield housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	Growth should be restricted to areas that have already been identified for growth
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	There should be far greater intensification, providing TDC is going to develop suitable coastal and floodwater protection
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	Growth should be restricted to areas that have already been identified for growth
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly agree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part	No	This destroys the village's character and charm, increases the traffic on the roads that negatively impacts on climate change and does

	of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		not meet most of the outcomes stated in the FDS
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		None
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	

TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		None
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		No

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31692

Mr Alasdair Gardiner

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Neutral	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Neutral	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Agree	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		<p>You've indicated a new walkway within property that I own that's not part of any development, I don't consent to the public having access to my property and want this indicative walkway removed from the plans. I will be stopping any of the public coming onto my property and if necessary I'll erect a fence/gate.</p> <p>Anyone developing land in the Dawson Road/Seaton Valley Road area should be asked to form/contribute to a footway/cycleway along Dawson road from Seaton Valley Road to the Chaytor Track, and have the speed limit on Dawson Road lowered. There is no footway along Dawson Road and the speed limit is currently 80kMH with blind corners and hidden house access's, pedestrians, dog walkers and cyclists all mixing and I believe this is a hazard.</p> <p>As more Developments/sub divisions are approved speed limits on existing local roads including SH60 should be lowered and further junction improvements considered to make the roads safer for all users.</p>
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	

TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Neutral	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Neutral	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Neutral	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in	Neutral	Any new Developments must have public transport as a priority. Also alternative modes of transport ie cycling and walking should be mandatory.

	Māpua (intensifying rural residential area to residential density)? Any comments?		Must have more green spaces to encourage more natural habitats for animals and birds
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka?	Neutral	

	Please explain why.		
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Neutral	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed	Neutral	

	residential and business growth sites in Tākaka?		
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31693

Carolyn Rose

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Disagree	Co2 is required for plant growth and in return those plants give us oxygen.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Disagree	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Neutral	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Don't know	
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Don't know	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the	Don't know	

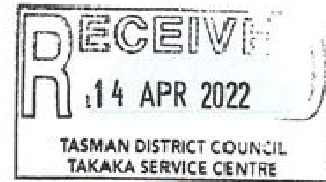
	centre of Stoke? Any comments?		
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Don't know	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Don't know	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Don't know	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Don't know	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Don't know	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Don't know	
TDC -	23 Do you agree	Don't	

Environment and Planning	with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	know	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Don't know	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between	Don't know	

	intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	In support of T-182. The rest, well it has to go somewhere so long as land owners are in agreement.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		As an owner of these two proposed zoning changes, I am in support of the changes proposed at T-140 and T-182. The rest - it has to go somewhere so long as landowners are in agreement.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you		Close to town. Options for water supply. Good geological profile for buildings.

	think we have missed? Do you have any other feedback?		
--	---	--	--

Carolyn Rose - Sub # 31693 - 1



SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022-2052

You can also fill out this survey online. Please see the link at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

Name: CAROLYN ROSE

Organisation represented (if applicable): _____

Address: _____

Email: _____

Do you wish to speak at a hearing? Yes No If yes, which date? 27 April 28 April 3 May

Hearings are scheduled for 27 April, 28 April and 3 May and are likely to be online rather than in person due to the current Red setting in the Covid Protection Framework and in order to keep everyone safe. If you do not tick one date, we will assume you do not wish to be heard. If you wish to present your submission at the hearing in Te Reo Māori or New Zealand sign language please indicate here: Te Reo Māori New Zealand sign language

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Councils' websites. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions. The Councils will not accept anonymous submissions or any submissions containing offensive content.

1. Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in greenhouse gas emissions by integrating land use transport. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

CO2 is required for plant growth and in return these plants give us oxygen -

2. Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice.

~~Strongly agree~~ Agree Neutral Disagree Strongly disagree Don't know

3. Please indicate whether you support or do not support Outcome 3: New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know



4. Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

5. Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

6. Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

7. Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice.

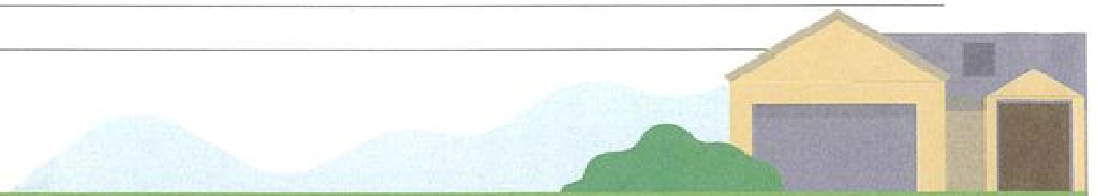
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

8. Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

9. Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know



10. Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

11. Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

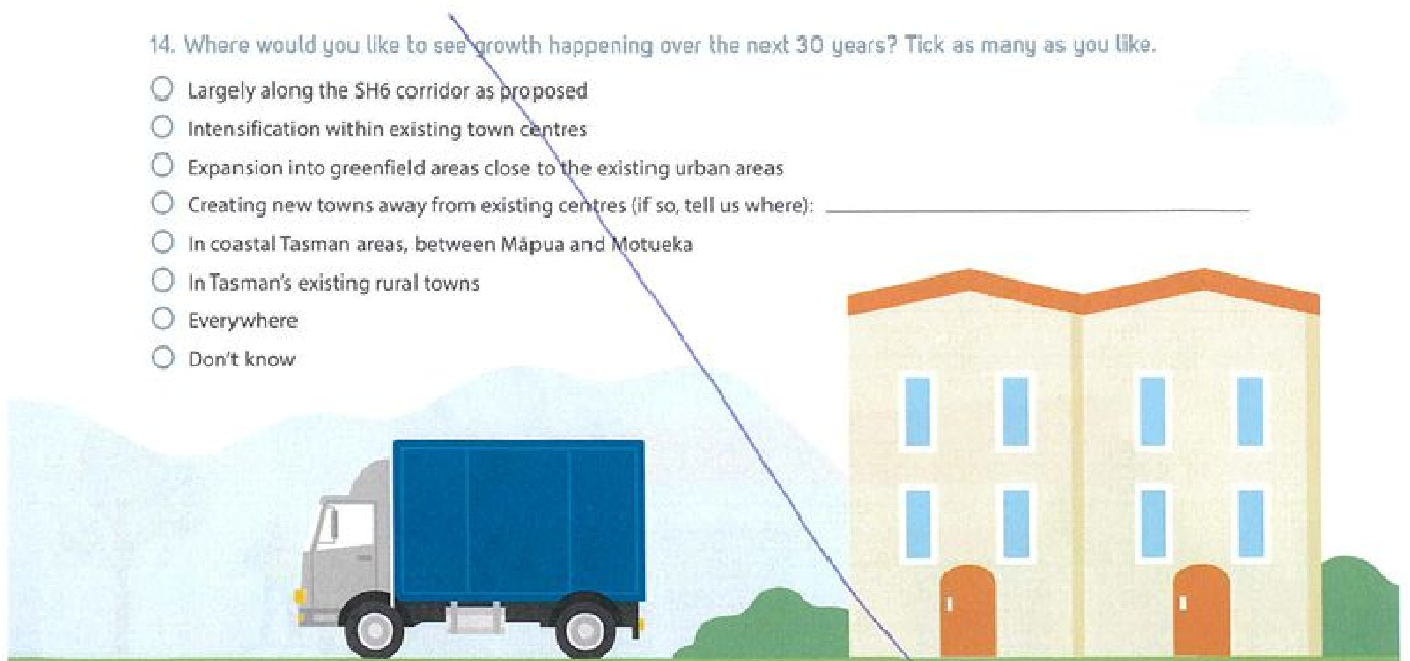
12. Regarding the FDS outcomes, do you have any other comments or think we have missed anything?

13. Do you support the proposal for consolidated growth along State Highway 6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

14. Where would you like to see growth happening over the next 30 years? Tick as many as you like.

- Largely along the SH6 corridor as proposed
 Intensification within existing town centres
 Expansion into greenfield areas close to the existing urban areas
 Creating new towns away from existing centres (if so, tell us where): _____
 In coastal Tasman areas, between Māpua and Motueka
 In Tasman's existing rural towns
 Everywhere
 Don't know



15. Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

16. Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

17. Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

18. Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?

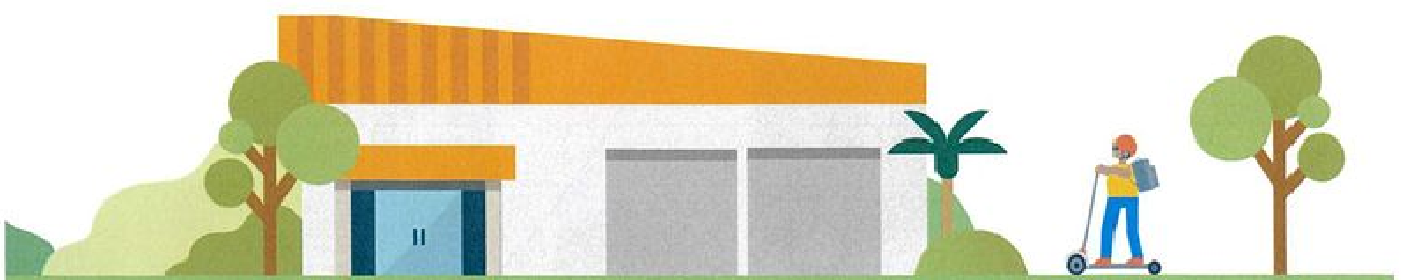
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

19. Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

20. Do you agree with the level of intensification proposed in Motueka (greenfield intensification and brownfield intensification)? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know



21. Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

22. Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

23. Do you agree with the location and scale of the proposed greenfield housing areas in Stoke? Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

24. Do you agree with the location and scale of the proposed greenfield housing areas in Richmond? Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

25. Do you agree with the location and scale of the proposed greenfield housing areas in Brightwater? Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

26. Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield? Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know



27. Do you agree with the location and scale of the proposed greenfield housing areas in Motueka?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

28. Do you agree with the location and scale of the proposed greenfield housing areas in Māpua?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

29. Do you think we have got the balance right in our core proposal between intensification and greenfield development (approximately half intensification, half greenfield for the combined Nelson Tasman region)?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

30. If you don't think we have got the balance right, let us know what you would propose. Tick all that apply.

- More intensification Less intensification More greenfield expansion Less greenfield expansion

31. Do you support the secondary part of the proposal for a potential new community near Tasman Village and lower Moutere (Braeburn Road)? Please explain why.

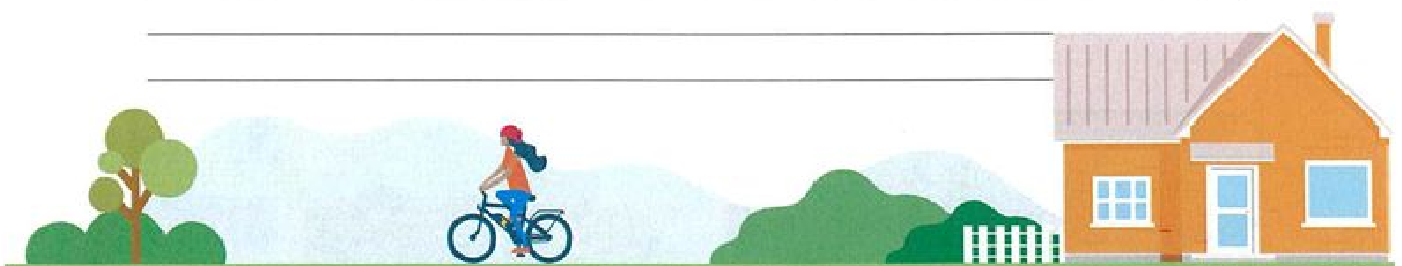
- Yes No Don't know Yes provided agreement can be reached with Te Ātiawa

32. Do you agree with the locations shown for business growth (both commercial and light industrial)?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

in support of T-182 the rest, well
it has to go somewhere so long as
land owners are in agreement

33. Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.



34. Do you agree with the proposed residential and business growth sites in Tākaka?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

35. Do you agree with the proposed residential and business growth sites in Murchison?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

36. Do you agree with the proposed residential and business growth sites in Collingwood?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

37. Do you agree with the proposed residential and business growth sites in Tapawera?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

38. Do you agree with the proposed residential and business growth sites in St Arnaud?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

39. Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?

*As a land owner of these two proposed zoning changes, I am
 In support of zoning changes proposed
 at T-140 and T-182
 the rest - it has to go somewhere so long as landowners
 are in agreement*

40. Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?

*Close to town
 Options for water supply
 Good geological profile for Buildings*

It's important to have your say on the big choices.

Once you've filled out this submission form:

- Email it to futuredevelopmentstrategy@ncc.govt.nz or futuredevelopmentstrategy@tasman.govt.nz.
- Post it to Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050 or Nelson City Council, PO Box 645, Nelson 7040.
- Drop it off to your nearest customer service centre for either Tasman District or Nelson City Council.

Alternatively, you can fill out the survey online. A link is provided at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

Submissions close 14 April 2022.



Submission Summary

Nelson Tasman Future Development Strategy - Submission #31694

Mr Greg Bate

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	I suspect that regarding 'growth' as necessarily positive isn't always good. Depends who benefits and what the social and environmental costs are.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	We certainly need to be! Whether intensification driven by commercial metrics will achieve this seems unlikely unless there is stringent and open regulatory oversight.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	Absolutely! Who would disagree? You will see by my address I have a personal interest (as well as a large group of residents on the Tahunanui slump who have been meeting about unconsented work on four properties being 'developed' in Moncrieff Ave, Grenville Tce and The Cliffs). The proposed infill on the Tahunanui slump will make it even less resilient. Reference the BECA Report Nov 2020 outlining geotechnical requirements in areas of slope instability and run out zones.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	Presuming primary production means food?

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly Disagree	Depends what you mean by 'all change'!
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Check my comments in Q40
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	Not if Greenfield means taking more prime horticultural land.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		b

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	<p>There cannot be a blanket answer to this as it depends where the intensification is proposed and whether it meets social and climate change needs ! In the case of the Tahunanui slump one must strongly disagree with any proposal to intensify or allow infill.</p>
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Don't know	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Don't know	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Don't know	
TDC -	<p>19 Do you agree</p>	Don't	

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?	know	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Strongly disagree	Not horticultural land
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Don't know	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Don't know	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Disagree	Not horticultural land

	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	Not horticultural land
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	Not horticultural land
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal	No	We should not be encouraging more settlements that require even more commuting

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson		It beggars belief that even in a Draft Strategy you would include the Tahunanui slump as a possible area for infill housing given its past history, current restrictions on property owners and the probable future effects of climate change. One has to presume that this was a bureaucratically lazy

	<p>and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>	<p>oversight that was never seriously discussed or meant to be included. You will see by my address I have a personal interest (as well as a large group of residents on the Tahunanui slump who have been meeting about unconsented work on four properties being 'developed' in Moncrieff Ave, Grenville Tce and The Cliffs). The proposed infill on the Tahunanui slump will make it even less resilient. Please reference the BECA Report Nov 2020 outlining geotechnical requirements in areas of slope instability and run out zones.</p>
--	---	---

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31695

Christine Horner

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Neutral	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Neutral	Agree with where people want to live.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Neutral	Great model but at what "cost".
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Agree	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		More open minded consideration for subdivision. Present proposed residential is very specific. Why??

Christine Horner - Sub # 31695 -1



1-12
35
39
40

SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022 – 2052

You can also fill out this survey online. Please see the link at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

Name: Christine Horner

Organisation represented (if applicable): _____

Address: _____

Email: _____

Do you wish to speak at a hearing? Yes No If yes, which date? 27 April 28 April 3 May

Hearings are scheduled for 27 April, 28 April and 3 May and are likely to be online rather than in person due to the current Red setting in the Covid Protection Framework and in order to keep everyone safe. If you do not tick one date, we will assume you do not wish to be heard. If you wish to present your submission at the hearing in Te Reo Māori or New Zealand sign language please indicate here: Te Reo Māori New Zealand sign language

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Councils' websites. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions. The Councils will not accept anonymous submissions or any submissions containing offensive content.

1. Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in greenhouse gas emissions by integrating land use transport. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

2. Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

3. Please indicate whether you support or do not support Outcome 3: New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Agree with where people want to live



4. Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Great model but at what cost

5. Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

6. Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

7. Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice.

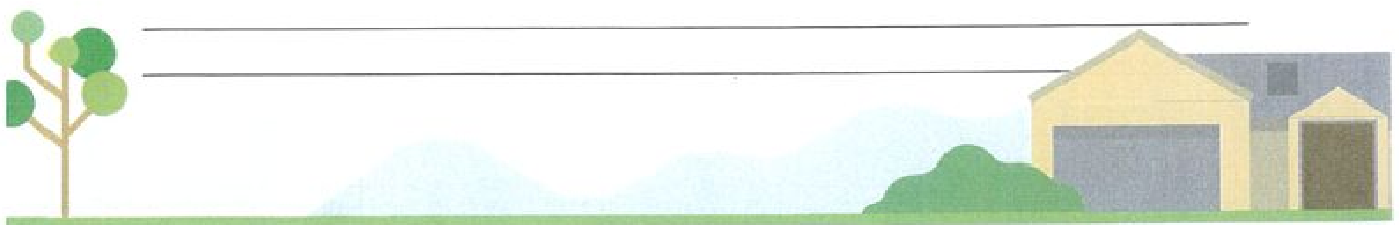
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

8. Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

9. Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know



10. Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

11. Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiāo. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

12. Regarding the FDS outcomes, do you have any other comments or think we have missed anything?

13. Do you support the proposal for consolidated growth along State Highway 6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

14. Where would you like to see growth happening over the next 30 years? Tick as many as you like.

- Largely along the SH6 corridor as proposed
 Intensification within existing town centres
 Expansion into greenfield areas close to the existing urban areas
 Creating new towns away from existing centres (if so, tell us where): _____
 In coastal Tasman areas, between Māpua and Motueka
 In Tasman's existing rural towns
 Everywhere
 Don't know



15. Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

16. Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

17. Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

18. Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?

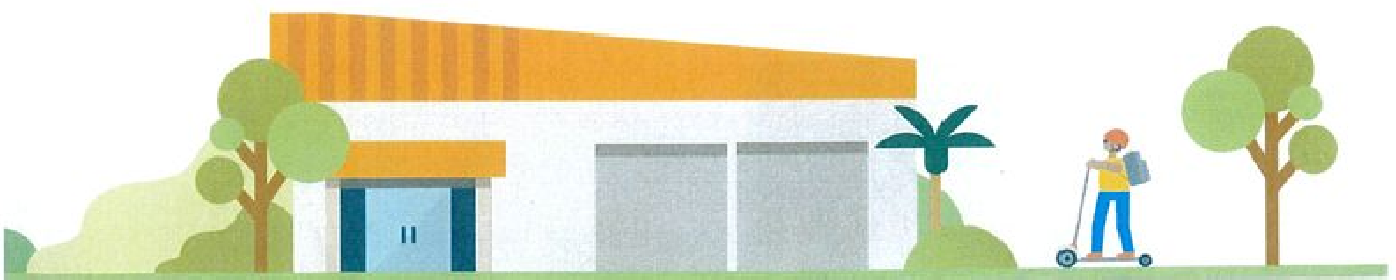
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

19. Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

20. Do you agree with the level of intensification proposed in Motueka (greenfield intensification and brownfield intensification)? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know



21. Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

22. Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

23. Do you agree with the location and scale of the proposed greenfield housing areas in Stoke? Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

24. Do you agree with the location and scale of the proposed greenfield housing areas in Richmond? Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

25. Do you agree with the location and scale of the proposed greenfield housing areas in Brightwater? Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

26. Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield? Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know



27. Do you agree with the location and scale of the proposed greenfield housing areas in Motueka?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

28. Do you agree with the location and scale of the proposed greenfield housing areas in Māpua?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

29. Do you think we have got the balance right in our core proposal between intensification and greenfield development (approximately half intensification, half greenfield for the combined Nelson Tasman region)?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

30. If you don't think we have got the balance right, let us know what you would propose. Tick all that apply.

- More intensification Less intensification More greenfield expansion Less greenfield expansion

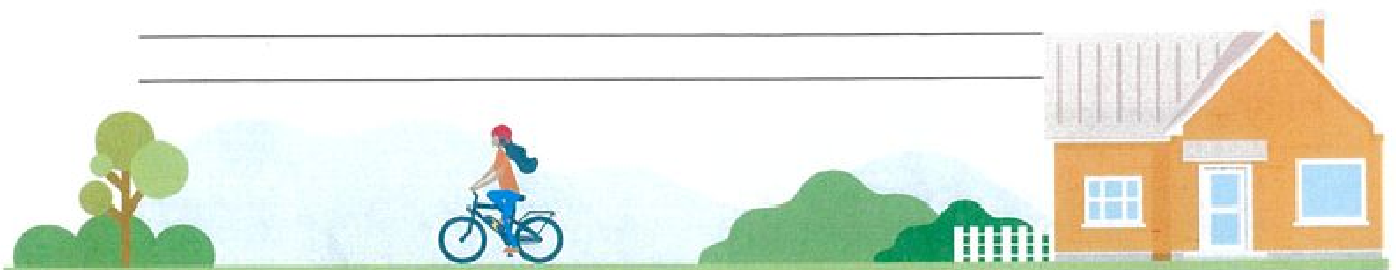
31. Do you support the secondary part of the proposal for a potential new community near Tasman Village and lower Moutere (Braeburn Road)? Please explain why.

- Yes No Don't know Yes provided agreement can be reached with Te Ātiawa

32. Do you agree with the locations shown for business growth (both commercial and light industrial)?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

33. Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.



34. Do you agree with the proposed residential and business growth sites in Tākaka?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

35. Do you agree with the proposed residential and business growth sites in Murchison?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

36. Do you agree with the proposed residential and business growth sites in Collingwood?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

37. Do you agree with the proposed residential and business growth sites in Tapawera?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

38. Do you agree with the proposed residential and business growth sites in St Arnaud?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

39. Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?

More open minded consideration for subdivision - Present proposal residential is very specific?? why

40. Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?

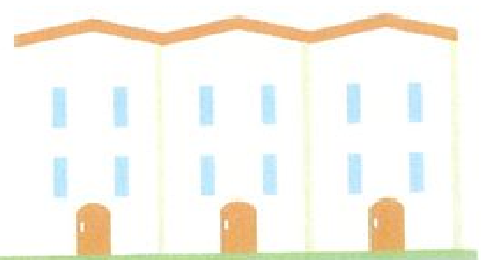
It's important to have your say on the big choices.

Once you've filled out this submission form:

- Email it to futuredevelopmentstrategy@ncc.govt.nz or futuredevelopmentstrategy@tasman.govt.nz.
- Post it to Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050 or Nelson City Council, PO Box 645, Nelson 7040.
- Drop it off to your nearest customer service centre for either Tasman District or Nelson City Council.

Alternatively, you can fill out the survey online. A link is provided at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

Submissions close 14 April 2022.



Submission Summary

Nelson Tasman Future Development Strategy – Submission #31696

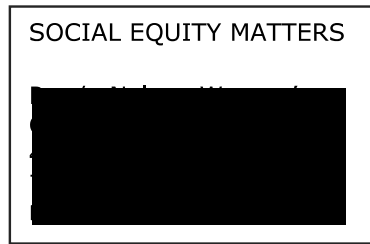
Community Action Nelson CAN

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached for further detail: Summarised below.</p> <p>We fully support collaborative planning between Councils. Many opportunities are identified in this plan for future development. This is a consolidated growth model which we believe is lacking integration with other changes that are occurring around us now, such as climate change for one. It is a growth model which is relying heavily on greenfield development, which has significantly higher carbon input, and is also completely at odds with the earlier and mentioned intensification models. It also fails to deliver on the possibilities for much wider housing choices for the longer term future, or urban areas which are high on amenity values.</p> <p>Housing unaffordability, the ongoing demand and supply issues, continue to significantly impact our region.</p> <p>CAN believes that our city has been operating on what we call a developer-led urban planning model.</p> <p>Both Councils have spent considerable effort and time developing Intensification plans - we recommend priority be given to maximise the potential of these before any greenfield development is approved.</p> <p>Believe need a more community-led planning model.</p> <p>We highly recommend a reshaping of the strategy to more fully engage reliable, evidence-based successful urban plans that integrate our long term</p>

			needs more effectively, which also facilitate quality urban intensification, and not just more suburbs or outward sprawl.
--	--	--	---

Community Action Nelson - 31696 - 1



SUBMISSION ON NELSON TASMAN FUTURE DEVELOPMENT STRATEGY – April 2022

Introduction

We fully support collaborative planning between Councils. Many opportunities are identified in this plan for future development. This is a consolidated growth model which we believe is lacking integration with other changes that are occurring around us now, such as climate change for one. It is a growth model which is relying heavily on greenfield development, which has significantly higher carbon input, and is also completely at odds with the earlier and mentioned intensification models. It also fails to deliver on the possibilities for much wider housing choices for the longer term future, or urban areas which are high on amenity values.

We would advocate overall however for a more significant change on the delivery process based on a question we pose, and which we believe clarifies why we continue to experience the ongoing unaffordable, insecure, under-developed housing choices we currently experience.

Our team

Community Action Nelson (CAN) trustees, are a group of experienced community and health practitioners, who have been witnessing significant detrimental changes in Quality of Life (QoL) of Nelson Tasman citizens primarily as a result of declining affordability in housing over the last 15 years. .

CAN's SUBMISSION

Housing unaffordability, the ongoing demand and supply issues, continue to significantly impact our region. While this strategy primarily identifies a wide range of new possibilities for urban development, there remains an underlying systems problem that permeates all developments. Until we resolve this problem, plans such as this will continue to contribute to only incremental changes and prevent the range of housing models changing and better meeting the changing and wide ranging needs of **our communities**.

CAN is not interested in all the detail of this strategy and will not be making comment on most of this strategy - others will do so. We fundamentally challenge the premises and assumptions inherent in this plan and the basis on which it is developed.

This consultation process **with community** is completely undervalued when myriad people spend hours and expertise, skill and experience shared to have just another strategy which encourages developers and investors to maximise their returns, and

continue the “cookie-cutter” model of housing, which fails to be integrated with any of the wide ranging amenity values which are available.

This strategy appears to be a very simplified way to satisfy the requirements of central government and does not grapple with articulating a clear vision for our long term future, or articulate a successful pathway to that future. More versions of the subdivision model are far too inadequate and inappropriate for these times. We have the expertise **in our communities** to develop high function **urban communities** throughout the whole city - many of these will be submitters to this strategy.

CAN believes that our city has been operating on what we call a developer-led urban planning model. That is: A developer/company identifies a piece of land, they submit plans for a project which they think will fit that site, and if it meets the basic rules and compliances then Council signs off and it's built.

We agree we need the investors and we need the developers, but Council must have a clearer strategy for how to ensure that we create the long term future **our community** wants and needs.

This Strategy is really just another version of the same delivery model for housing. We raised this concern in our submission 2020. Nothing seems to have changed since. This strategy identifies a whole lot of land and development opportunities which primarily then becomes an invitation for developers to plan in their usual way, which results in the same kind of suburban developments of which the latest is the Toi Toi is a glaring example - high on quantity and very low on quality to contribute to a thriving urban environment for those that will live there for the long term. This is such a lost opportunity for lack of good guidelines from the strategy.

You keep asking for what the **community** wants through this consultation process - they tell you, we tell you and then a Strategy like this comes out and we/they do not see any of their contributions included.

So our question: How do we move Council from a developer-led urban planning model to a more genuine **community-led one**?
One that integrates the ideas and inspiration from our community, utilises their skills and input into the Strategy and also into the Urban Design Team who critique every plan against this Strategy.

We have 2 other points to make relevant to this.

Both Councils have spent considerable effort and time developing Intensification plans - we recommend priority be given to maximise the potential of these before any greenfield development is approved. How do we ensure that we use what land and infrastructure we already have, before opening up greenfield.?

Urban Design Team

In order to move towards a community-led planning model (we all belong to this community regardless of roles and responsibilities, positions and power), then the Urban Design Team must also consist of experienced, qualified, responsible citizens who have the capacity for the wider strategic view and on the implementation of such plans. The Council process must hold the ultimate authority on any new development to ensure it develops this city to a clearly articulated future of urban environments which contribute to the wellbeing of all. This Strategy does not articulate that future well at all.

We highly recommend a reshaping of the strategy to more fully engage reliable, evidence-based successful urban plans that integrate our long term needs more effectively, which also facilitate quality urban intensification, and not just more suburbs or outward sprawl.

Let's take this chance now to review our delivery model and become community-led for a more enduring successful future.

Submission ENDS

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31697

Robert King-Tenison

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Agree	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly disagree	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Disagree	Restoration to what? Left to "regenerate" is not restoration. And this whole area is affected by human activity. Make it look nice and have some parks but not restoration.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Disagree	The flood plain will cost \$ to protect and many more \$ to service it with water.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	We want to be resilient, but not over the top anticipating something that no timeline in terms of a working life can make sense.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Agree	Build on more marginal land and it that means greater transport infrastructure costs then so be it.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Disagree	It has little relevance.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from		Largely along the SH6 is proposed. Intensification with existing town centres. In Tasman's existing towns.

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Agree	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Neutral	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC - Environment	20 Do you agree with the level of	Don't know	

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Don't know	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Don't know	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Don't know	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed	Don't know	

	greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Don't know	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain	Don't know	

	why.		
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Within the "two mile" block and the land next to that up the slope into the Marakitoki Valley. Towards Walnut Tree Farm, no further.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Doing what you can to help small regenerational development in isolated disused/underused blocks.

Robert King-Tenison - Sub # 31697 - 1



SUBMISSION FORM

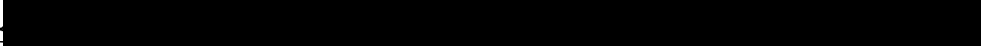
DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022 – 2052

You can also fill out this survey online. Please see the link at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

Name: Robert King - Tenison

Organisation represented (if applicable): _____

Address: 

Email: 

Do you wish to speak at a hearing? Yes No If yes, which date? 27 April 28 April 3 May

Hearings are scheduled for 27 April, 28 April and 3 May and are likely to be online rather than in person due to the current Red setting in the Covid Protection Framework and in order to keep everyone safe. If you do not tick one date, we will assume you do not wish to be heard. If you wish to present your submission at the hearing in Te Reo Māori or New Zealand sign language please indicate here: Te Reo Māori New Zealand sign language

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Councils' websites. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions. The Councils will not accept anonymous submissions or any submissions containing offensive content.

1. Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in greenhouse gas emissions by integrating land use transport. Please explain your choice.

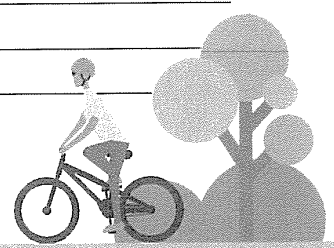
Strongly agree Agree Neutral Disagree Strongly disagree Don't know

2. Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

3. Please indicate whether you support or do not support Outcome 3: New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know



4. Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

5. Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

6. Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

7. Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Restoration to what? Lett to 'regenerate' is not restoration. And this whole area is affected by human activity. Make it look nice and have some parks but not restoration.

8. Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice.

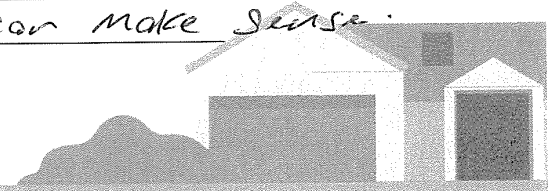
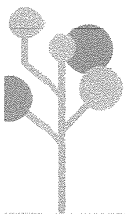
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

The flood plain will cost \$ to protect and many more \$ to service it will water.

9. Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

We want to be resilient, but not over to be for anticipating something that no timeline in terms of a working life can make sense.



10. Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Build on more marginal land and it that
means greater transport infrastructure costs than
so be it.

11. Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

It has little relevance.

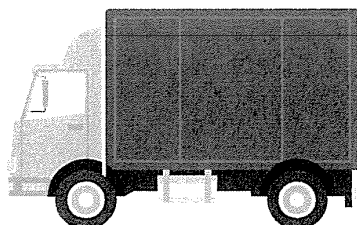
12. Regarding the FDS outcomes, do you have any other comments or think we have missed anything?

13. Do you support the proposal for consolidated growth along State Highway 6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

14. Where would you like to see growth happening over the next 30 years? Tick as many as you like.

- Largely along the SH6 corridor as proposed
 Intensification within existing town centres
 Expansion into greenfield areas close to the existing urban areas
 Creating new towns away from existing centres (if so, tell us where): _____
 In coastal Tasman areas, between Māpua and Motueka
 In Tasman's existing rural towns
 Everywhere
 Don't know



15. Do you agree with prioritising Intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

16. Do you agree with the level of Intensification proposed right around the centre of Stoke? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

17. Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

18. Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?

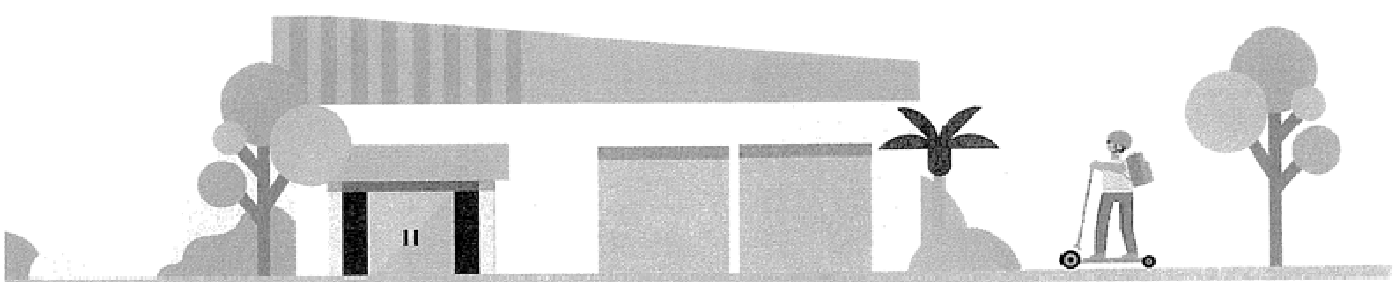
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

19. Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

20. Do you agree with the level of intensification proposed in Motueka (greenfield intensification and brownfield intensification)? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know



21. Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

22. Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

23. Do you agree with the location and scale of the proposed greenfield housing areas in Stoke? Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

24. Do you agree with the location and scale of the proposed greenfield housing areas in Richmond? Please explain why.

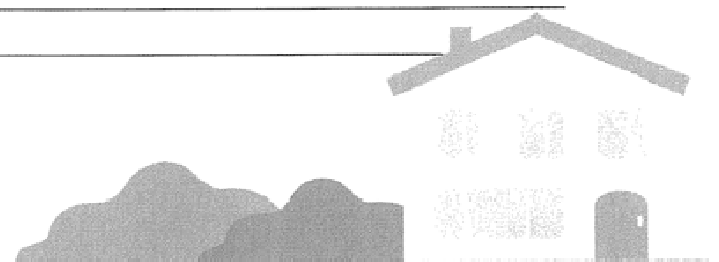
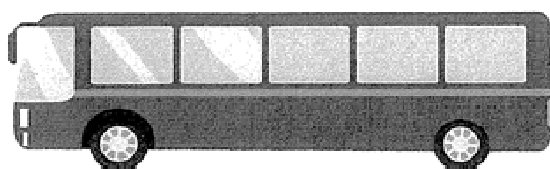
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

25. Do you agree with the location and scale of the proposed greenfield housing areas in Brightwater? Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

26. Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield? Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know



27. Do you agree with the location and scale of the proposed greenfield housing areas in Matueka?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

28. Do you agree with the location and scale of the proposed greenfield housing areas in Māpua?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

29. Do you think we have got the balance right in our core proposal between intensification and greenfield development (approximately half intensification, half greenfield for the combined Nelson Tasman region)?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

30. If you don't think we have got the balance right, let us know what you would propose. Tick all that apply.

- More intensification Less intensification More greenfield expansion Less greenfield expansion

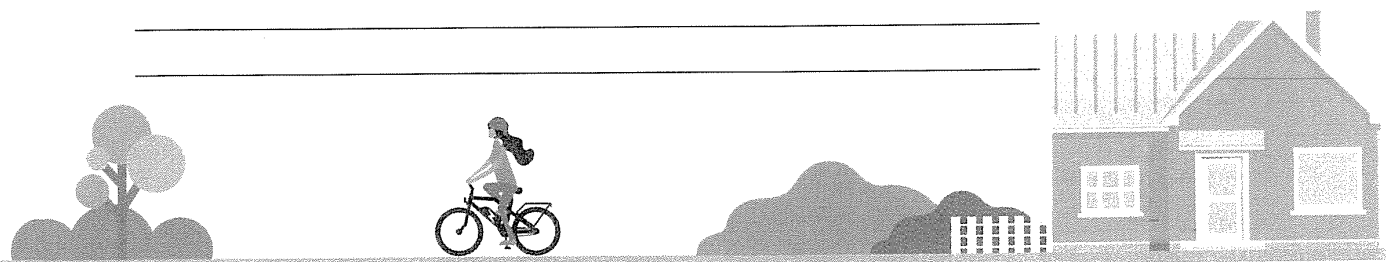
31. Do you support the secondary part of the proposal for a potential new community near Tasman Village and lower Moutere (Braeburn Road)? Please explain why.

- Yes No Don't know Yes provided agreement can be reached with Te Ātiawa

32. Do you agree with the locations shown for business growth (both commercial and light industrial)?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

33. Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.



34. Do you agree with the proposed residential and business growth sites in Tākaka?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

35. Do you agree with the proposed residential and business growth sites in Murchison?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

36. Do you agree with the proposed residential and business growth sites in Collingwood?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

37. Do you agree with the proposed residential and business growth sites in Tapawera?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

38. Do you agree with the proposed residential and business growth sites in St Arnaud?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

39. Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?

Within the "Two mile" block and the land next to flat up the slope into the Makakitaki Valley. Towards Walnut Tree farm, No further.

40. Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?

Doing what you can to help small regenerative developments in isolated diseased/underused blocks.

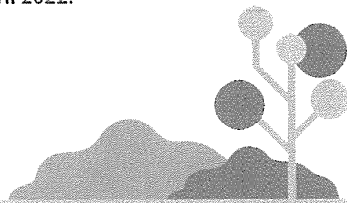
It's important to have your say on the big choices.

Once you've filled out this submission form:

- Email it to futuredevelopmentstrategy@ncc.govt.nz or futuredevelopmentstrategy@tasman.govt.nz.
- Post it to Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050 or Nelson City Council, PO Box 645, Nelson 7040.
- Drop it off to your nearest customer service centre for either Tasman District or Nelson City Council.

Alternatively, you can fill out the survey online. A link is provided at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

Submissions close 14 April 2022.



Submission Summary

Nelson Tasman Future Development Strategy – Submission #31698

Mrs Kelly Atkinson

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	Our family is part of a Tahunanui Hills community collective that is deeply concerned about unconsented earthworks happening in Grenville Terrace, Moncrieff Avenue and The Cliffs. The proposed infill on the Tahunanui Slump would make the area even less resilient. Reference the BECA report Nov 202 outlining geotechnical requirements in areas of slope instability and run out zones.
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?		There cannot be a blanket answer to this as it depends on where intensification is proposed and whether it meets social and climate change needs. In the case of the Tahunanui Slump one must strongly disagree with any proposal to intensify or allow infill
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have		It beggars belief that even in DRAFT the Tahunanui Slump is included as a possible area for infill housing, given its history, current restrictions on property owners and the effects of climate change. One has to assume that this was a bureaucratically lazy oversight that was never discussed or intended for inclusion.

	missed? Do you have any other feedback?		
--	---	--	--

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31699

Mr Kevin Tyree
Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Agree	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Neutral	all text must be in English or a translation provided to all NewZealand to avoid misrepresentation of issues
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Neutral	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly agree	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from		a b c e f

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Agree	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC -	20 Do you agree	Agree	

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Agree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Agree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Agree	
TDC - Environment and Planning	26 Do you agree with the location and scale of	Agree	

	proposed greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Agree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Agree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes	.growth requires council to provide serviced land . Maori grievences on private land are unwelcome and should be dismissed immediately. Council staff time should not be wasted on Maori spiritual and cultural nonsense !!!Focus on consenting and delivering Projects for the good of all NewZealanders Council must deliver for the Ratepayers

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Agree	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Avoid Council Funded Development on Coastal Inundation Areas and Maori Land as this is to Problematic and Costly eg Proposed new site for Nelson Library

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31700

Mrs Kerensa Johnston

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		SEE ATTACHMENT - summarised: opposes Tasman Village for cultural reasons. New Community Near Tasman - We have concerns with the proposal for a new community near Tasman. It is unclear how this area will be serviced and there is no apparent allowance in the LTP for the installation of infrastructure in this location. It is understood that this catchment has limited access to water.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		SEE ATTACHED - summarised: Intensification - The Submitters support intensification in principle, however, the market conditions, building requirements and topography all make multi-story 6 residential projects challenging to deliver in the region at an affordable level (the main issue is the cost of land development and building not necessarily the cost of land). Similarly, the fundamental supply and demand equation results in a relatively inelastic market even at quite high densities. Intensification will only impact on affordability once the fundamental undersupply issue is addressed and this will require significant streamlining and alignment of infrastructure servicing, consenting, the freeing up of supply of materials and labour and the availability of capital. The submitters would only support intensification

			of existing areas where the Councils had allocated sufficient budget to create more and better shared outdoor areas.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		SEE ATTACHED - summarised: Managed Greenfield Expansion – key points: The submitters recommend that any greenfield development needs to be within defined development zones and that greenbelt zones are introduced around all settlements in suitable locations to provide focus to development 8 and servicing plans, avoid sprawl and promote intensification and provide distinct settlement character. The submitters do not support further low density rural residential developments. These are an inefficient use of land, inefficient to service and diminish the rural character of areas. As a general point the submitters support mixed use development in CBD/Fringe areas and increased sustainable industrial growth in appropriate areas.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		SEE ATTACHED - summarised: Submissions in support: N-11 Saxton – 900 – Med Density N- 100 – Griffin – Developer – led T – 15 – Te Āwhina Marae Papakainga – Low density T- 102 – 100 Bryant Road, Brightwater – Standard density – 189 Motueka Intensification (north) T – 190 Motueka Intensification (South)



**WAKATŪ INCORPORATION and
Ngāti Rarua Ātiawa Iwi Trust**

JOINT SUBMISSION

FDS CONSULTATION

Submitter details:

Wakatū Incorporation, Nelson

Ngāti Rārua Ātiawa Iwi Trust

Contact details:

c/- Iain Sheves,



Ko wai mātou? Who are we?

1. Wakatū Incorporation (**Wakatū**) is a Māori Incorporation pursuant to Te Ture Whenua Māori Act 1993. Based in Nelson, New Zealand, Wakatū has approximately 4,000 shareholders who are those families who descend from the customary Māori land owners of the Nelson, Tasman and Golden Bay Regions – Te Tau Ihu.
2. Wakatū has an intergenerational 500 year vision - Te Pae Tawhiti - which sees us through to 2512.¹ It is a declaration of our fundamental values, common goals and guiding objectives that will ensure our success and create a strong identity now and in the future. At the heart of Te Pae Tawhiti is our overarching purpose which is to preserve and enhance our taonga for the benefit of current and future generations.
3. Wakatū grew from \$11m asset base in 1977 to a current value of over \$300m. Whenua is the foundation of our business with 70% of assets held in whenua (land) and waterspace. We manage a diverse portfolio from vineyards, orchards to residential properties, large retail developments, office buildings, marine farms and waterspace. Wakatū owns, on behalf of its shareholders, both Māori land and General land.
4. Kono is our food and beverage business focused on high quality beverages, fruit bars, seafood products, pipfruit and hops. We understand that innovation and adaptability is the key to our success.
5. Our whānau and our businesses are located primarily in our traditional rohe, Te Tau Ihu – the top of the South Island.
6. Auora is that part of our organisation which is focused on innovation, particularly new ingredients, new products and new business and service models.

¹ Te Pae Tawhiti is available online at <https://www.wakatu.org/te-pae-tawhiti>.

7. In short, our purpose is to preserve and enhance our taonga, for the benefit of current and future generations.

Ngāti Rārua Ātiawa Iwi Trust

8. Ngāti Rārua Ātiawa Iwi Trust (**NRAIT**) was formed via the Ngāti Rārua Ātiawa Iwi Trust Empowering Act 1993.
9. This legislative action was the culmination of more than 140 years of complaint and grievance by the original hapū owners of Ngāti Rārua and Te Ātiawa ki Motueka and their successors over the alienation of 918 acres of their Native Reserve lands in the Motueka district through Governor Grey's Crown Grants of mid-1853 to Bishop George Augustus Selwyn, head of the Anglican Church in Aotearoa.
10. NRAIT is an entity which now oversees a significant asset base on behalf of its beneficiaries, the whānau and hapū of Motueka.
11. We wish to be heard in support of our submission.

Submission

12. We acknowledge the considerable work undertaken by the Council staff in the preparation of the Future Development Strategy 2022 and also acknowledge the housing challenges faced by many people in the community.
13. We identify that a significant increase in housing supply has a place to play in alleviating housing issues in Te Tau Ihu, however, there is also a requirement to improve the standard of existing housing stock, relative housing affordability and models for delivery of housing.
14. The core proposal is to concentrate development along the SH6 corridor, develop a new village at Tasman with a significant amount of intensification of existing settlements.

New Community Near Tasman

15. We have concerns with the proposal for a new community near Tasman. It is unclear how this area will be serviced and there is no apparent allowance in the LTP for the installation of infrastructure in this location. It is understood that this catchment has limited access to water.
16. Advice from TDC staff indicates that water the Council may attempt to source from the Motueka catchment to service this area. We oppose this proposal on a number of grounds, including cultural and environmental grounds.
17. The Tasman Council will be aware we made a strong objection via legal proceedings to the proposed coastal pipeline in 2014 alongside our associated hapū and iwi entities, on the basis that the transfer of water between catchments is a culturally unacceptable practice, and is inconsistent with tikanga as well as the guarantees in Te Tiriti o Waitangi - as well as being expensive and impractical from an environmental and infrastructure perspective.
18. We do not believe that artificially increasing the carrying capacity of one catchment to the detriment of other areas is consistent with the Freshwater NPS 2020 and is damaging to Te Mana o te Wai.
19. We believe that development should be undertaken in a sustainable way according to the carrying capacity of the area. As noted above it is recognised that significant residential development is required in the region going forward, however, we believe that there is more work required to align development with the carrying capacity of proposed areas.

Intensification

20. The Submitters support intensification in principle, however, the market conditions, building requirements and topography all make multi-story

residential projects challenging to deliver in the region at an affordable level (the main issue is the cost of land development and building not necessarily the cost of land).

21. Similarly, the fundamental supply and demand equation results in a relatively inelastic market even at quite high densities.
22. Intensification will only impact on affordability once the fundamental undersupply issue is addressed and this will require significant streamlining and alignment of infrastructure servicing, consenting, the freeing up of supply of materials and labour and the availability of capital.
23. The submitters would only support intensification of existing areas where the Councils had allocated sufficient budget to create more and better shared outdoor areas.
24. Any infill housing or increased density of existing residential areas will require consideration of the increased population, reduced private outdoor space, and the availability of existing reserves, it is unclear how these challenges will be met.
25. The proposal relies on the main trunk road system for local transport. Waka Kotahi's role is in providing and maintaining the trunk road network and experience shows that they have limited capacity or budget to enable local development. As a general point Wakatū would like to see a clear framework agreed with Waka Kotahi on their support and resourcing for the proposed future development with clarity on how to manage increased loading on the trunk road corridor.
26. The Submitters are surprised that the focus of development is to the south of the area with little if any development to the north, this will potentially marginalise the businesses in Nelson CBD and focus employment and commercial activities towards Richmond and Stoke.
27. The Councils may view this as a desirable outcome, however, it brings into question of what is the economic future of the Nelson CBD. A number of

retailers and office based businesses are looking to Stoke and Richmond to provide premises with better traffic access, parking and in a larger format than available in Nelson.

28. We would like to see the FDS to be clearly framed within a vision for business in the Nelson City Centre. There seems little point on encouraging housing intensification in Nelson against a backdrop of reducing economic activity, this may result in Nelson becoming a dormitory town for Stoke/Richmond over time.
29. There needs to be significant investment in public transport infrastructure to support any development. Nelson-Tasman needs to be designing a sustainable transport system to run alongside the trunk road network. This could be the introduction of bus lanes or dedicated routes, the linear nature of settlement in Nelson Tasman means that a single route could service a relatively large proportion of the population. The submitters realise that there are considerable hurdles to the large scale uptake of public transport and it will take many years to achieve an effective integrated transport system so a strong long term transport strategy is required to work in with the FDS.
30. The submitters note the comments regarding transport being a key contributor to carbon emissions, however, it is also noted that there is a rapid decarbonisation underway in the transport sector and it is felt that this should be acknowledged and contemplated in a FDS which spans 30 years. It is highly likely that the vast majority of road traffic will be electrified within 15 years, and although the reduction of traffic movements should be applauded in its own right, if carbon emissions are the main driver for the proposals under the FDS then the proposals should be considered light of changes in transport.

Managed Greenfield Expansion – key points

31. The submitters recommend that any greenfield development needs to be within defined development zones and that greenbelt zones are introduced around all settlements in suitable locations to provide focus to development

and servicing plans, avoid sprawl and promote intensification and provide distinct settlement character.

32. The submitters do not support further low density rural residential developments. These are an inefficient use of land, inefficient to service and diminish the rural character of areas.
33. As a general point the submitters support mixed use development in CBD/Fringe areas and increased sustainable industrial growth in appropriate areas.

Submissions in support

N-11 Saxton – 900 – Med Density

N- 100 – Griffin – Developer – led

34. We support the development of this land having worked with NCC and other developers and land owners for a number of years to improve the servicing of this area with the contemplation that it would be developed in due course.

T – 15 – Te Āwhina Marae Papakainga – Low density

35. We support the development of this land for Papakainga to improve housing, training and other development options for the whānau and hapū.

T- 102 – 100 Bryant Road, Brightwater – Standard density

36. Wakatū is currently developing the adjacent Wairoa Subdivision and the associated upgrade of services will allow 100 Bryant Rd to be developed in the short term to medium term to increase housing supply in Brightwater.
37. The site is of a sufficient scale that a range of housing typologies can be provided. Any limited loss of productive land must be balanced against the provision of housing within the settlement boundary with easy access to amenities. Flood modelling considered as part of the Wairoa subdivision has

confirmed how resilience to climate change and natural hazards can be addressed for this land.

T – 189 Motueka Intensification (north)

T – 190 Motueka Intensification (South)

38. We support the intensification of housing in Motueka and sees this as a key part to the provision of alternative housing models to increase housing provision across a range of housing typologies. Wakatū is currently trialling different housing tenures, with a view to providing affordable housing options which align with the Incorporation’s intergenerational goals.
39. Thank you for the opportunity to present this submission.

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31701

Mr John-Paul Pochin

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	We are facing a climate crisis and we need to act with urgency. This strategy appears to acknowledge this but the strategy still feels like business as usual, with some tweaking. There is still a large focus on growth (you can't continue to grow indefinitely with finite resources), in particular greenfield developments of primarily stand alone houses which do not align with a climate emergency.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	Yes, we need to consolidate the two main centres and link with attractive (regular, cheap and efficient) public transport and also support active transport (safe and direct) that also supports existing 'satellite' communities. I do not support more green field developments.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	If people are living close to where they work and services then the shift away from private vehicle is far easier. We need to encourage a shift to active and public transport through both a carrot and stick approach; Making cycling, walking and public transport an attractive, safe and cheap option while at the same time make private car use less attractive. Intensifying our inner cities (removing car parking and encouraging more inner city housing for example) would help to achieve this.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	The focus needs to be on affordable housing, Nelson has enough housing for the wealthy. Affordable housing also means easy access to public transport and making active transport a viable option by creating housing close to city centres.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	We should not be providing more land for green field developments.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Any growth would need to focus on using our existing transport infrastructure efficiently, the best way to do that is through active and public transport. We should not be encouraging sprawl from both an economic and environmental perspective.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We should encourage any new developments to have as little impact as possible on our natural environment, the focus therefore should be on repurposing and intensifying existing city areas, not on green field developments. We should encourage the repurposing of existing structures and where new buildings are required they should have as little environmental impact as possible (including in the selection of building materials for example). The knock on effect of green field developments, for example building on wetlands (Kaka Valley) and productive farming land should not be underestimated and while opportunities for restoration should be realised, avoiding messing up our natural environment in the first place needs to be the focus.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	As well as ensuring that we reduce our impact on the environment we should build resilience in our community. Protecting our natural environment (farmland, wetlands etc.) and helping to create resilience in our communities through flood and fire mitigation for example, and ensuring any new developments do not have a negative impact, should be a focus.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	As per answer for 9.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson	Strongly agree	I support the outcome but with so much green field development still proposed I'm not sure it will achieve this.

	Tasman's highly productive land is prioritised for primary production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	I agree with the Outcome, but does the strategy do that? This feels a bit like cultural appropriation here, to throw a few Maori words in without any real substance to back it up.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		The questions seem (mis)leading, intended to encourage a positive response to the strategy rather than a meaningful engagement with the community.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	No. We should not be supporting/encouraging greenfield expansion in rural towns. This primarily benefits landowners and developers but has a negative impact for others, encouraging more commuter trips for example and paving more of our lanscape.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a)		Any growth should be through intensification of existing areas, particularly in areas where there are jobs and services, not in green field developments.

	<p>Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	<p>Yes, but we need to ensure that the intensification is done in a way that enhances our community. Currently this has been done with large concrete buildings and walled off areas of our city (do we have enough artworks to stick on these environmental and social monstrosities?). Intensification needs to be done with a considerate approach that enhances and builds on the character of the city and includes areas such as parks and other social gathering and recreational spaces (community urban vegetable gardens for example).</p>
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Agree	<p>Yes, but as for (15) we need to ensure that we enhance the community (parks, social spaces etc.).</p>
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Neutral	<p>There are more opportunities for intensification in the centre of Richmond (Queen St. for example).</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification</p>	Disagree	<p>This does not feel like intensification but a continuation of the Richmond sprawl.</p>

	proposed around the centre of Brightwater? Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	This does not feel like intensification but a continuation of the Richmond sprawl. This is likely to increase the number of people commuting to Richmond.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	It makes sense to intensify the town centre.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Disagree	This does not feel like intensification but a continuation of the Richmond sprawl. This is likely to increase the number of people commuting to Richmond and Nelson.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	No. More green field developments in this area will dramatically change the landscape in an area that many people value for recreation. It is a development on a wetland and around a major river which could have a big negative impact on the ecology of the area as well as have a knock on effect such as an increase in pollution and flooding risk further down the river. It is likely to cause a big increase in motor vehicle traffic into the city centre putting pressure on roads and parking. We should instead be focusing on making better use of our city centre, reducing the need for parking and repurposing that land for example.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	No. We need to concentrate on intensification, not on green field developments.
TDC -	24 Do you agree	Strongly	No. We need to concentrate on intensification,

Environment and Planning	with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	disagree	not on green field developments.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	No. We need to concentrate on intensification, not on green field developments.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	No. We need to concentrate on intensification, not on green field developments.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	No. We need to concentrate on intensification, not on green field developments.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman	Disagree	

	region.)?		
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	No, this is likely to just create another commuter community.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	

TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		It feels like this is Nelson on the same trajectory as it has been since colonial times, encouraging growth to support an expansion and a development of land for the benefit of a few. In the face of the climate crisis, biodiversity loss and dwindling resources we should be focusing on making better use of what we have, not continuing to eat up more of the planet.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31702

Mr Thomas Drach
Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Don't know	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Neutral	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Don't know	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Neutral	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	The criteria should not be what the external demand is, as this area would become like California.....
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Don't know	

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Neutral	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	We are not resilient currently. Stop allowing houses to be built in flood prone, and low-lying areas, We see this all day long currently. Water resiliency is a huge potential problem - sufficient reserves need to be allowed for food security.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	Richmond and Nelson are built on a fault line, as well as the whole of the Brightwater/Hope/Wakefield proposed intensification - abysmal planning. Build on stable higher ground, and away from all productive agriculturally fertile land.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	ABSOLUTELY. Lower Queen St. development is an embarrassment, for example.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly Disagree	We are all equal.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Please reference our attached files
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly agree	The current FDS does not appear to be accounting for placing new commercial infrastructure away from hazards like rising sea level, liquifaction, and the distance of proposed developments from those services.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		d) Mapua has potential to serve more people by intensification and expansion, thus reducing the need for greenfield expansion. 100% NOT in support of taking highly productive farm ground for development. (for example the Waimea Plains, Mot/Riwaka flats, Moutere River flats)

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Agree	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Agree	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Agree	
TDC -	<p>19 Do you agree</p>	Agree	

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Disagree	Depends on if high-value farm ground or not. Braeburn area proposal seems discongruous with Planning concept of intensifying around established towns.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Disagree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Strongly disagree	

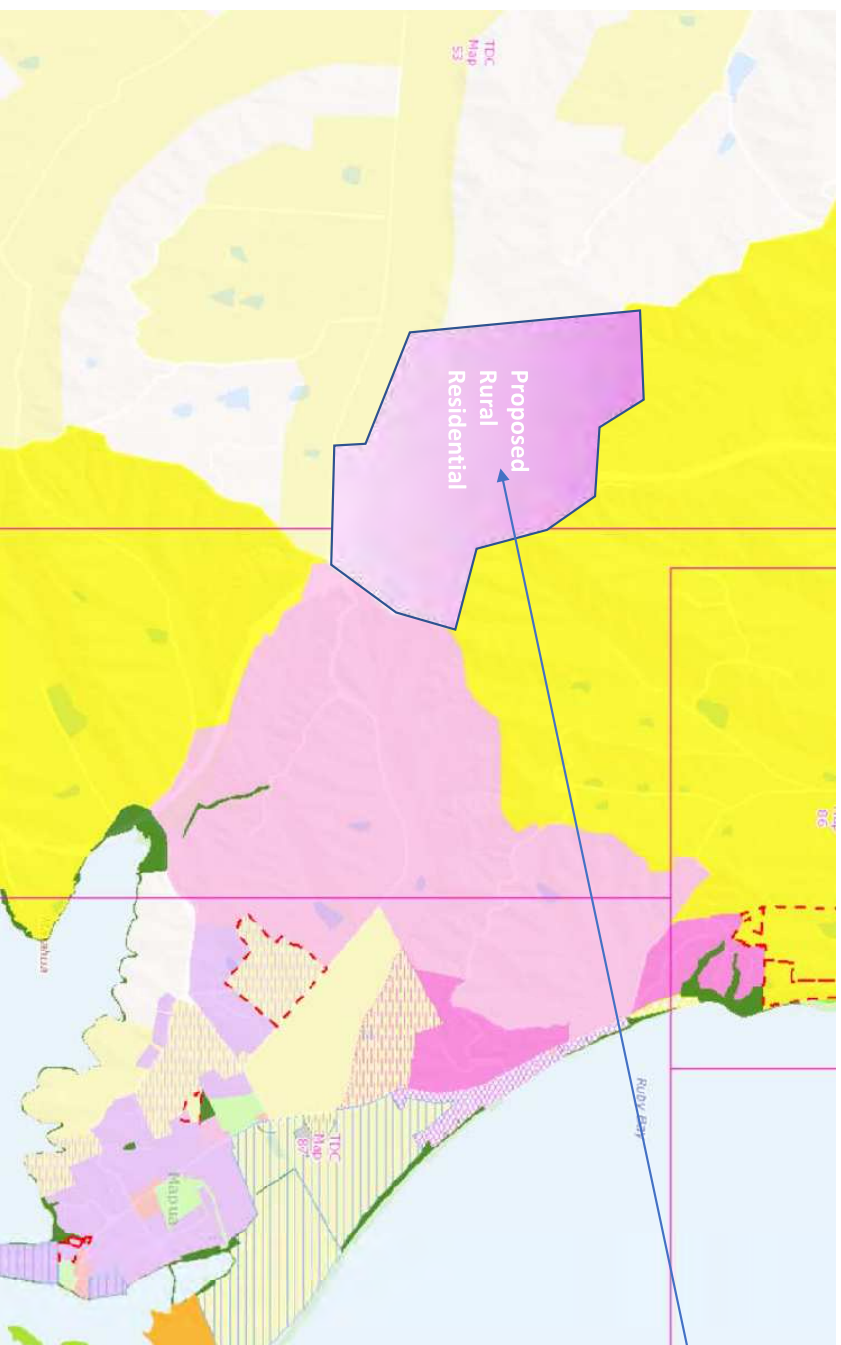
	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	Land is varied - for example high-value farm land (i.e. productive orchards) should stay as a source of food supply. Much land in Mapua and Upper Moutere hills are former forestry, and of low agricultural potential, beyond grazing. These would appear to be more suitable for intensification of human activity.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment	31 Do you support the	No	Tasman Village is low-lying and would be a poor area to develop further community services

and Planning	secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		infrastructure. The development proposed at Braeburn is far away from Tasman Village, with minimal services, and in a flood zone.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		We recommend that the (~6 – 8 Ha or more) area shaded in solid brown, in the image to the left, be considered for commercial, mixed use, and/or other types of activities as would be found in a town center, for the reasons as follows: Mapua does not have any land to expand for commercial and mixed-use, and the prior FDS identified an area for commercial expansion which has since been lost to Residential development. All existing commercial activity in Mapua are situated in low-lying areas, and are subject to flooding, liquefaction, and sea-level rises. Having the proposed land herein, would allow for stable high-ground commercial service infrastructure to support the growing area surrounding and including Mapua. Ease of access Poor soil quality Reduces carbon footprint by reducing travel to Richmond and Motueka for food/sundries. Truck traffic would not need to travel thru Mapua residential areas to stock the businesses located herein. SEE ATTACHED. Summarised - new sites proposed.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC -	35 Do you agree	Don't	

Environment and Planning	with the proposed residential and business growth sites in Murchison?	know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		<p>We recommend that the area shaded in purple, in the image to the left, be included in the Rural Residential (RR) Zone, for the reasons as follows: This area is adjacent to the existing community of Mapua, allowing for land intensification close to services.</p> <p>It adjoins existing Rural Residential zoned land. Good access to SH60 thru existing roading on Gardner Valley, Stagecoach, and Tasman View Roads.</p> <p>The soil quality is very poor, this is former forestry ground, and does not support cultivation. The terrain is primarily rolling to steep, which also does not support high-value agricultural activity. RR land is proposed to be converted to higher land intensity in the general area to the Bay side of SH60, so this could serve as a suitable replacement.</p> <p>We recommend that the area shaded in solid blue, in the image to the left, be included in the Residential Zone contemplated for land along Seaton Valley and Mapua Drive, for the reasons as follows:</p> <p>Areas along Seaton Valley Road (Mapua) are being proposed for intensification, which would thus require water and wastewater reticulation services be established along Seaton Valley Road.</p>

		<p>It would seem the portion of land to the North and East of Dawson Road, shaded in Blue color, could connect to these reticulation services with minimal cost, due to the higher elevation over Seaton Valley, allowing gravity to transport all wastewater to areas being established for reticulated services. This (shaded blue) area along Dawson Road is currently Rural Residential. However, with the adoption of Plan Change 60, there have been a number of approved ad-hoc subdivisions on Dawson Road, with some allotments as small as 0.35 Ha. There is clearly need, pressure, and acceptance by TDC that higher density is already deemed appropriate for this area. Loss of any Rural Residential (RR) can be offset by new RR zone/s just on the other side of SH60 nearby to Mapua. SEE ATTACHMENT. Summarised - new sites proposed.</p>
<p>TDC - Environment and Planning</p>	<p>40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>	<p>General Comments on the Plan:</p> <p>Waimea Plains fertile agricultural ground should remain off-limits to non-agricultural activities and off-limits to residential and commercial development.</p> <p>We must protect and support all fertile agricultural ground to grow our food supply as local as possible, for too many reasons to efficiently elaborate upon, unless requested!</p>

Submission by Thomas and Loreley Drach



We recommend that the area shaded in purple, in the image to the left, be included in the Rural Residential (RR) Zone, for the reasons as follows:

This area is adjacent to the existing community of Mapua, allowing for land intensification close to services.

It adjoins existing Rural Residential zoned land.

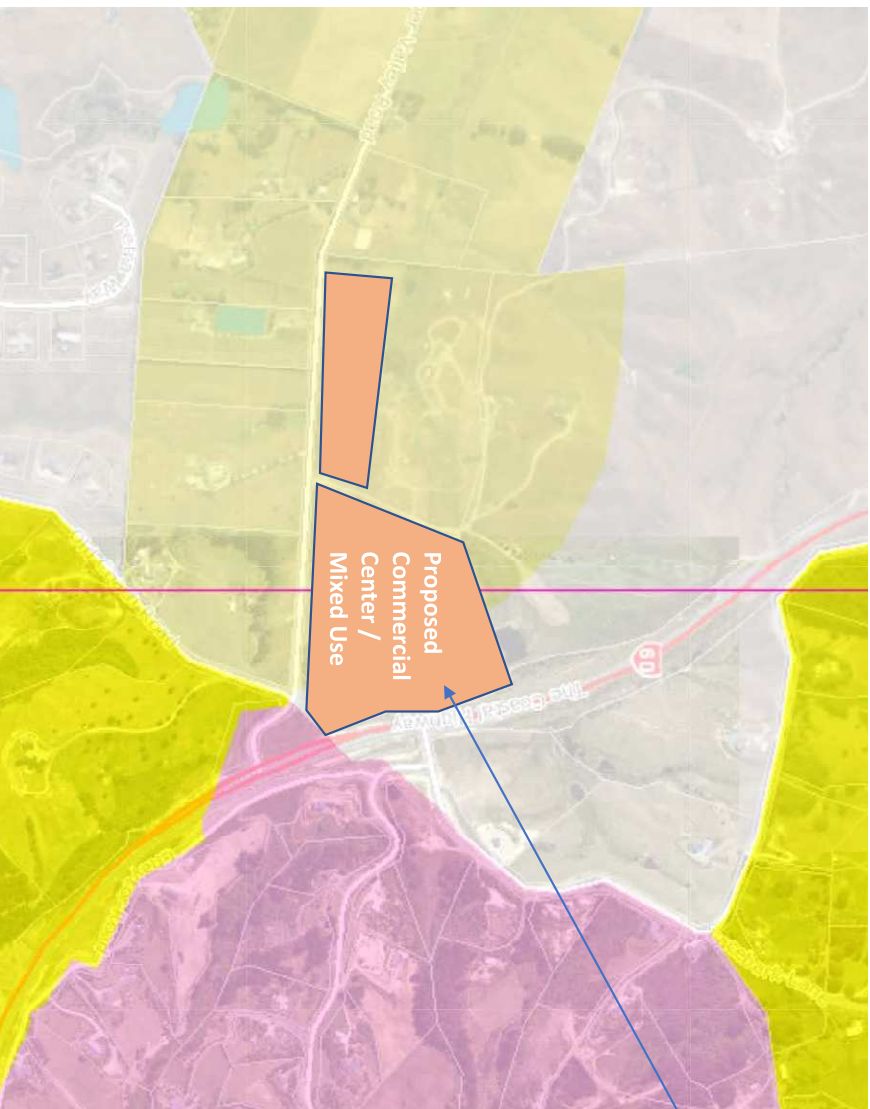
Good access to SH60 thru existing roading on Gardner Valley, Stagecoach, and Tasman View Roads.

The soil quality is very poor, this is former forestry ground, and does not support cultivation.

The terrain is primarily rolling to steep, which also does not support high-value agricultural activity.

RR land is proposed to be converted to higher land intensity in the general area to the Bay side of SH60, so this could serve as a suitable replacement.

Submission by Thomas and Loreley Drach



We recommend that the (~6 – 8 Ha or more) area shaded in solid brown,



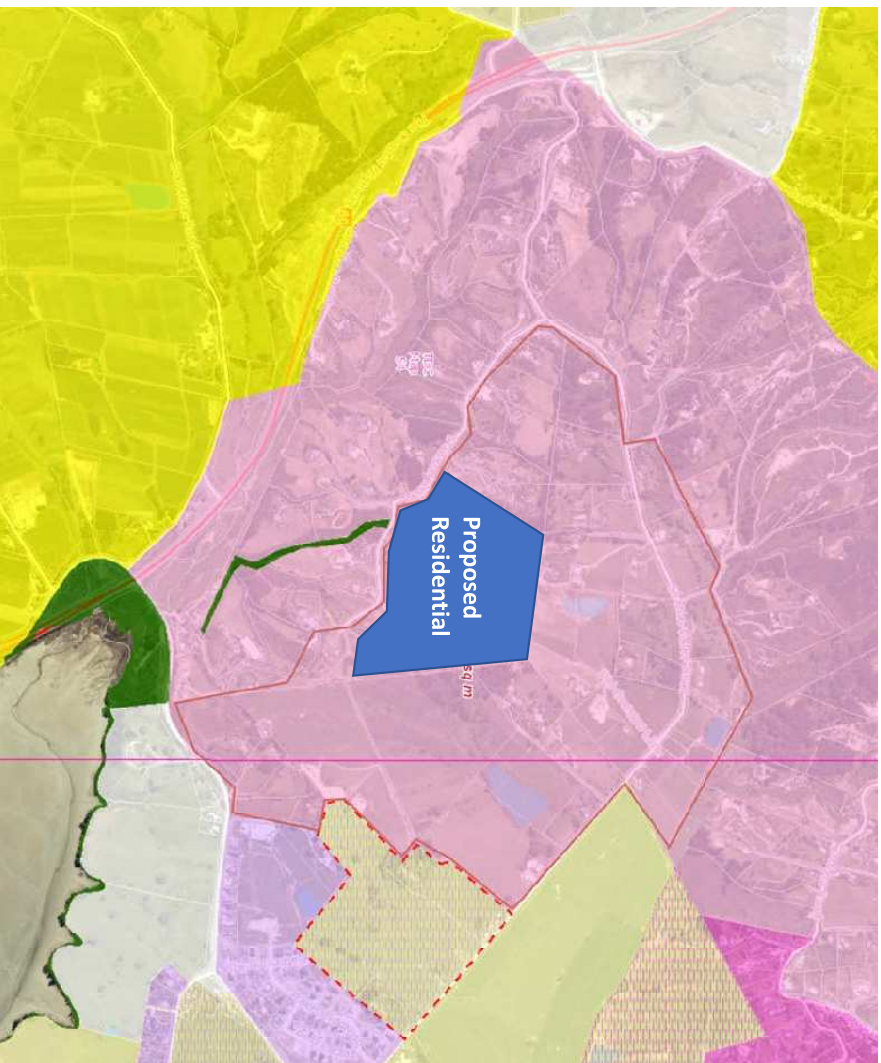
in the image to the left, be considered for commercial, mixed-use, and/or other types of activities as would be found in a town center, for the reasons as follows:

Mapua does not have any land to expand for commercial and mixed-use, and the prior FDS identified an area for commercial expansion which has since been lost to Residential development.

All existing commercial activity in Mapua are situated in low-lying areas, and are subject to flooding, liquefaction, and sea-level rises. Having the proposed land herein, would allow for stable high-ground commercial service infrastructure to support the growing area surrounding and including Mapua.

- Ease of access
- Poor soil quality
- Reduces carbon footprint by reducing travel to Richmond and Motueka for food/sundries.
- Truck traffic would not need to travel thru Mapua residential areas to stock the businesses located herein.

Submission by Thomas and Loreley Drach



We recommend that the area shaded in solid blue, in the image to the left, be included in the Residential Zone contemplated for land along Seaton Valley and Mapua Drive, for the reasons as follows:

Areas along Seaton Valley Road (Mapua) are being proposed for intensification, which would thus require water and wastewater reticulation services be established along Seaton Valley Road.

It would seem the portion of land to the North and East of Dawson Road, shaded in Blue color, could connect to these reticulation services with minimal cost, due to the higher elevation over Seaton Valley, allowing gravity to transport all wastewater to areas being established for reticulated services.

This (shaded blue) area along Dawson Road is currently Rural Residential. However, with the adoption of Plan Change 60, there have been a number of approved ad-hoc subdivisions on Dawson Road, with some allotments as small as 0.35 Ha.

There is clearly need, pressure, and acceptance by TDC that higher density is already deemed appropriate for this area.

Loss of any Rural Residential (RR) can be offset by new RR zone/s just on the other side of SH60 nearby to Mapua.

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31703

Ms Paula Holden

paulaholdennz@gmail.com

19 Dodson Valley Road Atawhai
Nelson 7010

0211110056
0211110056

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Agree	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	Nelson CBD is ideal for more 'affordable' apartments and well-designed social housing. More people living in the CBD of both Nelson & Richmond would make them come alive & support local business. People would be able to walk to work and school & not necessarily need a car (apartment car-share scheme could be a great option).

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	I agree as long as productive land is not continually smothered by single dwellings. We can build smarter than that! Recent history & the impact on global supply chains has reminded us of the importance of cherishing our productive horticulture land close to Nelson. Also, I don't believe housing should cover the beautiful Maitai Valley. It's a treasured place for the whole community and should be protected & enhanced not smothered & the river polluted by the impacts of housing & it's stormwater runoff etc.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Housing un-affordability is hurting our society. People need good quality, warm, stable & inexpensive housing.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Neutral	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	Restoring & enhancing our natural environment provides benefits to all.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	Climate change will have an enormous impact on Nelson. Any new building in our region needs to be climate savvy in it's design to limit the impacts of flooding and drought. Building on raised foundations, ensuring generous stormwater solutions, putting in water-tanks (to backup supply) & solar panels on new housing should be required.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	Building housing on the floodplains of the Maitai Valley is just plain crazy!
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	We need food security! We can't eat sprawling concrete subdivisions. The Berryfield area in Richmond is a great example of what not to do - covering productive land close Nelson/Richmond with SINGLE dwellings. More multi-storey apartments here would've been a better use of land.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Agree	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	Housing close to transport, workplaces & schools is a good plan. But maintaining as much greenspace as possible for the enjoyment of the community.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from		a, b, e

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Agree	Increase building of townhouses & apartments to create more affordable housing & revive our CBD. However, protection of heritage & character areas is also important - a fine balance is needed. Nelson will lose some of it's special character if the changes are too extreme.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment	20 Do you agree with the level of	Neutral	

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	The Maitai Valley is a taonga, an equivalent precious greenspace to London's rambling Hampstead Heath. This beautiful peaceful valley, with a river you can swim in, so close to town was a main reason for my family choosing to live & base our business in Nelson. We love it's quiet spaciousness & experiencing the joy of people & families utilising the rivers & parks. It breaks my heart to imagine it covered with sprawling housing to the level proposed! The huge number of houses planned for the Kaka Valley & Orchard Flat area will be detrimental to the health of the river & the community/cultural values we treasure. Be the 'smart little city' Nelson & don't destroy it's environmental assets!
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater?	Neutral	

	Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community	Yes provided agreement can be reached with Te	

	near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Atiawa	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Agree	

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31704

Mr Paul Bucknall

paulb_2000@yahoo.com

150 Stagecoach road Upper Moutere
Upper Moutere 7173

02102677598
02102677598

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Agree	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	Intensification is clearly important. The FDS doesn't resolve the question of how to make it happen.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	This outcome is contradictory. The activity in the market and the growth we have seen suggests many people want to live in places not connected to amenities by public and active transport. I think we need some lateral thinking to join the dots here. A suggestion of a new settlement is interesting - but it must be done in such a way as to provide the amenities, jobs and services nearby or as connected by public transport (that people will still use when it's cold and wet).
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	At present the range of housing choices seems to be being steered by developers and their profit margins. There has to be more strategy and direction from councils to provide these different forms, in a way that doesn't create mistakes of urban development from the last century.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly agree	If we don't free up capacity then one of the biggest challenges we are leaving for future generations will continue to get worse. It's easy for people with property and equity to say we need to limit the supply.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	Would anyone really disagree with this? Can NCC and TDC provide this at the speed we will need without amalgamation and much more central government support?

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	I like some of the suggestions in the FDS to mitigate the impacts of SLR. It's good that there is a plan forming to cope with the expected impacts of inundation on Motueka - but isn't it counter-intuitive to suggest intensification in low lying parts of Nelson City? Of course, reducing emissions is a better approach, if we can lead the whole world to doing that, but we do need a mixed response. We need to recognise SLR will happen and plan for it as well as doing everything we can to reduce emissions.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	Primary production is crucial for our economy, both to keep prices low and provide employment. We have invested in the dam - it would be nonsensical to then build more homes on the land we had intended to irrigate.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Agree	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	Residents resisting growth in places like Māpua and Wakefield are not thinking of the challenges facing our children and future generations. The idea that we can concentrate all growth in Nelson and Richmond and change them to some sort of huge conurbation with a few small towns nearby that don't grow at all is fanciful. We need to limit the partitioning of land into rural residential lots as this hurts the efficiency of primary production - ban subdivision of our best soils and decide which places are the best to enable growth.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from		(b) Intensification within existing town centres (d) Creating new towns away from existing centre (please tell us where) - I don't object to the suggested new settlement near Tasman village. More homes, closer together, taking up less space would be a much better use of this land. The idea that it is land that is adding primary production value to the area is ridiculous. The few goats running about between the pine trees are adding nothing - as were the pine trees. Any development needs to be away from land that will be inundated as sea level rises. Are there other places along the SH60 corridor that could be developed without using versatile soils? This must be supported by public transport or new technology - E-vehicles only? There is interesting work going on around power demand management to maximise sustainable renewable energy. (e) In coastal Tasman areas, between Māpua and Motueka - by the coast would be bad, but my response above is supportive of development here.

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly agree	The pace is the issue. It has to be more than infill housing and dividing up large houses into flats as this will likely have the reverse impact and actually lower the number of people per hectare - even if dwellings per hectare increases. How can the density be maximised and the pace of change increased? Aren't parts of the intensification area also under threat from rising sea levels?
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly agree	The pace is the issue. It has to be more than infill housing and dividing up large houses into flats as this will likely have the reverse impact and actually lower the number of people per hectare - even if dwellings per hectare increases. How can the density be maximised and the pace of change increased?
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Strongly agree	The pace is the issue. It has to be more than infill housing and dividing up large houses into flats as this will likely have the reverse impact and actually lower the number of people per hectare - even if dwellings per hectare increases. How can the density be maximised and the pace of change increased? The traffic in the area is already - how can this be mitigated?
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC -	20 Do you agree	Agree	

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	Whilst I agree with some of the concerns raised locally about the development in Māpua being out of step with the employment in the village, it's easy for the people that already own land and homes here to support the gatekeeping of further development, even though it ignores one of the most significant issues of our time. Nimbyism should not be a barrier to fair provision of land for development, especially if it seeks to use the land in a more efficient way with less partitioning into small lifestyle blocks that neither increase the provision of homes, nor protect the productive soils. The areas suggested to change from rural residential to residential seem logical and appropriate to me. The plan change process would provide ample opportunity to discuss the impacts and make appropriate decisions.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Agree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Agree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	I think this is a mistake. Even though the proposed areas are away from the best and most versatile soils, it's still stretching the extent of the urban area and therefore increasing the likelihood of future division and even partial development of productive land. We have seen places such as the vineyard in Hope that suggested cutting the corner off the block for some affordable homes and the more the sprawl continues, even along the lower slopes of the ranges, the more people and developers perceive the impact of development will be lower.
TDC - Environment	25 Do you agree with the location	Neutral	

and Planning	and scale of proposed greenfield housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Agree	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Agree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC -	31 Do you	Yes	We aren't in a position to say no to the

Environment and Planning	support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		development of all the suggested areas. Especially if we are not going to speed up the process of intensification to offset this restriction. Some have suggested a development agency for Nelson and Richmond to try and do this and some form of catalyst and strategic planning body is required to get intensification to happen fast enough to make a difference. Allied to this, I think the development of a new settlement or two is probably a sensible thing to explore. I think many environmental impacts will be possible to mitigate within the timescale of this FDS so we should be exploring innovative technologies to minimise the environmental negatives of the development of a new town. I also agree that council needs to plan for the managed retreat from low lying areas at high risk from rising sea levels. This aspect of the secondary proposal is significant and should be applauded. Taking the decision now to phase the transition to this more elevated site is a good move and shifting the focus for infrastructure development towards this makes sense too. I think someone in a webinar talked about the work required for sewage treatment in Motueka and being able to factor in this new settlement as part of that work presents opportunities for efficiency and therefore lessening the negatives to this option.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in	Don't know	

	Collingwood?		
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		It's good to see hazard mitigation and responding to climate change and GHG emissions coming into the FDS. Why is the housing crisis not so explicitly factored in? What we do about demographic challenges like the labour force, migration and our ageing population are also key issues we face as a country and a region that need to be factored into this discussion.

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31705

Mr Lindsay Wood

Director Resilienz Ltd

Lindsay@resilienz.co.nz

10 Braemar Place Nelson South
Nelson 7010

021522148
021522148

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	<p>Please read all answers to individual questions in the overarching context of the ATTACHED DOCUMENT..</p> <p>Summarised: FDS is inadequate for a climate-responsible future. No decarbonisation trajectory, gives climate minimal consideration and ignores changing energy, outdated models and doesn't take into account emissions associated with buildings, drivers of FDS are growth and low density subdivisions, urban intensification rates are too low, public transport needs to be anchor.</p> <p>We strongly support outcome 1 as there is a close tie between urban form and transport emissions, and especially around the viability of living without a private vehicle. However it is far from the only strategy needed to urgently reduce emissions as we must – for example a very real challenge of urban intensification (which we largely endorse), is that it can promote forms of construction with even greater embodied emissions.</p>
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town	Agree	<p>We offer strong but qualified support to outcome 2 as low-density developments are a major cause of urban inefficiency as well as seriously compromising or ability to face a low-emissions, and very likely low-energy future. This However we do not consider the proposed increased density or its appallingly slow anticipated uptake go nearly far enough to achieve the scale of results needed.</p>

	Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice:		Additionally if this form of development happens it should align strongly with the concept of “Transit Oriented Development”, (TOD). A key to achieving the rate of necessary decarbonisation is, again, the ability to live well with minimal private transport and this requires a highly effective public transport system not only within urban centres but between them and to many strategic other locations, such as transport hubs, popular recreational and cultural locations and so on.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly disagree	We strongly oppose Outcome 5. Even though framed by the NPS-UD, “Meet demand” is the wrong metric to decide the future of our region in these challenging times, compounding various problems of the region (such as loss of arable land, water supply, pollution and traffic congestion) and proportionately increases the already-formidable challenge of decarbonisation - all on the basis of forecasts to accommodate the theoretical behaviour of people who don’t even live in the region. It also encourages a growth economy which is environmentally and socially damaging in a way that we cannot sustain.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Strongly disagree	We strongly oppose Outcome 6 as it is growth-focussed (see last answer). Well-planned infrastructure is vitally important, but in a climate crisis, and with widespread planetary overshoot, catering for growth is entirely the wrong basis on which to predicate our long term planning.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We strongly support outcome 7. These are crucial dimensions of any major planning strategy and deserve high priority. We also note that historical legislation and planning have often stated they will minimise impacts on the natural environment and have failed to do so. It is this incumbent on those implementing such strategies to ensure that they are followed up with suitably robust plans and actions.
TDC - Environment and Planning	08 Please indicate whether you support or	Strongly agree	We strongly support this as the impacts of the climate crisis are already upon us, and are almost certain to escalate more extensively – in severity

	do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:		and breadth - than the FDS seems to address. If Outcome 8 is taken seriously, large parts of the FDS are counterproductive, worsening the need for such resilience.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Several things: the FDS should, but fails to, take a strongly visionary, transformative and science-based view of climate issues, but it is largely a “Business as Usual” strategy. It talks the talk on responding to climate change but does not come near to walking the walk, and is thus a grossly inadequate basis on which to safeguard or plan our region’s future. It needs to engage deeply with energy; critical decarbonisation trajectories; transport, with urban development that strongly facilitates low-to-zero carbon housing critically shown in BRANZ’s world-leading research. It must offer a robust and viable strategy for effective, affordable, low-emissions public transport to service all future development, and propel urban intensification far faster than the feeble 0.5% per year described. It must also place much higher emphasis on issues related to a just transition.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	No, we are fundamentally opposed to the proposed Tasman Village. It has all the downsides of other greenfields development, plus the document identifies it is not needed unless growth exceeds the high end of the scenarios and the other developments proceed too slowly, both of which indicate a failure of other aspects of the strategy and neither of which is justification for including it in the current strategy.

<p>TDC - Environment and Planning</p>	<p>32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.</p>	<p>Strongly agree</p>	<p>Definitely not. This is an appalling imbalance, likely perpetuating low-density greenfields developments that are a major contributor to an array of existing, well-documented problems (e.g. car-centric development; high-emissions construction; diffuse pollution of waterways; loss of rural land; traffic congestion; loss of soil carbon; social dislocation; inefficient urban economics and infrastructure). This trend is likely accelerated by the lack of a visionary policy to accelerate the promising urban intensification whose impact is rendered largely impotent by the feeble projected uptake. There should be a moratorium on any new unconsented greenfields developments, both to curb their negative impacts and to accelerate urban intensification, and greenfields sites already approved for development should be subject to new requirements preventing low density developments. The extent of intensification in Richmond especially needs expanding as well as accelerating so as to help drive the wholesale reduction of greenfields development.</p> <p>SEE ATTACHED DOCUMENT - Summarised: FDS is inadequate for a climate-responsible future. No decarbonisation trajectory, gives climate minimal consideration and ignores changing energy, outdated models and doesn't take into account emissions associated with buildings, drivers of FDS are growth and low density subdivisions, urban intensification rates are too low, public transport needs to be anchor.</p>
<p>TDC - Environment and Planning</p>	<p>40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>		<p>Please refer also to the ATTACHED DOCUMENT as well as the many items outlined above (including in Q 12 and 29). There is a critical need for a strategy that is more robust in its integrative approaches (e.g. this one ignores the role of energy, or the climate vulnerability of almost all of the region's economy). We also need ongoing well-founded public education to equip our community to prepare in a cohesive way for the challenges that lie ahead due to the impacts of climate change and, while this may fall outside the scope of the strategy, it will be a great advantages to making the strategy effective.</p> <p>Summarised: FDS is inadequate for a climate-responsible future. No decarbonisation trajectory, gives climate minimal consideration and ignores changing energy, outdated models and doesn't take into account emissions associated with buildings, drivers of FDS are growth and low density subdivisions, urban intensification rates are too low, public transport needs to be anchor.</p>

--	--	--	--



**SUBMISSION TO NELSON CITY AND TASMAN DISTRICT COUNCILS ON THE
“DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022-2052”
2022 04 14**

Contents

The FDS is unfit for purpose.2

Worse than the Titanic?3

Are Councils up to bearing this burden of office?.....3

Central Government must come to the party too.4

“We learn from history that we learn nothing from history.” (Georg Hegel).....4

Why the FDS is so inadequate for a climate-responsible future:.....5

 1. Decarbonisation trajectory.5

 2. Extreme motor vehicle statistics.5

 3. FDS doesn’t walk the talk.....5

 4. Predicated on outdated models in conflict with effective climate strategies5

 5. Urban intensification could be positive but...5

 6. Public transport is still well short of being the anchor strategy we need.....6

 8. The enormous and untenable emissions associated with buildings are ignored6

 9. Failure to address the massive climate-dependence of our regional economy6

Appendix 1 opening pages of the Resilienz Submission to the 2019 FDS.....8

Appendix 2 Notional letter to the Ministers for the Environment and for Climate Change.....10

Appendix 3 Outline Background on Resilienz Ltd.....11

CLIMATE STRATEGIES

SUSTAINABLE
CONSTRUCTION

CARBON AND
COST

The FDS is unfit for purpose.

The mismatch between the “Draft Nelson Tasman Future Development Strategy 2022-2052” (FDS) and its context is so extreme and dire that the strategy is simply unfit for purpose.

Ironically this fundamental flaw renders the strategy’s own development exercises largely futile, and potentially self-defeating. Not only is it centred on future circumstances increasingly unlikely to exist, but many facets of the strategy are likely to worsen those circumstances, so exacerbating the gap between actual future conditions and those on which the FDS is predicated.

As such, the FDS is grossly inadequate and potentially hugely damaging, portraying a naïvely optimistic picture of an almost “business as usual” future, while failing to address the very real and daunting challenges we must expect to face. This gross inadequacy is a result not only of what the FDS proposes but also what it fails to propose.

This severe mismatch is illustrated in the diagram below (adapted from Figure SPM.5 of the IPCC’s April 2022 “Climate Change 2022 Impacts, Adaptation and Vulnerability Summary for Policymakers”). It depicts different potential pathways from the present to futures of variable climate resilience – that is to the conditions in which our children and children’s children will live.

Our lack of action to date has already traded off the best prospects for future generations, and this region’s long-standing and persistent failure to implement effective climate action is a contributing factor in that tragic outcome. The FDS perpetuates this tradition of systemic failure.

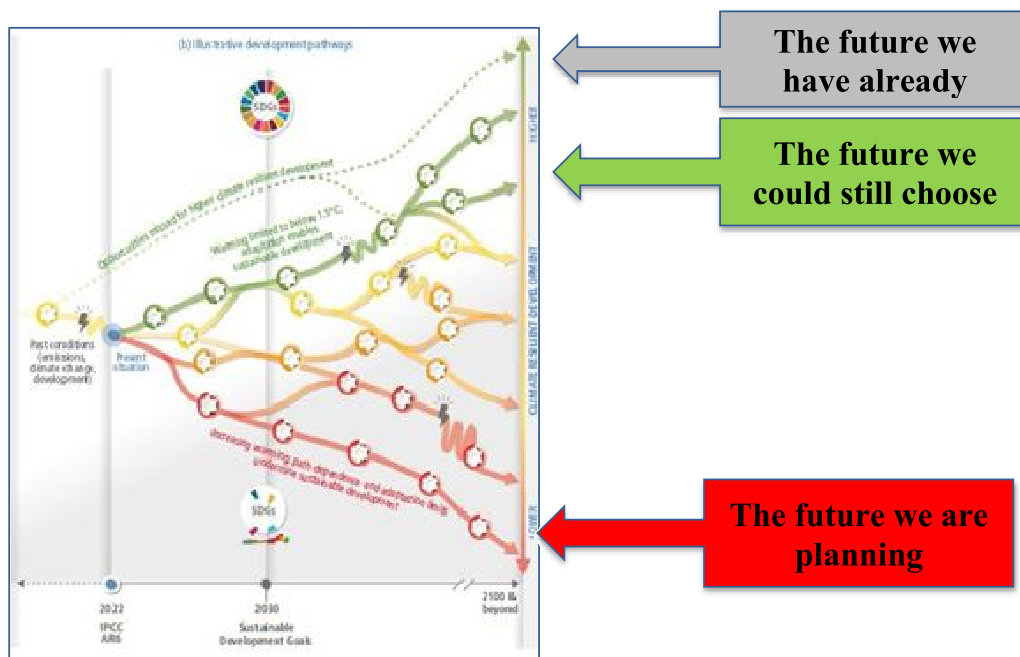


Figure 1 IPCC potential pathways to futures of different levels of climate resilience. Note our delayed responses have already placed the best prospects out of reach.

Worse than the Titanic?

Perhaps the kindest thing to be said about the FDS is that its authors and those that have endorsed its passage through the councils have allowed themselves to be so blinkered by the National Policy Statement on Urban Development (NPS-UD) that they have almost entirely failed to reconcile the strategy with the most compelling issues of our time, with the unprecedented and escalating climate crisis and the various associated issues centred on planetary overshoot¹.

But if those responsible for the FDS had even a general level awareness of the path down which our societies are collectively driving the planet's climate, then the present FDS is virtually a dereliction of duty. In that case, parallels with the Titanic disaster are tempting, with the region trying to largely hold course and party on, but in the knowledge that existential disaster looms ahead.

Except there is an important difference: Edward Smith, captain of the Titanic, was exonerated when it was revealed the ship's telegraph was so overloaded that updated ice warnings never reached the bridge. In 2022, nobody "on the bridge" of the good ships Nelson and Tasman can legitimately make a similar claim regarding lack of updates on the terrifying trajectory of our climate, or of our role in influencing that.

The human impacts of failure to effectively tackle climate issues are graphically illustrated in figure 2 (extracted from the IPCC image in Figure1). The complete coloured wheel at the top represents the UN's seventeen well-recognised "Sustainable Development Goals" (SDGs) as a full and balanced system under good climate resilience, whereas the fragmented disarray at the bottom reflects the tragic impacts of poor climate resilience.

The proponents of the FDS seem unaware of such portentous consequences of the strategy, and yet it is a salient coincidence that the 30 year period of the FDS is a close match to that when we (as a region, country, and species), must reduce our GHG emissions almost to zero. It is then a salient irony that the FDS seems oblivious to that daunting challenge or to the overlap with its own timeframe.

Are Councils up to bearing this burden of office?

This is the context in which the FDS is being developed, the context that underpins the opening statement of this submission, and the context to which the FDS seems largely oblivious. Ensuring that this grave misalignment is rectified is the unenviable burden that now rests on the shoulders of you who decide the forward path of the FDS.

In a further irony, the FDS identifies reducing emissions as a strong wish of the community, and portrays itself as addressing that issue. In fact it fails to propose a single strategy with the potency to achieve decarbonisation on a relevant scale or with sufficient urgency while, on the other it proposes various initiatives that will, directly or indirectly, give rise to increased emissions.



Figure 2 Sustainable development goals devastated by poor climate futures

¹ <https://www.stockholmresilience.org/research/planetary-boundaries/the-nine-planetary-boundaries.html>

The FDS also portrays itself as giving general emphasis to climate adaptation, but in fact takes an exceptionally narrow approach to that, and leaves facets of its own proposal vulnerable to likely future impacts of the climate crisis.

The FDS might “tick the right boxes” in the narrowest sense regarding the NPS-UD but, from a wider perspective, it is setting manifestly the wrong course for our region, neglecting known hazards, and failing to properly envisage many important aspects of the very future it portrays itself as preparing for.

In that context, submitting on many of the detailed questions posed in the FDS feels like shifting the deck chairs on the Titanic. However we have responded on some questions selectively so as to provide context to the harsh criticism above. However this submission must be seen in the light of the FDS requiring a radical make-over and not just detailed adjustments in response to submissions on specific questions.

The decisions Councillors now face are rather like climate responses themselves: the right ones are truly hard at present, but their difficulty pales into long-term insignificance in the face the consequences of not getting them right. You, dear Councillors, are deciding which path we take with the FDS. The easy path is to sign it off with a few tweaks and move onto the next item of council business.

But that is not the right path. The right path is to send the FDS into the hands of a team that is up to the challenge of getting it fit for purpose.

I urge you to reflect on carrying that decision through your life as the climate crisis unfolds.

Central Government must come to the party too.

Having said all of the foregoing, it must also be acknowledged that the FDS is also a child of central Government, via the NPS-UD. To that extent Councils should not have to bear the burden of the inadequacies of the FDS alone.

It would have been hoped that Councils had protested to central government on the huge dilemma the NPDS-UD has created in this space. However this does not seem to have happened, and so we attach as Appendix 2 a draft letter to that end to assist, and hopefully spur, you to also take action on that.

“We learn from history that we learn nothing from history.” (Georg Hegel)

In the course of preparing this submission we revisited the one Resilienz made on the last FDS. A sickening reality is that the same submission could almost be lodged verbatim against this 2022 FDS. (The opening pages are in Appendix 1).

It beggars belief that the governance of our region is so incapable of strategic planning,

Of course some may say it beggars belief that this practice still hopes the process of consultation might help our planning processes. That seems a fair challenge.

However some things do change. In the course of submitting some 25 times to Nelson City Council alone, we have never encountered a consultation document with such an alarming mismatch to the issues that it should be cognisant of. By comparison with the time of the 2019 submission, the climate science has become more alarming, the time left to act has become shorter, and the local

councils seem as entrenched as ever in their inability to envisage where we are heading and in promulgating damaging patterns of development.

Why the FDS is so inadequate for a climate-responsible future:

The set out of the specific answers does not provide good opportunity to canvass climate responses in an integrated way, and this section outlines what we see as key shortcomings of the FDS.

1. Decarbonisation trajectory.

The strategy has nothing relevant to say about the formidable decarbonisation trajectory required in the face of averting 1.5 degree global warming. This rate, even without growth, is approximately 10% p.a. every year, year on year, and needs to be further increased by approximately the percentage rates of growth.

It will additionally be compounded by delays in implementation effective climate strategies such as the delays we have seen in the past and which would be expected to accompany this version of the FDS (for example the IPCC 2018 Special Report pointed towards decarbonisation rates under 8% p.a. provided they began in 2020).

2. Extreme motor vehicle statistics.

Data from the OECD and StatisticsNZ suggest the Nelson /Tasman region is virtually the world's heaviest users of private motor vehicle per capita, with around 94% of household GHG emissions coming from transport. Given that our fleet is almost entirely fossil fuelled, with emissions to match, and that the FDS is still proposing a lot of development that will necessarily be car centric, in its present form the FDS will be expected to create an increase in, rather than reduction of, our regional emissions.

3. FDS doesn't walk the talk

The FDS talks the talk on climate but lacks a single effective strategy to walk the walk. e.g.: it acknowledges strong public concern yet gives climate minimal, inconclusive consideration.

4. Predicated on outdated models in conflict with effective climate strategies

The FDS key drivers seem to be growth and low density subdivisions, both of which are key contributors to our totally unacceptable emission profile.

About 50% of the proposed new development under the FDS is low density greenfields, perpetuating the very car-centric causes of emissions, traffic, and travel inefficiency, along with house and urban affordability issues and construction-related emissions.

5. Urban intensification could be positive but...

Urban intensification could be positive except it's mooted only locally, and only at around a mere 0.5% per year.

Were the FDS fit for purpose it would have included a strategy to accelerate this to a level that made major inroads into our emissions reduction while also taking meaningful pressure off greenfields developments.

Instead the FDS predicates much of its policy around very slow intensification and with corresponding scope to accelerate greenfields development (as, for example, mooted in the discussion on the Tasman Village).

6. Public transport is still well short of being the anchor strategy we need.

Public transport must be an anchor strategy but has only vague aspirational mentions. In one of the workshops I was astonished that one of the officials claimed the region had one of the best public transport systems in the country. Not only does that seem a nonsense (citizens can't even go out for dinner and return by public transport at a sensible hour), but even if we were at the better end nationally, New Zealand's generally pitiful public transport system is no benchmark for judging the adequacy of what we need here.

7. The FDS ignores changing energy, one of the greatest shapers of our future society.

A critical feature of our ability to sustain economic activity and still decarbonise our economy is the rate of electrification with renewable electricity, but the challenge of achieving that is formidable. In the face of, or in ignorance of, this prospect the FDS expressly chose to ignore the question of renewable electricity, and so chose to ignore the very factor that is likely to have one of the greatest influences on our future prosperity and wellbeing.

It is almost inevitable that over the duration of the FDS we will need to transition to a society that runs on much less energy per capita than at present. This will be brought about primarily by a combination of the physics of renewable energy systems (especially "net energy gain") and the formidable logistics of simultaneously transitioning and expanding our energy systems. However there is a range of other factors that might well further impede that transition, such as lack of security of energy supply, and limitations in the supply chains for key components.

8. The enormous and untenable emissions associated with buildings are ignored

The FDS is silent on the enormous and untenable emissions associated with buildings. BRANZ conducted world acclaimed research showing just we have to decarbonise our construction sector by around 85% to be compatible with a 1.5 degree global warming limit. In the face of recent intensive building activity, they have now increased that to closer to 100% with immediate effect. And yet the FDS is proposing urban development as though it had no bearing on our emission profile.

9. Failure to address the massive climate-dependence of our regional economy

Our region's entire economy is centred on the climate-vulnerable sectors of farming, forestry, horticulture/viticulture, tourism and fishing. While these are all climate-vulnerable, they are vulnerable in different ways and are already feeling the impacts of climate change.

However, notwithstanding the FDS purporting to address issues of adaptation, it gives a very modest attention to the just the one issue of sea level rise, and proposes no mechanisms for safeguarding our economic future in the event of a failure, or even major adjustment, of one or more of those under the impacts of climate change.



Appendix 1 opening pages of the Resilienz Submission to the 2019 FDS.

PROPOSED NELSON TASMAN FUTURE DEVELOPMENT STRATEGY

Submission 06 05 19

Thank you for the opportunity to submit on this important strategic vision. The consultation document conveys helpful information, and the map on page 5 provides useful visual context.

1. *Timeframe of strategy.*

It is of great significance that the timespan of the intended strategy (until 2048) almost exactly overlaps the proposed national transition to a zero carbon economy (by 2050). Such a national target must also be seen as translating to equivalent regional ones. We must shoulder our part of the responsibility in this critical process: it is unacceptable to consider relaxing on our part and expecting others to compensate by greater efforts or changes.

Additionally, even a 30-year strategy is, in the era of climate change, only dealing with the initial stages of a much longer, and very likely escalating, period of change and upheaval. This is expected to seriously affect almost every facet of our society and environment, and see massive changes to our living and working circumstances.

In 2019, a 30-year regional development strategy can only be considered adequate if it is fully integrated with robust regional emissions reduction strategies that stretch well beyond the nominal 30-year timeframe of the development strategy.

Until such emissions strategies are in place and proven, any strategic future development strategy, along with resultant policies and plans, must be considered provisional.

Once such emissions strategies *are* in place, any accompanying development strategies must ensure they do not compromise meeting the requisite emissions reductions.

Given that growth is a focus of the current consultation, and yet growth often compounds, or even overwhelms, efforts to reduce emissions, it follows that growth must be minimised until it can demonstrably be achieved without adversely impacting on reasonably anticipated emissions reductions.

Additionally, what growth does occur must to the maximum possible be brownfield intensification or, if inescapably greenfield (urban expansion), be in a form that minimises adverse impacts on productive land, and lends itself to viable servicing by public transport. “Scenario 3 - Balanced option” is the nearest fit, but further options should be developed, especially around controlled growth and effective public transport.

This places priority on successfully determining and getting on track with our regional emissions reductions strategies, before finalising a future development strategy in line with them.

This in turn will entail a wide-ranging consideration of growth and its implications, not only in a quantitative sense, but also whether more weight should be given to other forms of growth (such as quality of life; environmental sustainability; urban resilience etc.) rather than

direct population or sectorial.

6. Regional development strategy must be agile.

There are enormous uncertainties ahead in the development landscape, and any strategy must lean towards flexibility and agility so as to better be able to respond to changing circumstances.

7. Energy and transport are key issues.

A critical issue for transitioning to a low-emissions economy is sustaining security of electricity supply progressively and in the long term while transitioning rapidly off fossil fuels. This will entail well over 100% growth in the generation sector over the next 30 years², of which anticipated growth plus electrifying transport are major drivers.

Any growth in the region must recognise that the electricity sector is facing massively challenging logistics accompanied by huge quantitative change, both in generation and in distribution systems (e.g. EV charging; possible hydrogen generation).

If urban growth is not commensurate with this process it runs the risk of compromising supply – either to itself or to other areas.

Consideration should also be given to possible future electrified rail links to the rest of the country, for low carbon land transport of both freight and people.

8. Pattern of built environment critical in achieving low-emissions future.

Buildings can be a major source of emissions – both during construction (especially from materials such as concrete and steel) and during their operation (both for running the building itself and due to the emissions implications of location, such as viability of low carbon transport.)

On the other hand, appropriate use of timber can make a critical contribution to the sequestration of carbon by forests, through storing carbon medium-to-long-term when otherwise it might rapidly be returned to the atmosphere. (This is a crucial consideration in the viability of plantation forests as a carbon sink.)

Additionally, the urban form, and the relationship between settlements, makes a major difference to the viability of low-emissions transport systems, such as public transport. In particular, urban density should seek the “sweet spot” that enables effective public transport, with the welcome co-benefits related to local business, housing affordability and civic economics.

²Refer to Transpower’s 2018 document “Energy Futures – Te Mauri Hiko”.

Appendix 2 Notional letter to the Ministers for the Environment and for Climate Change

Dear Ministers,

Re Conflict between the National Policy Statement on Urban Development and the Zero Carbon Act.

We are writing to you to express our deep concern over the extent to which we are confronted with trying to reconcile what is inherent conflict between the above two documents.

We refer particularly to the need on the one hand, under the NPS, to plan to meet anticipated future demand and on the other, under the Zero Carbon Act, to decarbonise our regional economy at a rate consistent with a 1.5 C global overheating limit (potentially decarbonising of the order of a formidable 10% per annum).

You will be aware of the rule of thumb that percentage annual growth needs to be added to the baseline decarbonisation rate. In our case, regardless of whether our citizens wish settlement in our region to continue to expand, our current forecast growth rate of over 2% obliges us not only to plan for that, but for our community to accept the resultant even more daunting decarbonisation rate of some 12 % p.a.

The challenge this presents to Tasman District Council is illustrated by the nature of serious community submissions during the development of our Draft Future Development Strategy, and by strong representation since its release. Reservations have been expressed about the extent of planned growth in itself, along with a preference for intensification of housing over greenfield expansion, plus concerns about how the FDS will contribute to reduced greenhouse gas emissions.

However, given that intensification of existing urban areas is recognised as a very gradual process, without radically invasive policies it is almost impossible for us to conform to the NPS while also heeding our communities wishes, the ZCA, or widely recognised climate imperatives.

While we will not go into them here, there are other consequential conflicts, such as between developing an expanded urban footprint and decarbonising both our transport and our construction.

We urge you to review the relationship between the NPS and the ZCA and to remove from the NPS any requirements that potentially impede the crucial decarbonisation trajectories that we must follow.

We would, of course, be pleased to assist in this process in any way that we can.

YF

Appendix 3 Outline Background on Resilienz Ltd.

Resilienz Ltd. is a long-established company focussing strongly on climate strategies, and with a genesis (and ongoing involvement) in architectural, construction, and urban development arenas - arenas that are fundamental to the draft Nelson Tasman Future Development Strategy 2022-2052.

The company, and its founding director Lindsay Wood, have engaged extensively and over a prolonged period with relevant issues of policy, strategy and planning at national and local government level (for example we have submitted some twenty-five times to Nelson City Council alone, very largely on climate-related issues, as well as widely to numerous other sectors, such as on energy and economics).

We engage widely with the climate research community, attending numerous international conferences, presenting at some, and maintaining contact with scientists in New Zealand and internationally.

We are actively engaged in applied research in various related areas, such as assisting BRANZ in project work, and being at an advanced stage of development of a high-functionality tool for estimating the greenhouse gas emissions associated with construction projects. (Interim information is at <https://www.resilienz.co.nz/clearcut>).

END

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31706

Paul Donald Galloway

paul@herenow.co.nz

2/9 Atmore Terrace Maitai
Nelson 7010

0275355575
0275355575

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly disagree	What do you mean by "Urban form" and "integrating land use transport" ? You mean expanding housing dormitories and hoping people will take the bus? Few people will bike when the roads and streets are scarily dangerous at 50km/hour , in a hurry to get to school and work, dream on!
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly disagree	No Nelson and Richmond should not be intensified and consolidated. And NO to a network of small housing dormitories if it is what you mean by settlements! New small towns self sufficient thriving on their own creating new jobs new schools new opportunities in a friendly pleasant environment.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Disagree	its about where people CAN live not where they WANT to live when cities have attained a comfortable pleasant thriving size, other options other location are offered to create revive new towns.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly disagree	its not about demand or endless growth its NOW or NEVER about affordability sustainability in a Climate Change Emergency Reality.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	With the latest IPCC report which state quite clearly we are not anymore in a situation of a "support growth" era but in preparedness resilience for an uncertain difficult future.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	Preparedness resilience self sufficiency with strong small green communities with regenerative farming , water conservation, complete recycling facilities, sewage transformation into energy
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	Agree with strong leadership with Climate Change Emergency guiding our choices and not endless economic and population growth.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly disagree	How can we be resilient if we have too many houses in the line of fires drought and flooding with land slides pine forest all around us?
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	We must protect this precious primary commodity especially in the reality of Planetary Climate Change with conservation of water, encouraging regenerative farming.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Agree	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Please take seriously the latest IPCC report and lead us to a still green future.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	Long stretches of urban housing and commercial buildings invite to the usage of cars not walking or biking. Corridors of parks in between . Separating not consolidating.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		d and f

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly disagree	<p>Only in the centre of town to intensify housing so people can work and live without having to use their cars to go to work and making it more dynamic .</p>
TDC - Environment and Planning	<p>22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.</p>	Strongly disagree	<p>1100 new houses in the Greenfield areas N-106 and N-032 should be completely removed from the draft of the Future Development Strategy 2022-2052 and not zoned residential as the scale of these developments will have strong impacts on the storm water management during the increasing number and intensification of major rain events with greater tides followed by flooding. Increased light noise traffic cars pollution in the Maitai Valley, unacceptable increased consumption of unpredictable limited water resources because of climate change, (https://www.stuff.co.nz/nelson-mail/127502339/nelson-on-hotspot-list-for-potential-drought) overloading of treatment plant facility at Glenduan (already in a precarious location because of sea level rise) . The location areas N-106 and N-032 are basically and naturally marshland wetland that are the natural borders of the Maitai River and these 2 locations must be protected and kept greenfield not covered in houses. It goes totally against the latest IPCC report as Carbon Emissions will increase again with such a number of houses and cars chocking this narrow valley which also has too many hours, weeks, months in the shadow of the surrounding hills. Unacceptable increase of energy demands to</p>

			<p>heat these houses. Geographically Nelson (wedged between hills, narrow valleys and ocean) has attained its acceptable comfortable pleasant number of cars-residents. The only wise move for Nelson is intensification of the Centre of town not spreading dormitories with people having to use their cars all at the same time, afraid for themselves and their children to use bicycles on roads and streets unfortunately still with 50km/hour target. Its a car door or a frustrated driver on 50 km/hour streets that is the scary reality for biking in Nelson</p> <p>https://www.cnet.com › science › nasa-predicts-moon-wobble-and-climate-change-will-lead-to-more-floods-more-often</p> <p>NASA predicts moon 'wobble' and climate change will lead to more floods, more often. The slightest change in the moon's orbit could see big problems for coastal regions.</p>
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Agree	Revive rebuild recreate new towns with reserves forest greenfield in between. Small towns are happy towns with relaxed people, a sense of security for parents for their children to walk bike to school to get to work easy access to parks, community gardens for a cohesive thriving community .
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly agree	Revive rebuild recreate new towns with reserves forest greenfield in between. Small towns are happy towns with relaxed people, a sense of security for parents for their children to walk bike to school to get to work easy access to parks, community gardens for a cohesive thriving community .
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly agree	Revive rebuild recreate new towns with reserves forest greenfield in between. Small towns are happy towns with relaxed people, a sense of security for parents for their children to walk bike to school to get to work easy access to parks, community gardens for a cohesive thriving community .
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly agree	Revive rebuild recreate new towns with reserves forest greenfield in between. Small towns are happy towns with relaxed people, a sense of security for parents for their children to walk bike to school to get to work easy access to parks, community gardens for a cohesive thriving community .

TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes	Revive rebuild recreate new towns with reserves forest greenfield in between. Small towns are happy towns with relaxed people, a sense of security for parents for their children to walk bike to school to get to work with easy access to parks with community gardens for a cohesive thriving community .
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Agree	

TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Revive rebuild recreate new towns in sleepy ones with reserves forest greenfield in between. Small towns are happy towns with relaxed people, a sense of security for parents for their children to walk bike to school to create new work get to work with easy access to parks with community gardens for a cohesive thriving community .
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Climate Change Emergency must be prioritize by preparation for coming extreme weather events, flooding, droughts, sea level rise, and implementation of well devised sustainable housing projects. A vision of well prepared small strong communities encouraging regenerative farming by protecting the productive precious soil surrounding our communities, healthy rivers (no housing permitted anywhere near them) , creating new businesses for recycling and being more self sufficient. When the numbers of car-people create frustration congestion driving in circles for over 10 minutes in search of a parking, not one left on every street of a town like Nelson, this is the product of mindless growth with entire housing developments with all black roofs and often all black painted houses contributing to the heating of the planet, no solar panel or water tanks included with the houses then we know we don't have wise knowledgeable leadership and no wiser developers like Bayview Mahitai scrapping (as of April 2022) entire Kaka Valley steep hill sides of regenerative manuka and mahoi growing since the last fires of the late 1980s. Industrial farming at its worse, not leaving corridors of bush in the gullies to stop erosion and filter the rain water flowing into

			the wetland valley floor and finally into the Maitai River or for the sheep for protection. Slow down plan better with the latest scientific reports and solutions to guide infrastructure and housing developers. Thank you
--	--	--	--

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31707

Ms Mary Caldwell

sparrow5279@gmail.com

315B High Street
Motueka 7120

0273207393
0273207393

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	<p>I am endorsing the Nelson Tasman Climate Forum's view .</p> <p>Nelson Tasman Climate Forum is concerned with rapidly and urgently reducing our region's greenhouse gas emissions, adapting to the impacts of climate change and ensuring that the needs of present and future people and all living things in this region are provided for in our transition to a sustainable, equitable and resilient society. Even though we see climate change as critical, we see it as part of an even larger picture of human overshoot of ecological boundaries (too many people using too many natural resources and sinks). Encroachment on and pollution of the natural world and its biodiversity is inextricably part of the problem that needs to be solved, and curbing expansion of the human enterprise is a major part of that.</p> <p>At a minimum the Climate Forum is committed to ensuring that our national goal of net zero long-lived gases is reached before 2050. The Intergovernmental Panel on Climate Change has made it clear that this current decade is crucial for setting us on track for this goal, and that we must halve long-lived gas emissions by 2030. The Climate Change Commission (CCC) has recommended that "(e)nabling emissions reductions through changes to urban form, function and development." is one of the necessary pathways for achieving this goal(1). Annualising decarbonisation to achieve this goal highlights the magnitude of necessary reductions - 10% each year, year on year.</p> <p>Integrating land use and transport</p>

			<p>New structures need to be placed where they can greatly reduce this region's notably high level of vehicle kilometres per person by global standards.</p> <p>Integration of land use with transport is important, but not the only aspect of development-related greenhouse gas emissions that needs attention. Other development-related emissions</p> <p>For a carbon-intensive arena such as urban development, involving heavy machinery, much steel and concrete use, for example, minimising construction emissions must be a very high priority. How much of our carbon budget can we afford to use on development, while meeting people's basic needs for housing? Decisions on where we allow development must be strongly influenced by the necessity to minimise construction, operational and transport greenhouse gas emissions and maximise sequestration. We aspire to be 'good ancestors', using all possible means to avoid burdening our descendants with more atmospheric carbon. Rather shockingly, this criterion does not</p>
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice:	Agree	<p>I am endorsing the Nelson Tasman Climate Forum's view .</p> <p>Forum Response: We agree with the intensification of existing centres, and we disagree with greenfield development in the smaller towns or in Nelson and Richmond. We wish to draw attention to an economic analysis of cities using a methodology called Urban3. Each acre of several US cities and Auckland was analysed in terms of its net benefit to city revenue or net cost to the city - the latter mainly in providing infrastructure services. The results were startling. Inner city areas were the wealth engines of cities, and sprawling suburbs were net drains on city revenues. Inner city medium density, mixed use, walkable neighbourhoods were strongly revenue positive. Areas where the poorer people of the city lived subsidised areas where the rich lived. Auckland, where the same methodology was applied, was the same as US cities in this phenomenon. The estimated cost of maintaining sprawling infrastructure greatly exceeded tax/rates revenue, causing municipal debt to increase year by year. https://www.youtube.com/watch?v=7Nw6qyyrTeI</p> <p>• The lesson for our region is dramatic, particularly for Tasman, and particularly because planners propose a greater proportion of greenfield development for Tasman. The lesson is that any greenfield development in Tasman will be a drain on revenue too great to afford. We should minimise greenfield development in the whole region.</p>
TDC - Environment	03 Please indicate	Agree	<p>I am endorsing the Nelson Tasman Climate Forum's view .</p>

and Planning	<p>whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:</p>		<p>Forum response: We agree with planning for high accessibility to jobs, services and amenities by public and active transport, but not with allowing greenfield development 'where(ever) people want to live'.</p> <p>This outcome will be accomplished only by intensification of current urban areas, by measures to ensure affordability and by effective public transport..</p> <p>We know from Council planning data that some people would prefer to live in urban areas, but are forced to commute from rural areas because they can't afford urban housing. In addition to projected population increases, we need to plan for housing people of our region who are displaced by sea level rise, other climate impacts and 'insurance retreat', and possibly, climate-forced migration and managed retreat. All of these groups will need intensified, affordable urban housing.</p> <p>Provision for public transport outside Nelson and Richmond is extremely bad in this region. Plans for improvement in the Regional Land Transport Plan are slow and seriously unambitious in terms of emissions reductions.</p> <p>Any greenfield development will bring more cars onto the roads, increasing carbon emissions, air pollution, noise, traffic congestion, road accidents and severance of communities. It will increase demands for new roading which will compound the problem. We oppose greenfield development, allowing for a few possible, well-justified exceptions. (Can you, planners, justify it to your grandchild living in a hotter, depleted world?) We would like to see planners bold enough to draw a line around our towns and say 'no development beyond here', protecting agricultural and wild land. We would like planners to be guided by the concept of the '15 or 20 minute city'. We think the 30 minute standard you have used in your accessibility assessment (p88 of the Technical Document for the FDS) is too long to support the transport mode shift we regard as essential. Many people will want to jump in a car rather than walk 30 minutes.</p> <p>If this planning is done well, with people having easy access to workplaces, education, health care, leisure areas, goods and services etc, a sense of convivial community will be fostered, enhancing wellbeing. Such planning is occurring in cities all over the world, facilitated by new methodology .</p> <p>We are aware that developers will lobby for greenfield development, and trust that planners will not put their interests ahead of our obligation to be</p>
TDC - Environment and Planning	04 Please indicate whether you		<p>I am endorsing the Nelson Tasman Climate Forum's view .</p> <p>Forum response: Strongly agree.</p>

	support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:		We are pleased to see the inclusion of housing types that will provide greater urban intensity - townhouses, apartments. We hope duplexes, clustered houses, conversion of large houses into apartments, cooperative housing (where households share some facilities such as laundry, garden etc.). We would like to see provision for clustered tiny houses too.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	<p>I am endorsing the Nelson Tasman Climate Forum's view .</p> <p>Forum response: Disagree</p> <p>This outcome rests on several assumptions that we question.</p> <p>(i) Land. We agree that people need safe, healthy, comfortable places to live, and access to Nature. They need places for services, commerce and industry. But we question a hidden assumption that this must be via provision of more land. This seems to conflict with the imperative to decarbonise as required by the Zero Carbon Act.. We must accomplish the goal of providing places to live and work while minimising expanded land use. This is achieved in many cities in the world, and we can do it too, without providing more greenfield land.</p> <p>(ii) Expanding population. We might pause for a moment to consider our approximately 2% annual growth figures. This means doubling the population every 35 years. We will surely want to continue to welcome refugees, including forced climate migrants, and to enable family reunions, but we may wish to question immigration settings that intend to increase population as a means of economic growth.</p> <p>(iii) Infinite carrying capacity. We are considering the future of our region at a time of shocking political events, as well as daily bad news about the state of the biosphere. As a matter of resilience in case of scenarios requiring self-sufficiency, we need to estimate the carrying capacity of our region for its human population in terms of food, water, energy and other basic needs. This should inform future planning. Methodologies for doing this are developing.</p>
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6:	Agree	<p>I am endorsing the Nelson Tasman Climate Forum's view .</p> <p>Forum response: Agree</p> <p>Building new infrastructure requires 100+ years long term planning, longer than the 30 yr FDS. This real long term planning should be carried out</p>

	<p>New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:</p>		<p>before any new infrastructure is built. The problem with patching up existing pipes & raising existing roads is that it commits the councils to keeping what they have until they fail completely and then not having the future land and available energy & resources set aside to replace these assets. Development that requires more roads will be responsible for increasing carbon emissions as the roads are made. This is also true for subdivisions: pipes, footpaths, concrete curb and channel. To be planning for growth that includes infrastructure is problematic at a time when globally, we should be halving our emissions by 2030 to keep global warming below 1.5 degrees. (IPCC 2018) Sewage treatment at Bells Island. Any additional residential and industrial growth is going to increase the quantity of sewage for treatment. Fig 23 shows upgrading of the pipes to Bells Island treatment facility, however the integrity of the base of the oxidation ponds will be compromised by rising sea level before the ponds are over topped. Our concern is that if we keep on using this facility until it fails we could have to pipe the sewage into the estuary as an emergency response because we won't have built the on-land treatment facility in time. The infrastructure of pipes, pumps and replacement treatment facility should be built before 2050, that is within this FDS, and before Aotearoa will be operating in a net zero carbon environment under the Zero Carbon Act. This recommendation would protect the estuary from the current discharge of treated effluent, and the future likelihood of raw or screened sewage entering the sea. Any sewage discharge into estuaries will also impact negatively on carbon sequestration from the salt marsh/seagrass ecosystems found there, increasing net emissions. Proposed stormwater pumping station in Nelson City It is not clear from Fig 23 exactly where it is situated, and from Fig 5a it would appear to be pumping out Maitai flood water. This may not be the best or preferred long term option, and should wait for the DAPP process which could result in different long term plans for the inundation zones in the Maitai and York stream deltas. Airport Nelson airport is currently located at sea level. This will need to be relocat</p>
<p>TDC - Environment and Planning</p>	<p>07 Please indicate whether you support or do not support Outcome 7: Impacts on the</p>	<p>Strongly agree</p>	<p>I am endorsing the Nelson Tasman Climate Forum's view . Forum response: Strongly agree. This is why we oppose greenfield development. Ecological restoration requires a focus on indigenous flora (and fauna). We need to build on and expand current projects and initiatives that</p>

	natural environment are minimised and opportunities for restoration are realised. Please explain your choice:		involve community groups and farmers to actively link patchwork efforts into larger coordinated programmes that make a difference at landscape level. Also relevant here is control of browsing mammals (possums, pigs, deer etc), as their eradication benefits canopy growth and carbon sequestration, as well as enhancing biodiversity. This outcome also includes the estuarine and marine environment, crucial for positive biodiversity and carbon sequestration outcomes
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	<p>I am endorsing the Nelson Tasman Climate Forum's view . Forum response: Strongly agree.</p> <p>Climate change Regarding adaptation to the unavoidable impacts of climate change, our submission is based on the requirement of the National Policy Statement on Urban development, 2020, which stipulates that New Zealand's urban environments are resilient to the current and future effects of climate change, and that the needs of future generations be included in the planning. Development means building structures for people to live and work in. We think that to be "good ancestors" we need to make structures last at least 100 years, and to place them where they are likely to be safe from sea level rise, flood and fire for at least that period.</p> <p>Sea level rise The FDS map on page 8 titled Strategic Constraints has hatched areas of coastal inundation risk located along the coast from Motueka, Mapua, Appleby, Richmond, Stoke, and Nelson city, Atawhai and Nelson North. Motueka, Nelson and Stoke also have river flood risk marked.</p> <p>This Future Strategy should take heed of that predictable risk from rising sea level and storm surges as both councils have mapped the SLR in 0.5m intervals up to 2m, including the current 1% AEP level which will occur more frequently over time. The IPCC AR6 predicts 1.5m is expected to occur in about 100 years and so no intensification or new infrastructure should be occurring in these areas. Even buildings with raised floors will eventually have to be removed or demolished and this is a serious waste of future resources, and landfill space. The decisions on what to do in these areas subjected to SLR should wait until after the DAPP (Dynamic Adaptive Pathway Planning) process has been undertaken with landowners and vulnerable communities.</p> <p>Social resilience is particularly relevant to those communities affected by insurance retreat, and those unable to move from flood prone or unstable areas for financial reasons. They will require affordable and social housing, preferably</p>

			<p>together in a location where they can keep their neighbourly friendships, schools, and other services. This doesn't appear to have been considered in this FDS.</p> <p>We need to consider a cascade or compounding of risks rather than each happening in isolation, and flooding, storms can happen as well as droughts and fires. This region has the second lowest average income in NZ (FDS page 55) and these households will need support. We can't rely on property developers to build</p>
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Don't know	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	<p>I am endorsing the Nelson Tasman Climate Forum's view .</p> <p>We appreciate that TDC has made a considerable effort to identify the most productive land, and to minimise its use. We applaud this and urge that no productive land at all is further built on.</p> <p>The areas of the region with productive land also have ecological values - very little lowland forest remains, for example (Snowdon's Bush being one small remnant). The focus on productive land should not allow any further degradation of these remnants, whether protected or not, and ecological restoration should still be encouraged here...for example, riparian plantings that have benefits for biodiversity e.g. allowing climate related migrations inland (corridors along river margins) as well as contributing to carbon sequestration at farm and landscape levels.</p>
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Don't know	
TDC - Environment	12 Regarding the FDS		I am endorsing the Nelson Tasman Climate Forum's view .

and Planning	outcomes, do you have any other comments or think we have missed anything?		The scale of expansion anticipated by the FDS is not compatible with our regions meeting our climate targets, nor with reducing our ecological footprint to a safe level.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	I am endorsing the Nelson Tasman Climate Forum's view . The large proportion of greenfield expansion is unacceptable
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's		I am endorsing the Nelson Tasman Climate Forum's view . Intensification within existing town centres.

	existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly agree	I am endorsing the Nelson Tasman Climate Forum's view . It needs to happen faster. This will happen if possibilities for greenfield expansion are unavailable.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC -	20 Do you	Agree	

Environment and Planning	agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		Agree with brownfield intensification. Disagree with greenfield intensification.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	I am endorsing the Nelson Tasman Climate Forum's view .
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	I am endorsing the Nelson Tasman Climate Forum's view .
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	I am endorsing the Nelson Tasman Climate Forum's view .
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Strongly disagree	I am endorsing the Nelson Tasman Climate Forum's view .

	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	I am endorsing the Nelson Tasman Climate Forum's view .
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	I am endorsing the Nelson Tasman Climate Forum's view .
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	I am endorsing the Nelson Tasman Climate Forum's view .
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that	More intensification	

	apply.		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	I am endorsing the Nelson Tasman Climate Forum's view . No, we strongly disagree with this part of the proposal and see it as exemplifying the opposite of the kind of development we need, as we have explained above. In addition it is unacceptable to local iwi.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	I am endorsing the Nelson Tasman Climate Forum's view . these areas are close to intended areas for intensified residential living.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	

<p>TDC - Environment and Planning</p>	<p>40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>		<p>I am endorsing the Nelson Tasman Climate Forum's view .</p> <p>Greenfield areas must be kept for food production .</p>
---------------------------------------	---	--	---

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31708

David Ayre

david.ayre7@gmail.com

252 Nile Street East Maitai
Nelson 7010

035456169
035456169

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Main feedback : I am deeply unimpressed by this whole process, which is shallow and makes no effort to deal with the major issues of our time; it tries to follow a Business As Usual pathway when the near future in the next 10, 30 and 100 years is going to be nothing like usual; as a result, it completely misses its own intended target, namely "How do we prepare for the future?"</p> <p>Simple feedback on most questions : the major targets for changes in the next 30 years should be to limit the rate of growth, prioritise intensification, and only expand onto greenfield sites if there is no viable alternative; major development should be by starting a new population centre from scratch that is designed and built for life in this century (e.g. to scale, better building design, low energy demand, active transport), and provides employment and services within its own community, rather than acting as a satellite to other towns with all the associated travel; all new development, wherever it is, should be created at current higher intensification levels from the beginning, rather than created as low density urban sprawl and then in a few decades trying to rework it at higher densities. SEE ATTACHED</p>

Nelson Tasman Future Development Strategy - 14 April 2022

Personal submission : Q40

David Ayre

Your feedback form is rigid and inflexible, and contains many assumptions; as a result, I have chosen to give my feedback under Q40 "Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?"

Main feedback : I am deeply unimpressed by this whole process, which is shallow and makes no effort to deal with the major issues of our time; it tries to follow a Business As Usual pathway when the near future in the next 10, 30 and 100 years is going to be nothing like usual; as a result, it completely misses its own intended target, namely "How do we prepare for the future?"

Simple feedback on most questions : the major targets for changes in the next 30 years should be to limit the rate of growth, prioritise intensification, and only expand onto greenfield sites if there is no viable alternative; major development should be by starting a new population centre from scratch that is designed and built for life in this century (e.g. to scale, better building design, low energy demand, active transport), and provides employment and services within its own community, rather than acting as a satellite to other towns with all the associated travel; all new development, wherever it is, should be created at current higher intensification levels from the beginning, rather than created as low density urban sprawl and then in a few decades trying to rework it at higher densities

You ask "Is there anything you think we have missed?"; yes; I think you have missed many things; some of them are :

- 1) There is no meaningful discussion about how we deal with growth in the future; as a result you have left out the first and most important part of the discussion, leaving us with facile statements like "The Nelson and Tasman regions combined are experiencing high population growth. We need to provide land to meet this demand."; so, no discussion then, we just adapt to unspecified and unclear "high levels of growth" by "meeting demand", and that is as much thought as we put into it?; we should have, and need, a much better process than that; at the current rate of growth of 2% per year, the population of each of our towns will double in about 35 years, then double again in the next 35 years (four times our population today), and so on from there, all without any discussion?
- 2) There is no meaningful discussion about how we deal with climate change; this leads to extremely shallow statements like "The FDS plans for growth that supports a reduction in greenhouse gas emissions", as though that takes care of the problem; I don't think you have acknowledged the magnitude of the challenge that climate change represents, and this is leading you to treat it as another thing that has to be thought about, and when you have thought about it you can return to Business As Usual; no, you can't; climate change is a consequence (one of many) of us expanding as fast as we can, to do anything we feel like; most of that has been powered by fossil fuels; we have reached the point now where that endless thoughtless expansion is coming to an end, and that will produce a complete change in the way we live; if we work it through well, the result may well be a much better society than we have now, but it won't be the same, and we need to talk about that and work it through at that level; Nelson City Council hasn't even got a strategic climate plan yet, and despite that is talking about growth, as though the two fit together; they don't

- 3) The lack of numbers; the draft FDS mentions things like "The Climate Change Response (Zero Carbon) Amendment Act 2019 sets targets to reduce New Zealand's greenhouse gas net emissions to zero by 2050" and then makes almost no attempt to work out how that is going to be carried out, despite the fact that it is almost exactly the same period as the FDS; early in the FDS process questions about that in webinars were batted away with remarks like "We don't need to consider the Zero Carbon Act in the FDS"; later drafts started to think a little about how to make the major changes concerned, but completely avoid necessary and significant issues such as changes in house design, changes in patterns of land use, changes in patterns of power use, use of solar energy, and zero emission public transport in housing areas, all of which are major parts of how we are going to change; all of these are left out entirely or treated as minor details that don't impact on the FDS and that it doesn't need to consider; shallow, compartmentalised thinking; one example of the lack of numbers : halving our greenhouse gas emissions by 2030, one of the many targets the world needs to meet to avoid major and catastrophic climate change, will require a reduction in emissions of about 7.5% a year, every year between now and 2030; there are many more targets beyond that to reach net zero emissions by 2050; despite all this, the FDS simply makes broad sweeping qualitative statements as though numbers and detail are someone else's problem; they're not; they're ours
- 4) The planet isn't concerned about accounting issues like average emissions per person; it's only concerned about the total emissions entering the atmosphere; if our population is increasing, every target is more difficult to reach; this is one aspect of what we mean by "finite planet"; that's where we are now, trying to learn how to be sustainable; I don't mean until the next quarter, or the next Council triennium, I mean thousands of years into the future; new thinking; limits
- 5) Two specific land use issues that should be included in any plan that is trying to cover the next 30 years, but which aren't; the first issue is where we are going to put Nelson Airport in the future; a large amount of sea level rise is now inevitable as a result of emissions we have already created, and we are continuing to create more emissions; as a result, we will either need to protect the existing Nelson Airport site strongly in the future, or we'll need to move the airport; that will have major implications for suitable land, both for the airport itself, and for related land use and services; that should be considered now, so that move is possible if/when necessary; the second issue is flooding in Nelson City; the FDS barely mentions risks from sea level rise and river flooding, bypassing any significant discussion of either; again, someone else's problem; no discussion about civil engineering changes that may be needed to cope with stronger and more frequent storm events, including a retention dam in the Maitai Valley; all of these are major land use issues and should be discussed with our community

So, some things to think about; until we've thought about them and had a long community discussion, this FDS is missing some very large pieces

David Ayre
Nelson
April 2022

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31709

Ofer Ronen

oter@romums.net

5 Romney Close
Richmond 7020

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice:	Agree	Tasman Village - As smaller settlement.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including	Agree	T-168: Support 500sqm

	papakāinga and affordable options. Please explain your choice:		
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Neutral	New Tasman Village Supports for climate change.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	New Tasman Village Provided Resilience.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Don't know	Support Creating Settlements of the main highway.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following		Creating new towns away from existing centres - A New Tasman Village. In coastal Tasman areas, between Mapua Motueka. In Tasman's existing rural towns.

	options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Agree for Tasman village being a greenfield for Motueka.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	Agree
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes	Support, Create jobs, Reovce Prices, provide commercial Central area

<p>TDC - Environment and Planning</p>	<p>33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.</p>		<p>Shops, Industrial, Commercial within the new proposed Tasman Village.</p>
<p>TDC - Environment and Planning</p>	<p>40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>		<p>Tasman Village will allow smaller allotments for smaller families.</p>

Oter Romum - Sub #31709



SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022 – 2052

You can also fill out this survey online. Please see the link at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

Name: Oter Romum

Organisation represented (if applicable): _____

Address: _____

Email: _____ Phone number: _____

Do you wish to speak at a hearing? Yes No If yes, which date? 27 April 28 April 3 May

Hearings are scheduled for 27 April, 28 April and 3 May and are likely to be online rather than in person due to the current Red setting in the Covid Protection Framework and in order to keep everyone safe. If you do not tick one date, we will assume you do not wish to be heard. If you wish to present your submission at the hearing in Te Reo Māori or New Zealand sign language please indicate here: Te Reo Māori New Zealand sign language

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Councils' websites. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions. The Councils will not accept anonymous submissions or any submissions containing offensive content.

1. Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in greenhouse gas emissions by integrating land use transport. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

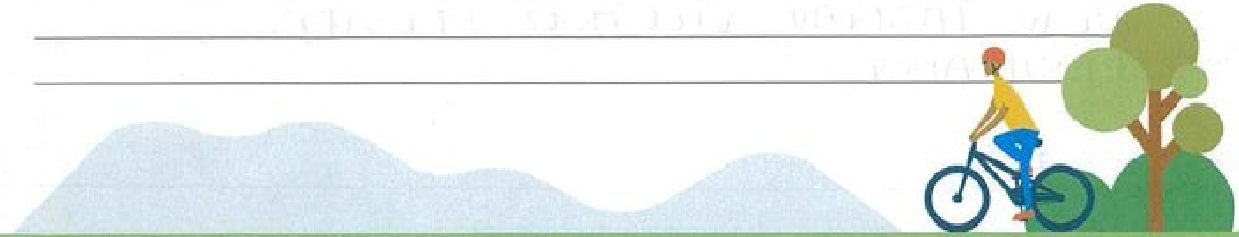
2. Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

TASMAN VILLAGE - 0 - AS SMALLER SETTLEMENT

3. Please indicate whether you support or do not support Outcome 3: New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know



4. Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

T-168^p SUPPORT 500sqm

5. Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

6. Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

7. Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

8. Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice.

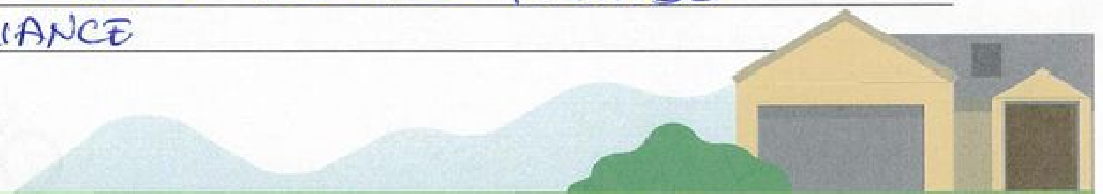
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

NEW TASMAN VILLAGE SUPPORTS FOR CLIMATE CHANGE

9. Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

NEW TASMAN VILLAGE PROVIDES RESILIENCE



10. Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

11. Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

12. Regarding the FDS outcomes, do you have any other comments or think we have missed anything?

13. Do you support the proposal for consolidated growth along State Highway 6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?

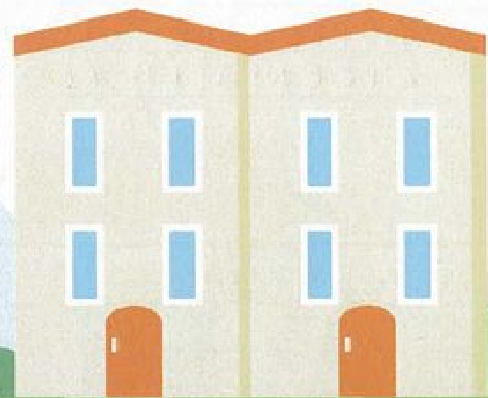
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

SUPPORT CREATING SETTLEMENTS OF THE MAIN HIGHWAY

14. Where would you like to see growth happening over the next 30 years? Tick as many as you like.

- Largely along the SH6 corridor as proposed
 Intensification within existing town centres
 Expansion into greenfield areas close to the existing urban areas
 Creating new towns away from existing centres (if so, tell us where):
 In coastal Tasman areas, between Māpua and Motueka
 In Tasman's existing rural towns
 Everywhere
 Don't know

A NEW TASMAN VILLAGE



15. Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

16. Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

17. Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

18. Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

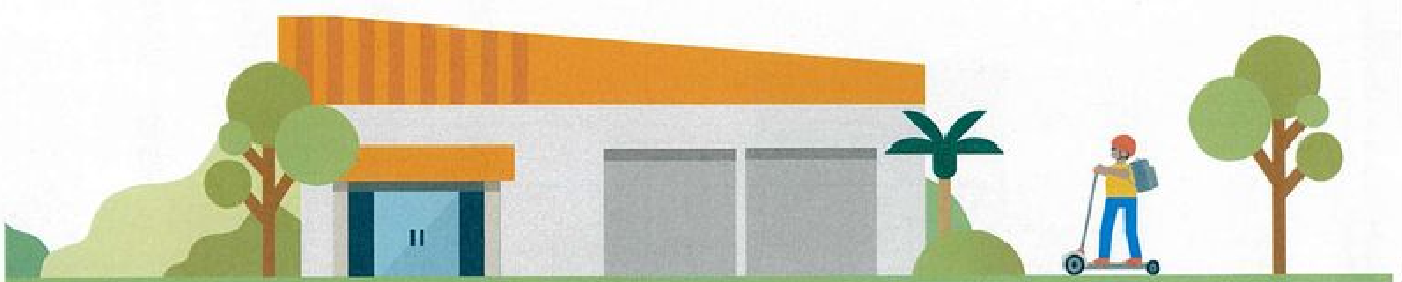
19. Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

20. Do you agree with the level of intensification proposed in Motueka (greenfield intensification and brownfield intensification)? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

AGREE FOR TASMAN VILLAGE BEING A
GREENFIELD FOR MOTUEKA



21. Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

22. Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

23. Do you agree with the location and scale of the proposed greenfield housing areas in Stoke? Please explain why

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

24. Do you agree with the location and scale of the proposed greenfield housing areas in Richmond? Please explain why

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

25. Do you agree with the location and scale of the proposed greenfield housing areas in Brightwater? Please explain why

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

26. Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield? Please explain why

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know



27. Do you agree with the location and scale of the proposed greenfield housing areas in Motueka?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

AGREE

28. Do you agree with the location and scale of the proposed greenfield housing areas in Māpua?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

29. Do you think we have got the balance right in our core proposal between intensification and greenfield development (approximately half intensification, half greenfield for the combined Nelson Tasman region)?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

30. If you don't think we have got the balance right, let us know what you would propose. Tick all that apply.

- More intensification Less intensification More greenfield expansion Less greenfield expansion

31. Do you support the secondary part of the proposal for a potential new community near Tasman Village and lower Moutere (Braeburn Road)? Please explain why.

- Yes No Don't know Yes provided agreement can be reached with Te Ātiawa

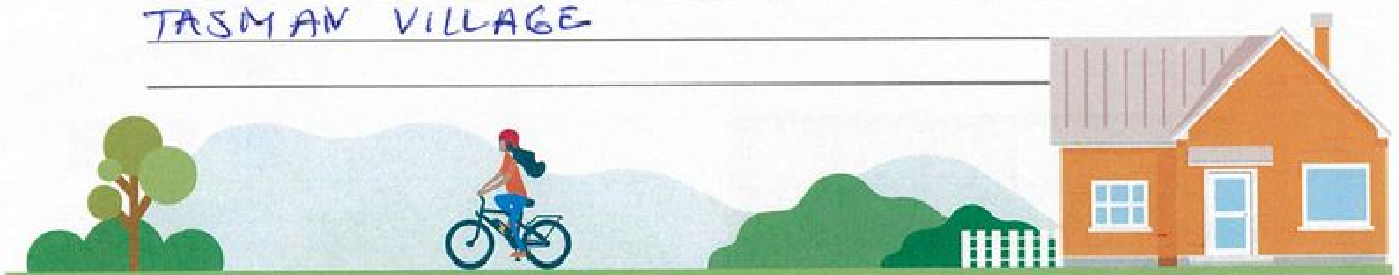
SUPPORT, CREAT JOBS, REDUCE PRICES,
PROVIDE COMMERCIAL CENTRAL AREA

32. Do you agree with the locations shown for business growth (both commercial and light industrial)?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

33. Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.

SHOPS, INDUSTRIAL, COMMERCIAL
WITHIN THE NEW PROPOSED
TASMAN VILLAGE



34. Do you agree with the proposed residential and business growth sites in Tākaka?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

35. Do you agree with the proposed residential and business growth sites in Murchison?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

36. Do you agree with the proposed residential and business growth sites in Collingwood?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

37. Do you agree with the proposed residential and business growth sites in Tapawera?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

38. Do you agree with the proposed residential and business growth sites in St Arnaud?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

39. Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?

40. Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?

TASMAN VILLAGE WILL ALLOW SMALLER ALLOTMENTS FOR SMALLER FAMILIES

It's important to have your say on the big choices.

Once you've filled out this submission form:

- Email it to futuredevelopmentstrategy@ncc.govt.nz or futuredevelopmentstrategy@tasman.govt.nz.
- Post it to Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050 or Nelson City Council, PO Box 645, Nelson 7040.
- Drop it off to your nearest customer service centre for either Tasman District or Nelson City Council.

Alternatively, you can fill out the survey online. A link is provided at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

Submissions close 14 April 2022.



Submission Summary

Nelson Tasman Future Development Strategy – Submission #31710

Ms Angela Fitchett

angf126@gmail.com

126 Nayland Road Stoke
Nelson 7011

0211696938
0211696938

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	It is essential to strengthen this aspect of Nelson/Tasman infrastructure. But this has to go alongside the kind of planning of housing etc that means low emissions transport options can and will be used. Generally speaking, Greenfield's developments will not do this.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	Agree that the main centres are consolidated and intensified, but the smaller centres will need very good non-emitting transport links to support climate goals. Again, Greenfields' developments will work against this outcome.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	Of course! But I am not sure how the Greenfield's developments proposed will allow this objective to be met. Also, the phrase "where people want to live", is questionable. What if they want to live in places that will cause problems for infrastructure, increase emissions and, in coastal areas, create costs (eg relocation) that will be borne by future ratepayers? Peoples' desire should not be a driver of planning. Council expertise is needed to guide good choices, surely?
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Very important, however I am not sure how the strategy will help this happen in an environment where developers seemingly do what they think will bring them profit with no regard for the region's actual needs. Not blaming them, they'll do what they do. The planning though needs to facilitate other needed options.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	This outcome sounds like a license to release land to meet uncontrolled demand. Before the region expands business and residential land, what we have already needs to be better used and planning etc needs to actively facilitate and incentivise this process. It should be easier and more cost-effective to intensify and redevelop land for housing and businesses than to build on greenfield land.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	This is an obvious outcome to include, but again, infrastructure needs to have the aim of supporting a low carbon region. We must be prepared to change the way we do things to make the future better for our children and grand children.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	Obvious and worthy objective. But how does this outcome work with Greenfield's development plans? Not logical.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	Again there are some contradictions in the plan: reducing rural and natural land areas will not help the region become resilient to the effects of climate change.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	Highly desirable to limit development to already existing urban areas. Preserving productive land is also about community resilience.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	An obvious outcome required and highly desirable to meet and acknowledge Te Tiriti.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		There seems to be an unquestioning assumption running through the outcomes that medium or high growth in the region is inevitable and desirable. Globally, continued growth leads to destruction of all we hold dear, and eventually, human life on the planet. I would like to see an approach to growth grounded in sustainability, acknowledging that the region has limits to how much growth can happen before degradation of land, community etc begins. When it comes to development, we need a circular, closed system, not an arrow pointing into a future that clearly and logically cannot exist on our finite world.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	There is too much Greenfield expansion. Intensification must come first and come simultaneously with new business in the smaller towns along SH6.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following		(b), (f).

	<p>options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	<p>Has to happen alongside good planning so it is welcomed in the city and suburbs.</p>
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Stongly agree	<p>Again, alongside good planning so the environment is enhanced ed by intensification. Parks, open spaces, trees, playgrounds for children of all ages will be needed to keep people happy in neighbourhoods as they develop into vibrant communities. Very hard to do in Greenfield developments dependent on cars for access to almost everything families need.</p>
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Strongly disagree	<p>Better to have the highest level of intensification here surely?</p>

TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	Have to be careful Brightwater does not become a commuter suburb. Not good for carbon reduction or community development.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	See 18
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Concentrate on and prioritise intensification. Private developers will tend to take the easy route to profit and, if allowed, eat up productive land.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Disagree	Commuter suburb and ridiculous wage of land already.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	Stop right now with the Greenfield development around Nelson and priorities intensification. See comments on 5.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	Ref answer to 22.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield	Strongly disagree	ref answer to 22.

	housing areas in Richmond? Please explain why.		
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	Ref answer 22.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	Ref answer 22.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	Ref 22.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	Ref answer 22.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment	30 If you don't think we have	More intensification	

and Planning	the balance right, let us know what you would propose. Tick all that apply.		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	For reasons stated previously; and definitely not if iwi object.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	Make use of opportunities within existing urban areas.
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		See 32
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		See answer 12. We cannot continue down the same path as we have in this region, accommodating destructive growth, enabling blind market forces and facilitating yet more carbon emissions. This is old style 'growth'. New style growth will be about seeking quality, building all communities and enhancing peoples' lives in this region. It will mean some will have to give up old ways. As someone in the baby boomer generation, I welcome the opportunity to make the future better for all. And, it's very obvious that if we don't change, change will be forced upon us. Let's get ahead of the curve with some visionary thinking.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31711

Sara Flintoff

nuggetycreek@gmail.com

96 Canton Road
Murchison 7007

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Neutral	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Disagree	Outlying towns need to be stand alone not dependent on Richmond.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Disagree	No public transport in Murchison.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	All types of housing & section sizes.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	In Murchison not currently.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Neutral	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Neutral	

	production. Please explain your choice:		
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Develop in Murchison should have happened before now.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		Largely along the SH6 corridor as proposed. In Tasman's existing rural towns.
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in		Lifestyle blocks, Residential, Light Industrial.

	each rural town. Any other comments on the growth needs for these towns?		
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Murchison is so far away from Richmond and needs to be a stand alone town.

Sara Flintoff - Sub # 31711 - 1



P1-12 35, 39, 40

SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022 – 2052

You can also fill out this survey online. Please see the link at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

Name: Sara Flintoff

Organisation represented (if applicable): _____

Address: _____

Email: _____

Do you wish to speak at a hearing? Yes No If yes, which date? 27 April 28 April 3 May

Hearings are scheduled for 27 April, 28 April and 3 May and are likely to be online rather than in person due to the current Red setting in the Covid Protection Framework and in order to keep everyone safe. If you do not tick one date, we will assume you do not wish to be heard. If you wish to present your submission at the hearing in Te Reo Māori or New Zealand sign language please indicate here: Te Reo Māori New Zealand sign language

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Councils' websites. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions. The Councils will not accept anonymous submissions or any submissions containing offensive content.

1. Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in greenhouse gas emissions by integrating land use transport. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

2. Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Outlying towns need to be standalone
not dependant on Richmond

3. Please indicate whether you support or do not support Outcome 3: New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

no public transport available in
Murchison



4. Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

All types of housing + section sizes

5. Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

In michison not currently

6. Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

7. Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice.

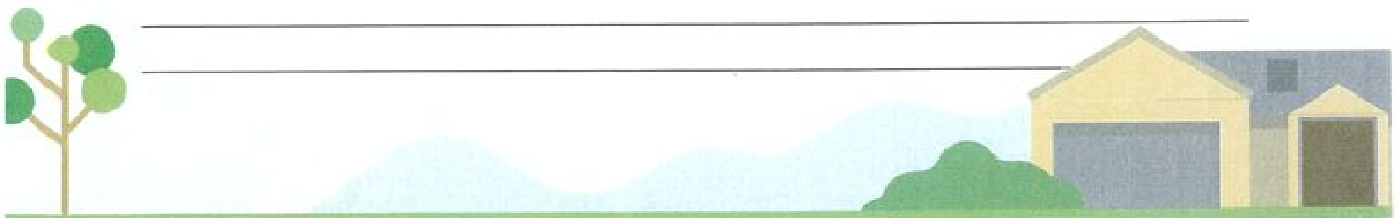
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

8. Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

9. Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know



10. Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice.

- Strongly agree
 Agree
 Neutral
 Disagree
 Strongly disagree
 Don't know

11. Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice.

- Strongly agree
 Agree
 Neutral
 Disagree
 Strongly disagree
 Don't know

?

12. Regarding the FDS outcomes, do you have any other comments or think we have missed anything?

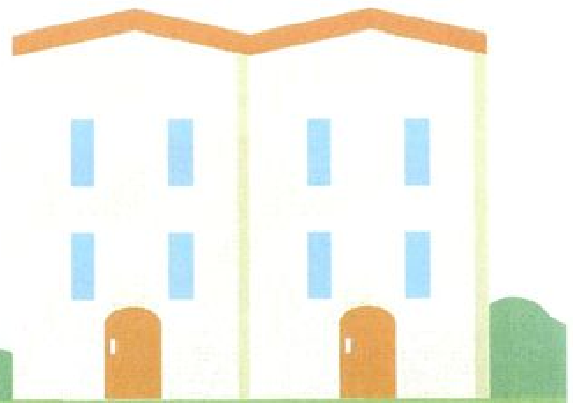
Development in murchison
should have happened before
now

13. Do you support the proposal for consolidated growth along State Highway 6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?

- Strongly agree
 Agree
 Neutral
 Disagree
 Strongly disagree
 Don't know

14. Where would you like to see growth happening over the next 30 years? Tick as many as you like.

- Largely along the SH6 corridor as proposed
 Intensification within existing town centres
 Expansion into greenfield areas close to the existing urban areas
 Creating new towns away from existing centres (if so, tell us where): _____
 In coastal Tasman areas, between Māpua and Motueka
 In Tasman's existing rural towns
 Everywhere
 Don't know



27. Do you agree with the location and scale of the proposed greenfield housing areas in Motueka?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

28. Do you agree with the location and scale of the proposed greenfield housing areas in Māpua?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

29. Do you think we have got the balance right in our core proposal between intensification and greenfield development (approximately half intensification, half greenfield for the combined Nelson Tasman region)?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

30. If you don't think we have got the balance right, let us know what you would propose. Tick all that apply.

- More intensification Less intensification More greenfield expansion Less greenfield expansion

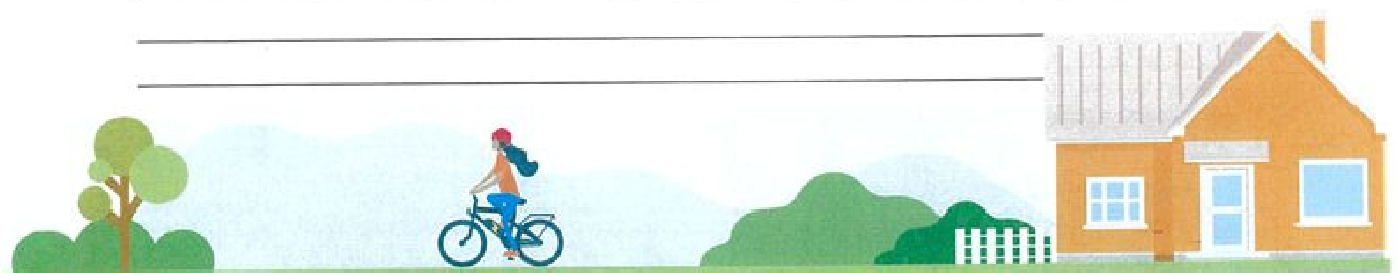
31. Do you support the secondary part of the proposal for a potential new community near Tasman Village and lower Moutere (Braeburn Road)? Please explain why.

- Yes No Don't know Yes provided agreement can be reached with Te Ātiawa

32. Do you agree with the locations shown for business growth (both commercial and light industrial)?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

33. Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.



34. Do you agree with the proposed residential and business growth sites in Tākaka?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Don't know

35. Do you agree with the proposed residential and business growth sites in Murchison?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Don't know

36. Do you agree with the proposed residential and business growth sites in Collingwood?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Don't know

37. Do you agree with the proposed residential and business growth sites in Tapawera?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Don't know

38. Do you agree with the proposed residential and business growth sites in St Arnaud?

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Don't know

39. Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?

Lifestyle blocks

Residential

Light Industrial

40. Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?

Murchison is so far away from Richmond and needs to be a stand alone town.

It's important to have your say on the big choices.

Once you've filled out this submission form:

- Email it to futuredevelopmentstrategy@ncc.govt.nz or futuredevelopmentstrategy@tasman.govt.nz.
- Post it to Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050 or Nelson City Council, PO Box 645, Nelson 7040.
- Drop it off to your nearest customer service centre for either Tasman District or Nelson City Council.

Alternatively, you can fill out the survey online. A link is provided at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

Submissions close 14 April 2022.



4
2
1
1

1

1

1

1

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31712

Caroline Blommaert

kiwieendje@gmail.com

60 Waller Street
Murchison 7007

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Don't know	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	Makes services more accessible to outlying areas.

	Please explain your choice:		
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Residential growth in Murchison.

Caroline Blommaert - Sub # 31712 - 1



Q1-12, 35, 39, 40

SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022 – 2052

You can also fill out this survey online. Please see the link at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

Name: Caroline Blommaert

Organisation represented (if applicable): _____

Address: _____

Email: _____

Do you wish to speak at a hearing? Yes No If yes, which date? 27 April 28 April 3 May

Hearings are scheduled for 27 April, 28 April and 3 May and are likely to be online rather than in person due to the current Red setting in the Covid Protection Framework and in order to keep everyone safe. If you do not tick one date, we will assume you do not wish to be heard. If you wish to present your submission at the hearing in Te Reo Māori or New Zealand sign language please indicate here: Te Reo Māori New Zealand sign language

Public information: All submissions (including the names and contact details of submitters) are public information and will be available to the public and media in various reports and formats including on the Councils' websites. Personal information will also be used for administration relating to the subject matter of submissions. Submitters have the right to access and correct any personal information included in any reports, information or submissions. The Councils will not accept an anonymous submissions or any submissions containing offensive content.

1. Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in greenhouse gas emissions by integrating land use transport. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

2. Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Makes services more accessible to outlying areas

3. Please indicate whether you support or do not support Outcome 3: New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know



Feedback on Outcomes

4. Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

5. Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

6. Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

7. Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice.

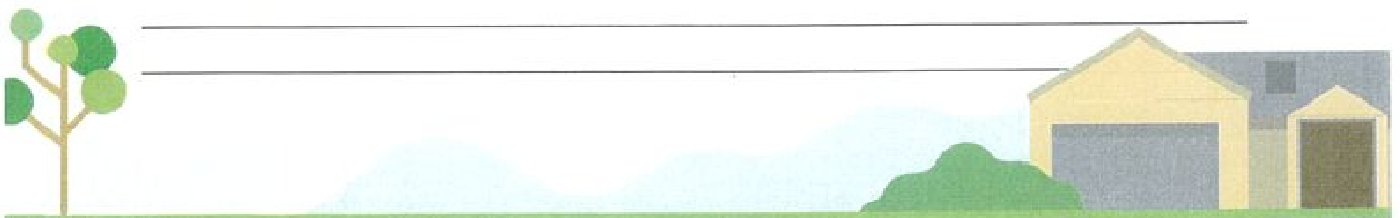
Strongly agree Agree Neutral Disagree Strongly disagree Don't know

8. Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

9. Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know



10. Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

11. Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiaro. Please explain your choice.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

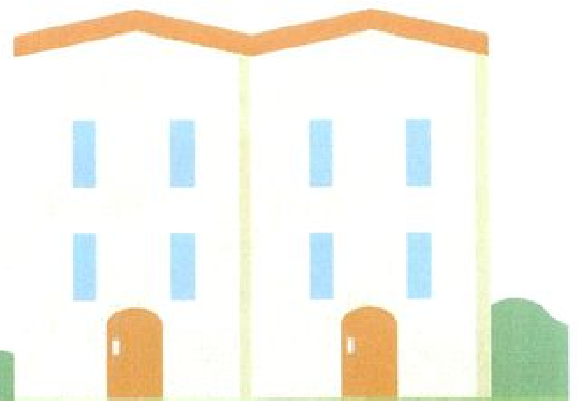
12. Regarding the FDS outcomes, do you have any other comments or think we have missed anything?

13. Do you support the proposal for consolidated growth along State Highway 6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

14. Where would you like to see growth happening over the next 30 years? Tick as many as you like.

- Largely along the SH6 corridor as proposed
 Intensification within existing town centres
 Expansion into greenfield areas close to the existing urban areas
 Creating new towns away from existing centres (if so, tell us where): _____
 In coastal Tasman areas, between Māpua and Motueka
 In Tasman's existing rural towns
 Everywhere
 Don't know



27. Do you agree with the location and scale of the proposed greenfield housing areas in Motueka?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

28. Do you agree with the location and scale of the proposed greenfield housing areas in Māpua?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

29. Do you think we have got the balance right in our core proposal between intensification and greenfield development (approximately half intensification, half greenfield for the combined Nelson Tasman region)?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

30. If you don't think we have got the balance right, let us know what you would propose. Tick all that apply.

- More intensification Less intensification More greenfield expansion Less greenfield expansion

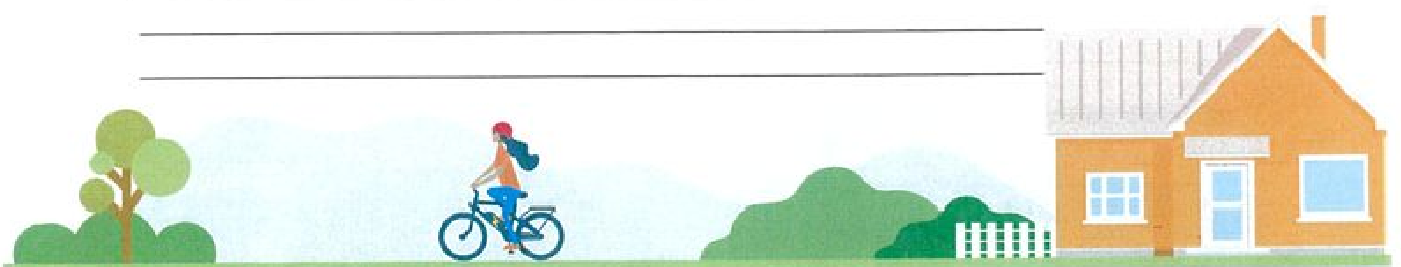
31. Do you support the secondary part of the proposal for a potential new community near Tasman Village and lower Moutere (Breeburn Road)? Please explain why.

- Yes No Don't know Yes provided agreement can be reached with Te Ātiawa

32. Do you agree with the locations shown for business growth (both commercial and light industrial)?
Please explain why.

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

33. Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.



34. Do you agree with the proposed residential and business growth sites in Tākāka?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

35. Do you agree with the proposed residential and business growth sites in Murchison?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

36. Do you agree with the proposed residential and business growth sites in Collingwood?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

37. Do you agree with the proposed residential and business growth sites in Tapawera?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

38. Do you agree with the proposed residential and business growth sites in St Arnaud?

- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

39. Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?

residential growth in Murchison.

40. Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?

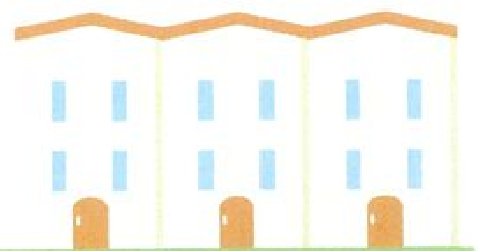
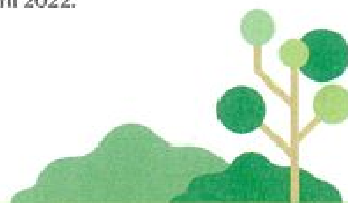
It's important to have your say on the big choices.

Once you've filled out this submission form:

- Email it to futuredevelopmentstrategy@ncc.govt.nz or futuredevelopmentstrategy@tasman.govt.nz.
- Post it to Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050 or Nelson City Council, PO Box 645, Nelson 7040.
- Drop it off to your nearest customer service centre for either Tasman District or Nelson City Council.

Alternatively, you can fill out the survey on line. A link is provided at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

Submissions close 14 April 2022.



Submission Summary

Nelson Tasman Future Development Strategy - Submission #31713

Mrs Debora Scholl Dos Santos

deborascholls@gmail.com

Nelson 7010

02102459506

02102459506

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	I support the creation of more public transport within the urban area, so we can leave our cars in the garage during the week and use it only to transport our families in the outings of the weekends.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	These main centres are where the jobs are, this is where we need to focus in developing to its full potential.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	I totally support intensification infill, there is where the jobs are and where the buses run. There are so many houses with huge backyards that could easily fit one or even 2 small houses. Small houses are more affordable, and if we have them available we can attract more work force to our region.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	For individual and small families who would like to buy their first house, that is an impossible dream at the current market. There are not affordable options. I believe that a great option for those would be tiny and small houses built in town.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Strongly agree	Public transport needs to go through a thorough assessment so this outcome can be achieved. Otherwise, we'll have all the new houses, cities packed with people, but also jammed with cars. And the same is valid for water supply, sewers, telecommunications, etc.
TDC - Environment and Planning	07 Please indicate whether you support or	Strongly agree	I strongly agree with the intensification of houses infill and strongly disagree with expanding it to greenfields.

	do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:		
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	I believe it is such a great waste when highly productive land is taken over by houses, buildings, and even lifestyle blocks that don't produce anything.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	I know that eventually we won't be able to avoid expanding into greenfields, but we should first do all that we can to avoid that by intensifying builds infill, permitting small and tiny houses to be constructed in peoples backyards, build higher buildings, drop parking requirements, improving options of public transport.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		I'd love to see growth happening along the SH6 corridor (a) and intensification within existing town centres (b).

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	I do think it can happen faster than expected if building consents were giving to build permanent tiny houses.
TDC - Environment and Planning	<p>22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.</p>	Agree	I like to see that a much higher percentage goes into intensification rather than greenfield. I'd love if greenfield housing would be kept to a minimum.
TDC - Environment and Planning	<p>29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?</p>	Disagree	
TDC - Environment	<p>30 If you don't think we have</p>	More intensification	

and Planning	the balance right, let us know what you would propose. Tick all that apply.		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31714

Joan Butts

Port Taranaki Services Limited

joanbutts@port-taranaki.co.nz

499 Abel Tasman Drive
Takaka 7183

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		See attachment. Summarised: New site, requests that FDS plans for mixed use development area to support the adjacent Taranaki Port on PTL land, assesses this against the FDS outcomes.

Draft Nelson Tasman Future Development Strategy 2022-2052

SUBMISSION FORM

Name: Joan Butts (company director)

Organisation: Port Tarakohe Ltd

Address: [REDACTED]

E-mail: [REDACTED]

Do you wish to speak at a hearing: Yes, Dan Hames will speak as our agent (Port Tarakohe Services Ltd) at the Takaka hearing.

Port Tarakohe Ltd does not wish to comment or submit on: Growth option areas outside of Golden Bay or Golden Bay Growth options areas listed in Tasman District Council's (TDC) draft Future Development Strategy (FDS) document.

Port Tarakohe Ltd limits its submission to: Pohara to Ligar Bay area, Golden Bay.

- TDC planners have consistently underestimated the growth of this area from the time the Golden Bay Cement Works closed in 1988. The area now has a mix of residential homes in subdivisions, lifestyle blocks and holiday homes.
- Access to improved telecommunication services has enabled local residents to work from home in many professions. This area is a thriving, growing community.
- Over the last 30 years this community has endeavoured to work with the TDC to produce a master plan that considers the wellbeing of the communities and the operation of Port Tarakohe. The reports from these meetings have been shelved and the residents, recreation Port users and industry opinions all need to be heard.
- A master plan for this area should include Port Tarakohe, the adjacent communities and the adjacent PTL land. The TDC has concentrated on development plans for their Port land and the aquaculture industry's specific requirements in isolation without consideration of the wider community interests.



Aerial 1: PTL's land boundary at 886 Abel Tasman Drive, Tarakohe, Takaka.



Photo 1: PTL’s land title showing existing marine storage areas.

- **Photo 1** above shows the existing industrial area used to service the **currently developed** Aquaculture Management Area’s (AMA’s) in the Golden Bay marine space. The AMA’s are only approximately 20-25% developed and this industry will expand significantly in the next 30 years.
- **Photo 1** shows approximately 3 hectares (or 40% of the flat land available) within the FDS urban mapped area shown on **Map 1** below.
- To meet the outcomes as described by national policy documents, the FDS will need to plan for support buildings, roading, infrastructure and other Port businesses on this land.
- The urban area drawn on **Map 1** must be revised.
- PTL’s property must be included in this FDS consultation to achieve a workable plan to support the Port activities and mitigate cross-boundary effects on the neighbouring residential areas.
- PTL understands the TDC planners wish to work with PTL on a master plan for the area but we believe the business/port zone/urban zone boundaries must be drawn accurately to accommodate the supporting Port services.



Map 1: FDS map of Tarakohe.

- Over the last 20 years PTL has engaged consultant planners, engineers and geologists to give expert advice on the potential development of the land shown in **Aerial 1**. This land needs to be assessed by ground truthing the site, not simply drawing a plan as a desktop study. The topography of the land makes viewing of aerial photographs deceptive.
- The FDS map (**Map 1**) showing the existing urban area over PTL land with the Pohara Valley residential area to the west and the Ligar Bay residential area to the east is not feasible and must be drawn after consultation with PTL and ground truthing the land.
- This consultation covers the next 30-year period and as Tarakohe, Pohara and Ligar Bay will most likely be developed before many of the new proposed growth areas, surely it would make sense to try and get a good outcome for the residents and industry.

Draft FDS outcomes (as described by national policy documents)

1. Urban form that supports reductions in greenhouse gas emissions by integrating land use and transport. *Workers can live close to Port businesses. Port businesses can store gear and have offices and Port support buildings within walking distance of the Port.*
2. Existing main centre is consolidated and intensified and supported by a network of smaller settlements. *Golden Bay is developing to meet this policy.*
3. New housing focused in areas where people have good access to jobs. *Housing areas adjacent to Port Tarakohe, workers short-term accommodation needed.*
4. A range of housing including affordable options. *TDC policy dictates this.*
5. Sufficient residential land and business land to meet demand. *Options on this coast are limited by topography so PTL’s land should be utilised to the best advantage to support the Port and businesses.*
6. New infrastructure planned, funded and delivered to integrate with growth. *Now is the time to determine the future needs. Wastewater upgrades and capacity for future growth should be addressed now. This lands future growth needs have not been factored into the present upgrade and should be included in this plan.*
7. Impacts on natural environment are minimised and opportunities for restoration are realised. *Areas of outstanding natural features have been identified. The topography of the land protects these features from development.*
8. This land is resilient to and can adapt to the likely future effects of climate change. *The majority of flat land is between 40 and 60m above sea level. Other areas on slopes can be developed for support Port businesses.*
9. Resilient to the risk of natural hazards. *This land has an instability zone identified in the TRMP. The geologist who assessed the land states the instability zone is for rock fall (not unstable separation point granites). The rock quarry cliffs continue to be rehabilitated. The property is an ideal mixed-use site.*
10. Highly productive land is prioritised for primary production. *There is no productive land on this site. It is a rehabilitated rock quarry and former cement works.*
11. All change helps to revive and enhance the mauri of Te Taiao, the environment that contains and surrounds us. *This property has been transformed from a derelict cement works to an area that is totally rehabilitated. The old factory buildings have been demolished and all scrap metal recovered and recycled. The bare rock areas that have been terminally quarried have all been covered in topsoil and re-grassed or covered in shingle. A pest control and weed program is ongoing. Trees have been planted for screening areas from public view.*

Conclusion

- This land offers a unique opportunity to provide a mixed-use development area to support an adjacent Port and meets every outcome sought by the FDS.
- The property should be included in this FDS consultation and the current FDS map needs to be updated to reflect the feasible opportunities for urban land use by adjusting the zoning boundaries presently drawn on the property while considering cross-boundary sensitivity issues with the neighbouring residential communities.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31715

Mrs Suzanne O'Rourke

National Policy Manager Fonterra

suzanne.orourke@fonterra.com

80 London Street Hamilton Central
Hamilton 3204

0272880489

0272880489

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Neutral	See attached submission. Summarised - no key points related to this outcome.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Neutral	See attached submission. Summarised - no key points related to this outcome.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Neutral	See attached submission. Summarised - suggested change: "in locations that avoid incompatible activities and where people want to live"
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Neutral	See attached submission. Summarised - no key points related to this outcome.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Neutral	See attached submission. Summarised - suggested change: "to meet demand with the capacity provided in areas that avoids existing incompatible activities".
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	See attached submission. Summarised - no key points related to this outcome.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Neutral	See attached submission. Summarised - no key points related to this outcome.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Neutral	See attached submission. Summarised - no key points related to this outcome.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	See attached submission. Summarised - no key points related to this outcome.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Neutral	See attached submission. Summarised - no key points related to this outcome.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	See attached submission. Summarised - no key points related to this outcome.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		See attached submission. Summarised - no key points related to this question .
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	See attached submission. Summarised: generally supports the Draft FDS, providing opportunities for growth in Brightwater and Takaka, supports the proposed business growth sites in Brightwater, need to be cognisant of reverse sensitivity at T139 however generally supports with change to outcome 5 as above.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		See attached submission. N/A

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Neutral	Summarised - no specific comments on this question, generally supports FDS.
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Neutral	See attached submission. Summarised - no specific comments on this question, generally supports FDS.
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Neutral	See attached submission. Summarised - no specific comments on this question, generally supports FDS.
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Neutral	See attached submission. Summarised - generally supports T171 and T105 for light industry/industry.
TDC -	<p>19 Do you agree</p>	Neutral	See attached submission. Summarised - no

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		specific comments on this question, generally supports FDS.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	See attached submission. Summarised - no specific comments on this question, generally supports FDS.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Neutral	See attached submission. Summarised - no specific comments on this question, generally supports FDS.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Neutral	See attached submission. Summarised - no specific comments on this question, generally supports FDS.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	See attached submission. Summarised - no specific comments on this question, generally supports FDS.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	See attached submission. Summarised - no specific comments on this question, generally supports FDS.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Neutral	See attached submission. Summarised - no specific comments on this question, generally supports FDS.

	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	See attached submission. Summarised - no specific comments on this question, generally supports FDS.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	See attached submission. Summarised - no specific comments on this question, generally supports FDS.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	See attached submission. Summarised - no specific comments on this question, generally supports FDS.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Neutral	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes	See attached submission. Summarised - no specific comments on this question, generally supports FDS.

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	See attached submission. Supports T171 and T105 in Brightwater as industry land
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		See attached submission. Summarised - no specific comments on this question, generally supports FDS.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment	39 Let us know which sites you		See attached submission. Summarised - Future development of T139 is supported but should not

and Planning	think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?	give rise to reverse sensitivity issues.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?	<p>Fonterra's main area of interest, and thus the key reason for this submission, is the implications in terms of the compatibility of potential land use change in the vicinity of Fonterra's operations at Brightwater and Tākaka. The potential implications of specific strategic growth options, identified in the Draft FDS, that are located near these two manufacturing sites are addressed separately below. This section of the submission provides Fonterra's general comments on the Draft FDS. Fonterra supports the need to identify and outline the strategic growth options for future housing and business land, and associated infrastructural needs, in the Nelson and Tasman regions for the next 30 years. This is the purpose of the FDS, once approved. Fonterra also acknowledges that the development of the Draft FDS is a requirement of the National Policy Statement on Urban Development 2020.</p> <p>Fonterra, in the context of the purpose of the Draft FDS, considers that the outcomes identified are generally appropriate. However, Fonterra considers that the outcomes, given that they underpin the identification of the strategic growth areas, also need to recognise that the future potential land use change needs to occur in areas which are not alongside existing incompatible land uses (i.e., residential areas alongside industrial land uses). In this context, and also recognising that the FDS is to be reviewed every three years with reference to the outcomes being sought, Fonterra requests the following amendments to the Draft FDS outcomes:</p> <p>3. New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport, and in locations that avoid existing incompatible activities and where people want to live.</p> <p>5. Sufficient residential and business land capacity is provided to meet demand with the capacity provided in areas that avoids existing incompatible activities.</p> <p>As an overview, the proposals relevant to Fonterra's operations in the Tasman district, as put forward in the Draft FDS (and based on the eleven outcomes), which Fonterra supports, are as follows:</p> <ul style="list-style-type: none"> • Providing opportunities for business. <p>SEE ATTACHED - summarised:</p>

			Generally supports the FDS, suggests changes to Outcome 3 and Outcome 5, supports Brightwater growth (business), supports Takaka growth but should be cognisant of reverse sensitivity issues.
--	--	--	--



Fonterra Limited

Tasman District Council

Via email: futuredevelopmentstrategy@tasman.govt.nz

Dear Sir/Madam

RE: FONTERRA SUBMISSION ON THE DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022-2052

Fonterra Limited (Fonterra) appreciates the opportunity to provide the following submission on the Draft Nelson Tasman Future Development Strategy 2022-2052 (Draft FDS).

Fonterra acknowledges the role that the Draft FDS, once approved, will provide in terms of outlining the strategic growth options for future housing and business (commercial and light industrial) land, in both the Tasman and Nelson regions, for the next 30 years. This preferred pattern of growth, as outlined in the Draft FDS, will then inform associated infrastructure requirements / investment and Council plan development, including rezoning the identified future housing and business land. Fonterra also acknowledges that the Draft FDS, once approved, will be reviewed every three years.

Broadly speaking, Fonterra supports the purpose of the Draft FDS and thus the relative degree of certainty that this provides to the Councils, infrastructure providers and landowners.

Fonterra generally **supports** the Draft FDS, and in particular the listed FDS outcomes, the key elements of the core proposal and the identified strategic growth areas, as articulated in the Draft FDS.

In this submission, Fonterra has provided:

- an outline of its manufacturing and logistics operations and farmer suppliers in the Tasman district;
- general comments on the Draft FDS, including the outcomes to be achieved through the Draft FDS and the key element of the core proposal provided for; and
- specific comments on the residential and business growth areas that adjoin, or are in close proximity to, Fonterra's manufacturing sites at Brightwater and Tākaka, and the potential consequences of providing for new development, and potentially incompatible activities, in the vicinity of existing industrial activities.

FONTERRA IN THE TASMAN DISTRICT

Overview

Fonterra owns and operates two dairy manufacturing sites in the Tasman district, being Brightwater and Takaka. In respect of rural areas, Fonterra is also represented by shareholding farms across the district.

Submission on the DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022-2052

Fonterra Limited (14 April 2022)

1

Collectively, in terms of employment and economic production, Fonterra has a significant presence within the Tasman district. The significance of Fonterra's activities is expressly recognised and provided for through the statutory planning framework that manages all resource use activities in the district, namely the Tasman Resource Management Plan (TRMP).

Fonterra's Brightwater Site

Fonterra's Brightwater manufacturing site is located at 30 Factory Road, to the southeast of State Highway 6 (SH6) and to the south of the Wairoa River. A dairy processing facility has been operating at the site since 1902 with the site now solely producing whole milk powder. At peak production, the site processes approximately 250,000 litres (250m³) of milk per day.

The Brightwater site is zoned Rural Industrial (purple colour) (Figure 1), with Fonterra owning all the land zoned Rural Industrial that lies between SH6 and Factory Road (approximately half of the zoned area). The remainder of the Rural Industrial land, which lies to the east of Factory Road is owned by other parties. The purpose of the Rural Industrial zone is to "accommodate rural living, commercial and rural industrial activities in the Rural 1 Zone where the activity is wholly undertaken within existing buildings and the effects on plant and animal production are avoided" (Policy 7.1.3.12 of the TRMP).

The land surrounding the site is zoned Light Industrial (grey), Rural 1 (pale yellow) and Tourist Services (orange). The hatched area to the southeast of Factory Road, marked as 'Subject to Section 17.4.3, was a transitional area of land that was rezoned from Rural 1 to Light Industrial in November 2020.

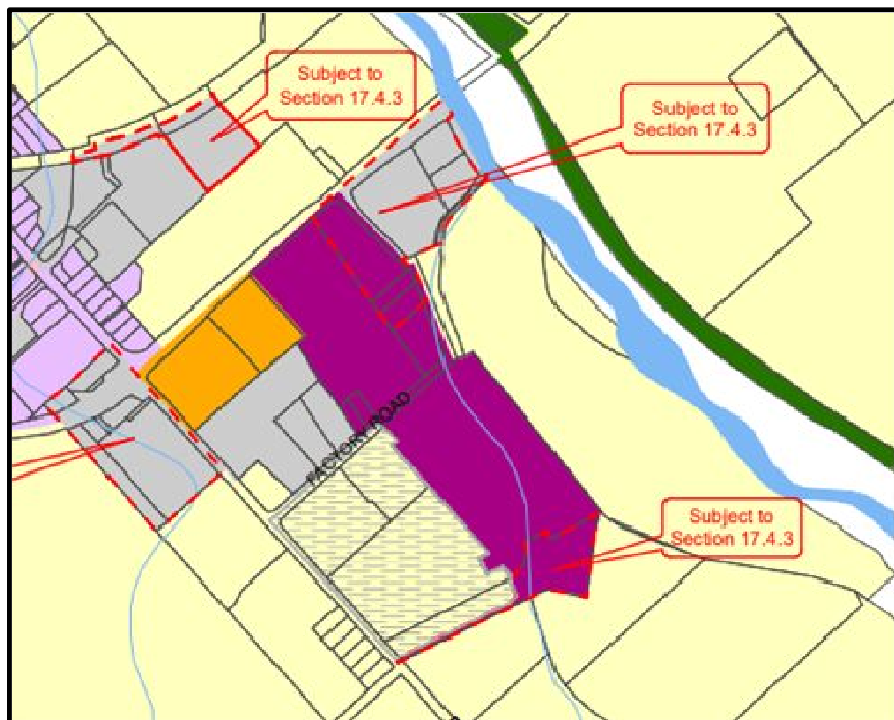


Figure 1: Brightwater site and surrounding land zoning. Extract from the TRMP Zone Map 90.

Fonterra's Tākaka Site

Fonterra's Tākaka manufacturing site is located on the western side of the intersection of Meihana and Motupipi Streets and to the east of Tākaka township. A dairy processing facility has been operating at the site since 1902, although a fire in 2005 destroyed the majority of the butter factory that existed at the time. Since the fire, Fonterra have redeveloped the site as a skim milk powder plant. At peak production, the site

processes approximately 550,000 litres (550m³) of milk per day. The milk is primarily sourced from the Golden Bay region which is geographically isolated from other production facilities and milk catchments.

The Tākaka site itself, along with land to the west, south and northeast of the site, is zoned Light Industrial (Figure 2). Fonterra owns all the Light Industrial zoned land on the southern side of Meihana Street and to the north of the intersection of Meihana and Motupipi Streets.

Fonterra also owns the rural land, which is zoned Rural 1, that adjoins the manufacturing site to the west, south and east (on the other side of Motupipi Street). This rural land is also used for the land application of stormwater from the manufacturing site.

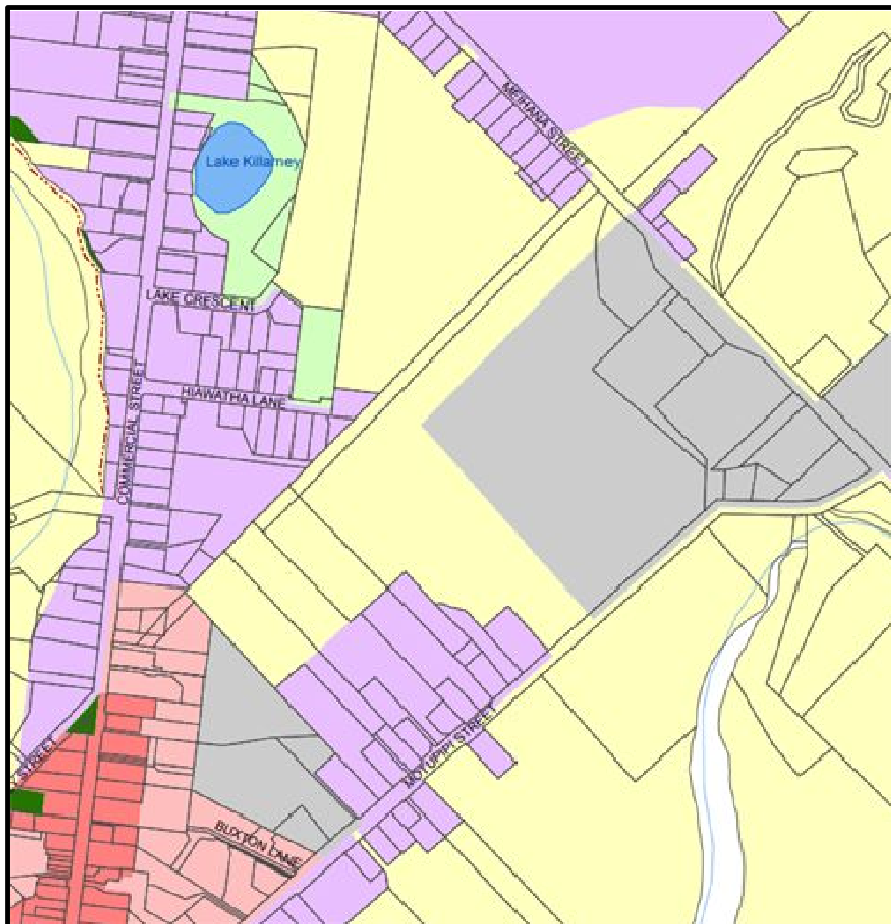


Figure 2: Tākaka site and surrounding land zoning. Extract from the TRMP Zone Map 112.

COMMENTS ON THE DRAFT FDS

General Comments

Fonterra's main area of interest, and thus the key reason for this submission, is the implications in terms of the compatibility of potential land use change in the vicinity of Fonterra's operations at Brightwater and Tākaka. The potential implications of specific strategic growth options, identified in the Draft FDS, that are located near these two manufacturing sites are addressed separately below. This section of the submission provides Fonterra's general comments on the Draft FDS.

Fonterra supports the need to identify and outline the strategic growth options for future housing and business land, and associated infrastructural needs, in the Nelson and Tasman regions for the next 30

years. This is the purpose of the FDS, once approved. Fonterra also acknowledges that the development of the Draft FDS is a requirement of the National Policy Statement on Urban Development 2020.

The Draft FDS identifies that the FDS must be flexible to respond to growth as it occurs¹. Fonterra understands that this flexibility has been provided by both the medium and high growth scenarios that have been used to identify the proposed strategic growth areas and will be provided through the 3-yearly reviews of the FDS.

Fonterra acknowledges that the Draft FDS, in identifying strategic growth areas, is only indicating the areas which are likely to be suitable, in the future, to be rezoned and serviced². Delivery and implementation on the potential arising from the strategic growth areas will be through resource management plans, infrastructure strategies and long term plans, as well as other relevant strategies and plans. These various documents, and the processes used in developing these documents (including consultative processes), will determine the final approach and extent of future housing and business land within areas of development identified in the Draft FDS.

The Draft FDS relied on eleven outcomes, developed with the community, stakeholders and the two Councils, to guide the process reflected in the Draft FDS and to identify the proposed growth areas³. The Draft FDS outcomes are as follows:

1. *Urban form supports reductions in greenhouse gas emissions by integrating land use and transport.*
2. *Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.*
3. *New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live.*
4. *A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options.*
5. *Sufficient residential and business land capacity is provided to meet demand.*
6. *New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth.*
7. *Impacts on the natural environment are minimised and opportunities for restoration are realised.*
8. *Nelson Tasman is resilient to and can adapt to the likely future effects of climate change.*
9. *Nelson Tasman is resilient to the risk of natural hazards.*
10. *Nelson Tasman's highly productive land is prioritised for primary production.*
11. *All change helps to revive and enhance the mauri of Te Taiao.*

Fonterra, in the context of the purpose of the Draft FDS, considers that the outcomes identified are generally appropriate. However, Fonterra considers that the outcomes, given that they underpin the identification of the strategic growth areas, also need to recognise that the future potential land use change needs to occur in areas which are not alongside existing incompatible land uses (i.e., residential areas alongside industrial land uses). In this context, and also recognising that the FDS is to be reviewed every three years with reference to the outcomes being sought, Fonterra requests the following amendments to the Draft FDS outcomes:

3. *New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport, and in locations that avoid existing incompatible activities and where people want to live.*

¹ p.3 of the Draft FDS.

² As overviewed on p.4 and p.34 of the Draft FDS.

³ p.9 of the Draft FDS.

5. Sufficient residential and business land capacity is provided to meet demand with the capacity provided in areas that avoids existing incompatible activities.

As an overview, the proposals relevant to Fonterra's operations in the Tasman district, as put forward in the Draft FDS (and based on the eleven outcomes), which Fonterra supports, are as follows:

- *Providing opportunities for business (light industrial and commercial) growth in ... Brightwater ... and within the rural towns of ... Tākaka where it is needed to meet local demand.*⁴
- *Other business growth is focused in ... Brightwater These locations have good access to the strategic transport network linking with the port and airport, are close to rural industries and productive uses in wider Tasman, and can manage effects on nearby residential activity. ...*⁵
- Capacity of 26,300 additional houses is provided for within the housing growth areas, in both the Nelson and Tasman regions over the next 30 years. This would be achieved through intensification (48%), greenfield expansion (40%), rural residential development (4%) and via managed greenfield expansion, 4% via rural residential and other zoned capacity in greenfield and rural residential areas (8%).⁶
- Additional business land provision of 89ha in the combined urban environments of the Nelson and Tasman regions.⁷

Brightwater – Proposed Business Growth Areas T-171 and T-105

The Draft FDS identifies two strategic growth areas for future industrial land uses, T-171 and T-105, which are located near Fonterra's Brightwater site as shown in Figure 3 below.



Figure 3: Brightwater – Proposed Strategic Growth Areas T-171 and T-105. Extract from Figure 8 of the Draft FDS.

⁴ p.28 of the Draft FDS.
⁵ p.29 of the Draft FDS.
⁶ p.30 of the Draft FDS.
⁷ p.30 of the Draft FDS.

The Draft FDS identifies that the two proposed strategic growth areas are to be developed as follows:

- **T-171.** This area, located at 46A Factory Road, adjoins the southern boundary of Fonterra's landholding at Brightwater. The site area of T-171 is 1ha. Under the TRMP, this area is currently zoned Tourist Services. The Draft FDS identifies that the future use of this land will be industrial.
- **T-105.** This area, located at 67 River Terrace Road, does not adjoin Fonterra's Brightwater site, but would result in an extension of the broader area's industrial zoning. The site area of T-105 is 2ha. Under the TRMP, this area is currently zoned Rural 1, and the Draft FDS proposes to provide for light industrial activities in this area.

Section 8.4 (Brightwater) of the Draft FDS⁸ outlines the reasoning behind the proposed provision of industrial land in Brightwater as follows:

The proposal is for managed expansion of Brightwater, while minimising the loss of highly productive land and ensuring the development is resilient to natural hazards. ...

A limited expansion of the existing light industrial area along River Terrace Road is also proposed that provides increased opportunity for local employment if there is demand in the future. This site is on highly productive land and we want your views on whether it should be taken forward. ...

Fonterra supports the proposed rezoning of an additional 3ha of land to industrial / light industrial, called T-171 and T-105, alongside Brightwater's existing industrial zoned land in and around Factory Road. The proposed future industrial land use is consistent, and therefore compatible with, existing development in the area, including Fonterra's Brightwater site. Fonterra also considers that the ability to develop these areas are an appropriate balance between providing for new employment opportunities in the area, while also endeavouring to minimise the loss of the area's highly productive land.

Tākaka – Proposed Tasman Growth Option T-139

The Draft FDS identifies a strategic growth area for housing, T-139, which is located near Fonterra's Tākaka site as shown in Figure 4 below. The northern boundary of T-139 adjoins Fonterra owned land which is zoned Rural 1 and which is used by Fonterra for the land application of stormwater from the Tākaka site.

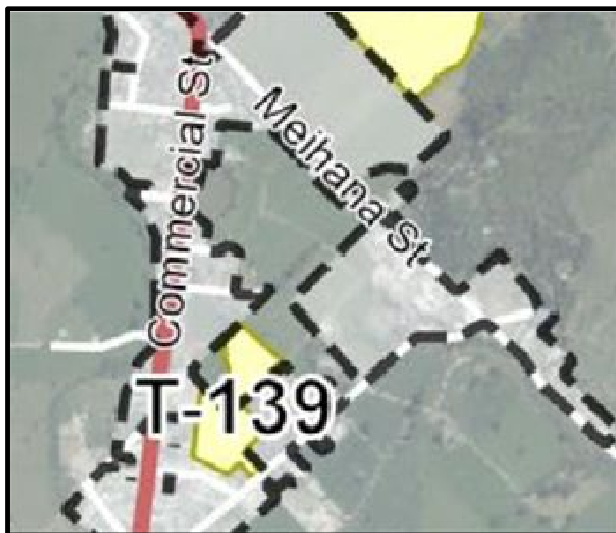


Figure 4: Tākaka – Proposed Strategic Growth Areas T-139. Extract from Figure 13 of the Draft FDS.

⁸ p.38 of the Draft FDS.

The Draft FDS identifies that **T-139**, which is bound by Commercial and Meihana Streets, could in the future be occupied by detached residential development with average allotments of 500m². As the site covers an area of 4ha, the approximate yield of the growth area is around 50 houses.

Section 10.1 (Tākaka) of the Draft FDS⁹ outlines the reasoning behind the identified growth areas in Tākaka, including T-139, as follows:

Tākaka is projected to grow modestly over the next 30 years, with demand for about an extra 100 houses and less than one hectare of business land. However, according to latest Stats NZ population estimates (June 2021) the Golden Bay ward grew by 230 people in the 12 months prior, which is relatively high population growth. Several growth options are therefore identified, in case this unexpected trend continues and these will be refined in response to feedback from you. There are limited options for expansion immediately around the existing town given the highly productive land, flood risk and coastal inundation constraints. Working within that, potential options for growth are identified at the eastern urban edge, and rural residential expansion around Rangihaeata. Options for light industrial land are also located close to the Tākaka Airport and in the south near the Golden Bay recreation park centre.

Fonterra generally supports the proposal to provide for the redevelopment of the area of land associated with T-139 for residential development. However, given that residential activity is not compatible with industrial activities, it is important that the future development of this land does not give rise to reverse sensitivity issues. Given the separation between Fonterra's industrial operations and T-139, at this point in time, Fonterra considers that this is unlikely to be an issue. Fonterra, also recognises that this is a matter for more direct consideration at the time any rezoning occurs to provide for residential development within the growth area.

However, Fonterra also considers that it is important that the Draft FDS recognises the need to avoid potentially locating more sensitive activities close to existing incompatible activities. Fonterra therefore requests the following amendment to Section 10.1 (Tākaka) of the Draft FDS:

... There are limited options for expansion immediately around the existing town given the highly productive land, flood risk, ~~and~~ coastal inundation constraints and the need to avoid existing incompatible activities. Working within that, ...

Another potential issue for Fonterra relates to future servicing of T-139, particularly stormwater treatment and disposal. Given Fonterra's use of its rural land around the site for stormwater disposal, Fonterra wishes to ensure that development in T-139 does not give rise to stormwater needing to be disposed of on Fonterra's land. If this were to occur, there is the potential that Fonterra's ability to effectively and sustainably dispose of the Tākaka site's stormwater to land may be adversely affected. Fonterra wishes to ensure that this does not occur and for this reason has identified it as a potential issue within this submission. While raising this concern, Fonterra also acknowledges that this is a matter that would also be subject to more direct consideration in future processes to be undertaken to enable the development of T-139, including, but not limited to resource management plans, infrastructure strategies and long term plans.

CONCLUSION

Fonterra appreciates the opportunity to make submissions on the Draft FDS. Subject to the amendments identified within this submission, Fonterra considers that the Draft FDS provides for a robust and strategic approach to providing for the Nelson and Tasman region's residential and business land needs for the next 30 years.

⁹ p.48 of the Draft FDS.

I can confirm that Fonterra wishes to present this submission to the Hearing, with a preference to present on 28 April or 3 May 2022.

If you have any questions or would like further information, please do not hesitate to contact Suzanne O'Rourke on +6

Yours sincerely

Suzanne O'Rourke

National Policy Manager
FONTERRA LIMITED

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31716

Mr Alan hart

lalmighty2012@gmail.com

33 Tahunanui Drive nelson
nelson 7011

0278448570
0278448570

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Neutral	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Neutral	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Neutral	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	Funneling more and more cars trucks and buses towards the port across the coastal zone in the face of sea level rise that is likely to impact the region within 30 years, and having that roading past areas proposed for intensification causing gridlock along rocks road seems insane.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		Already in some areas people find it hard to exit drives on to the main road. Intensification has a big impact on traffic feeding onto an inadequate coastal route through rocks road.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Agree	A priority should be to minimise development in the coastal environment both to preserve amenity and avoid natural hazard and sea level rise impending threats
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	Rising sea levels will be a major issue for low lying areas, quite possibly beyond the areas identified in the proposal as susceptible to coastal inundation if the latest ICPP report warning of impacts the consequences of 1.5-2 degrees of warming come to pass. Some of the areas slated for intensification, particularly in Tahunani/stoke, Mapua and Motueka are in coastal areas that may be heavily affected. A resilient planning process should prioritise infrastructure and intensive housing away from the risks posed by predicated sea level rise as a precautionary approach.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	see previous: A resilient planning process should prioritise infrastructure and intensive housing away from the risks posed by predicated sea level rise as a precautionary approach. This includes relying on critical roads that cross coastal or low lying land
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Disagree	Self sufficiency in food production is a political decision not necessary in a global system where ample food may be imported from areas that do not have urban growth issues.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Agree	This is a bicultural nation, the treaty partner should be integral in the future of the Motu
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Alternate transport options are not central to the proposal as they should be.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	some of the areas within this proposal are in coastal areas where a more precautionary approach should be taken
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		Green field expansion will continue to happen and should be accompanied by better public transport in the region including bus routes to Mapua and Motueka. Farm land should not be preserved in aspic for the sake of sentimentality or misguided self sufficiency thinking. All generations end up saying "this was once farmland its changed so much", some intensification may be needed but the same applies to occupying farmland. A balance is required.

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	Urban intensification should be accompanied by design guides and sensitivity to existing amenity
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Disagree	Stoke is already intensely occupied
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Agree	Urban intensification should be accompanied by design guides and sensitivity to existing amenity
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Agree	Urban intensification should be accompanied by design guides and sensitivity to existing amenity (restricting too many multistory buildings)

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?		Urban intensification should be accompanied by design guides and sensitivity to existing amenity (restricting too many multistorey buildings)
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		Motueka is susceptible to sea level rise so a precautionary approach should be taken to expansion rather than intensification. Urban intensification should be accompanied by design guides and sensitivity to existing amenity (restricting too many multistorey buildings)
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	Mapua is susceptible to sea level rise so a precautionary approach should be taken to any expansion let alone intensification.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Neutral	

	greenfield housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	Mapua is clearly in the coastal environment and should not be further intensified
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less intensification	
TDC - Environment and Planning	31 Do you support the secondary part	Yes provided agreement can be	

	of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	reached with Te Atiawa	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide		Too many multistory building, especially in areas with treasured urban or natural amenity would change the character of Nelson for the worst.

	growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		
--	---	--	--

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31717

Mr Frank Ryan

danganryans@gmail.com

66 Chalgrave Street
Murchison 7007

02108307505
02108307505

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Don't know	Not relevant to where i live
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	Not everyone wants to live where they work and also will kill off any businesses setting up in rural areas to support local communities

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly disagree	As for 2
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Not everyone is a cashed up out of town buyer and local people need the ability to be able to start on the property ladder otherwise they will leave the area
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly agree	But not limited to the main areas so that rural communities can continue to thrive.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	There is not much use in doing a future strategy without first investing in infrastructure. The fact that ratepayers also have to spend tens of thousands of dollars when they build a new residence to be able to retain stormwater on site as well as pay development contributions means that infrastructure has been seriously underfunded

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		in the past.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly disagree	Is there confirmed science before putting ratepayers money into this or is it based on modelling like the covid 19 cases and deaths that didn't appear. You will always find consultants etc that will keep themselves in a job.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Don't know	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Don't know	
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your	Don't know	

	choice:		
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Although i do not disagree with the need for more housing areas i do not area with the proposed light commercial area shown on the plans for the Murchison area. It is totally separate from the existing commercial area located on the western side of the town. People travelling south from the top of the south after travelling through national park areas do not want to come across a commercial activity area as they enter the town. The definition of commercial could mean any business from spray painting to car wreckers. There are also a number of residential properties with young children in the area that would be affected by some commercial activities.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31718

Kathryn & Keith Quigley

kquigley@yahoo.com

96 Aporo Road Ruby Bay
Mapua 7173

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Neutral	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Neutral	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from		(b) and (c).

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Agree	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment	20 Do you agree with the level of	Agree	

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Disagree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Agree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Agree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Agree	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed	Neutral	

	greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Neutral	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	1) The area is zone rural 3. Intensive development of the area will degrade the quiet rural ambience and rural outlook, reasons why many people have chosen to live in this area. 2) SH60 is currently heavily traveled and unsafe in many areas. Development of the proposed Tasman Village will exacerbate these issues by more cars traveling between Tasman and Richmond. 3) Tasman rural towns are adequately provided for by services in Richmond/Nelson, Motueka and Mapua. There is no need for additional services in Tasman. Additional services in Tasman would be a

			<p>convenience only and would not be worth the trade-off of the large Tasman Village development.</p> <p>4) The FDS report acknowledges the addition of the Tasman Village development significantly exceeds housing demand under both the medium and high-growth scenarios. Why despoil Tasman's rural character and ambience with a development that's not needed?</p> <p>5) Past survey participants have not indicated a preference to live in the Tasman area.</p> <p>6) Developing Tasman Village would result in the loss of some highly productive land in coastal Tasman. Productive land should be protected, not developed.</p> <p>7) Developing Tasman Village would also require developing expensive infrastructure. This is an unnecessary expense as the development of Tasman Village exceeds housing demand under both the medium and high-growth scenarios.</p>
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	
TDC - Environment	38 Do you agree with the	Agree	

and Planning	proposed residential and business growth sites in St Arnaud?		
--------------	--	--	--

Kathryn & Keith Quigley - Sub# 31718 - 1

Review Submission

About you

Name

Kathryn and Keith Quigley

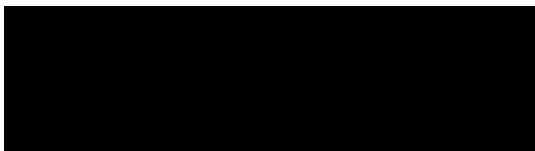
Organization

NA

Position

Homeowners

Address



Do you wish to verbally present in support of your feedback?

No

info

Changed your mind?

Edit your details

Feedback

01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:
Neutral

02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice:
Agree

03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:
Agree

04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and

affordable options. Please explain your choice:

Agree

05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:

Neutral

06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:

Agree

07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:

Agree

08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:

Agree

09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:

Neutral

10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:

Strongly agree

11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:

Neutral

12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?

13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?

Strongly disagree

14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know

(b) Intensification within existing town centres (c) expansion into greenfield areas close to existing urban areas

15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?

Agree

16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?

Agree

17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?

Agree

18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?

Agree

19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?

Neutral

20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?

Agree

21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?

Disagree

SH60 (Coastal Highway/Appleby Highway) between Richmond and Mapua is presently heavily traveled and unsafe. Further development in Mapua will result in more traffic on SH60.

22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.

Agree

23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.

Agree

24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.

Agree

25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.

Agree

26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.

Neutral

27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.

Agree

28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.

Disagree

Same response as to question 21.

29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?

Neutral

30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.

Less greenfield expansion

31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.

No

1) The area is zone rural 3. Intensive development of the area will degrade the quiet rural ambience and rural outlook, reasons why many people have chosen to live in this area. 2) SH60 is currently heavily traveled and unsafe in many areas. Development of the proposed Tasman Village will exacerbate these issues by more cars traveling between Tasman and Richmond. 3) Tasman rural towns are adequately provided for by services in Richmond/Nelson, Motueka and Mapua. There is no need for additional services in Tasman. Additional services in Tasman would be a convenience only and would not be worth the trade-off of the large Tasman Village development. 4) The FDS report acknowledges the addition of the Tasman Village development significantly exceeds housing demand under both the medium and high-growth scenarios. Why despoil Tasman's rural character and ambience with a development that's not needed? 5) Past survey participants have not indicated a preference to live in the Tasman area. 6) Developing Tasman Village would result in the loss of some highly productive land in coastal Tasman. Productive land should be protected, not developed. 7) Developing Tasman Village would also require developing expensive infrastructure. This is an unnecessary expense as the development of Tasman Village exceeds housing demand under both the medium and high-growth scenarios.

32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.

Agree

33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.

34 Do you agree with the proposed residential and business growth sites in Tākaka?

Agree

35 Do you agree with the proposed residential and business growth sites in Murchison?

Agree

36 Do you agree with the proposed residential and business growth sites in Collingwood?
Agree

37 Do you agree with the proposed residential and business growth sites in Tapawera?
Agree

38 Do you agree with the proposed residential and business growth sites in St Arnaud?
Agree

39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?

40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31719

Mr Chris Pyemont

Director CP Architects Ltd

chris@cparchitects.nz

3 Wensley Road
Richmond 7020

02102784729
02102784729

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	The strategy is in direct conflict with this intent. Urban sprawl will only increase emissions other than minimising and concentrating travel by public transport and/or more physical means: walking, cycling. People will be less likely to use public transport if located further from a concentrated urban environment.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	By increasing the availability of housing within our urban centres the result will be a attractive destination / community thus resulting in a stronger economical asset to the district. Whereas if more housing development is proposed to be located further afield from these centres the likelihood of busy and vibrant hospitality and shopping centre is less so due to the need to travel by vehicle to that destination. By bringing the people to the centre with housing this potential will be maximised.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	This would minimise time spent in vehicles down how much time we spend in our cars, thus reduce travel expense The current proposed greenfield development is in direct conflict with this as the need for cars would be more so.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	The FDS needs to actively support social and community based housing solutions. The current model only supports developer led housing solutions.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	The only housing typology that is supported and actively encouraged is the stand alone dwelling. By making more rural land available for this typology we are slowly eating into what is most attractive to this region, that is its rural character, viticulture and fruit growing industry, coastal environment and national parks. The classification of what is classified as "productive land" does not seem robust enough to prevent the loss of this asset, both financial and character, as we now see evident in the creep of Richmond towards the west and what is proposed further south.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	The long term proposal here seems to invest in infrastructure that supports the NEED for a car to access the urban sprawl proposed. What is important is a more concentrated focus within our existing settlements that supports healthier and less carbon-intensive modes of transportation, prioritising walking, cycling, as

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		well as efficient and convenient public transport.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	The current proposal does not align with this objective, in fact it is quite opposite: ie consolidated growth along SH6, the new village in Tasman, Richmond South, Richmond West all would have and are having a dramatic effect on the depletion of natural environment. This encouraging more vehicles on the road and further carbon emissions. The aging existing housing stock in Richmond is ready for redevelopment. If this can be acquired or further incentives made to develop then this objective will be firmly met.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	With rising sea levels, dramatic weather changes we must protect our vulnerable low lying areas from flood risk areas. The protection of productive land from further development is also imperative to maintain a strong independence from the effects that climate change will have on imported foods. A resilience of our own is key.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary		This is imperative, however the strategy proposes many greenfield expansions that eat into our productive countryside.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	Tangata Whenua Te Pae Tawhiti (Vision) and Te Kaupapa (mission), especially with regard to the protection and revival of Te Taiao / the natural world is not clearly reflected in the proposal. The mauri of Te Taiao can only be regenerated with the help and knowledge of Tangata Whenua. I don't see in the current strategy enough holistic partnership with iwi to ensure this outcome.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		The FDS proposal does little to persuade me that these outcomes will be met, the direction seems to be the path of least resistance. Of course people will want to build in a stand a lone dwelling but what is not being portrayed is the precedent that this sets and the long term effect that these proposals will have on our environments and carbon emissions. If you build it they will come: I think you need to lead the way not follow the crowd. The definition of productive land needs revised and the inclusion of greenfield character or defining urban limits needs to be instigated if we are to protect what is important to our region and support the slowing down of climate change.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	This is unnecessary greenfield expansion. The focus should be on developing in closer proximity to employment, services and public transport thus building on the bones of existing infrastructure and the location of the existing populous.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please		(b) Intensification within existing town centres (f) In Tasman's existing rural towns

	<p>list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	The FDS has an opportunity to redefine intensification and ensure higher, smarter density initiatives in the city centre.
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Agree	This would benefit the existing settlement very much indeed. The population is significantly spread out from the centre thus leaving it dead and unattractive in the evenings. The more housing provided closer to the centre the more attractive and vibrant the town will become thus encouraging better economic growth.
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Strongly disagree	The proposal doesn't provide enough intensification. Back section development is a rod in the back to the potential that this area could become. Good quality multistorey intensification is more appropriate this close to the town centre.

TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Strongly disagree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Strongly disagree	This encourages Wakefield to become a commuter suburb. Focus on the larger population in the larger centre. This model then builds on the value that this will bring to those towns. Leave the villages as villages, please avoid the precedent.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	Build up and not out. Maximise the asset of attractive rural land adjacent to the town for our enjoyment.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	It is unnecessary if the correct utilisation of our existing urban areas can be intensified.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield	Strongly disagree	It is unnecessary if the correct utilisation of our existing urban areas can be intensified.

	housing areas in Richmond? Please explain why.		
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	It is unnecessary if the correct utilisation of our existing urban areas can be intensified.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	It is unnecessary if the correct utilisation of our existing urban areas can be intensified.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	It is unnecessary if the correct utilisation of our existing urban areas can be intensified.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	It is unnecessary if the correct utilisation of our existing urban areas can be intensified.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment	30 If you don't think we have	More intensification	

and Planning	the balance right, let us know what you would propose. Tick all that apply.		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	This is complete opposition to the objectives.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	We should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		We should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in	Strongly disagree	

	Collingwood?		
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Strongly disagree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Generally, growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance housing with jobs. If there are no local jobs then there should be no new houses, but business opportunities instead - otherwise people will only end up having to commute long distances. We also need to recognise the needs of other members of our communities such as retired people that are looking to downscale. So some intensification targeted at those needs would be acceptable.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Rather than just seeing growth as a numbers game, we should be thinking about the quality of our environments both our urban spaces, but also our rural and natural landscapes. We need to reduce our carbon footprint. We need a strategy that also provides direction and actions on how to deliver on the need for climate friendly, well-functioning towns and villages. This strategy, as proposed at the moment, does the opposite.

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31720

Ms Rainna Pretty

rainna.pretty@gmail.com

3/91 Grove Street The Wood
Nelson 7010

0223119392
0223119392

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Don't know	What are GHG emissions?
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly disagree	Strongly disagree to intensification - 4-6 storey buildings in The Wood. Developers don't have to provide off-street parking which will affect car parking availability on the street. 3x3 Townhouses can be built 1m from my boundary without consultation therefore no privacy, no view, no sunlight.

	Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly Disagree	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I am helping an 87 year old complete this online form. Please could you NOT use acronyms e.g. FDS as we don't understand
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly disagree	Strongly disagree to intensification - 4-6 storey buildings in The Wood. Developers don't have to provide off-street parking which will affect car parking availability on the street. 3x3 Townhouses can be built 1m from my boundary without consultation therefore no privacy, no view, no sunlight.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	Strongly disagree to intensification - 4-6 storey buildings in The Wood. Developers don't have to provide off-street parking which will affect car parking availability on the street. 3x3 Townhouses can be built 1m from my boundary without consultation therefore no privacy, no view, no sunlight.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	

TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less intensification	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Strongly disagree to intensification - 4-6 storey buildings in The Wood. Developers don't have to provide off-street parking which will affect car parking availability on the street. 3x3 Townhouses can be built 1m from my boundary without consultation therefore no privacy, no view, no sunlight.

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31721

Ms Jill Cullen

cullenjill@gmail.com

12A Rui Street Tahunanui
Nelson 7011

0212028656
0212028656

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Neutral	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	I support more intensive housing in Nelson & Richmond. I don't agree with the urban sprawl on horticulture & agricultural land.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Agree	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Agree	I don't agree to having 6 storey apartment buildings especially in areas where there is likely to be liquefaction.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Neutral	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Neutral	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31722

Trevor Chang

jake-sue@xtra.co.nz

7 Tahunanui Drive Tahunanui
Nelson 7011

02102451203
02102451203

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	however not necessarily in locations where people want to live. Where people want to live and where people need to live are two entirely separate issues.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable	Agree	

	options. Please explain your choice:		
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Agree	I have no problem with growth
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Agree	NCC public meeting 3-4 years ago suggested that much of the city is subject to tidal inundation as is the western side of Tahunanui/Annesbrook from south of KFC to Nelson airport. Tasman is less at risk.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Agree	The sprawling residential areas in Tasman would be better served with multi-storied buildings to preserve productive land.
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment	12 Regarding the FDS		What is not covered is the plan to allow high rise building of up to 6 stories in an area bounded by

and Planning	outcomes, do you have any other comments or think we have missed anything?		the Tahunanui traffic lights south to the Parkers Road, also a large area east of Tahunanui Drive. An area estimated at 200 acres. If consents are granted what parking areas are envisaged since on-site parking is not a priority
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		Since most of the properties along the formerly proposed "Southern Link" have been purchased by Transit, there is an opportunity to demolish older properties and erect higher density housing. I understand that the southern corridor is no longer in Transit's sights therefore the properties in this area are only providing rental income to a government department.
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Agree	See 14 above
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	

TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Neutral	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	If due to a natural disaster whereby the dam is damaged, there is a chance that Brightwater could suffer severe inundation.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Disagree	
TDC - Environment and Planning	23 Do you agree with the location and scale of	Disagree	

	proposed greenfield housing areas in Stoke? Please explain why.		
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Agree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield	Disagree	

	development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC -	38 Do you agree	Neutral	

Environment and Planning	with the proposed residential and business growth sites in St Arnaud?		
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Tahunanui is the jewel in Nelson's crown, providing both accommodation and outdoor activities. Transit in their wisdom are already in the throes of killing the commercial centre of Tahunanui with their 4 lane road with clearways to prevent customer kerbside parking. An August 2004 Tahunanui Structure Plan was commissioned by NCC and never enacted. Since then Tahunanui has become a political football - kicked around and totally ignored.

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31723

Mr Tim Bayley

concerned resident

baywicks@winestorage.co.nz

52 Domett Street
Nelson 7010

0274545823
0274545823

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Don't know	Not answering any of these leading questions

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Don't know	Not answering any of these leading questions

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Don't know	Not answering any of these leading questions

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		The correct and clear information so that residents can make an informed decision
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		Not answering any of these leading questions

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Don't know	Not answering any of these leading questions
TDC -	<p>19 Do you agree</p>	Don't	Not answering any of these leading questions

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?	know	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Don't know	Not answering any of these leading questions

	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Don't know	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	Not answering any of these leading questions
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Not answering any of these leading questions
TDC - Environment and Planning	40 Is there anything else you think is		We must not allow our existing residential to be destroyed by bad Urban Planning that destroyed the existing amenity that residents have worked so

	important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		hard to create ... ALL people have rights and we MUST have the right to submit on ALL proposals.... not just lip service as this document does ...
--	---	--	--

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31724

Nick Clarke

General Manager Habitat for Hummanity

chloe.howorth@habitat.org.nz>

166 Tahunanui Drive
Nelson 7011

03 547 4626
03 547 4626

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached for further detail: Summarised below:</p> <p>Tasman & Nelson are NZ's second and 3rd least affordable regions outside of Auckland. Housing affordability therefore should be priority for the FDS to address.</p> <p>Many of the greenfield development areas identified in the strategy are located a long way from town, with poor provision of public transport or local jobs, services and amenities. Covenants to impose minimum house size requirements is inappropriate and needs to be addressed.</p> <p>Inclusionary zoning is an essential tool for NCC and TDC to be provide affordable housing and should be implemented as part of the FDS.</p>