

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31557

**Mr Richard Palmer**

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 - text copied below: Dear Nelson City Council I have just returned from a time spent in Dunedin. Time does not permit me to have the appropriate form of submission, however I would appreciate that my submission is acknowledged. This is a rushed submission to express my strong objection to this proposed change in Building By-Laws. I am 80 years old. My forefathers came to Nelson in 1834 and the rest of the family sailed here on "Phoebe" in 1843. My roots go very deep by Nelson standards. I am not a wealthy man, and I am trying to maintain my living standards. The Nelson City Council has previous cost me a lot of equity to the tune of \$180,000's when we came to sell, after some ten years of living at 21 Scotland St. address. The redrawing of the Hazards Plan about eight years ago, put a red line right through of living room. This was of course very detrimental to us.(There is evidence that the fault line does probably not exist.) I cannot absorb another loss due to Council impositions. If the "Intensive Development" as planned goes ahead I can see the same property value loss occurring again. This is not a fair deal to me or my family. I am considerably older than my wife who will undoubtedly suffer if this plan change proceeds. We do not wish to be living in shade, losing our privacy. We do not wish to compete with non-residents for carparking spaces on the street.</p>

		<p>Tasman Street is narrow enough as it is. With two Child-care facilities on the street traffic is congested, busy and sometimes very dangerous. The cars travel too fast anyway.</p> <p>There are high number of elderly people living in the area and they will be disadvantaged thru loss of sun and mobility will be hampered by congestion.</p> <p>The cost of living in a shaded house increases costs for the residents. Electricity costs will rise and maybe health levels will suffer.</p> <p>The results as planned will cause a "ghetto type" environment. This is the 2022 not the 1922's</p> <p>I do not want these changes as this Plan will impose hardship (lack of sun and privacy) on the existing residents who decided to live here in this area "as it is"</p> <p>I am against this plan. My health precludes me from attending in person at a Hearing.</p> <p>Therefore, please accept this email as my discontent to the proposal.</p> <p>I present this submission in my true honest opinion that such a move will be wrong in the respects that I have stated, and sadly time does not permit further points against.</p>
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## Richard Palmer - 31557 - 1

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**From:** p [REDACTED]  
**Sent:** Wednesday, 13 April 2022 4:58 pm  
**To:** Future Development Strategy  
**Subject:** Intensive Development- The Wood-Three and six storey Buildingsacknowle

**CAUTION:** External email.

Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Nelson City Council

I have just returned from a time spent in Dunedin. Time does not permit me to have the appropriate form of submission, however I would appreciate that my submission is acknowledged.

This is a rushed submission to express my strong objection to this proposed change in Building By-Laws.

I am 80 years old. My forefathers came to Nelson in 1834 and the rest of the family sailed here on "Phoebe" in 1843. My roots go very deep by Nelson standards.

I am not a wealthy man, and I am trying to maintain my living standards.

The Nelson City Council has previous cost me a lot of equity to the tune of \$180,000's when we came to sell, after some ten years of living at 21 Scotland St. address. The redrawing of the Hazards Plan about eight years ago, put a red line right through of living room. This was of course very detrimental to us.(There is evidence that the fault line does probably not exist.) I cannot absorb another loss due to Council impositions.

If the "Intensive Development" as planned goes ahead I can see the same property value loss occurring again. This is not a fair deal to me or my family. I am considerably older than my wife who will undoubtedly suffer if this plan change proceeds.

We do not wish to be living in shade, losing our privacy.

We do not wish to compete with non-residents for carparking spaces on the street.

Tasman Street is narrow enough as it is. With two Child-care facilities on the street traffic is congested, busy and sometimes very dangerous. The cars travel too fast anyway.

There are high number of elderly people living in the area and they will be disadvantaged thru loss of sun and mobility will be hampered by congestion.

The cost of living in a shaded house increases costs for the residents. Electricity costs will rise and maybe health levels will suffer.

The results as planned will cause a "ghetto type" environment. This is the 2022 not the 1922's

I do not want these changes as this Plan will impose hardship (lack of sun and privacy) on the existing residents who decided to live here in this area "as it is"

I am against this plan. My health precludes me from attending in person at a Hearing.

Therefore, please accept this email as my discontent to the proposal.

I present this submission in my true honest opinion that such a move will be wrong in the respects that I have stated, and sadly time does not permit further points against.

Thank you for the opportunity to present my opinion.

[REDACTED]  
The Wood

Nelson.

Please acknowledge receipt.



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31558

**Mr Steve Jordan**

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	

	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	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:	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:	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	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 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?	Disagree	I support the general thrust but object to the concept of 'high rise' in and around the city centre.
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		acef

	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?	Disagree	Intensification that lifts buildings over three stories will destroy the character of the town centre and surrounding area. Three storeys in the Wood and town centre would be about the highest.
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	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?	Neutral	
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.	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.)?	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	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain	Neutral	

	why.		
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?	Neutral	

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31559

**Dr Lou Gallagher**

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	
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	Leave as much open space for non-human activity as possible. Productive land and wildlife conservation areas should be our top land use priorities.

	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	We want to improve the quality of people's lives by getting out of our cars and living in places where we can cycle and walk to most things we need.
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	Living in areas with mixed residential housing options is good for everyone. It adds diversity and vibrance to the economic sector in these areas.
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	I think we are not using land effectively at present. We need to intensify urban areas, connect our urban centres with better public transport and keep unused land for its best possible uses as either wildlife refuges or productive land. Humans need to learn to share land instead of bulldozing every acre.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	This statement sounds like an ideal more than a preference. Of COURSE we should use existing infrastructure efficiently. New infrastructure should be rigorously put to the efficiency test. We have a tendency to get excited about new infrastructure as if it will solve all our problems,

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		when it will present the same costs as the existing infrastructure.
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	This is a no-brainer, it is in the DO-ing that we get let down by the Council. By all means keep it as an ideal to aim for and maybe we will achieve it now and then.
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 hugely underestimating the cost of sea-level rise on our existing infrastructure. Sufficient money will never be available to make a timely retreat for all the things that will need to move. For example, if we were serious about this statement we wouldn't spend any more money on keeping Port Nelson in place, we would be re-designing it to accommodate sea level rise.
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:	Disagree	We have built our most expensive infrastructure along fault lines and instable coastline. We continue to build houses in low-lying areas where a moderate sea-level rise of 0.5M will ruin such developments. We continue to spend money for a failed water damn that will likely not last a serious earthquake, leaving tens of thousands of homes and irrigators without water. How can we as ratepayers take such a statement seriously? Of COURSE it is an ideal to which we should aspire. We just lack credibility at the moment.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land	Strongly agree	

	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 Disagree	"All change" is indecipherable as having a positive or negative value.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Yes. There is no mention of wildlife corridors. Where are the birds and other taonga of New Zealand's native flora and fauna going to retreat when the coastal erosion takes away nesting and fishing habitat? Humans are on a collision course with the natural world that sustains and revives us in these coastal communities. We need to learn to protect our natural taonga. Mountains to forest to lowlands to sea is a wildlife corridor. This is a unique community full of natural beauty. The humans who are paying their rates are largely comprised of bird enthusiasts and volunteers who trap predators and plant native trees, because they understand the value of restoring nature. Our FDS needs to reflect this.
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	Greenfield expansion is the opposite of what we should be doing. Where is your acknowledgement of Greenspace? Why is so little land dedicated to Conservation?
TDC - Environment and Planning	14 Where would you like to see growth happening over		b only

	<p>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</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	<p>Nelson is low-lying. Any expansion there should consider natural hazards such as earthquake and seawater intrusion.</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>	Neutral	
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?</p>	Neutral	

	Any comments?		
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	Brightwater is a beautiful town centre and an easy location to access for most of Tasman. Intensification there should include mixed housing and multi-story buildings with garden space for community gardens. Set aside the green space first.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	Wakefield has a good portion of the protected trees. Any development there should be done AROUND the old beautiful trees.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	So long as the intensification keeps the town centre accessible and walkable. Let's make sure we don't dump the ugly buildings in Motueka - it's a beautiful place with a delightfully rich community and strong Maori culture.
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	Disagree with the lack of greenspace and the resistance to acknowledging the need for a wildlife corridor from the sea up Seaton Valley. SEE ATTACHED Agree we need more housing, but these giant 4-bedroom houses on acres of lawn are the worst thing for the birds - mowing is ruining their opportunity to forage for bugs and seeds. Keep the new housing areas dense and assign green space in equal or greater proportion of land.
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	Don't know	



	greenfield 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.	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.	Disagree	Greenfield housing is missing the point. Taking yet more land away from production and conservation is ruining wildlife potential without providing benefits to humans. Housing has to be introduced with equal or greater parts of conservation 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 -	30 If you don't	More	

Environment and Planning	think we have the balance right, let us know what you would propose. Tick all that apply.	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.	Don't know	There is valuable bird habitat along both sides of the highway there. We need to know what areas are being protected for local birdlife. Since the wetland estuary was ruined by forestry and apple orchard pesticides, there has been a recovery to the area in terms of the numbers and variety of birds coming back there to fish and breed. Before colonisation this area was filled with native and migratory birds. The least we could do is offer them habitat protection in the next 20 years.
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	Don't know	

	residential and business growth sites in St Arnaud?		
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?		Just keep green space wherever we can, and protect it by conferring conservation status to it. Locals will replant and trap predators with the least amount of encouragement.
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?		Make it a policy to protect wildlife corridors. Keep the wildlife at the top of our agenda, because all they need to thrive is our protection. This is an area with a bounty of retired people with the time and skills to trap predators and protect our taonga. People come to this area because of the beautiful natural environment - Let's make sure we don't gobble up every bit of it.

### Stafford Drive farm (the old flax mill) and the Seaton Valley Wildlife Corridor

These maps from TDC Coastal hazards map viewer | Tasman District Council tell a story about the future of the Seaton Valley flax swamp and Seaton Stream to the coastal estuary in Māpua, a vital wildlife corridor that needs to be considered in the Future Development Strategy.



1. Present day view of standing water in old flax swamp and stream leading to the saltwater estuary



2. Current high tide mark (solid dark blue) and 1% annual exceedance probability for salt-water intrusion (hatched dark blue)



3. Salt-water intrusion under 0.5M sea-level rise, mean high tide mark (solide blue) and 1% annual exceedance probability (hatched blue)

Future development plans need to consider the geophysical position of the land with regards to seawater intrusion and the potential for protecting the surrounding community from major flood events, for this site and all low-lying areas under consideration.

The left half of these maps show an historically brackish swamp. A kahikatea forest once climbed out of the swamp up the Seaton Valley. Surface water events drained from Seaton Valley into this swamp were absorbed by spongy layers of peat, bog, sand, gravel and clay holding water-sucking plants such as harakeke, punga, ti kōuka and other native species. It was a place where native and migratory birds could nest or feed, where native orchids once thrived, where fish could spawn.

The flax swamp supplied a successful flax mill for a number of years. After that it was drained intensively for beef and sheep farming. The wildlife it once supported had to find other places to live. Or not. Most recently, the swampland and the hills to the north of it have sold to the developers Rough Milne Mitchell.

We know that sea level is rising (see the moderate increase of 0.5 M in the third image above), we know that wild bird populations and fish species are in decline, we know that there is very little green space in our little coastal community of Māpua and we know that we need to manage the growing volume of stormwater surge coming from Seaton Valley. All this pressure

on a small amount of land. The last thing we want to do is fill it in with clay! We will lose the opportunity to restore the wildlife corridor that is so badly needed for the very survival of our local taonga and push floodwater onto other properties that are already developed.

In 2022 we have a choice. By saving this and other valuable wetland wildspace and restoring it with native plants that will suck up water, we can retain stormwater protection, enhance floodwater protection and have an amazing resource for our community to use as natural education and replenishment.

The physics of water flow alone are enough to argue in favour of maintaining this low-lying area as a wetland, as demonstrated in the three maps above. But the old flax swamp is needed now more than ever for coastal retreat for seabirds, flora and local wildlife taonga as people and sea take over shrinking coastland all around it. We have a fantastic opportunity to save the "Jewel" of Mapua which will in turn, save us.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31560

**Ms Steph Watts**

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.	Don't know	

	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:	Strongly agree	<p>There should definitely be more affordable housing options specifically for home ownership as well as government owned rentals or rent to buy.</p> <p>For new sections (rural and urban) the covenant on minimum house sizes should be removed to allow for smaller sized homes that have less impact on the land.</p>
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	<p>With a priority on building up rather than sprawling outwards. Particularly don't need bussiness and industrial sprawl at the detriment of natural beauty and a healthy environment as seen in some poorly planned bigger cities eg Auckland.</p> <p>With regards to residential areas if we give preference to smaller, we'll built, environmentally sustainable homes we can cater for more residents and have a healthier environmental for us to live in.</p>
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	I think more money should be spent if it leads to better long term impacts.

	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	I feel strongly that we protect and restore our natural environment at every opportunity.
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	
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:	Strongly 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?	Neutral	I think a focus on cycleways, walkways and public transport is important alongside any roading. For rural or greenfield land being turned into residential we should prioritize smaller sustainably focused houses as opposed to enormous houses.
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 mixture of these options, allowing for plenty of green spaces and walk/cycleways.

	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	I agree intensifying more within reason is better than building outwards into greenfield land, native forest or highly productive land.
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 - Environment	20 Do you agree with the level of	Disagree	

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?	Neutral	If there is allowance for tiny homes and/ sustainably built homes on sections rather than the current trend for enormous houses. Do away with covenants on minimum sizes for homes and have covenants that allow for a % cover of trees and vegetation on each section to absorb carbon, catch rain and attract wildlife.
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	If there is allowance for tiny homes and/ sustainably built homes on sections rather than the current trend for enormous houses. Do away with covenants on minimum sizes for homes and have covenants that allow for a % cover of trees and vegetation on each section to absorb carbon, catch rain and attract wildlife.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	If there is allowance for tiny homes and/ sustainably built homes on sections rather than the current trend for enormous houses. Do away with covenants on minimum sizes for homes and have covenants that allow for a % cover of trees and vegetation on each section to absorb carbon, catch rain and attract wildlife.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	If there is allowance for tiny homes and/ sustainably built homes on sections rather than the current trend for enormous houses. Do away with covenants on minimum sizes for homes
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	If there is allowance for tiny homes and/ sustainably built homes on sections rather than the current trend for enormous houses. Do away with covenants on minimum sizes for homes and have covenants that allow for a % cover of trees and vegetation on each section to absorb carbon, catch rain and attract wildlife.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed	Neutral	If there is allowance for tiny homes and/ sustainably built homes on sections rather than the current trend for enormous houses. Do away with covenants on minimum sizes for homes and have

	greenfield housing areas in Wakefield? Please explain why.		covenants that allow for a % cover of trees and vegetation on each section to absorb carbon, catch rain and attract wildlife.
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.	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.)?	Don't know	
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.	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	

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31561

**Mrs Ann Jones**

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:	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	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:	Disagree	MOANA is an area highly subject to inundation - entry to Nelson has been constrained several times already by coastal flooding and is highlighted as such. Future Access still persists with this being our only SH in and out and through Nelson City? Why commit to spend for what must surely be a short term option.
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:	Disagree	inundation and liquifaction have already been identified - Wakatu Sq and lower areas around Trafalgar street are subject to tidal events
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	World needs food! Locally and internationally this great effort supports the economy of NZ - do the sums on our CPI & GDP without all that the Nelson/Tasman region produces across so many categories. Dispute ratings based on soil types. Highly productive land is deemed to be "flexible" - Many of the sites on the plans are capable of supporting the highest rating of crops/ha as well as feeding large populations via agricultural practises as available production figures / records can attest



	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	While some change can enhance the Mauri of an area, it is not a blanket given, areas previously occupied by Tangata whenua
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		YES... In Takaka two areas were earlier considered and approved by TDC for residential use, 1 was the area now being subdivided opposite the school - expected to deliver 100 houses, 2 was the Haldane block adjacent to the hospital - ? 3. was the Arapeta Place site that was rejected - further appeals resulted in the current site of 45 affordable homes - almost completely built on and all sold. TDC states that they consulted with stakeholders on Sept 23, 2021? many not aware or notified. 5 October attended a webinar with no mention of GB and told it was still being formulated, 12 October TDC met with GB Community board - still no one contacted the stakeholders who had repeatedly asked to meet. At this stage of development of the Takaka & Collingwood sites, helpful information could have identified suitable areas for consideration delivering POSITIVE OUTCOMES
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	New settlement based on Rangihaeta rural residential zoning and Rangihaeta - CLOSED - available for infill as requested. 5 minutes to Takaka township and close for cycling to school and town. Not highly productive land that has already proven to be suitable for home owners and a hub that could provide facilities and infrastructure for extensive future growth
TDC - Environment and Planning	14 Where would you like to see growth		Growth close to Takaka township and adjacent to Hospital zone Plus read in conjunction with # 13

	<p>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</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>away from inundation areas - Moana area/Tahunanui Community. Brings vitality to city centre and reduction in emissions from less vehicle usage</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</p>	Agree	

	Salisbury Road? Any comments?		
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?	Neutral	Concern at greenfield usage at expense of FOOD production. Needs consideration / comments from those close to those industries
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	Residents of Mapua Village have chosen a certain lifestyle that infrastructure appears to support. Do they really want higher intensification having chosen to move to a more remote area for health and well being reasons
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	Neutral	Find the intensification of Lower Queen street in what must be a potential area for sea level rise, and the demand for housing that was offered at Hope for an affordable option declined repeatedly

	greenfield housing areas in Richmond? Please explain why.		as not necessary - no demand? Oximoron
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	see above comments
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	Not fully cognisant of intent
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 -	30 If you don't	Less	

Environment and Planning	think we have the balance right, let us know what you would propose. Tick all that apply.	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.	Disagree	Golden Bay is inappropriate
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.		close to town if possible on land not currently in productive state
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly disagree	
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	Neutral	

	sites in 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?		Putting a line in the sand is not easy and many objections in 2022 may have further opportunities in the future . In short what is a Negative now could turn into a Positive further down the timeline. T-048 will not be available.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31562

#### Grant palliser

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	however, proposal seems to support greenfield development( Berryfields a case in point...disgusting!!) Similar developments of stand alone housing suburbia a long way from employment and facilities misguided and poor pla mining....takes no account for community and quality of living beyond the house.
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	...as long as cycling, walking and public transport promote connectivity. Scattered greenfield development encourages driving.

	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	cuts commuting, Greenfield development promotes isolation
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	council needs to take the lead. Do not use the excuse of 'market driven or leave it to developer driven for outcomes.
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	I have reservations about the validity of ' to meet public demands response. It is chicken and egg stuff....which comes first, ...is demand artificially a response purely based on supply... rather than supply being a result of demand? Build large stand alone houses....people will buy them if there are no other options....the perceived demand is artificial. It is imperative that if the demand is high, council understands why this is so... and plans to provide without destroying what drove the desires in the first place....and makes our region unique.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	infrastructure must support less carbon intensive modes of building and transport



	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	not only protect but restore our natural and unique environment....wildlife habitats etc. Restrict developments to existing urban areas...preserve environmental and food production security countryside.
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 strategy...we have to plan for climate change But the plan seems to be reducing areas that can mitigate future flood risks
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	BUT I have questions about recent developments that are clearly at risk if future flooding and have high ground water levels....ie the light industrial area opposite Berryfields.
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	Agree with sentiment but not going to happen unless LA limits future development to existing urban areas.

	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	strongly agree with sentiment but only empty words at present. Objectives use the reo, but little evidence of partnership to enhance understanding and outcomes. Suggestions of reclamation of drained wetlands on outskirts of Mapua village ignores iwi as well as other strategies in this document.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		with all progress there is undoubtedly a cost. My bronze hand sculpture ( outside the Stoke Library) 'Oracle....the future is in our hands' .....but don't let opportunity slip through your fingers....reflects this sentiment. Initially making reference to the destruction of indigenous forest for exotic species at the expense of powellephanta land snail colonies 20 plus years ago, it is no less relevant to the issues facing TDC and NCC today and in the years ahead. It is imperative that consequences are assets inedible and understood. Once arable land ( Berryfields) reverts to housing, once land forms are engineered, lowered, filled or reclaimed, they are lost for ever. It is imperative that we meet the needs of the entire demographic. There are inadequate options for the older of our residents who wish to downsize yet remain in the neighborhood the know and whom knows them....connectivity and sense of community...well being in a nutshell! By creating large areas of greenfield, stand alone large house dormitory suburbs that meet the needs of the present purchasers, 40 years down the track the same inadequacy for older folk will have increased exponentially. LAs must set parameters for developers to meet the needs of existing constituents.
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)		(B) , (f)

	<p>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>21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?</p>	Strongly disagree	<p>a dormitory suburb has already been created....destroying the village feel. Mapua is fast becoming ' a tale of two cities'.....intensification up Seaton Valley will only increase this.</p>
TDC - Environment and Planning	<p>28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.</p>	Strongly disagree	<p>Make it easy to infill existing developed areas.... remove expensive levies.                  BUT preserve our skyline and access to sunshine, Vista and sense of space.                  Address methods of connectivity with all residents. People people people are what is missing from so much of this survey.                  Identify the lifestyle that attracts people, but do not destroy it in the process if providing somewhere for them to live.                  Poor social engineering...rather than thoughtful community development.</p>
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>	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.	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	'village' a misnomer.....villages grow over time...have history and a back story....they evolve.....are not artificially created.
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	38 Do you agree with the	Don't know	

and Planning	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?		<p>I agree with so many of the sentiments behind the questions BUT the detail of what is planned does not match.</p> <p>The needs of people, and the lifestyle they seek are ultimately being ignored in favour of nuts and bolts. This survey errs on social engineering rather than community development. It is very hard to highlight anywhere within these proposals where the standard of LIVING, JOY, HABITAT, RELATIONSHIP WITH THE ENVIRONMENT, CONNECTIVITY AND SENSE OF BELONGING, PRESERVATION OF WILDLIFE AND DEVELOPMENT OF WILDLIFE CORRIDORS, AND THE PRESERVATION OF THE UNIQUENESS OF THIS REGION AND WHAT MAKES IT SPECIAL, ITS HISTORY AND SIGNIFICANCE TO LOCAL IWI is highlighted and addressed.</p> <p>Thankyou for the opportunity to submit.</p>

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31563

**Mrs Loretta Anne Hogg**

Speaker? False

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:	Strongly disagree	It's about where you can afford to live and you make your lifestyle and job work from there for yourself. That's what we have all did.
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	Neutral	I don't believe there is a housing crisis. Housing has always been affordable to different groups in the community - we all start somewhere. Buy something very cheap and work hard to do it up and move up the ladder. you don't need to build a lot of cheap nasty houses in beautiful greenfield.

	options. Please explain your choice:		
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	Yes it is there already. There is sufficient residential and business capacity. You don't need to develop more houses on N-106 and N-032 for people, and take away from the healthy lifestyle of people who have worked hard and created lives for themselves. The people don't have houses yet can do this too for themselves too.
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:	Disagree	you say New infrastructure is planned and funded then you say to integrate with existing infrastructure is used efficiently !!!! Which is it. contradiction here. You build for the sake of it and destroy our beautiful lifestyle. There is no room for public transport, to widen Nile street, more cars travelling past schools, more trucks, day in day out, all night - past NMIT, no parking etc - what a mess you suggest.
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	Yes - yes for areas N-106 and N-032 which are wetlands to be protected at all costs. We need to keep the natural environment !
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		We can adapt and be resilient - Only if we all understand it - and make the necessary changes - that would a good place to put your money and your energy and get the word out how to do that. NCC proclaimed to be The first climate change emergency city! Don't waste money and time on rebranding your 1 year old bike shelter and building expensive unnecessary libraries - it's not hard - educate people.

	explain your choice:		
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 would you think this?
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	Yes Nelson Tasman's productive land should be productive - yes not houses !!
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:		Have no idea what you mean !!! seriously !!
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	Disagree	Put people in the rural towns - let people be pioneers and help to create the towns and villages - and have a sense of belonging and ownership.



	explain why?		
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		b. There are plenty of places - I'm sure you can work it out. d. motueka, brightwater, sarau, moutere, wakefield, springs junction, f., yes
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	No - do not ruin Nelson., Richmond and Mapua have expanded extensively in the last 20 years and it's now a natural progression out of Nelson, where highways have been extended to cater to the traffic, and it has become naturally an extension of the greater region. Towns in their own right - with all the expansion that comes from the development of a new town, Garin college, and supermarkets. Nelson wasn't ruined in the process.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	Yes build in Brightwater.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near	Agree	Yes build in Wakefield

	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?	Agree	Yes build in Motueka - But - Do not remove all the 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?	Agree	Yes develop Mapua - everything within context.
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	1100 new houses in the Greenfield areas N-106 and N-032 should be removed from the draft of the Future Development Strategy 2022-2052 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 pollution noise traffic in the Maitai Valley, unacceptable increased consumption of unpredictable limited water resources because of climate change, 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 a marshland that are the natural borders of the Maitai River and these 2 locations must be protected and kept greenfield.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	Within context. Create new self sufficient communities. Leave green in-between and then create another comfortable community - schools biking, shops etc. Not everybody having to drive to the one big place.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Neutral	Within context. Create new self sufficient communities. Leave green in-between and then create another comfortable community - schools biking, shops etc. Not everybody having to drive

	greenfield housing areas in Brightwater? Please explain why.		to the one big place.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	Within context. Create new self sufficient communities. Leave green in-between and then create another comfortable community - schools biking, shops etc. Not everybody having to drive to the one big place.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	Within context. Create new self sufficient communities. Leave green in-between and then create another comfortable community - schools biking, shops etc. Not everybody having to drive to the one big place.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	Within context. Create new self sufficient communities. Leave green in-between and then create another comfortable community - schools biking, shops etc. Not everybody having to drive to the one big place.
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	Yes	Yes new communities. Green spaces between communities. Local shops, hairdressers, butchers, schools, doctors, cafes, horticulture,

	of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		biking. etc etc
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		Yes - growth in these outer regions - Not overdeveloping in Nelson and Richmond.

	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?		No leave them to grow organically now and focus on underdeveloped regions - as above.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31564

**Ms Magdalena Garbarczyk**

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	Strongly agree with the objective. We need to take climate action urgently. However, I'm not sure that this strategy really reflects this urgency. The proposal appears to include a lot of greenfield developments for stand-alone houses far away from anywhere to work. I expect that this will make us drive our cars more - not less. It also means that people who could be living more centrally, with a comparatively small carbon footprint, may now buy a house on the edge of town instead to live a more carbon-intensive commuting lifestyle. Stand-alone houses do not support reductions in GHG emissions. More multi-unit compact and low carbon residential developments should be prioritised.
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	Strongly agree	Strongly agree with the objective. If more people live in our centres, then these will become more vibrant and interesting. It also means that people can actually walk and cycle to work instead of adding more cars to our traffic jams. However, I'm not sure that the proposed strategy is really going to achieve this. There are so many new greenfield sites in this strategy, that many people, who would otherwise buy in the centres, are likely to instead just buy a house in the suburbs.

	smaller settlements. 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	Strongly agree with the objective. Absolutely! That would immediately cut down how much time we spend in our cars. There are so many better things I can think of for spending my time, than sitting in a traffic jam. Also, with the price of petrol today, not everybody can afford to commute long distances anymore. However, I'm not sure that the proposed strategy is really going to achieve this. Many of the greenfield developments proposed in the strategy are actually located far away from any jobs and will only lead to more cars on the road, not less.
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 so important! I know so many people, who simply can't afford a standard house in the suburbs, but there are hardly any other options! However, I'm not sure that the proposed strategy is really going to achieve much more diversity of housing options or support community-led housing initiatives and social housing. Building a lot of housing development on the edge of towns is nothing new. So why should we expect lots of housing choices all of a sudden? I think we will only get more developer-led large stand-alone houses if we follow this strategy. How does the FDS ensure that more community-led initiatives are supported? In its current form, the strategy supports more of the same developer-led 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:	Disagree	I'm not sure about that. We seem to predominantly provide for large stand-alone houses, but there is a lot of demand in our community for smaller, more affordable, and other housing options. Maybe we should protect what makes our region so special and focus more on providing cheaper housing options in our towns and centres, that our community so clearly needs.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New	Agree	Agree with the objective. Yes, this is important, but we need to make sure that we focus on infrastructure that we can afford in the long term. Our rates keep going up because maintaining the spread-out

	infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		infrastructure in our sprawling suburbs costs so much. It would be better to pay a little bit more up front to have a more efficient system that enables intensification and is also cheaper to maintain in the long term - infrastructure that supports healthier and less carbon-intensive modes of transportation, prioritising walking, cycling, as 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	We need to protect and restore our natural environment. However, I can't see where and how the proposed strategy is really going to achieve this. The best strategy would be to confine development to our existing urban areas.
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	Yes, sadly we have to plan for the effects of climate change. Shouldn't we therefore protect our rural and natural land as areas to mitigate future flood risks, fire risks, provide security of local food production, etc.? It seems that the proposed strategy is reducing these areas even more. Wouldn't that do the opposite and increase the overall risk to our assets and population?
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	I have noticed that most proposed new greenfield areas have stayed away from areas at risk of flooding (including inundation due to sea level rise), fault lines and slip prone areas. However I'm missing a strategy for how our future urban areas will be resilient and future proof.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land	Strongly agree	For me this question goes beyond productivity. Of course we need our land for food production, but it also needs protection to preserve the wonderful landscape character that makes our region so special. However, I'm not sure that the proposed strategy is really going to achieve this. The strategy proposes many greenfield expansions that eat into our productive



	is prioritised for primary production. Please explain your choice:		countryside. Shouldn't we better limit development to our existing urban areas?
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	<p>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.</p> <p>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.</p> <p>The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support.</p>
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		<p>I wonder if calling the objectives "outcomes" is actually misleading, given that the strategy does very little to achieve these.</p> <p>Here's an idea: why don't we stop offering houses in greenfield developments and focus instead on what we really need? This will help deter people looking for houses from outside the region. Wouldn't that immediately make it much easier for us to cope with a more manageable growth rate?</p> <p>The FDS seems to provide capacity for houses that are known to sell well rather than considering first what our community really needs.</p> <p>It looks to me that 99% of our existing housing stock consists of large standalone houses. There is a lot of unmet demand for smaller houses and units though. Some people are worried that intensification would make us all live in apartments. I think that our councils need to communicate a bit clearer that by redeveloping house sites to accommodate more smaller units, we would actually get closer to a housing mix that is better aligned with our real demand.</p> <p>There would still be plenty of traditional houses left for people who prefer them - even without building any new ones.</p> <p>The FDS, or better TDC and NCC, are relying on the market to provide for all housing needs. This hasn't worked thus far and I can't see how this will work in the future with just an 'enabling' and 'leave it to the market' strategy. The current toolbox hasn't worked. The FDS needs to identify better delivery mechanisms to achieve what we need.</p> <p>Why do we have such strict zoning rules in our centres that hardly let us build up or house more residents on our land and then argue that we need greenfield expansion to cope with growth?</p>

			Wouldn't it make more sense to allow people to build up and provide more and smaller units (e.g. divide their large house into a number of independent flats) in our existing centres?
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. The FDS should concentrate development on existing centres in close proximity to employment, services and public transport. Neither greenfield land expansion nor more rural residential housing actually deliver the outcomes claimed in the FDS. All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development must be limited to development that increases the number of jobs locally.
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)		(b) Intensification within existing town centres and (f) In Tasman's existing rural towns Growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance residential with jobs. If there are no local jobs then there should be no new houses, but business opportunities instead - otherwise people will only have to commute long distances.

	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	Great plan, but can we make sure that intensification is balanced with better living conditions?  Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living. I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	Great plan, but can we make sure that intensification is balanced with better living conditions?  Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living. I would like to see more mixed-use in and near the centre of Stoke as well as a priority for comprehensive housing developments.
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 disagree	We need more intensification here. Why is the area along Queen Street only identified for "residential infill"? Shouldn't we allow for the highest intensity here? I would like to see comprehensive mixed-use redevelopment along Queen Street.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	I'm not sure if there is enough employment in Wakefield to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in	Neutral	Motueka has a housing shortage and is an employment centre. There should be more intensification here. The greenfield land of Motueka-South should be

	Motueka? (greenfield intensification and brownfield intensification) Any comments?		used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre. I think TDC needs to be more proactive in the development of this area with the community and creative thinkers and not leave it entirely to private developers.
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	Māpua does not have enough jobs. Residents are already commuting long distances to work. Why should we make a bad situation worse? Māpua does not need any more new residents until there is enough employment for everybody. The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this "intensification" is ludicrous. We don't need any more sprawling suburbs. What is missing for Māpua (and many other rural towns) are smaller housing options to cater for local needs. Currently members of the local community that want or need to downscale are forced out of their local community. There is already greenfield capacity available in Māpua and the rules for these areas should be changed so that a variety of housing requires a significant percentage of smaller housing options.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl.

	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	For all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl. I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea-level rise. The proposed rural residential developments only fragment our landscape and compromise rural productivity. There is no justification to provide for more of this.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl.
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.	More intensification	
TDC - Environment	31 Do you support the	No	For all the reasons pointed out above, we don't need to turn any more of our landscape into

and Planning	secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		inadequate housing sprawl. This area is far away from jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village. This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years. It is also not supported by iwi.
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 - not just roll out more light industrial along SH6 in Hope. A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond). Otherwise Hope will just feel like a bad suburb of Richmond, surrounded by car yards.
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.		As per Q32, 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 Collingwood?	Strongly disagree	
TDC - Environment	37 Do you agree with the	Strongly disagree	

and Planning	proposed residential and business growth sites in Tapawera?		
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?		<p>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.</p> <p>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.</p>
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>We need to fundamentally change the way we approach growth. Instead of focussing on short term budgets, we need to take a longer view. We need to think about how much growth we really need.</p> <p>We should be thinking about the quality of our environments both our urban spaces, but also our rural and natural landscapes.</p> <p>We need to stop "business as usual" and start taking climate action seriously.</p> <p>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.</p>



” **Public Submission Guide**

The following template is a guide developed by *NelsonTasman2050*, a multi-disciplinary collective of practitioners and professionals who care about the future of our built environment. It is meant to assist the public with making an informed submission on the *Nelson Tasman Future Development Strategy 2022-2052 (FDS)* - more about the strategy here: <https://shape.nelson.govt.nz/future-development-strategy>.

We are concerned about the proposed strategy and would like to help those who share our concerns make their views known to Nelson City Council and Tasman District Council.

The content of the FDS and the associated implications are quite complex, so we have put together this document to provide a summary of some of the key concerns that we have. For a more technical analysis, have a look at NelsonTasman2050's submission document located here: [220406 FDS2022 NT2050 submission.pdf](https://www.nelson.govt.nz/assets/Uploads/220406-FDS2022-NT2050-submission.pdf)

The FDS calls for public feedback via a series of questions in an online form. These questions typically ask the submitter whether they agree or disagree with a series of statements, then provide the opportunity for additional written feedback. We have indicated the response that we feel is most valid to these questions, along with summary comments. Please feel free to use as much or as little as you like from what we have provided but it is always good to use your own words and provide your own take.

Public submissions are due by **4:00pm 14th April 2022** and can be made via the following link: <https://submissions.tasman.govt.nz/my-council/public-consultation/submission/new/1304/Nelson-Tasman-Future-Development-Strategy>.

For more details and support with your submission go to <https://www.facebook.com/nelontasman2050> or email [nelontasman2050@gmail.com](mailto:nelontasman2050@gmail.com)

Ngā mihi

NelsonTasman2050



*Q1 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 with the objective.**

We need to take climate action urgently. However, I'm not sure that this strategy really reflects this urgency. The proposal appears to include a lot of greenfield developments for stand-alone houses far away from anywhere to work. I expect that this will make us drive our cars more - not less. It also means that people who could be living more centrally, with a comparatively small carbon footprint, may now buy a house on the edge of town instead to live a more carbon intensive commuting lifestyle. Stand-alone houses do not support reductions in GHG emissions. More multi-unit compact and low carbon residential developments should be prioritised.

*Q2 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 with the objective.

If more people live in our centres, then these will become more vibrant and interesting. It also means that people can actually walk and cycle to work instead of adding more cars to our traffic jams. However, I'm not sure that the proposed strategy is really going to achieve this. There are so many new greenfield sites in this strategy, that many people, who would otherwise buy in the centres, are likely to instead just buy a house in the suburbs.

*Q3 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 with the objective.**

Absolutely! That would immediately cut down how much time we spend in our cars. There are so many better things I can think of for spending my time, than sitting in a traffic jam. Also, with the price of petrol today, not everybody can afford commuting long distances anymore. However, I'm not sure that the

proposed strategy is really going to achieve this. Many of the greenfield developments proposed in the strategy are actually located far away from any jobs and will only lead to more cars on the road, not less.

*Q4 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 papakainga and affordable options. Please explain your choice*

**Strongly agree with the objective.**

This is so important! I know so many people, who simply can't afford a standard house in the suburbs, but there are hardly any other options! However, I'm not sure that the proposed strategy is really going to achieve much more diversity of housing options or support community-led housing initiatives and social housing. Building a lot of housing development on the edge of towns is nothing new. So why should we expect lots of housing choices all of a sudden? I think we will only get more developer-led large stand-alone houses if we follow this strategy. How does the FDS ensure that more community-led initiatives are supported? In its current form, the strategy supports more of the same developer-led housing.

*Q5 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 with the objective.**

I'm not sure about that. We seem to predominantly provide for large stand-alone houses, but there is a lot of demand in our community for smaller, more affordable, and other housing options.

It seems like we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. Maybe we should protect what makes our region so special and focus more on providing cheaper housing options in our towns and centres, that our community so clearly needs.

*Q6 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 with the objective.**

Yes, this is important, but we need to make sure that we focus is on infrastructure that we can afford in the long term. Our rates keep going up because maintaining the spread out infrastructure in our sprawling suburbs costs so much. It would be better to pay a little bit more up front to have a more efficient system that enables intensification and is also cheaper to maintain in the long term - infrastructure that supports healthier and less carbon-intensive modes of transportation, prioritising walking, cycling, as well as efficient and convenient public transport.

*Q7 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 with the objective.**

We need to protect and restore our natural environment. However, I can't see where and how the proposed strategy is really going to achieve this. The best strategy would be to confine development to our existing urban areas. Turning more of our beautiful countryside into concrete and tarmac monotony will only put further strain on our natural environment.

*Q8 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 the objective.**

Yes, sadly we have to plan for the effects of climate change. Shouldn't we therefore protect our rural and natural land as areas to mitigate future flood risks, fire risks, provide security of local food production, etc.? It seems that the proposed strategy is reducing these areas even more. Wouldn't that do the opposite and increase the overall risk to our assets and population?

*Q9 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 with the objective.**

I have noticed that most proposed new greenfield areas have stayed away from areas at risk of flooding (including inundation due to sea level rise), fault lines and slip prone areas. However I'm missing a strategy for how our future urban areas will be resilient and future proof.

*Q10 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 with the objective.**

For me this question goes beyond productivity. Of course we need our land for food production, but it also needs protecting to preserve the wonderful landscape character that makes our region so special. However, I'm not sure that the proposed strategy is really going to achieve this. The strategy proposes many greenfield expansions that eat into our productive countryside. Shouldn't we better limit development to our existing urban areas?

*Q11 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 with the objective.**

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.

The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support.

*Q12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?*

I wonder if calling the objectives “outcomes” is actually misleading, given that the strategy does very little to achieve these.

It seems like we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. Maybe we should protect what makes our region so special and focus more on providing more variety in housing choices, which will also provide for cheaper options in our towns and centres, helping our resident population.

TDC said that the projected very high growth (compared to Nelson) is due to being able to offer stand-alone houses on the edge of town. TDC also says that we need greenfield development to accommodate all that growth and that we cannot do that in our existing towns and centres. Here’s an idea: why don’t we stop offering houses in greenfield developments and focus instead on what we really need? This will help deter people looking for houses from outside the region. Wouldn’t that immediately make it much easier for us to cope with a more manageable growth rate?

The FDS seems to provide capacity for houses that are known to sell well rather than considering first what our community really needs.

It looks to me that 99% of our existing housing stock consists of large stand-alone houses. There is a lot of unmet demand for smaller houses and units though. Some people are worried that intensification would make us all live in apartments. I think that our councils need to communicate a bit clearer that by redeveloping house sites to accommodate more smaller units, we would actually get closer to a housing mix that is better aligned with our real demand. There would still be plenty of traditional houses left for people who prefer them - even without building any new ones.

The FDS, or better TDC and NCC, are relying on the market to provide for all housing needs. This hasn’t worked thus far and I can’t see how this will work in the future with just an ‘enabling’ and ‘leave it to the market’ strategy. The current toolbox hasn’t worked. The FDS needs to identify better delivery mechanisms to achieve what we need.

Why do we have such strict zoning rules in our centres that hardly let us build up or house more residents on our land and then argue that we need greenfield expansion to cope with growth? Wouldn’t it make more sense to allow people

to build up and provide more and smaller units (e.g. divide their large house into a number of independent flats) in our existing centres?

It would be good to see a stronger strategy for Nelson City Centre, where 6000 people come to work everyday but only about 100 people live...

When we try to get more people to live in our centres, how do we make sure that they don't have to live in slums? Are there any controls to make sure that everyone has a nice view, gets sunlight and that there are playgrounds for children and families, parks etc.? There is a lot of talk about packing more people into our centres, but not a lot about the quality of living conditions that we should provide to make urban living an attractive choice.

It appears that the council is reluctant to intensify and is afraid of local backlash, people objecting against change that may change their views or bring more people to their neighbourhoods. I feel that the Council needs to look past such individual concerns and prioritise doing what is right for all of us as a community.

***Q13** Do you support the proposal for consolidated growth along State Highway 6 between Atawhai and Wakefield but also including Mapua and Motueka and meeting the 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 - the same mistakes we have made in the past. Instead the FDS should concentrate development on existing centres in close proximity to employment, services and public transport. Neither greenfield land expansion nor more rural residential housing actually deliver the outcomes claimed in the FDS.

All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development must be limited to development that increases the number of jobs locally.

We need to protect our natural and productive landscape better from development, as this is what makes our region so special after all. Let's not kill the golden goose!

The 'along SH6' jargon as a selling point is disingenuous. It's a highway that will need to cater for many more cars and probably need to be upgraded when the

proposed developments go ahead. More kilometers driven, more greenhouse gases, and higher rates. I cannot see how this proposal meets the objectives. I think that the proposed strategy needs to be reconsidered to better reflect the Council's objectives.

*Q14 Where would you like to see growth happening over the next 30 years? Tick as many as you like.*

**(b) Intensification within existing town centres and  
(f) In Tasman's existing rural towns**

Growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance residential with jobs. If there are no local jobs then there should be no new houses, but business opportunities instead - otherwise people will only have to commute long distances.

*Q15 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**

Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.

With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets.

Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.

I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough.

*Q16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?*

**Agree**

Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.

Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.

I would also like to see more mixed use in and near the centre of Stoke as well as a priority for comprehensive housing developments.

*Q17 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 disagree**

We need more intensification here. Why is the area along Queen Street only identified for "residential infill"? Shouldn't we allow for the highest intensity here? I would like to see comprehensive mixed use redevelopment along Queen Street.

Also, can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.

I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.



*Q18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?*

**Disagree**

I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb.

I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.

*Q19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?*

**Disagree**

I'm not sure if there is enough employment in Wakefield to grow the population. Otherwise it only becomes a commuter suburb.

I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.

*Q20 Do you agree with the level of intensification proposed in Motueka (greenfield intensification and brownfield intensification)? Any comments?*

**Neutral**

Motueka has a housing shortage and is an employment centre. There should be more intensification here.

The greenfield land of Motueka-South should be used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre. It needs some serious planning before developers should be allowed to blitz this area (in the traditional way). I think TDC needs to be more proactive in the development of this area with the community and creative thinkers and not leave it entirely to private developers.

*Q21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?*

**Strongly disagree**

Māpua does not have enough jobs. Residents are already commuting long distances to work. Why should we make a bad situation worse? Māpua does not need any more new residents until there is enough employment for everybody.

The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this “intensification” is ludicrous. We don’t need any more sprawling suburbs.

What is missing for Māpua (and many other rural towns) are smaller housing options to cater for local needs. Currently members of the local community that want or need to downscale are forced out of their local community. There is already greenfield capacity available in Māpua and the rules for these areas should be changed so that a variety of housing requires a significant percentage of smaller housing options. The same applied for existing residential areas in and near the town centre.

*Q22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.*

**Strongly disagree**

For all the reasons pointed out above, we don’t need to turn any more of our landscape into concrete and tarmac covered monotony.

*Q23 Do you agree with the location and scale of the proposed greenfield housing areas in Stoke? Please explain why.*

**Strongly disagree**

For all the reasons pointed out above, we don’t need to turn any more of our landscape into concrete and tarmac covered monotony.

*Q24 Do you agree with the location and scale of the proposed greenfield housing areas in Richmond? Please explain why.*

**Strongly disagree**

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

*Q25 Do you agree with the location and scale of the proposed greenfield housing areas in Brightwater? Please explain why.*

**Strongly disagree**

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

*Q26 Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield. Please explain why.*

**Strongly disagree**

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

*Q27 Do you agree with the location and scale of the proposed greenfield housing areas in Motueka? Please explain why.*

**Disagree**

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea level rise.

The proposed rural residential developments only fragment our landscape and compromise rural productivity. There is no justification to provide for more of this.

**Q28** *Do you agree with the location and scale of the proposed greenfield housing areas in Māpua? Please explain why.*

**Strongly disagree**

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

**Q29** *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**

**Q30:** *If you don't think we have got the balance right, let us know what you would propose. Tick all that apply.*

**More intensification**

**Q31** *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 all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

This area is far away from jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village.

This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years.

It is also not supported by iwi.

*Q32 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 - not just roll out more light industrial along SH6 in Hope.

A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond). Otherwise Hope will just feel like a bad suburb of Richmond, surrounded by car yards.

*Q33 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.*

As per Q32, we should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage

*Q34 Do you agree with the proposed residential and business growth sites in Tākaka?*

**Disagree**

I recognise the need for more variety in housing types in Tākaka, specifically to cater for local needs. The recent co-housing project that was approved is a good example of the types and location of developments I support.

I don't support any of the proposed greenfield developments for all the reasons pointed out above.

If we need more housing here, then what about intensification in Takaka's existing urban area?

*Q35 Do you agree with the proposed residential and business growth sites in Murchison?*

**Strongly disagree**

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

If we need more housing here, then what about providing for intensification of Murchison's existing urban area?

*Q36 Do you agree with the proposed residential and business growth sites in Collingwood?*

**Strongly disagree**

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

If we need more housing here, then what about providing for intensification of Collingwood's existing urban area?

*Q37 Do you agree with the proposed residential and business growth sites in Tapawera?*

**Strongly disagree**

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

If we need more housing here, then what about providing for intensification of Tapawera's existing urban area?

*Q38 Do you agree with the proposed residential and business growth sites in St Arnaud?*

**Strongly disagree**

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

If we need more housing here, then what about providing for intensification of St Arnaud's existing urban area?

**Q39** *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.

**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?*

We need to fundamentally change the way we approach growth. Instead of focussing on short term budgets we need to take a longer view - isn't that exactly what a 30 year strategy should be doing? Then why do we still promote sprawling suburbs, when we already know that energy will only become more expensive, resources sparser and when we already know that we will have to live a lot more efficiently?

We need to think about how much growth we really need.

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 stop "business as usual" and start taking climate action seriously. 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.



6 April 2022

Tasman District Council  
189 Queen Street  
Private Bag 4

Richmond 7050

**Re: Future Development Strategy 2022-2052 Submission**

**About the Submitters**

This is a joint submission by NelsonTasman2050, a multi-disciplinary collective of concerned practitioners and professionals who care about the future of our built environment in the Nelson Tasman region. We have raised public awareness by publishing articles in nationwide and local media and contributed to this submission as individual community members.

Currently, Timo Neubauer, Magdalena Garbarczyk, William Samuels and Jan Heijs are the active members of NelsonTasman2050 and have collectively prepared this submission.

To ensure the accuracy of our property economic arguments, this submission has been peer-reviewed by **Fraser Colegrave**, Managing Director of Insight Economics. Please refer to his letter (*attached*) for more information.

**Timo Neubauer** is an experienced urban designer with an array of international and domestic experience, including the completion of the Urban Design Framework for Auckland Transport's City Rail Link, potentially New Zealand's largest investment in public transport in the last five decades.

**Magdalena Garbarczyk** is a director at Fineline Architecture, a Nelson-based practice focused on making architecture more inclusive, environmental and affordable. Magda has also been a lecturer and researcher and published research on environmental awareness strategies in education and practice. As a trained regenerative practitioner, she has been engaging in urban scale multi-disciplinary projects nationwide.



**William Samuels** is an architect and director of a Nelson-based architectural practice. His practice explores alternative housing typologies and innovative approaches to achieving high quality, liveable and affordable environments. Amongst his areas of expertise is the design of compact well functioning homes.

**Jan Heijs** is a civil engineer. Jan has worked in and for local government for more than 40 years in New Zealand and overseas. His main areas of expertise are related to stormwater and wastewater management, the effects on the environment and strategy development. As part of this, Jan has been involved in many multidisciplinary planning processes. Jan has also been a hearing commissioner.

We wish to speak in support of our submission to address the Council's FDS Subcommittee and request the equivalent time of four presentations.

### **Summary**

The draft Future Development Strategy 2022-2052 (**FDS**) has a singular focus on growth. It pays lip service to greenhouse gas (**GHG**) reduction, consolidation objectives and the creation of well-functioning urban environments, but the underlying development strategy is not fit to deliver these goals.

The spatial strategy is communicated as a proposal for "*consolidated growth*" and one of the key outcomes sought in the FDS is intensification. Yet, a significant amount of growth is proposed through greenfield expansion - potentially more than 79% within Tasman District Council's (**TDC**) jurisdiction.

In summary, rather than "consolidated growth, focussed largely along SH6", the slogan "more urban sprawl around a highway" would be more accurate.

We challenge the strategy's underlying growth projections, its economic development rationale and its methodology for site selection, all of which essentially perpetuate greenfield expansion and threaten to counteract the desired outcomes for our environments.

We recommend a broadening of the approach taken to intensification and to the delivery of a range of housing choices, away from a purely incremental model of subdividing and backyard development, to a more qualitative approach that

balances increased densities with appropriate levels of amenity and considerations for the wider urban form.

In its current state the proposed strategy defies the clearly stated intentions of Central Government directives to local authorities and potentially exposes our Councils to a costly and time-consuming judicial review process.

We encourage our Councils to take a longer-term approach to their strategy and decision making rather than continuing to focus on short term financial benefits.

We highly recommend a rethink of the entire strategy to employ sound, evidence-based economic principles that facilitate quality urban consolidation, instead of inadvertently perpetuating outward sprawl.

### **Procedure and legal obligations**

#### 1. Insufficient consultation process

Nelson City Council (**NCC**) and TDC have kept the consultation period for the FDS to the legal minimum of one month, which appears to be extremely short, given the volume of information and supporting documents to review.

Requests to extend this period, e.g. by the Mapua District Community Association (**MDCA**), were refused with reference to the outputs being required in time to enable a decision before the local elections and to start preparation of the new 2024-2034 Long Term Plan (**LTP**) process. With the first internal draft of any LTP being due by Q4 2023, there would be about 1.5 years, plenty of time, to prepare.

It therefore seems likely that the inordinately short consultation process is designed to limit meaningful community feedback and thus precludes any major changes to the FDS following local government elections at the end of the year.

This approach contravenes the principles of consultation set out in the Local Government Act 2002 (**LGA**).

#### 2. Misleading submission form

The consultation feedback form provided for the purpose of this FDS is leading submitters to believe that the “outcomes” consulted on in questions 1 to 12

would directly result from adopting the proposed strategy. As this submission will continue to explain, we are convinced that this is not the case.

It appears that these “outcomes” are in large part reflecting the objectives of governmental directives to local authorities - legal obligations that our Councils are charged to deliver.

1 p.12-13, FDS

Apart from oversimplified advantages and disadvantages tables<sup>1</sup>, neither the FDS document nor the feedback form do anything to adequately inform submitters about simple development economic processes and effects of low-density greenfield development on (lack of) affordability, ensuing (lack of) housing choices, the long term effect of whole life cycle costs of infrastructure on rates and GHG emissions or even the meaning and benefits of well-functioning urban environments.

### 3. Community feedback ignored

The outcomes of the initial community engagement in October 2021 have been summarised in the “Draft Nelson Tasman Future Development Strategy 2022-2052; Technical Report, March 2022” (**Technical Report**).

2 p.38, Technical Report

While this summary omitted some feedback (e.g. Jan Heijs’ recommendation for peer review by an urban design expert or the inclusion of a delivery strategy for intensification), it recorded an overwhelming “*Preference for intensification over expansion, particularly as it relates to the protection of highly productive land and accessibility*”.<sup>2</sup>

It also identified “*Concern over how affordability is addressed and social housing is provided*” and “*how the FDS will implement the Zero Carbon Act and contribute to reduced greenhouse gas emissions*”.<sup>2</sup>

3 p.11, FDS

It appears that the FDS took little notice of this feedback and instead makes a case for “business as usual”: e.g. it proposes the release of potentially more than 79%<sup>3</sup> of greenfield land for development within TDC’s jurisdiction (with all its well-known consequences) and provides no insights into how affordability, diversity of housing options including social housing should be addressed.

4 TDC’s Q&A summary

Claiming a lack of specific legal “*requirements [through the National Policy Statement on Urban Development (NPS UD)], for example, the setting of greenhouse gas emission reduction targets by specific regions or documents*”<sup>4</sup>

serves as poor justification for ignoring this important feedback from the community.

Again, this approach appears to be in stark conflict with the principles of consultation set out in the LGA.

#### 4. Requirement of unbiased process

We are concerned whether the integrity of the process meets the decision-making obligations of Councils, especially with regard to its receptiveness to alternative strategies.

5 video of  
Joint Committee of Tasman  
District and Nelson City  
Council,  
08 March 2022  
at about 2 hours  
into the video

In the joint meeting by NCC and TDC on 8 March 2022 it was stated that it was unlikely that significant changes would be considered because that would trigger a new special consultative process for which there was no time.<sup>5</sup> This position was repeated by one of the Councillors at a meeting of the MDCA on 14 March 2022.

During preliminary community engagements last year - a time when options for the FDS should still be developed and tested with an unbiased, open mind - TDC's senior planning staff already commented that proposed greenfield land expansions would be supported through the FDS, when questioned about this by the public.

TDC's mayor stated on numerous occasions that "*intensification is not supported in Tasman*", referring to resistance by locals.

#### 5. Non-compliance with governmental directives

6 p.25 FDS

Section 5 of the FDS on climate change<sup>6</sup> and Section 6 "*Outcomes*"<sup>7</sup> are correctly reflecting the objectives of governmental directives (NPS UD, Government Policy Statement on Land Transport (**GPS LT**), National Policy Statement on Highly Productive Land (**NPS HPL**) and Zero Carbon Act), which the FDS is supposed to give effect to.

7 p.26 FDS

8 p.28 FDS

The spatial strategy provided through the FDS is not actually delivering on most of these aspirations and objectives. Stating these as "*outcomes*", including the section on climate change, as well as the description of the proposal under "*7.1 Overview*"<sup>8</sup> is misleading.

9 p.65, Technical Summary, IPCC Climate Change 2022, Mitigation of Climate Change, Summary of Policy Makers, April 2022

The FDS relies in large part on growth in car-inducing stand-alone housing, provided through greenfield expansion. It is common knowledge that as well as resulting in a lack of community, inefficient use of resources and infrastructure and a lack of smaller, affordable housing options, these typical suburban developments result in increased road traffic with all its negative effects - the calls for more expensive roading infrastructure are already audible.

This approach is based on siloed planning from the 1960s and is well past its use-by date. Nowadays it is proven that low density developments, such as the ones proposed throughout the district, are creating high car-dependency and are producing significantly more GHG emissions per capita than higher density more centrally located development, which could be achieved by way of intensification.<sup>9</sup>

The FDS does not deliver on any of its stated “outcomes”, with the exception of point 5, “sufficient capacity is provided to meet demand”.

10 p.3, Executive Summary, Nelson City's and Tasman District's Housing and Business Capacity Assessment for the Ministry for the Environment, Principal Economics, December 2021

This issue was also noted by Principal Economics in their review of Nelson City's and Tasman District's Housing and Business Capacity Assessment (**HBA**) for the Ministry for the Environment (**MfE**): “discussions on the impacts of climate change will be useful”<sup>10</sup> and “We suggest the future HBA to consider the impacts of planning on well-functioning urban environment further. Particularly, the HBA should consider the likely current and future effects of climate change.”<sup>11</sup>

11 p.11, Summary, Nelson City's and Tasman District's Housing and Business Capacity Assessment for the Ministry for the Environment, Principal Economics, December 2021

When asked about this in an FDS consultation webinar on 23.03.2022, TDC implied that providing residents the “housing choices they want” was more important than fully implementing governmental policy statements.

Consequently, the FDS relies primarily on a demand preferences survey<sup>12</sup>, which unsurprisingly highlights that people like stand-alone houses. In other words, the objective of the FDS appears to be to provide capacity for what is known to sell well in the short term.

12 Housing We'd Choose, June 2021

TDC and NCC do not have jurisdiction to ignore the legal requirements placed incumbent on them via governmental policy statements, so the current FDS approach potentially exposes them to a costly and time-consuming judicial review process.

We strongly suggest that the actual strategy of the FDS is revised to better reflect its stated “outcomes”. While we acknowledge that starting again will have timing implications, the strategy is too important to be allowed to proceed in its current state.

### **Fundamental flaws with the development strategy**

#### **6. Flawed methodology for growth predictions**

The FDS is based on assumptions and growth predictions made in NCC's and TDC's HBAs.

Our reading of these reports does not concur with the conclusions taken for the FDS. The need for greenfield land was initially justified in the 2019 FDS and the draft 2022 FDS is now seeking to re-confirm this.

13 p.3, 35 and 52 FDS

However, TDC's HBA states that "*In Tasman District overall there is sufficient development capacity for housing under the medium growth population scenario for 30 years.*"<sup>13</sup> This is repeated multiple times throughout the document.

The HBA concludes that the region has grown much more than was forecast, primarily through internal migration, and jumps to the conclusion that this trend will continue: "*Most of the overall population growth will be driven by net migration gains*", new residents moving into this region.

It appears that the internal migration-driven growth that our region has experienced over the last decade may for a large part have been the result of relaxed immigration settings and failing housing policies in other parts of the country. Given the tightening of immigration settings, the country-wide effort to address the "housing crisis" and our Councils' options to further reduce internal migration (see point 7 below), we challenge the assumption that the current trend has to continue for the next 30 years.

The projections for the regional distribution of growth throughout the district are also based on the method of simply extrapolating past growth. It is important to note that this growth happened prior to the NPS UD taking effect and therefore with only very limited consideration of its appropriateness.

For example, Māpua has grown significantly over the last years, mainly driven by two relatively large developments. The HBA assumes that this will now continue at the same rate. Figure 1 (below) shows that with 69% Māpua/Ruby Bay has been assigned the largest growth rate of all areas within TDC's jurisdiction.

The absurdity of this method for establishing regional growth demand is highlighted even further by Motueka, an employment centre with a known

housing shortage: the HBA's growth predictions attribute by far the lowest growth rate to this town.

This shows that the simple extrapolation of past growth alone cannot be relied on for future predictions. Neither the HBA, nor the FDS are making any attempt to reflect appropriateness of growth in their considerations: e.g. the proportional change to towns and villages, proximity to jobs and services and/or the effects on climate change.

We recommend developing a more suitable method for predicting growth in general and its regional distribution in particular.

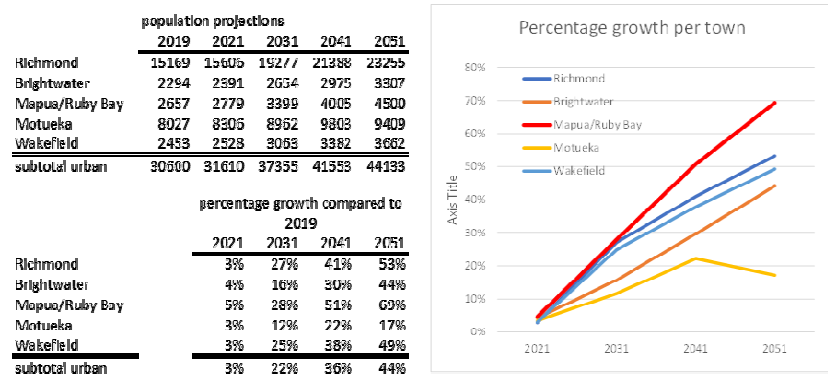


Figure 1: growth predictions taken from TDC's HBA and shown in percentage growth per town or village.

### 7. Greenfield development and growth projections

The FDS attempts to accommodate significant growth demand, particularly within TDC's jurisdiction. It states that not all this demand can be met through intensification and that therefore more rural land must be released for greenfield development - potentially more than 79% of TDC's total growth provisions through the FDS.

TDC's and NCC's population growth projections are very different, with NCC's projection being much lower than TDC's, even though both projections refer to a single economic market. This discrepancy was also noted in Principal Economics' review of NCC's and TDC's HBAs<sup>14</sup> and is a substantial red flag that seriously challenges the integrity and reliability of these projections.

14 p.9, Nelson City's and Tasman District's Housing and Business Capacity Assessment for the Ministry for the Environment, Principal Economics, December 2021

<p><b>15</b> TDC's FDS webinar, 23.03.2022</p>	<p>TDC explained this difference with its focus on providing greenfield development opportunities, while NCC focussed more on intensification.<sup>15</sup></p> <p>Following this logic, if the very provision of greenfield land for development is responsible for the high demand projections that our region is struggling to accommodate in ways that deliver on the FDS's objectives and conform with government directives, then removing the release of greenfield land would be the sensible course of action.</p>
<p><b>16</b> p.3 Key Points and p.27 Conclusion, Understanding the impacts of releasing greenfield sites for development, Report to TDC, Sense Partners, 1 April 2020</p>	<p>This logic is supported by Sense Partners' assessment that "<i>cutting back this pace of release [of greenfield land] (...) would be likely to push (...) households to other (...) regions of New Zealand</i>".<sup>16</sup></p> <p>In other words, if we don't release greenfield land here, then this demand will move elsewhere in the country. As a result, the Nelson Tasman urban area should indeed be much more able to accommodate its demand for housing and business by creating "<i>well-functioning urban environments; enabling people to live in areas in or near a centre zone or other area with many employment opportunities, well serviced by existing or planned public transport; responding to the diverse and changing needs of people, communities and future generations; and thereby supporting reductions in greenhouse gas emissions</i>", as required under government directives.<sup>17</sup></p>
<p><b>17</b> Objectives, NPS UD</p>	<p><b>8. <u>Greenfield development and intensification</u></b></p> <p>Sense Partners' report also claims that "<i>continuing to release greenfield land for development also pushes down prices of land within existing urban areas, facilitating some intensification.</i>"<sup>18</sup></p> <p>Economic evidence, based on common sense, strongly suggests otherwise. Put simply, greater greenfield land supply reduces the value of land across the urban area, thereby reducing the incentive to use land more wisely (including via greater intensification). Indeed, this is why intensification is typically occurring only in more populated parts of New Zealand where land prices are relatively high.</p> <p>The MfE's and Ministry for Housing and Urban Development's own publication<sup>19</sup> clearly states that HIGH land prices and low capitalisation provide the best economic conditions for intensification:</p>
<p><b>18</b> p.22, Conclusions, Understanding the impacts of releasing greenfield sites for development, Report to TDC, Sense Partners, 1 April 2020</p>	
<p><b>19</b> p.38, Table 2: Capitalisation and land value and suitability for redevelopment and intensification, Understanding and implementing intensification provisions for the NPS-UD, MfE's and Ministry for Housing and Urban Development</p>	



- “Valuable land and low capital value, likelihood of redevelopment. Areas of most demand, most suitable for intensification.”
- “Low value land and high capitalisation, unlikely to be redeveloped. Areas of low demand, likely not suitable for intensification.”<sup>19</sup>

As we all know, buying the “worst house” (low capitalisation) in the “best street” (high land value) to renovate makes the most economic sense - economics for intensification are not any different.

In relying on Sense Partners’ incorrect statement for developing its strategy for the FDS, the development strategy is fundamentally flawed. Not only does the FDS threaten the success of intensification targets in Nelson and Tasman, but it also risks sabotaging NCC’s more ambitious goals such as the implementation of its “*Te Ara o Whakatū - City Centre Spatial Plan*”.

It is clear that in order to facilitate intensification, as required under governmental directives, TDC and NCC must aim to provide the economic conditions in their existing urban areas for this type of development to take place.

To achieve this, and given the spread out nature of Nelson Tasman’s urban areas, we suggest the introduction of rural-urban boundaries, constraining or effectively banning any large scale release of greenfield land for development. This way the FDS would also live up to expectations under the GPS HPL and effectively protect the character of its rural landscape.

Queenstown Lakes Council has done exactly that with very desirable outcomes for its rural and urban environments.

#### 9. Misleading intensification label

The FDS includes additional dwellings for “*intensification*” even when these are created through the conversion of “*rural residential*” areas to “*large lot*” or “*standard residential*”.

This may be technically correct, but it will not be the type of intensification that most people (and government directives for that matter) had in mind when advocating a development model that aims for intensification for many reasons, including the need to reduce GHG emissions and to create well-functioning urban environments.

Large lots and standard residential are known for creating the opposite: high car-dependency and significantly more GHG emissions per capita than higher density development.

Taking this into consideration, the ratio of “favourable intensification” proposed through the FDS is even smaller than published. The figure stated in the FDS is misleading.

#### 10. House price assumptions

20 p.15 and 16,  
Understanding the impacts  
of releasing greenfield sites  
for development,  
Report to TDC,  
Sense Partners,  
1 April 2020

Sense Partners’ report suggests an elevated price-cost ratio in Tasman is indicates that “*land is playing a substantial role in driving up house prices and reducing housing affordability*”. To counter this trend, their report recommends “*relaxing land use regulations*”.<sup>20</sup>

These statements show that Sense Partners really only considered stand-alone house typologies in their workings, where the land value indeed forms a significant proportion of the overall property price.

However, the very point of intensification is for our urban areas to become more efficient in their land use. If we build up (more levels) on smaller plots of land, then of course the proportion of land value on the overall property price reduces. For multi-storey apartment typologies the land price becomes almost irrelevant per apartment.

Planning rules can be relaxed not only by releasing more land, as recommended by Sense Partners, but they should also be relaxed by permitting greater density in appropriate locations. “Building up” can provide capacity in the same way as “building out” can to balance demand with supply to improve housing affordability.

In addition, this strategy of “building up” is key to delivering the objective of creating “a variety of housing options, including more affordable options”.

21 p.11, Nelson City’s and  
Tasman District’s Housing  
and Business Capacity  
Assessment for the Ministry  
for the Environment,  
Principal Economics,  
December 2021

This observation was also made by Principal Economics’ review of NCC’s and TDC’s HBA: “There are a few details that could be considered further in the analysis of capacity. These include disaggregation of the capacity analysis by type, size and price.”<sup>21</sup>

Enabling “building up” sufficiently and appropriately for the purpose of this FDS, does, however, also require revisiting NCC’s and TDC’s intensification design

strategies, including their “Intensification Action Plans” and the proposed type of infill intensification promoted through the FDS.

#### 11. Creation of back sections vs. quality intensification

22 figure 4, p.29, FDS

The FDS proposes incremental intensification through subdivision and the creation of more housing on back sections.<sup>22</sup> While this currently appears to be the predominant approach to intensification in New Zealand, it often creates undesirable urban environments. This type of intensification usually leads to inappropriate daylight conditions, poor outlook and lack of street interface with no amenities.

To make matters worse, this development generates unfavourable economic conditions for more desirable comprehensive intensification: it increases the capitalisation (including on back sections), when development triggers for comprehensive redevelopment would require low capitalisation to make such projects economically feasible.

Quality intensification balances increased density and building height with amenities, such as open space and outlook, contributing to safety and liveability.

To achieve this, as a general rule, incremental intensification should only be allowed within a development window along street fronts, utilising streets as outlook space and facilitating the creation of private or shared green yards. Even if subdivision has already occurred, this approach would still maintain more favourable conditions for comprehensive redevelopment to take place.

The ultimate outcome of this development approach would be perimeter blocks, an urban form that is known to deliver anything from quality townhouse environments up to some of the highest apartment and mixed use densities while also providing very desirable living conditions.

We propose that the type of intensification that TDC and NCC would like to achieve through the FDS is revised and redefined. This may also require TDC’s and NCC’s *Intensification Action Plans* to be changed and updated.

#### 12. Misconceptions about how to provide a range of housing choices

The FDS seeks to enable all housing choices, from smaller and affordable apartment typologies, terrace and townhouses through to standard stand-alone

houses and rural residential. There appears to be a particular focus on the provision of stand-alone houses, as this typology has been identified by the HBA as currently being popular among our population.

This seems to be based on the misconception that the provision of more land for stand-alone houses is necessary to meet the demand for this typology.

As identified in point 7 above, constraining the supply of greenfield land is likely to change the relative demand projection in favour of demand for more space-efficient forms of housing. These would be much more aligned with the outcomes sought through the FDS (e.g. they are proven to create less GHG emissions over their lifetime, are less infrastructure-hungry, more affordable etc), a development that should be supported and facilitated by our Councils.

Most importantly, as pointed out in the HBA, all urban areas within the Nelson Tasman region are very spread out with an almost complete reliance on stand-alone housing and a significant lack of smaller typologies.

“*Outcome 4*” of the FDS aspires to enable a more diverse range of housing overall. To achieve the appropriate mix, it is paramount that land that is currently occupied by stand-alone houses is redeveloped to provide more intense and space-efficient development for smaller and more affordable housing typologies. It is highly unlikely that within the next 30 years all of our stand-alone houses would disappear as a result - this FDS only expects a meagre 15% of sites being intensified. Consequently, existing stand-alone houses will continue to form part of the overall housing mix. However, their dominance would decline, facilitating the desired diverse range of housing options.

For the avoidance of doubt, providing more greenfield land for stand-alone houses or rural residential concurrently with the attempt of facilitating intensification, will most likely only perpetuate the imbalance in housing options and remove demand for intensification.

### 13. Miscalculation regarding infrastructure, rates and housing affordability

It is well known that the initial provision and long-term maintenance of spatially dispersed infrastructure, as required for the many low-density residential developments proposed through the FDS, is less efficient and therefore more expensive than consolidated infrastructure in higher density environments.

It appears that TDC and NCC are omitting the long term maintenance and replacement costs to ratepayers, while focussing their attention only on recouping the initial infrastructure provision costs through development contributions. This approach will only worsen housing affordability and our Councils' finances in the long term.

23 joint Council meeting, NCC and TDC, 8 March

E.g.: In a joint Council meeting,<sup>23</sup> Council officers stated that the Council infrastructure needed to unlock new development areas such as Tasman (and Hira) would be in the order of \$100 million but that the cost would be fully recovered through development contributions - no mention of the fact that operating, maintaining and ultimately replacing this infrastructure would cost a multiple of that and would need to be funded by our Councils in the future.

This seems to show an unjustified bias for greenfield development, based on the false expectation that infrastructure costs for such development would be cheaper or preferable to the costs associated with intensification.

It also ignores the fact that high infrastructure costs, even if "*recovered through development contributions*", will worsen housing affordability: high development contributions only push sale prices higher.

#### 14. Dubious methodology for assessing feasibility of brownfield sites

24 p.29, FDS

TDC's methodology for assessing the feasibility or likelihood of intensification taking place, and therefore accurately determining future capacity through intensification. seems dubious and appears to grossly underestimate capacity uptake at only 15% over 30 years.<sup>24</sup>

25 p.15, Nelson City's and Tasman District's Housing and Business Capacity Assessment for the Ministry for the Environment, Principal Economics, December 2021

This observation was also made by Principal Economics' review of NCC's and TDC's HBAs: "*The HBA use subjective evaluation by council to determine the realisable development of feasible capacity by area.*"<sup>25</sup>

Various scenarios that do or would inevitably increase the likelihood of more efficient, denser development to occur have not been taken into account. E.g.

- macroeconomic effects, such as rising energy prices (in particular petrol and diesel)
- carbon tax
- planning tools that can be applied by Councils to incentivise intensification, such as

- constraining of greenfield land provision
- establishing rural-urban boundaries
- removing restrictive planning rules from urban areas
- simplifying and de-costing approval process for desirable developments
- other incentives Councils could provide, such as
  - switching the rating system from a capital value to a land value base
  - adjusting development contributions
  - providing appropriate infrastructure
  - assembling land parcels for comprehensive redevelopment and/or completing showcase developments

See point 17 below for more details.

#### 15. Unsuitable Multi-Criteria Analysis (MCA) methodology

An MCA was used to “assist in the selection of areas”. Section 6.2 of the Technical Report provided some background and a colour-coded summary outcome in attachment 4. In addition, we received and analysed the underlying MCA spreadsheet.

We believe that the use of an MCA in general, and how it was used for the purpose of this FDS in particular, is questionable. When many criteria are used, as is the case for the FDS, changes in weightings (making some criteria relatively less or more important) make little difference. Our comparison between the weighted and unweighted FDS scores confirmed this. Furthermore:

- there is little difference between the average weighted scores for greenfield sites (72) and intensification sites (76).
- the average score for “*human health effects*” is almost equal, even though research indicates that well connected, well designed, higher density urban areas with good walking and cycling opportunities are much more favourable for human health (incl. mental health).
- the average score for “*landscape values*” has the same equal value for both greenfield and intensification sites. This is surprising, given that

greenfield developments essentially transform characterful productive and natural landscapes into concrete and tarmac covered monotony.

- very few of the 22 criteria in the MCA actually represent the NPS UD's 16 objectives and sub-points
- considerations of carbon emissions are only represented in 20% of the total score in the framework. Given that reducing GHG emissions is actually a minimum requirement under Policy 1(e) of the NPS UD and stated as "*Outcome 1*" (p.9 and p.25 FDS), this important objective is not sufficiently enforced through the MCA.

In other words, growth areas identified through this MCA may very well not meet the most important objectives of the NPS UD and still make it into the FDS.

The integrity of the MCA methodology appears even more compromised, seeing that e.g. as an alternative to "*accessibility by active and public transport*" (*Outcome 1*), "*accessibility by private vehicle*" (*Outcome 2*) can also add MCA score for a site.

26 Section 6.2.3,  
Technical Report

It is good to see that 'no-go constraint' (pass/fail) apply to four of the criteria: highly productive land, Te Mana o te Wai, natural hazards (such as sea inundation) and cultural significance.<sup>26</sup> We recommend that this should be extended to include criteria relating to crucial objectives, such as "*GHG reductions*" and the "*creation of well-functioning urban environments*".

This analysis, together with previously mentioned failure of the FDS to meet its desired "*outcomes*", discredits the integrity and reliability of this MCA. We strongly suggest that this is rejected as a method or peer-reviewed by a mutually agreed independent expert who is qualified in this matter.

### **A better way to facilitate quality intensification**

#### 16. Spatial strategy

27 p.3, 16 and 29, FDS

The various proposed mainly greenfield developments along "the spine of State Highway 6 (SH6)" are falsely portrayed as positive, using words such as "*consolidated growth*", which "*will better support GHG emission reduction*".<sup>27</sup>

SH6 is a highway with minimal public transport provision to date. Consequently, most future residents will use cars to get to work, services and schools. The increased use of cars will add to traffic congestion and very likely lead to expensive improvements to the roading network.

The proposed public transport provision is very 'optional', would be inefficient (given the proposed densities), and provides no certainty that (if provided) many people would use it.

We therefore strongly agree that future growth should be concentrated in existing centres in close proximity to employment, services and public transport, such as Nelson, Stoke and Richmond. We would also include Motueka, Tākaka and Murchison in this list.

With the exception of the proposed Motueka-South area, we oppose any greenfield expansion in this FDS, including in Tasman's rural towns. Instead, all rural towns should be allowed some balanced growth through quality intensification: residential population must be balanced with local employment. In towns and settlements with an employment shortage, future development must be limited to development that increases local employment.

Our rural towns built taller buildings and denser settlements 100 years ago than planning restrictions allow them to do today. This must change.

Following from our point 11 (above), regarding quality intensification, we suggest relaxing height, height to boundary, side yard and number of dwelling rules in all existing urban areas where growth is desirable, with the aim to intensify and focus development along street fronts to avoid poor quality backyard developments.

As a general note, planning regulations should focus on ensuring high levels of amenity and the contributions of any developments to the wider urban form. This will ultimately achieve a higher yield and better urban design outcomes than the type of intensification envisaged in the FDS for "*Residential Infill Areas*".

We strongly oppose significant greenfield expansion or provisions for more rural residential housing - particularly if this is far from employment opportunities, services and public transport, such as the proposed "*Tasman Village*" and growth proposed for Hira, Lower Moutere, Māpua, Wakefield and Brightwater.

The Tasman district already has significant areas of rural residential "lifestyle developments". The need for additional development in this space is not documented and its negative cumulative effects would likely outweigh any benefits regardless. In addition to all the negative effects already listed in our concerns related to greenfield developments, rural residential "lifestyle developments" significantly fragment and alter the character and productivity of our productive landscape.



We are aware that other local authorities (e.g. Waipa District Council) have already put strategies in place to stop and reverse this trend.

17. The FDS should include a delivery strategy

Our Councils appear to rely entirely on the market forces to provide housing. In order to support the delivery of desirable outcomes through private enterprise, Councils should apply planning tools that incentivise intensification, such as

- restricting greenfield land provision - and/or applying a cap-and-release method for available land. This could be a wider use of the 'deferred' zoning as now only applied to manage infrastructure constraints
- establishing rural-urban boundaries
- removing restrictive planning rules from urban areas
- simplifying and de-costing approval process for desirable developments
- initiating urgent re-zoning plan changes to intensify existing residential areas without having to wait for the full review of the *Resource Management Plans*

The FDS is not limited to focus on identifying potential new future areas for growth and resource management alone. Where the market fails to deliver a desirable variety of housing typologies and urban form, the FDS should also identify and commit to other strategies under the LGA to improve delivery or uptake. These could include:

- clearly expressing the Councils' priority for the common good and for meeting legal obligations before private interests
- amending the rating system to incentivise smaller/denser housing options (e.g. accounting for size, bedrooms, proximity to work/services, etc) or switching from a capital value to a land value base
- reducing development contributions for desirable developments (e.g. size/type based)
- providing appropriate infrastructure for desirable developments
- the creation of a "*Nelson Tasman Urban Regeneration Agency*", similar to *Eke Panuku* in Auckland. This agency would be a council controlled organisation (CCO) that would partner with central government/businesses/housing trusts/private organisations etc to facilitate

comprehensive intensification within our urban areas, while ensuring that it provides a range of housing types, affordable options, positive urban design outcomes etc. Similar to *Eke Panuku* this agency would not strictly deliver the projects but would play a key role in overseeing the development of the city, including undertaking master-planning and strategic purchases to promote/initiate desirable housing outcomes. These can be:

- to assemble land to enable better designed comprehensive developments; or
  - to buy properties to sell these conditionally to achieve these outcomes; or
  - to initiate development by Council after which the product is sold on.
- supporting affordable / small / social housing initiatives. E.g.
    - housing trusts, community-led housing developments, papakainga, co-housing, etc.
    - free planning advice and Council support to overcome unintended planning limitations
    - fast track consent processes

The FDS falls short in recognising that these types of initiatives are also available as part of the toolbox to deliver the desired “*outcomes*”. We recommend such options should be added to the list of things the FDS can do (p.4 and 52).

### **Commentary on selected areas**

#### **18. Nelson**

We support the intensification approach taken in Nelson in principle. The more detailed planning work needs to be mindful of built heritage limitations to keep Nelson's unique character alive.

We oppose the assumptions made for “*Residential Infill Areas*” - please see more detail under point 11 “*Creation of back sections vs quality intensification*” above.

We oppose greenfield expansions at Maitai Valley. Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed, especially given that the Maitai Valley is a significant ecological

asset in climate change mitigation, which should remain a priority in any strategy.

#### 19. Richmond

There is no conceivable reason why Richmond's CBD along Queen Street should be excluded from intensification. It should be included for mixed use "*Intensification - Some 4 to 6 storey buildings*". This omission seems inconsistent with good urban design principles.

We are aware of anecdotal evidence that landowners on Queen St might currently be unwilling to pursue comprehensive redevelopment of this area. If this was to be the underlying reason for this omission, it remains unclear why the opinions of some land owners should have any bearing on the development that TDC should encourage in the most central and most connected part of the district - keeping in mind that this designation is with a 30-year time horizon.

We disagree with any significant greenfield development for residential or business purposes around Richmond - including Richmond South. It is important to retain these areas for their productive values and to unlock their unique landscape character for recreational use by residents in ultimately much denser urban environments nearby.

As an alternative, the existing urban area of Hope could be identified for revitalisation through quality intensification.

#### 20. Motueka

We understand that there is a housing shortage in Motueka, specifically for low-income families. In addition, we note significant development constraints through inundation by sea-level rise and river flooding.

We support the FDS's rejection of any greenfield areas that are at risk of inundation. We believe that for existing areas, such as the centre of Motueka, a more measured approach is required.

We understand that a "*Climate Change Adaptation Strategy*" is still being developed. However, the FDS is largely silent on the significant issues that Motueka faces when it should provide direction to ensure that any new intensification or greenfield development is future-proof and aligned with

possible outcomes of the Adaptation Strategy. Such measures may include managed retreat from some high-risk areas.

With the centre of Motueka being on the edge of the 2m sea-level rise scenario, we expect that it will be very unlikely that it will be relocated within the timespan projected by the FDS. Therefore the FDS should ensure that the centre can meet future needs, is improved and more vibrant. Being an employment centre, Motueka needs more intensification and mixed use.

With the potential view of retreat strategies in other areas in the long term, we support the Motueka South greenfield expansion as long as this development connects well with the centre, provides much higher densities and housing types that match the needs of the population. Again the FDS does not provide any direction on these matters.

## 21. Māpua

28 p.27, FDS

There is a known shortage of employment in Māpua. We therefore strongly oppose this settlement's designation as a "core area for new growth".<sup>28</sup>

Existing commuting patterns would be exacerbated: more cars on the road, travelling long journeys. Even the attempt to serve this community better with public transport would not change the requirement of inefficient long daily travel journeys (from an economic, resource, GHG emission, as well as a productivity perspective). Residential growth in this area is not supported by the FDS's desired "outcomes".

The fact that TDC has already invested in or budgeted for building water infrastructure that would support further residential growth in Mapua and Seaton Valley, does not change the fact that the settlement is the wrong area for growth when measured against the objectives of the FDS.

29 p.2, FDS

The infrastructure argument is "cart before the horse". Even the FDS highlights that "*The preferred spatial pattern of growth will determine future infrastructure funding*",<sup>29</sup> not that past infrastructure spending would determine the preferred spatial pattern. The financial loss of infrastructure mis-investment should be seen in the context of long term savings from not having to maintain an even more sprawling infrastructure network in the future and the overall productivity gains from a more consolidated spatial pattern.

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As discussed in more detail under our point 7 “*greenfield development and growth projections*”, the very high growth and demand projections for Mapua are a result of significant greenfield expansion in the area over the last few years, which has been extrapolated into the future.

This approach is self-perpetuating and not economically sound for the purpose of defining a future growth strategy for our region. The focus needs to be on defining and facilitating desirable growth, based on the desired “*outcomes*” of the FDS, which immediately rules Mapua out as a “*core area for new growth*”.

It is important to note that there is already additional enabled residential capacity in Mapua through “deferred residential zoning”. This land should be used as efficiently as possible, keeping in mind that there appears to be a shortage of smaller housing options in the settlement.

## 22. Tasman Village

30 p.27, FDS

We strongly oppose the “*secondary proposal*” with provision for “*new communities*”<sup>30</sup> that would appear to be surplus to requirement and far from services and employment. This proposal seems to have resulted from TDC’s “willing landowner approach”, rather than the rigorous provision for all desired “*outcomes*”.

The proposed areas seem arbitrary, are poorly connected and are unlikely to develop into a compact village pattern. The proposed densities are very low (9 to 12 dw/ha), which does not meet the objectives of creating well-functioning urban environments, facilitating active transport or reducing GHG emissions.

Active transport uptake would be minimal, given the distance from any employment opportunities and it appears very doubtful that public transport could or would efficiently service this area. These new residential areas would further exacerbate existing commuting patterns in the area: resulting in more cars on the road, travelling long journeys.

Immediate and future infrastructure costs would be significantly higher than consolidating future growth in existing urban areas and would put further strain on TDC’s budget.

The proposed areas would add to land fragmentation and further compromise the productivity and character of our highly productive land.

Residential growth in this area is not supported by the desired “*outcomes*” of the FDS.

23. Hira

31 p.14, FDS

Hira is still identified for growth in the text version of the FDS.<sup>31</sup> Any such reference should be removed.

## Memorandum

To:	Timo Neubauer	From:	Fraser Colegrave
Date:	4/6/2022	Page:	2 (including this page)
Subject:	Peer Review of Submission on the Future Development Strategy		

Timo,

Thank you for your recent contact in relation to this matter. This brief memo summarises my high-level peer review of NelsonTasman2050's (NT2050's) submission on the Future Development Strategy 2022-2052 (FDS). First, however, I describe my relevant qualifications and experience for context.

### **My Qualifications and Experience**

I have a first-class honours degree in economics from the University of Auckland, where I was the top economics graduate and received numerous prizes and scholarships. I am currently the managing director of Insight Economics, a consultancy based in Auckland. I have over 24 years' commercial experience, the last 21 of which I have worked as an economics consultant. During that time, I have successfully led and completed more than 550 consulting projects across a broad range of sectors.

My main fields of expertise are land-use and property development. I have worked extensively in these areas for dozens of the largest developers in New Zealand. In addition, I regularly advise Local and Central Government on a range of associated policy matters.

Since 2014, I have performed forensic reviews of the development strategies (and associated capacity assessments) for numerous high growth areas across New Zealand, and am therefore highly conversant with the concepts and terminologies used therein.

I have also provided expert economic evidence at more than 100 hearings before Councils, Boards of Inquiry, Independent Hearing Panels, the Land Valuation Tribunal, the EPA, the Environment Court, the Family Court, and the High Court of New Zealand.

### **My Understanding of the FDS**

The FDS is a joint initiative between Tasman District Council (TDC) and Nelson City Council (NCC) to decide where housing and business growth is to be located, and in what form, and what infrastructure will be needed to support that growth over the next 30 years. Amongst other things, the FDS helps the two Councils to meet their obligations under the NPSUD, which requires Councils in high growth urban environments to explicitly plan for projected growth in residential and business activities over time.

### **Peer Review of the NT2050 Submission**

I was approached by a Timo from NT2050 to peer review their submission on the FDS. I read an earlier version of the review and provided some initial commentary, virtually all of which has been crafted into a revised version, which I have also reviewed.

The main thrust of the NT2050 submission is that the FDS fails to adequately consider the overall costs and benefits of different options for accommodating growth and that it appears predisposed towards options that perpetuate historic sprawl patterns instead of favouring those that promote a more compact, quality urban environment to be enabled over time. In addition, NT2050 consider that the evidential basis underpinning the FDS is deficient, including reliance on counter-intuitive assertions (by consultants) that greater greenfield land supply will facilitate intensification.

Given time and budget constraints, I have been unable to fully review the FDS, but have skimmed relevant sections to cross-check the comments made by NT2050. **Overall, I strongly support and agree with the numerous concerns raised by NT2050.** I agree that the strategy's underlying evidential basis is weak, and that the assertion of greater greenfield land supply potentially encouraging intensification of the existing urban area is fatally flawed.

As anyone familiar with the economics of property development will attest, greater greenfield land supply will reduce the value of land across the wider urban area. As land values fall (relative to the status quo or some other credible counterfactual), there is less incentive to use land more intensely. Consequently, greater greenfield land supply will discourage intensification, not the opposite, as incorrectly asserted in a consultant report.

More generally, I agree with NT2050 that the process appears rushed, and that more time should be taken to develop a comprehensive and evidence-based FDS that not only discharges statutory obligations (such as the NPSUD), but which also better reflects the community's aspirations for a more sustainable and compact urban form to gradually develop over time.

Sincerely,

Fraser Colegrave



## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31565

**Mr Rodger Bashford**

Speaker? False

Department	Subject	Opinion	Summary
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	<p>I have lived on our property at Jeffries Road since I was born (1942) and my family and I have thoroughly enjoyed the rural lifestyle and peaceful life we have spent throughout our lives here. When my parents first came here the property was predominantly covered in gorse and scrub with no fencing and very little access to the majority of the land. My family and I have worked extremely hard throughout our lives getting the property to the standard it is now and we would like to see the land used in the same way for the next generations. We are very proud to have produced some pretty exceptional stock over the years on this land.</p> <p>We believe the close proximity of Brightwater suburbia and the local rural mix is very beneficial to the community throughout the local schools and businesses and this has been proven throughout our lives here being both a business owner and rural property owner where we were able to host pony club activities, school trips and even some tourism with a local hotel sending guests to visit. Further to this we believe a lot of the land will not be suitable for housing, especially to the level proposed, due to the steepness of the hills and the significantly wet areas down the bottom of the hills.</p>

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31568

**Mrs Sarah Thornton**

Speaker? False

Department	Subject	Opinion	Summary
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 proposed development of Kaka valley will have a hugely detrimental effect on the landscape and lifestyle of the residents. This is an area of natural beauty and natural resources which should not be polluted by housing developments and associated transport and infrastructure. This will be truly devastating to this area and a blight on the reputation of the council if this plan goes ahead in the face of such strong opposition.

## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31569

**Ms Joni Tomsett**

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	I agree that reducing GHG emissions should be a priority for the FDS but I think that it is relatively tokenistic in its use throughout the current plan. I support all new housing stock to be intensified and do not support new greenfield development, I believe to truly reduce GHG and to adequately reduce our emissions in Nelson/Tasman there needs to be a more urban approach which includes intensifying in areas that are appropriately connected with public transport and active transport networks while ensuring that we protect as much productive and fertile land as possible.
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	I strongly agree that town centres need to be consolidated and intensified. I think there is a true potential to revitalise Nelson CBD and strengthen the local economy by providing high/medium density housing whilst funding social infrastructure which enhances the feel of the town. There is so much potential for these centres to thrive, to build character and a deeper level of community connection than there currently is. I am weary about the projected growth in Mapua, Tasman and Motueka because many residents commute from these settlements into Richmond or Nelson, there are already huge issues with traffic flow in Richmond during peak times and I support the prioritisation of medium/high-density development in Nelson and Richmond whilst finding solutions with Waka Kotahi before pursuing development in the outer settlements.

	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	Yes 100%. All new development should be strategically linked with public and active transport networks. There is currently plans underway for the public transport and active transport networks, they should be adaptive to meet new demands that may arise alongside the FDS and any other active transport technologies. I do not support greenfield development and again, only support medium-density or high-density housing in Tasman and Nelson.. we need to provide housing that links in with existing settlements/infrastructure. The definition of "where people want to live" is too broad so cannot agree with it but I believe the environment is paramount so we need to provide housing that is resilient and has a low level of hazard risk while ensuring that people have a warm, healthy home to live in.
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	Yes. All opportunities to partner with government agencies and NGOs to provide affordable housing for people in Tasman/Nelson region should be taken but only on the provision that it is medium or high density. The council should actively pressure these opportunities to ensure that as many people in our region have a chance to secure homeownership.
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	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Yes, I support the council to take on government-funded infrastructure projects so the cost is minimised to rate payers. New infrastructure will be essential to meet the demands of growth but it must be done with a long term focus, ensuring it is "needs" not "wants", making smart spending decisions that

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		ensure that centres are sustainable for the next 50 years. The dam has affected the affordability of rates so infrastructure must be on essential services.
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	IPCC REPORT. It is our responsibility. It is essential. I am very mindful that the Greenfield development in Richmond (and current development in Berryfields) is on productive land. We should be protecting the areas within our region and I do not think that developing over this land is aligned with outcome number 1. The FDS should recognise national and international pressures which include degrading soil quality, decreasing food security, increased floods ect, huge loss of wetlands ect... there should be a higher regard for the land that is being proposed to be developed. The impact should be minimised by developing only medium and higher density housing that connects with centres, public and active transport networks.
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	I am unsure how existing areas in Tasman/Nelson will be resilient when in hazard-prone areas. ie) Motuekas predicted inundation zone, ruby bay erosion, Nelsons main road along a coast ect. Humans are adaptable but we have a aging population, coastal settlements so we face many challenges to ensure that climate change will effect people equally.
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	I am unsure how this plan sets to achieve increased resilience. Of course, I support increased resilience to natural hazards and especially as they intensify.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly	Agree	I support that our productive land is prioritised and protected. We are one of the horticultural capitals of NZ and we need to sustain that feel.

	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	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I think that in the past, the "market" has dictated the housing availability within Nelson and Tasman but there is a strong need for alternative housing modes. Richmond and Nelson are one of the most unsustainable places to rent, we need to increase the supply for all people and I think TDC need to be more bold in enabling intensified development. Christchurch is a prime example of higher density, a beautiful city with a thriving CBD.
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?	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		B x 1000

	<p>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>	Neutral	
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	
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	<p>We need more intensification here. Why is the area along Queen Street only identified for "residential infill"? Shouldn't we allow for the highest intensity here? I would like to see comprehensive mixed use redevelopment along Queen Street.</p> <p>Also, can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of</p>

			town and started to see some really positive examples of higher density urban living.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		Motueka has a housing shortage and is an employment centre. There should be more intensification here. The greenfield land of Motueka-South should be used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre. It needs some serious planning before developers should be allowed to blitz this area (in the traditional way). I think TDC needs to be more proactive in the development of this area with the community and creative thinkers and not leave it entirely to private developers.
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?		We don't need any more sprawling suburbs.
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	
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	
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	
TDC - Environment and Planning	25 Do you agree with the location and scale of	Strongly disagree	



	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.	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.	Strongly 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.)?	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 - Environment	31 Do you support the	No	

and Planning	secondary part of the proposal 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	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31570

**Ms Annabel Norman**

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.	Neutral	Not sure this vision is clear in strategy

	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	
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 disagree	
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	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	

	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 disagree	
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	
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	
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	I don't believe this is shown as an intention with development that has already taken place on fertile soils

	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	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?		With the urgency we now have for a complete re boot to respond to climate change, preservation of our green spaces, protection of our rivers, up grading of infrastructure, transport options to reduce use of cars, protection of highly fertile soils for food production this FDS is not acceptable. We are living in a world now where we are all well informed that our lifestyle model is causing damage to ecosystems, the degradation of natural areas and contributing to rapidly escalating climate change. SEE ATTACHED

### **FDS Submission from Annabel Norman MNZM**

I am taking this opportunity to make a submission to the 2022 Future Development Strategy for Nelson Tasman.

As a resident of Nelson for over 30 years, I have observed this community grow and change under Council direction as well as despite Council decisions over the years.

It is with some frustration that I write this submission responding to a strategy that is simply underwhelming on our future for the next 30 year. This Future Development Strategy provides no vision for the future development of our region and continues to offer a 'bit of this' and 'bit of that' with the hope that there is enough here to keep everyone happy.

With the urgency we now have for a complete re boot to respond to climate change, preservation of our green spaces, protection of our rivers, up grading of infrastructure, transport options to reduce use of cars, protection of highly fertile soils for food production this FDS is not acceptable. We are living in a world now where we are all well informed that our lifestyle model is causing damage to eco-systems, the degradation of natural areas and contributing to rapidly escalating climate change.

This Future Development Strategy 2022 appears to me to be 'business as usual' and to sprawling growth.

I do not support any further Greenfield Development, no further encroachment on rural, conservation or other productive land. We must holt the old way of development completely, we must holt the development of further infrastructure, (roads, sewerage, storm water, etc) instead focusing on intensifying housing within the urban communities that already exist, therefore reducing the urban sprawl, focus on upgrading the existing infrastructure for more high density use. A transformation on how and what type of housing we build for the future must start now.

*A quote from your FDS says: Assuming a high growth pattern continues into the future, combined with smaller household sizes driven by an ageing population and increase in single person households, we may need to find room for up to 24,000 additional homes.*

Here you state future growth in two sectors of society who do not require a large section or home, rather small functional living spaces with one or two bedrooms that have green spaces and essential shopping within walking distance. Single persons and elderly want an integrated community in a close proximity. Greenfield development does not provide this, rather it is destroying natural areas and productive farmland to build houses designed for maximum profit: too large for a sustainable future, much bigger than necessary for elderly and single

persons (or families for that matter) and built with little or no regard for reducing carbon emissions in construction or end-use.

There are many examples of alternative ways to do housing development that will address many of the issues we now face in the world. I do not support this FDS and ask that Councils take a far bolder approach to addressing the concerns we face NOW and in the future and come up with a FDS that addresses these issues head on.

**Footnote:**

I am also totally opposed to subdivision in the Maitai Valley and have submitted my opposition to the Kaka Valley (PPCR 28) development. This is another example of not listening to the community who recognize this valley as a key recreationally space, a taonga for all.



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31571

**Ms Susan Drew**

Speaker? True

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:	Strongly disagree	I dont want intensification which can impact on my property in terms of buildings 6 storeys high, 3x3 townhouse built next door with out any consent. I rely on the council to protect my view and sunlight in the place I have chosen to live.
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	Strongly agree	

	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	
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 do not support residential development in the Kaka Valley or Orchard flat. I have already submitted on this. See attachment - summarised below: objects to Maitai Valley for reasons related to environmental, stormwater, traffic.
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?		So, my plea is to protect the Maitai and stop it from being rezoned. I apologise that I don't know all the ins and out of the proposal but I do know that I do not want to not see the beauty disturbed. I also would be very concerned with the increased traffic movements down Nile St and flowing on to Tory St. There would be storm water and pollution outcomes from intensification as well. SEE ATTACHED - summarised below: Letter and various news articles regarding the Maitai Valley and value of the area.

My name is Susan Drew. [REDACTED] I signed the petition and came along to its presentation to the council.

Three months ago, I became Nana Sue to my grandson Fabian. Preoccupied with this joyful event I largely forgot about saving the Maitai apart from the placard on my fence.

I have just spent a month with the family down in Dunedin.

I watched Anna my mild-mannered sons partner become a feisty lioness as she fought to protect her little cub. She is on a crusade with the Dunedin City Council to make the streets of Mornington friendlier for parents with prams and the disabled as they negotiate the busy streets and lack of pedestrian crossings.

I experienced her concerns first hand as the day after my arrival I found a car that had gone off the road and ended in the bushes at the bottom of their drive. I can understand her passion to make the streets safer.

Her fighting spirit has inspired me to fight now for what is important to me. I have lived in the Maitai for over thirty years. Firstly, in Nile St and then moving around the corner to Tory St. The husband departed, the children grown up and left home, the dog has passed on and I now take in air bnb guests to share my house. I describe to them that the Maitai is my playground. I have walked and biked, raced, swum and foraged in the hills. I know all the trails and love it as do my guests.

So, my plea is to protect the Maitai and stop it from being rezoned. I apologise that I don't know all the ins and out of the proposal but I do know that I do not want to not see the beauty disturbed. I also would be very concerned with the increased traffic movements down Nile St and flowing on to Tory St. There would be storm water and pollution outcomes from intensification as well.

Yesterday morning I flew home. I was reading the Kia Ora and came across the Tiaki promise which spoke to me  
I read to you from that article.

**Tiaki means to care for people and place.**

**The Tiaki Promise is a commitment to care for New Zealand, for now and for future generations.  
New Zealand is precious, and everyone who lives and travels here has a responsibility to look after it.**

By following the Tiaki Promise, you are making a commitment to New Zealand. To act as a guardian, protecting and preserving our home.  
Nau Mai, Haere Mai Ki Aotearoa, Welcome to New Zealand

# Tiaki Promise

CARE FOR LAND, SEA AND NATURE, TREADING LIGHTLY AND LEAVING NO TRACE

TRAVEL SAFELY, SHOWING CARE AND CONSIDERATION FOR ALL

RESPECT CULTURE, TRAVELLING WITH AN OPEN HEART AND MIND

Can I ask you - should approval be given to the rezoning are you adhering to the Tiaki promise? What would I tell Fabian had happened to the playground enjoyed by his father and generations before?

I could carry on speaking but it would just repeat of what has been said by "prominent Nelsonians opposing the Maitia Valley Subdivision." I'm referring to the Scoop article published 16 April 2021 with comments by Rod Dixon Mark Hadlow Annette Milligan. I have a copy of that article here. I will read for you some of the comments that resonant for me.

Rod As an adult I spent countless hours running in the Maitai. It's literally just five minutes from the CBD - incredible. It's exactly these sorts of simple joys, accessible to all, that makes us the envy of the world.'

this beautiful rural haven on Nelson's doorstep would become just another suburb

Rod says that New Zealand can learn a lot from New York City who had great foresight to protect an area of beautiful land for the benefit of the people for all time.

Annette says The Maitai is the last unspoilt valley and it's right at our back door. Can we not protect this one last valley for recreation

The idyllic, tranquil qualities of the Maitai which have been treasured for generations would be destroyed and stolen from all the generations to come.'

Mark say The Council needs to protect the environmental heritage of the Maitai for future Nelson and New Zealand generations to cherish and enjoy.

So, in conclusion Please do the right thing and say no to rezoning and protect this significant natural landscape and not squander it for short term gain.

## Prominent Nelsonians Oppose Maitai Valley Subdivision

Friday, 16 April 2021, 5:42 am

Press Release: [Save The Maitai](#)

Olympic runner Rod Dixon, respected health advocate Annette Milligan and well-known actor Mark Hadlow have expressed their opposition to an application for a private plan change in the Maitai-Kaka Valley. The private plan change would allow as many as 550 houses to be built in the valley adjoining Branford Park and opposite Dennes Hole and the cricket ground. Last week the Mahitahi-Bayview developers announced that the private plan change seeking to have the Maitai-Kaka Valley's zoning changed from rural to residential would be lodged with NCC on April 16.

Rod Dixon, an Olympic medallist and winner of the New York City Marathon, has spoken out about against the proposed subdivision. 'The much-loved rural Maitai valley on Nelson's doorstep is enjoyed by thousands of people for such a range of recreation. The Council's own figures show that housing needs for the next 25 years can be met without building a subdivision in the Maitai so why on earth sacrifice this jewel in Nelson's crown? 11,000 people have already signed the petition - the Council needs to listen to the strong opposition.'

Rod grew up in Tahunanui and later, Nelson South, and he remembers the vast green spaces and countryside of the Maitai was much treasured by his family.

'We all loved going to the swimming holes - Black Hole was our favourite - and picnicking in the valley - the annual Nelson Sunday Schools Picnic at the Maitai Camp reserve was the best of all. Us kids would bike and run and play barefoot for hours, surrounded by the green hills. You can't put a price on those childhood experiences. As an adult I spent countless hours running in the Maitai. It's literally just five minutes from the CBD - incredible. It's exactly these sorts of simple joys, accessible to all, that makes us the envy of the world.'

Having spent a lot of years in the USA creating the KiDSMARATHON school program, Rod says that New Zealand can learn a lot from New York City.

'Between 1830 and 1860 the population tripled and the demand for housing was acute. But the council, business people and environmentalists came together with great foresight to protect an area of beautiful land for the benefit of the people for all time. The value of what Central Park provides the city's residents far outweighs the housing that might have been built on the site. The Maitai valley is the same.'

Dixon says 'The developers are saying all the usual things and putting their PR experts' spin on it all. But the bottom line is, this beautiful rural haven on Nelson's doorstep would become just another suburb, the developers would pocket their tens of millions and move on and the damage will have been irrevocably done.'

Annette Milligan, recently awarded a NZ Order of Merit for her thirty years of service to healthcare, has also expressed concern. 'When you climb the hills around Nelson you see housing in so many valleys - the Brook, Ngawhatu, Marsden, York, Todds. And large-scale building is happening in Toi Toi, Atawhai, Whakatu, Saxton...houses and bulldozers are everywhere. The Maitai is the last unspoilt valley and it's right at our back door. Can we not protect this one last valley for recreation? How many cities here and around the world would gladly give a fortune for what we've already got?'

Annette says she knows there will be plenty said by the developers about mitigating the impact of the subdivision but she says she is 'far too old and far too cynical for those words. If the subdivision goes in, what we have now will be lost forever. The car movements alone will be the end of what

thousands of us treasure about the Maitai. Sit in the valley, close your eyes and imagine what it would be like with 3,000 traffic movements a day. The idyllic, tranquil qualities of the Maitai which have been treasured for generations would be destroyed and stolen from all the generations to come.'

Actor Mark Hadlow, a NZ Order of Merit for services to the arts recipient and a commissioned lieutenant in the Royal NZ Naval Volunteer Reserve, has also criticised the application. 'Go to the Maitai and you'll see people of all ages walking, biking, running, swimming and picnicking in this beautiful rural valley. The Council needs to protect the environmental heritage of the Maitai for future Nelson and New Zealand generations to cherish and enjoy.'

The three notable Nelsonians add their voices to already very significant community opposition, with the Save the Maitai petition against the rezoning now at 11,000 signatures.

A spokesperson, Monica Pausina, says the group intends to fight the proposed subdivision every step of the way, but their preference is for the City Council to respect the wishes of the community and their own public consultations and to decline the plan change request.

Details on the housing alternatives to the subdivision and other information can be found at [www.savethemaitai.co.nz](http://www.savethemaitai.co.nz)

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31572

**Mr David Todd**

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	The objective to consolidate and intensify is vague and open to major errors in planning policy.

	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:	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	Demand must not be the primary objective. Land capacity with careful planning may not meet all demands.
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:	Don't know	A vague statement.
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:		Is it?
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:	Don't know	What does this mean in plain English. If you are going to use Maori references at least explain to what you are referring.
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	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		I do not know

	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?	Disagree	
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?	Disagree	
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 -	20 Do you agree	Don't know	

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?	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.	Disagree	
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.	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	Don't know	

	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.	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	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 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	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?		The Future Development Strategy as presented would allow changes to take place without any notification or right to object. Intensification will take place, but it must be accompanied by a procedure which protects existing property owners rights.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31573

**Mrs Susan Lea**

Speaker? False

Department	Subject	Opinion	Summary
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	common sense comments not required
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	Yes mst keep as much primary land as possible - too much already used for cheap subdivisions / retirement villages . we must expect to be able to feed our population
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to	Neutral	Te Taiao is a great comcept -- but ALL change can not possibly live up to the ideals of Te Taiao - nice if it did

	revive and enhance the mauri of Te Taiao. Please explain your choice:		
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		I do not wish to see extensive growth in Nelson/ Tasman over the next 30 years --- leave the area as is limit spread of suburbs . Sensitive placed 2 ( at max 3 ) story buildings may not detract from the pleasant nature of our area.
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	This FDS is a huge mistake - Nelson should not be taking place in this strategy . The fabric of our city - A Proud Cathedral City is at risk - There may be scope in the Retail area /eg New Street , Halifax ( where shell garage was ) for up to 3 story flats etc.Keep Nelson small and smart.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly disagree	This area is far too big - this will devalue all the area indicated.. We live in a beautiful part of the country with views to die for and we pay for it too !!! Why should only people on the top floor of a maybe 6 story apartment get a view..or a house pulled down and next door to you and without consent a 3 story apartment (s) is built 1 metre

			from you western or northern border - would you like it !!! There is a huge growth in Stoke up the Valleys for the lucky people who can afford a new home ,There could be some more appartments included amongst them. The established 1 story suburban streets are ok as they are - leave them alone ....
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	If this includes the Maitai valley I disagree - We need more than ever to preserve for ever green spaces for recreation . Nelson has very few parks ...the Maitai is perfect and surely in the spirit of Te Taiao
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	Appears this housing project is well on the way
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 seems decisions have been made that lock Nelson Tasman into a plan that residents have little say in, and indeed our councillors may not either.. The Nelson / Tasman area is unique - intensive growth is neither required or wanted .. we must limit the town/city boundaries / preserve our natural features - beautiful vistas - green areas , coastal beaches - rivers and valleys - mountains / lakes . Walking and hiking and bike tracks . Enhance our air quality. control polution, limit placing of indusrial areas sensitivly ( ie the MDF factory should never have been buildt where it is , Eves valley better option.) Another concern is Tahunanui - I do not want to see it crow into an area of high rise tourist accommodation. again devalueing existing residential housing. Small and Smart should be our mantra.. Thank you for reading



## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31574

**Mr David Bolton**

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:	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:	Neutral	
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:	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:	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	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?	Agree	Support the proposal for the Greenfield FDA T-194 in Wakefield as way of allowing for growth of Wakefield.
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		(c) expansion of greenfield areas close to existing urban centres.

	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?	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?	Agree	
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?	Neutral	
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	Strongly agree	The greenfield development areas such as T-194 are well located for the growth of Wakefield. SEE ATTACHED DOCUMENT - summarised below: supports site for inclusion in the FDS, assesses

	greenfield housing areas in Wakefield? Please explain why.		against the outcomes.
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.)?	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 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 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 growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		This submission is in support of the T-94 Greenfield Future Development Area on my property at 144 Whitby Road, Wakefield. PLEASE SEE ATTACHED - summarised below: Asseses above site against outcomes and supports inclusion within the FDS.





**SUBMISSION TO THE  
DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY (DFDS)**

This is a submission from David Bolton in support of the T-194 Greenfield Future Development Area on my property at 144 Whitby Road, Wakefield. (see **Attachment 1**)

I am the owner of property at 144 Whitby Road.

I fully support the proposed rezoning of the property from Rural 1 to Residential by way of the creation of a Greenfield Future Development Area T-194.

The reasons for this support are as follows:

- The property is very close (within walking and cycling distance) of the Wakefield shops and school and places of work.
- The property has access to sewer servicing in Whitby Road, and water servicing along Whitby Road.
- Any Greenfield subdivision should be able to be designed to mitigate any flood hazards from the Pitfure Stream
- The State Highway frontage now has a lower speed limit making it easier for intersections with the State Highway.
- The site is very close (via Bird Road) to the Great Taste cycle trail.
- The development sites fits in well with other existing residential development around Whitby Road.
- There are no stability issues on the property.

**Assessment against the Eleven FDS outcomes.**

The DFDS on page 26 of the Summary document sets out 11 outcomes that the FDS wants “to provide for growth”. (see **Attachment 2**)

It goes on to state that the “The FDS seeks to deliver a growth strategy that broadly achieves all of these outcomes.”

Below is an assessment of this proposal against each of the proposed outcomes:

**1. Urban form supports reductions in greenhouse gas emissions by integrating land use and transport.**

The proposed residential area adds on to the existing urban form of Wakefield and helps reduce greenhouse gas emissions by providing house sites within walking and cycling distance of schools and shops and services.

**2. Existing main centres including Nelson City Centre and Richmond Centres are consolidated and intensified, and these main centres are supported by a network of smaller settlements.**

The proposed residential area is part of the “consolidation” of the Wakefield township by allowing more houses within close distance of the central business area of Wakefield.

**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.**

The proposed residential area is very handy to jobs, services and amenities of Wakefield with employment opportunities nearby and being in a community where people want to live. The site is likely to be very close to future public transport routes.

**4. A range of housing choices are provided that meet different needs of the community, including papkainga and affordable options.**

The proposed residential area will help provide for a variety of housing stock and will give a choice of housing options for the Wakefield community.

**5. Sufficient residential and business land capacity is provided to meet demand.**

In the last 5 years the demand for residential land in Wakefield and increased exponentially to the extent that soon much of the easier developed residential land will be used up. This site allows for that additional demand for residential land in close proximity to the Wakefield town centre.

**6. New Infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth.**

This proposed development can easily link in with the existing roading network of Bird Road and Whitby Road. The area makes use of existing Council servicing infrastructure in terms of water and sewer.

**7. Impacts on the natural environment are minimised and opportunities for restoration are realised.**

Because the proposed development is simply consolidating the existing urban form of Wakefield, the impact on the natural environment is minimal. Native planting and reserves can be provided as part of the greenfield development and help mitigate the effects of stormwater runoff from the development.

**8. Nelson Tasman is resilient to and can adapt to likely future effects of climate change.**

The greenfield subdivision development will be designed to avoid the effects of flooding both now and in the future.

All the building sites can be required to withstand a Q100 flood event.

**9. Nelson Tasman is resilient to the risk of natural hazards.**

The residential area will have a high level of resilience in that conditions can be imposed requiring each dwelling site to have an engineered platform and be free from known flood risk.

**10. Nelson Tasman's high productive land is prioritised for primary production.**

The residential site is already bound by residential houses on one side which restricts productive use. The rezoning of the site is part of the "trade off" with losing some productive land in exchange for gaining residential land close to schools and services of Wakefield and consolidating the urban form of Wakefield.

**11. All change helps to revive and enhance the mauri of Te Taiao.**

People and communities are part of the "life force" mauri of Wakefield and this change will help enhance that community.

**I do wish to be heard in relation to our submission.**

Contact Details for submission:

**13 April 2022**

**ATTACHMENT 1: LOCATION OF T-194 FDA & SUBMITTERS PROPERTY.**



*This plan is derived from Fig 9: Strategy for Wakefield. Page 43 of the DFDS.*

**ATTACHMENT 2: OUTCOMES FROM THE FDS:**

### OUTCOMES FROM THE FDS

A series of 11 outcomes have been developed with the community, stakeholders and the Councils to guide the FDS and identification of growth areas:

<ul style="list-style-type: none"> <li> 1 Urban form supports reductions in green house gas emissions by integrating land use and transport.</li> <li> 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.</li> <li> 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.</li> <li> 4 A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options.</li> <li> 5 Sufficient residential and business land capacity is provided to meet demand.</li> </ul>	<ul style="list-style-type: none"> <li> 6 New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth.</li> <li> 7 Impacts on the natural environment are minimised and opportunities for restoration are realised.</li> <li> 8 Nelson Tasman is resilient to and can adapt to the likely future effects of climate change.</li> <li> 9 Nelson Tasman is resilient to the risk of natural hazards.</li> <li> 10 Nelson Tasman's highly productive land is prioritised for primary production.</li> <li> 11 All change helps to revive and enhance the mauri of Te Taiao.</li> </ul>
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DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY • 2022–2052



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31575

**Mr Andrew Damerham**

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	There should be a strong priority on public transport and active modes over private or commercial motor vehicles
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	A network of local street in consolidated centres like Nelson and Richmond will reduce through traffic and create more inclusive and friendly neighbourhoods



	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	It is self evident that living in a community with local amenities will reduce carbon emmissions
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	Some areas, such as Mapua, are unaffordable to people on low incomes and thus create ghettos of priveledged people that do not represent the people of New Zealand
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	There simply needs to be an intensification of land use
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:	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 disagree	Continued expansion using green field sites in contrary to the stated aims of Nelson Tasman
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	Ruby Bay and Mapua are not resilient to climate change
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 all the productive land in an expanding population.

	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	
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 do not support the proposed plan change for Mapua which is far removed from the main areas of employment, from services and from many schools which are mainly located in Richmond/Nelson and Motueka. There is not a lot of employment in Māpua, and it is not expected to change that significantly. The location of the proposed plan change areas in Māpua is about 1.5 – 3 km removed from the village centre which is generally not considered by many as a walkable distance. SEE ATTACHED
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		Growth should happen in the current centres of employment which are Nelson and Richmond with an emphasis on local transport and walking to work if we are not to become the urban disasters which are Tauranga and Auckland.

	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	See above
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Don't know	
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	See 14
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Strongly agree	See 14
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 -	20 Do you agree	Strongly	

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	disagree	
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	Intensification should involve the wharf and village centre and not outlying areas that will create more care use.
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	28 Do you agree with the location and scale of	Strongly disagree	Greenfield is contrary to guidelines that encourage intensified village centres not expanding greenfield sites. There is no

	<p>proposed greenfield housing areas in Māpua? Please explain why.</p>		<p>necessity for more additional greenfield areas in Māpua. The areas currently proposed were initially confirmed in the 2019 FDS. The draft 2022 FDS is seeking a re-confirmation of the need for these areas in Māpua now proposed for plan change. This implies a preparedness from TDC to review their position. I sincerely hope that this is true.</p> <p>I understand that the prediction used for the region and in this case more importantly for Māpua are too high and not justified. Hiding behind a report undertaken by an external consultant as we were told in one of the webinars, doesn't justify the plan change. Looking at the maps, the footprint of Māpua in the future looks to be about 5 times the current footprint. It is hard to see why there is so much more greenfield space required and why so quickly as this is the basis for the plan change. This will result in disproportional growth and loss of character for Māpua.</p> <p>C. There is already (greenfield) capacity in Māpua.</p> <p>Māpua has a currently a number of not-yet-developed greenfield sites that are zoned as 'deferred residential'. Last year the 'deferred' was lifted by TDC following infrastructure upgrades in the area. This has created additional greenfield capacity. If the rules in these areas would be changed to require a variety of housing types, including 1-2 bedroom options this capacity would be further increased and meet the needs of the local community. This type of change should also be applied to areas around the village centre.</p> <p>It is sad to see that people from the community that wish to downscale and with no options in Māpua or young families from our community that would like to stay here have no options and need leave our community. It is disturbing to see that TDC is considering this types of changes as part of a full review of their planning which could take many years. The opportunity and need is now! Priority should be given to these changes to the proposed plan changes. These changes would create additional capacity in Māpua, create more housing options in already zoned areas, add to the vitality of Māpua and remove or at least defer the need for additional greenfield.</p> <p>So, in conclusion, I recommend that the proposed plan change in Māpua is rejected.</p>
<p>TDC - Environment and Planning</p>	<p>29 Do you think we have got the balance right in our core proposal</p>	<p>Strongly disagree</p>	

	between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman 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	Intensify the villages / centres we already have
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	Don't know	

	sites in 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	



**To Tasman District Council**

**Growth plan change feedback for Māpua**

**Māpua Growth Plan Change**

The following document represents my feelings related to the proposed Plan Changes as a resident from Māpua.

***In summary I request that the plan change is withdrawn for the reasons I set out below.***

**A: Negative effects**

The proposed plan change is far removed from the main areas of employment, from services and from many schools which are mainly located in Richmond/Nelson and Motueka. There is not a lot of employment in Māpua, and it is not expected to change that significantly. The location of the proposed plan change areas in Māpua is about 1.5 – 3 km removed from the village centre which is generally not considered by many as a walkable distance.

The avoidable effects are:

- A significant increase in car use for local and regional travel.
- More greenhouse gas emissions. This is not acceptable. TDC is not walking the talk.
- Higher infrastructure costs to service the developments and capacity upgrades required around the region to build and operate and maintain these. This will also lead to increased rates.
- Larger, relatively more expensive houses and a traditional, uniform development pattern not providing for the variety of housing that we all so desperately need.

I have used the word avoidable deliberately because there are viable alternatives that have not been considered and prioritised. This is further documented below and in the submission to the draft FDS by the NelsonTasman2050 group.

**B. No need for additional greenspace in Māpua**

In general, there is no need for more additional greenfield areas in Māpua. The areas currently proposed were initially confirmed in the 2019 FDS. The draft 2022 FDS is seeking a re-confirmation of the need for these areas in Māpua now proposed for plan change. This implies a preparedness from TDC to review their position. I sincerely hope that this is the case.

I understand that the prediction used for the region and in this case more importantly for Māpua are too high and not justified. Hiding behind a report undertaken by an external consultant as we were told in one of the webinars, doesn't justify the plan change.

Looking at the maps, the footprint of Māpua in the future looks to be about 5 times the current footprint. It is hard to see why there is so much more greenfield space required and why so quickly as this is the basis for the plan change. This will result in disproportional growth and loss of character for Māpua.

**C. There is already (greenfield) capacity in Māpua.**

Māpua has a currently a number of not-yet-developed greenfield sites that are zoned as 'deferred residential'. Last year the 'deferred' was lifted by TDC following infrastructure upgrades in the area. This has created additional greenfield capacity. If the rules in these areas would be changed to require a variety of housing types, including 1-2 bedroom options this capacity would be further increased and meet the needs of the local community. This type of change should also be applied to areas around the village centre.

It is sad to see that people from the community that wish to downscale and with no options in Māpua or young families from our community that would like to stay here have no options and need leave our community. It is disturbing to see that TDC is considering this types of changes as part of a full review of their planning which could take many years. The opportunity and need is now! Priority should be given to these changes to the proposed plan changes.

These changes would create additional capacity in Māpua, create more housing options in already zoned areas, add to the vitality of Māpua and remove or at least defer the need for additional greenfield.

***So, in conclusion, I recommend that the proposed plan change in Māpua is rejected.***

**And if the plan change does go ahead regardless**

If TDC decides to go ahead with the plan change, despite the above recommendation, I make the following comments based on the limited information called 'features of the plan change rules' as made available on the website.

- The same rules are proposed as we have seen at many other development in the areas leading to the same undesirable outcomes as explained before. It will also not provide for the variety of housing needs that we all need.
- There is a suggestion to allow for the use of "Compact Density". Although this is a move in the positive direction, there is very little certainty that this voluntary allowance will result in meeting the needs of the community. It leaves the outcome totally to the market which hasn't provided for the needs of the wider community in the past. Therefore I propose to require a variety of lots sizes and houses, stipulating a percentage of housing types/sizes, including a significant percentage of 1-2 bedroom housing and social housing to cater for future and exiting (backlog) needs.
- Any plan change should require meeting the current local needs, a variety of housing styles, including the need for 1-2 bedroom houses.

Kind Regards,

## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31576

**Mr Joris Tinnemans**

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	Not only do we need very strong incentives to the use of public transport and low-carbon transport, the council should indeed also promote reductions of GHG emissions by integrating land use transport. Part lowering GHG emissions can be done by intensifying housing development in urban centers. Having more people living closer together, with access to cycle paths and public transport (and a car-free urban center), will mean less travel is required and public transport becomes more efficient.
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	Nelson city centre and Richmond city centre are not consolidated, nor intensified. Few people live in the city center with most residential buildings being one or two stories.

	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 with most of the statement, except the part that states 'in locations where people want to live'. Any housing that is build will have people wanting to live there, pretty much regardless of the location.
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:	Disagree	I do not support greenfield expansion in any way.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	We don't need more road, we need fewer cars.

	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:	Don't know	
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	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:	Strongly 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?	Disagree	I do not agree with greenfield expansions, seeing so much land being used to build unnecessarily large one-story dwellings.
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		I would like to see growth happen in: (b) Intensification within existing town centres (f) In Tasman's existing rural 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?	Strongly agree	Intensification can not happen fast enough.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly 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?	Strongly agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Strongly agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Strongly agree	
TDC -	20 Do you agree	Strongly	

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	agree	
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 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 do not approve of greenfield expansion. I especially do not approve of the proposed greenfield expansion in Kaka Valley and Orchard flats.
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 housing areas in Brightwater? Please explain why.	Disagree	
TDC - Environment and Planning	26 Do you agree with the location and scale of	Disagree	



	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.	Disagree	
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.)?	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.	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.	Don't know	Question 30 is faulty. I could only tick one options even though it says I can 'tick all that apply'. I would also like to have ticked ' less greenfield expansion'

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?		A 2020 study published by The Lancet from researchers funded by the Global Burden of Disease Study projected that world population will peak in 2064 at 9.7 billion and then decline to 8.8 billion in 2100. A decline in population in 40 years or so may not apply to NZ, but it will eventually. If one is actually thinking about the future, we should not include greenfield expansion in our plan. Our children will thank us for leaving green fields green.



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31577

**Mrs Jarna Smart**

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.	Don't know	

	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:	Don't know	
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:	Don't know	
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	
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	Don't know	

	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	
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	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 centre of Stoke? Any comments?	Don't know	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in	Don't know	

	Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?		
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 - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please	Don't know	



	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.	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 Māpuā? 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,	Don't know	

	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	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		Toddler playgrounds are a huge need in these towns, children up to age 6 miss out on being able to play safely at parks and playgrounds

	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?		Toddler playgrounds are a huge need in these towns, children up to age 6 miss out on being able to play safely at parks and playgrounds. Also a scooter park near the skate park in motueka would be beneficial for many as our skate park is often used by professional riders and isn't safe for our younger tamariki

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31578

**Karen Munting**

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?		I do NOT support the NCC proposal known as the Future Development Strategy that will see housing intensification by the establishment of high rise apartments in zones that cover all the Wood area, Manuka street to Nile, Weka street and up past the hospital.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31579

**Jane Tate**

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.	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:	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	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	
TDC - Environment and Planning	07 Please indicate whether you support or	Strongly agree	

	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	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	
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 production. Please explain your choice:	Strongly agree	
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	Strongly agree	

	explain your choice:		
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?	Disagree	I do not agree with greenfield expansion. If this land is high quality (or even medium quality), it should be left for food production.
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		Intensification within existing town centres
TDC -	15 Do you agree	Neutral	



Environment and Planning	with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?		
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?	Disagree	I do not agree with greenfield intensification. If this land is high quality (or even medium quality), it should be left for food production.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua	Neutral	

	(intensifying rural residential area to residential density)? Any comments?		
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 do not agree with greenfield housing areas. If this land is high quality (or even medium quality), it should be left for food production.
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 do not agree with greenfield housing areas. If this land is high quality (or even medium quality), it should be left for food production.
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 do not agree with greenfield housing areas. If this land is high quality (or even medium quality), it should be left for food production.
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	I do not agree with greenfield housing areas. If this land is high quality (or even medium quality), it should be left for food production.
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 do not agree with greenfield housing areas. If this land is high quality (or even medium quality), it should be left for food production.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain	Strongly disagree	I do not agree with greenfield housing areas. If this land is high quality (or even medium quality), it should be left for food production.

	why.		
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 do not agree with greenfield housing areas. If this land is high quality (or even medium quality), it should be left for food production.
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 for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	I do not agree with greenfield housing areas. If this land is high quality (or even medium quality), it should be left for food production.  Also, where is the infrastructure for so many houses coming from? Where is the water? The sewerage? Who is going to pay for this? The developers? Or will it be dumped on ratepayers?

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31580

**Jenny Long**

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 absolutely support designing urban areas to reduce GHG emissions, but am not clear on what you mean by "integrating land use transport". I am firmly for building multi-storey apartments in the very centre of towns, for making cycling, walking and public transport convenient and safe, and for making personal car use less convenient to help our society move on from our current car-dependency.</p> <p>I am firmly against greenfields expansions, as these inevitably result in more commuter traffic and the associated emissions, as well as reducing green spaces - and recent developments on the plains have used the land very inefficiently, with sprawling single-story or at best two-storey dwellings.</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	Neutral	<p>I very much support the intensification of central Nelson and Richmond, and by that I mean proper intensification with multi-storey apartments built in the very centre of town e.g. above shops on the ground level. I'm less supportive of intensification of wider suburbia outside the centre of town and I'm not supportive of creating new settlements in greenfields areas.</p>

	smaller settlements. 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	I strongly support having public and active transport being a key focus and a deciding factor in where new housing is focused. I'm less supportive of the idea of building housing in "locations where people want to live" because it is subjective and unrealistic given other constraints - protecting the environment and protecting society from the effects of climate change is more critical than this. We need to help people live in a more environmentally-friendly manner by building housing that enables them do so by default.
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	I strongly agree with this. All the developments I've seen over recent years are creating more and more of the same type of dwelling: sprawling single-level standalone housing with giant garages and no garden, far from town centres, and not at all affordable.  We need to create more variety in our housing, including affordable non-luxury apartments in town 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:	Strongly disagree	I strongly disagree with greenfields expansion. There is so much scope for building upwards in our town centres - the vast majority of town centre buildings are single-level or at most two storeys. We need to protect our productive cropland/farmland for food production, and protect our natural areas for the biodiversity that fundamentally supports our society and our lives. If we can't curb our population growth then we absolutely must start building upwards rather than wasting more green space on low-rise housing/industrial developments.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New	Neutral	I don't support the investment into infrastructure that enables greenfields expansion. I do support investment into infrastructure that enables intensification in town centres.

	<p>infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:</p>		
TDC - Environment and Planning	<p>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:</p>	Strongly agree	<p>I strongly support this outcome, as protecting the natural environment is critical to protecting our own individual wellbeing, the economy, and ultimately our society's future.</p>
TDC - Environment and Planning	<p>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:</p>	Strongly agree	<p>I strongly support this, because the effects of climate change are already being felt. We should have been making changes decades ago to transport and infrastructure planning to reduce emissions and mitigate the effects of climate change. Instead we've continued to lock ourselves into a car-dependent framework that wastes green space by allowing urban sprawl. We must start making bigger changes now, helping individuals and businesses reduce emissions by making low-emissions behaviours easier and high-emissions behaviours more difficult.</p>
TDC - Environment and Planning	<p>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:</p>	Agree	<p>I support this, as natural hazards such as fires and flooding are likely to become more common as the effects of climate ramp up.</p>
TDC - Environment and Planning	<p>10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land</p>	Agree	<p>I agree that already-cultivated productive land should be prioritised for production, and not used for housing. Land that is currently in native forest cover or regenerating forest cover should not be used for production, as healthy native ecosystems underpin our society and economy.</p>

	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:	Agree	If I'm correct in thinking that the mauri of Te Taiao is the life force of nature, then yes I support this. Healthy nature underpins our society and economy, so it is essential.
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?	Disagree	I agree with intensification along transport corridors provided that the creation of convenient, cheap and effective public transport as well as the installation of safe and efficient cycling infrastructure are priorities. I strongly disagree with all greenfields expansion. We have ample scope for building upwards in our existing footprint. Destroying green spaces by allowing urban sprawl is a mistake that will send us backwards with regards to reducing carbon emissions, and negatively affect the wellbeing of individuals.
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)		Intensification within existing town centres. Look to European cities for inspiration: multi-storey apartments above all the shops, creating vibrant town centres and saving green spaces for parks, food production and nature. There are so many benefits to increasing the population right in the centres of towns, including: -Lower carbon emissions as residents can do shopping/work/other errands by foot or by bike. -Residents' time saved as not stuck in lengthy commutes every day. -Safer roads with reduced traffic. -More customers for local businesses as people live, work and play right at their doorstep. -Healthier residents as they get more exercise and sleep thanks to not having lengthy commutes, and moving around on foot or by bike more. -Green spaces are saved for public parks, food production, and nature. -Housing in wider suburbia and in rural areas is kept available for those who truly want it, as

	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		demand is reduced by having the segment of the population who appreciates the benefits of central urban living actually having the option of living in town centre apartments.
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 agree with intensification right at the centre of town, with affordable multi-storey apartments in business areas where they won't lead to more commuter traffic, and won't affect the view/sun of existing surrounding residential homes. I don't agree with intensification in nearby green spaces or in Nelson suburbia where two houses are jammed into a section that used to only have one house. This is inefficient and won't create the kind of town centre housing that we need, where multiple families/individuals can be housed in multi-storey apartments on the same land footprint.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	I agree with intensification right at the centre of existing towns.
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	I strongly agree with multi-storey apartments being built right in the town centre, e.g. above shops.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	I only agree with intensification around the centres of satellite towns if convenient public transport and safe cycling infrastructure is made a priority. Otherwise we're just committing ourselves to increased commuter traffic.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any	Neutral	I only agree with intensification around the centres of satellite towns if convenient public transport and safe cycling infrastructure is made a priority. Otherwise we're just committing ourselves to increased commuter traffic.



	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	I strongly disagree with greenfield development. I only agree with brownfield intensification if convenient public transport and safe cycling infrastructure is made a priority. Otherwise we're just committing ourselves to increased commuter traffic.
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	I only agree with brownfield intensification if convenient public transport and safe cycling infrastructure is made a priority. Otherwise we're just committing ourselves to increased commuter traffic.
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 100% disagree with the location and the scale of the proposed greenfield housing areas in Nelson. We have ample scope for building upwards in our existing footprint. Destroying green spaces by allowing urban sprawl is a mistake that will send us backwards with regards to reducing carbon emissions, and negatively affect the wellbeing of individuals. The Maitai in particular is a Nelson treasure that must be protected. Building hundreds of homes in this area will destroy the peaceful rural and natural quality of this area for ever. It will lead to increased commuter emissions. It will lead to noise pollution and run-off pollution of the river that a large proportion of Nelson residents enjoy. It will lead to the road being less safe for the vast numbers of families and individuals who enjoy walking, biking or running in the valley. It would be a travesty to allow urban sprawl to ruin this precious green space that so many Nelson residents hold dear.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	I disagree with the location and the scale of the proposed greenfield housing areas in Stoke. We have ample scope for building upwards in our existing footprint. Destroying green spaces by allowing urban sprawl is a mistake that will send us backwards with regards to reducing carbon emissions, and negatively affect the wellbeing of individuals.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain	Disagree	I disagree with the location and the scale of the proposed greenfield housing areas in Richmond. We have ample scope for building upwards in our existing footprint. Destroying green spaces by allowing urban sprawl is a mistake that will send us backwards with regards to reducing carbon emissions, and negatively affect the wellbeing of individuals.

	why.		
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	I disagree with the location and the scale of the proposed greenfield housing areas in Brightwater. We have ample scope for building upwards in our existing footprint. Destroying green spaces by allowing urban sprawl is a mistake that will send us backwards with regards to reducing carbon emissions, and negatively affect the wellbeing of individuals.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	I disagree with the location and the scale of the proposed greenfield housing areas in Wakefield. We have ample scope for building upwards in our existing footprint. Destroying green spaces by allowing urban sprawl is a mistake that will send us backwards with regards to reducing carbon emissions, and negatively affect the wellbeing of individuals.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	I disagree with the location and the scale of the proposed greenfield housing areas in Motueka. We have ample scope for building upwards in our existing footprint. Destroying green spaces by allowing urban sprawl is a mistake that will send us backwards with regards to reducing carbon emissions, and negatively affect the wellbeing of individuals.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	I disagree with the location and the scale of the proposed greenfield housing areas in Māpua. We have ample scope for building upwards in our existing footprint. Destroying green spaces by allowing urban sprawl is a mistake that will send us backwards with regards to reducing carbon emissions, and negatively affect the wellbeing of individuals.
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	Less greenfield expansion	

	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.	Neutral	
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?		<p>Doing what we can to reduce emissions, to design towns that make environmentally-friendly behaviours easy, and to protect green spaces from urban sprawl is critical.</p> <p>We cannot have a healthy society and a healthy economy with an unhealthy environment - the environment is what allows us to have societies and economies, not vice versa.</p>
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31581

**Mr Tony Bielby**

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	I don't believe it will reduce GHG emissions. People will voluntarily use public transport is a pipe dream. More people means more cars. This is time proven. We're rightfully moving towards lower emission vehicles but the belief people will automatically switch to public transport is pie in the sky.
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	That's the way it is now...allow natural progression...don't force it. Consolidated Yes...over intensified No

	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	As above that's the way it is now...allow natural progression...don't force it
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:	Disagree	Pipe dream. Profit will rule (which is what's driving this whole process) builders are there to make money and the Council is primarily money driven. The word 'affordable' is an open ended subjective issue. Ignoring this is naïve and stupid
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	As above that's the way it is now...allow natural progression...don't force it, Wait for demand don't actively create it. I don't believe there is a need for this. Tail doesn't wag the dog!
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	Support growth where appropriate yes, but don't need a strategy to over-create it

	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	As above. I don't believe it will reduce GHG emissions and impacts on the natural environment with increase. People will voluntarily use public transport is a pipe dream. More people means more cars. This is time proven. We're rightfully moving towards lower emission vehicles but the belief people will automatically switch to public transport is pie in the sky. Also many more people in new rural areas will inevitably have an impact on the natural environment in areas such as wastewater disposal. Fine if expensive effective systems are put in place by individual developers are deployed but the infrastructure requirements of over intensified rural land development will be unrealistically hard to achieve by profit driven developers and council.
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	Unpredictable and difficult to achieve at the best of times. Impossible if profit driven proposals such as these are realised.
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:	Disagree	As above. Nobody can...another pipe dream
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land	Disagree	This plan is actively encouraging landowners to move away from using highly productive land for growing into converting to housing so they, and the Council profit. Greed driven. The attitude that a plan of rural development such as what is proposed can be driven by acquisitive individuals potentially seeing huge profits by selling their land for development is fundamentally wrong.

	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:	Disagree	As above; this plan is actively encouraging landowners and to move away from using highly productive land for growing into converting to housing so they, and the Council profit. Greed driven. Will never improve the mauri of Te Taiao because you're destroying natural environment and introducing lots of people and things like cats
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I think you've totally got it wrong. Greed and profit driven in the name of 'progress' See below 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?	Strongly disagree	Urban is urban and rural is rural. Consolidated growth?.....along SH6 between Atawhai and Wakefield is natural to a certain extent but to encompass it all in one plan is impossible, over ambitious and un-natural
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		Expansion into greenfield areas close to the existing urban areas is understandable progression. For example the development at Bateman Road in Richmond. Build more houses and expand near to existing towns like Richmond...don't try to 'create' new ones in rural areas. Expand the infrastructure we already have.



	<p>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>Only where necessary when people indicate they want to, and need to move to Nelson. Nelson is already a small city and will naturally grow which is normal. As above, don't try to 'create' new towns in rural areas. Expand the infrastructure we already have. It's about people not money</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>	Disagree	<p>Stoke does not need to be 'intensified', nowhere in this region does. Slow natural growth can be supported. Unnatural fast growth is unnecessary and should not be encouraged</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>As above Richmond does not need to be 'intensified', nowhere in this region does. Slow natural growth can be supported. Unnatural fast growth is unnecessary and should not be encouraged</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater?</p>	Disagree	<p>As above Brightwater does definitely not need to be 'intensified' it is rural and should remain so. Nowhere in this region does. Slow natural growth can be supported. Unnatural fast growth is unnecessary and should not be encouraged. In Brightwater low level expansion is acceptable to</p>

	Any comments?		support local natural growth
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	As above Wakefield does definitely not need to be 'intensified' it is rural and should remain so. Nowhere in this region does. Slow natural growth can be supported. Unnatural fast growth is unnecessary and should not be encouraged. In Wakefield low level expansion is acceptable to support local natural growth
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Disagree	As above Motueka does definitely not need to be 'intensified' it is semi-rural and should remain so. Nowhere in this region does. Slow natural growth can be supported. In a way maybe more so than Wakefield or Brightwater, Motueka can grow because people who want to live there want to live in a town. Unnatural fast growth is unnecessary and should not be encouraged. Low level expansion is acceptable to support local natural growth
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	As above Māpua does definitely not need to be 'intensified' it is rural and should remain so. Nowhere in this region does. Slow natural growth can be supported. Unnatural fast growth is unnecessary and should not be encouraged. In Māpua low level expansion is acceptable to support local natural 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	Only where necessary when people indicate they want to, and need to move to Nelson. Nelson is already a small city and will naturally grow which is normal. As above, don't try to 'create' new towns in rural areas. Expand the infrastructure we already have. It's about people not money
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	As above Stoke does definitely not need to be 'intensified' it is semi-rural and should remain so. Nowhere in this region does. Slow natural growth can be supported. In a way maybe more so than Wakefield or Brightwater, Stoke can grow because people who want to live there want to live in a town. Unnatural fast growth is unnecessary and should not be encouraged. Low level expansion is acceptable to support local natural growth
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	Expansion into greenfield areas close to the existing urban areas is understandable progression. For example the development at Bateman Road in Richmond. Build more houses near to existing towns like Richmond...don't try to 'create' new ones in rural areas. Expand the infrastructure we already have. It's about people not money
TDC - Environment	25 Do you agree with the location	Disagree	As above Brightwater does not need to be 'intensified', nowhere in this region does. Slow

and Planning	and scale of proposed greenfield housing areas in Brightwater? Please explain why.		natural growth can be supported. Unnatural fast growth is unnecessary and should not be encouraged
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	As above Wakefield does definitely not need to be 'intensified' it is rural and should remain so. Nowhere in this region does. Slow natural growth can be supported. Unnatural fast growth is unnecessary and should not be encouraged. In Wakefield low level expansion is acceptable to support local natural growth
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	As above Motueka does definitely not need to be 'intensified' it is semi-rural and should remain so. Nowhere in this region does. Slow natural growth can be supported. In a way maybe more so than Wakefield or Brightwater, Motueka can grow because people who want to live there want to live in a town. Unnatural fast growth is unnecessary and should not be encouraged. Low level expansion is acceptable to support local natural growth
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	As above Māpua does definitely not need to be 'intensified' it is rural and should remain so. Nowhere in this region does. Slow natural growth can be supported. Unnatural fast growth is unnecessary and should not be encouraged. In Māpua low level expansion is acceptable to support local natural 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 disagree	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and	No	As above; this plan is actively encouraging landowners and to move away from using highly productive land for growing into converting to housing so they, and the Council profit. Greed driven. Rural is rural.

	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.	Neutral	Should be a natural progression to meet local demands and natural growth. The tail shouldn't wag the dog
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.		Why is it necessary to encourage unnatural 'business growth'? Should be a natural progression to meet local demands and natural growth. The tail shouldn't wag the dog, Creating an unnecessary demand is short term, profit driven greed
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?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Disagree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth	Disagree	

	sites in St Arnaud?		
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>As above, for example the development at Bateman Road in Richmond. Build more houses near to existing towns like Richmond...don't try to 'create' new ones in rural areas. Expand the infrastructure we already have around these towns.</p> <p>Another example: rural expansion such as that near Deck Road between Tasman and Ruby Bay is natural progression in a rural environment, low density subject to strict controls with things like underground water tanks, appropriate waste water systems and proper plantation which have no adverse effect on infrastructure. Intensification high density like what is proposed for the other side of Aporo Road is a ridiculous opposite in a rural setting.</p> <p>Support appropriate growth where appropriate yes, but nobody needs crazy large strategies to over-create it. Rural towns and rural living will cease to be rural towns and rural living.</p>
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>Support growth where appropriate yes, but don't need ridiculous large strategies to over-create it. If this is allowed then rural towns and rural living will cease to be rural towns and rural living.</p> <p>Why is it necessary to encourage unnatural business growth and accommodation? This should be a natural progression to meet local demands and natural growth. The tail shouldn't wag the dog! Creating an unnecessary demand is short term, profit driven greed.</p> <p>This plan is actively encouraging landowners (and seemingly inspired by them) to move away from using highly productive land for growing into housing and infrastructure so they, and the council profit. This is obviously greed driven.</p> <p>The attitude that a plan of rural development such as what is proposed can be driven by acquisitive individuals potentially seeing huge profits by selling their land for development is fundamentally wrong.</p> <p>It's about all our futures, not theirs or individuals in the council.</p> <p>Rural is rural; a perspective which is being totally ignored by many of these proposals. The existing quality of life by existing residents of this part of the world is being ignored.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31582

**Mr Anthony Pearson**

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	Housing development should be close to work and shopping with good public transport or cycle way connections
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	But the smaller settlements should be close with good transport connections

	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	A "no brainer" - with sensible sized housing and plots
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	Council need to take positive action on encouraging affordable options for 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	Land should be provided as necessary - not to meet developers profit aspirations
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	But only to support outcomes 1, 2 and 3

	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	This should be a major focus for Council the proposed FDS is NOT clear that this is the case
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	A great "aspiration" but there is no basis for the assumption based on our performance in the recent cyclone and flooding events in the region
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:	Disagree	We have hardly been tested on this
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 have plenty of low productive land to use first



	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	If its not broken why try and mend it? The area has many great aspects don't ruin them by a false perceived need for change. Please also - in future surveys include an English translation of Maori words used - we don't all speak Te Reo - nor want to.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I think you should serious re-address your projected population growth assumptions. Past growth is not necessarily an indicator of what is likely in the 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?	Neutral	This is impossible to answer as it incorporates good and bad aspects of 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, c,

	<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	Go UP not OUT
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	Build smaller multi level affordable property not million dollar penthouses
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	Infill where possible
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Neutral	
TDC -	<p>19 Do you agree</p>	Strongly	This is an area with great potential and land

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?	agree	available but it needs good public transport connections to Richmond and Nelson
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	Brownfield only
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	But avoid large plot sizes and include affordable housing covenants
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	Neutral	

	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	As 19
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	Keep off good productive and environmentally useful land
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Agree	Location yes - scale ? - see 21
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	No	This is driven by Landowners profit aspirations not a clearly defined housing need

	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.	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	39 Let us know which sites you think are more appropriate for growth or not in each rural town.		n/a - this is up to the residents of these towns

	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?		PLEASE re-assess your population growth assumptions

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31583

**Mrs Barbara Watson**

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	Yes, we certainly need to address climate change however with lots of greenfield developments for stand alone houses not close to employment opportunities adds to GHG not reduce.
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	Expanding existing town centres makes sense however the proposed strategy doesn't seem to reflect this. There seems to be a high reliance on new greenfield sites.

	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 means the intensification/additional housing needs to be close to all the existing urban areas where the employment opportunities are. It is confusing to me that this is not reflected in the FDS as its main focus is on more greenfield developments which would result in more cars and car movements.
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	Shouldn't we have a different FDS that actually allows for a range of housing close to city/town 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	There is a lot of demand in our community for smaller, more affordable, and other housing options. But the FDS seems to be more focused on the usual standalone housing concept. It does not show enough consideration for climate change. We cannot keep on using up productive land and encroaching on rural areas, more balance is required.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Yes, this is important, but we need to make sure that we focus is on infrastructure that we can afford in the long term. It would be better to pay a little bit more up front to have a more efficient system that enables intensification and is also cheaper to maintain in the long term - infrastructure that supports healthier and less



	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		carbon-intensive modes of transportation, prioritising walking and cycling.
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 absolutley need to protect the natural environment. However creating a new town centred near Tasman Village is an utter disregard to the natural environment (rural community) and would impact the community and the natural balance of the area in a devastating way.
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	Yes, unfortunately we have to plan for the effects of climate change. Shouldn't we therefore protect our rural and natural land as areas to mitigate future flood risks, fire risks, provide security of local food production, etc.? It seems that the proposed strategy is reducing these areas even more.
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	Tasman Village is totally unsuitable for a small town - more extreme weather events in the future are creating a major risk of flooding, especially since the streams along Aporo Road already flood at times. In addition the Tsunami 3m flood zone mark is approx. half way between Tasman Village and Horton Road and this is before taking into account rising sea levels.
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	Yes, we need our land for food production, but we also need to protect and preserve the wonderful landscape that makes our region a gem. However, I'm not sure that the FDS is actually achieving this. The FDS proposes too many greenfield expansions.

	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	The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support. Protection of our natural land is extremely important but is not reflected in the FDS
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		It is very short sighted, it is an old fashioned way of thinking, it lacks true long term crative planning to address key issues such as climate change, protecting the environment, reducing pollution. Continuing to expand and build as is currently done just results in the same outcome. It is all driven by a handful of developers who have their own interests in mind.
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	once again, too much greenfield expansion.
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		option B only

	<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>However we need to come up with some creative planning, include plenty of parks, playgrounds etc perhaps even community gardens</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>However we need to come up with some creative planning, include plenty of parks, playgrounds etc perhaps even community gardens</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>It would be much better to have a mixed use development - similar to European cities.</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Disagree	<p>I am concerned that it may become a commuter suburb adding more traffic and GHG</p>

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	I am concerned that it may become a commuter suburb adding more traffic and GHG
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	I believe there are more opportunities for mixed housing developments in Motueka which would be beneficial to people wanting to walk or cycle to work within Motueka
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	There is enough development in progress - we are in danger of losing the character of the seaside community that attracts tourists to the area. It is already a commuter town so adding to it would only put more cars and traffic movement on the road.
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	Can we please stop turning our beautiful landscape into a concrete jungle. We need to show courage and change the status quo way of meeting demand.
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	Can we please stop turning our beautiful landscape into a concrete jungle. We need to show courage and change the status quo way of meeting demand.
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	Can we please stop turning our beautiful landscape into a concrete jungle. We need to show courage and change the status quo way of meeting demand.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Strongly disagree	Can we please stop turning our beautiful landscape into a concrete jungle. We need to show courage and change the status quo way of meeting demand.

	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	Can we please stop turning our beautiful landscape into a concrete jungle. We need to show courage and change the status quo way of meeting demand.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	Can we please stop turning our beautiful landscape into a concrete jungle. We need to show courage and change the status quo way of meeting demand. Motueka South is the more logical area to develop however it will take some vision to accomplish
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	Can we please stop turning our beautiful landscape into a concrete jungle. We need to show courage and change the status quo way of meeting demand.
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.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part	No	Can we please stop turning our beautiful landscape into a concrete jungle. We need to show courage and change the status quo way of

	of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		meeting demand. This area is away from jobs jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village. This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years. This option is purely developer driven. The question is very misleading - the potential "new community" will actually be the third largest town in Tasman according to the proposal. I strongly oppose this
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 need to find a new way of thinking when it comes to long term planning. We need to protect the productive landscape.
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 that have a known employment shortage.
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	Don't know	

	sites in Tapawera?		
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	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?		Growth should only be enabled through intensification in existing town centres - 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?		Refer to attachment. Summarised below: Oppose to Tasman Village, would create 3rd largest town in the district, rural lifestyle/amenity, climate change and prioritising intensification, lack of public transport in the area, not needed to meet demand even in high growth scenario.

40. I strongly oppose the FDS's Secondary Proposal.

It is very misleading to call it a new community near Tasman Village when in fact it would result in the 3<sup>rd</sup> largest town in the district as pointed out in the FDS Zoom meeting on 30 March. Building 3200 new homes in this rural area is utter nonsense and clearly only driven by a couple of developers who do not have the people who live here and the impact on the environment this would have in mind.

Residents of the lovely small community in Tasman have chosen to live here for the rural lifestyle. I have engaged with a lot of people in our community and the overwhelming feeling is utter outrage, massive disappointment and some are perplexed why this Secondary Proposal has even ended up as a potential part of the FDS.

It is clear to me that the Secondary Part of the Proposal is driven by the landowners/developers and is presented as an easy solution for the council to secure extra land for housing growth and re-zoning should there be challenges with the main FDS proposal.

What about the residents though? What about the enormous cost of setting up a new town in the middle of a rural setting? It would have limited job opportunities, increase pollution, add to more flooding and have negative effects on climate change. It makes no sense at all!

We need to protect these rural areas and have a balance of appropriately sized rural lifestyle blocks, productive land for agriculture, extensive areas that are planted in native trees and olive growth as previously indicated in the Harakeke Consent.

On a side note. What happened to T168 which was going to be planted with olive trees? It formed part of the investment and commitment by the landowners who were granted entry into NZ quite a few years ago.

With climate change being a major challenge for all of us I urge the council to look at better protecting our environment and landscape rather than to steam role ahead with intensification in areas that are totally unsuitable.

There are wetlands along Horton Road that need to be protected and an intensification as suggested in the Secondary Proposal would have a devastating effect on birdlife. There would also be a massive increase of light pollution. As a community we are conscious of protecting and honouring nature's night sky and stargazing.

The cost of developing new infrastructure to be able to cope with the 3200 homes would be massive and completely irresponsible to pursue further. The taxpayer would not want to fund this. We need sound proposals that make sense economically and ecologically.

In regards to public transport. I lived in Switzerland for the first 28 years of my life and moved to NZ 26 years ago. It is very clear to me that we will never be able to have an extensive and efficient public transport system like many overseas countries. Building a new town centre in rural Tasman and trying to connect it to the main centres Richmond/Nelson where the main work opportunities lie does not make sense. It would be far too expensive and not used by a lot of people due to insufficient services. (Even Auckland cannot offer a reliable/efficient/affordable public transport system) Most people will still use their cars which will result in a massive increase of cars and car movements and put yet more strain on our environment, increase pollution and have a negative effect on climate change. Expanding areas near main centres of Richmond/Nelson makes sense.



Proximity along with connecting to already existing infrastructure is key to a cost-effective and efficient public transport system.

As mentioned under 9.1: "We do not need this as a growth area to meet demand even under a high growth scenario". Yes, NOT needed!

I am frustrated and utterly disappointed that at no point have we as a community been approached re this "project" before it ended up as a Secondary Proposal in the FDS. There has obviously been some planning behind the scenes between the developers who are offering the land and the TDC over the last couple of years as more and more information comes to light. Why has there not been a good-faith dialogue with the residents at the beginning of this "project"?

The areas of 168/166, 136 & 167 need to stay Rural 3 zoning with a mix of agriculture and extensive planting of native trees. This Secondary Proposal would destroy the lifestyle of most residents in the community, have very limited new job opportunities, add to flood risks, result in ballooning costs for new infrastructure/public transport and have massive negative consequences on our environment. How does this fit in to reducing GHG as per government guidelines? It needs to be dropped.

I urge the council to engage with the community and find solutions we can be proud of rather than just more urban sprawl. Our goal should be to protect our fragile environment and make enhancements that can be enjoyed for generations to come.

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31584

**Ms Melanie Beckett**

Speaker? False

Department	Subject	Opinion	Summary
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	<p>I strongly disagree with the location and scale of the proposed greenfield housing areas in the Maitai Valley in Nelson. Developing both these areas will, in my opinion, ruin the peaceful tranquility of the Maitai Valley. This tranquility has been enjoyed and savored by generations of people who have used it for recreation and well-being. It is a much used and loved area of our town that will be ruined by development such as this.</p> <p>One of the really special things is that it is located so close to town. It is accessible to most people and they don't need to go far to appreciate and benefit from the beautiful surroundings.</p> <p>The quality of the river would be impacted by increased stormwater and also the increase of erosion and surface runoff during and post construction.</p> <p>The valley would be impacted by the huge increase in traffic, as would the surrounding suburbs. They'd be negatively impacted by the increased pollution, noise and increased volume of traffic.</p> <p>There are some areas that just shouldn't be developed. They should be treasured and restored. I strongly believe that the Maitai Valley is one of these places.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31586

**Ms Charlotte Watkins**

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	I strongly agree that urban form is a key determinant in greenhouse gas emissions. I support outcome 1 as there must be well designed urban form to reduce transport emissions. However it is far from the only strategy needed to reduce emissions to an acceptable level for our regions long term economic sustainability.
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	I strongly support outcome 2 to increase the intensification of existing centres as low-density developments are a major cause of urban inefficiency. Low-density developments also seriously compromise our ability to face a low-emissions, and most likely, low-energy future, However I do not consider the increased density or slow uptake go nearly far enough to achieve the scale of results needed. The economic future of our region is very dependent on the reduction of carbon emissions, so I believe the FDS needs to address carbon reduction in a pragmatic manner with clear actions and objectives.

	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 strongly support this objective. In particular, the key to decarbonisation in the FDS is to provide good access to public and active transport. The current options are not adequate or enticing to the public.
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	I support this outcome. My concern is that the FDS needs to include provision so that housing affordability should not come at the expense of sustainability. Construction is a wasteful process. Homes are not designed as "passive homes" and there is no incentives, or regulation, to include renewable energy generation at new builds.
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	I strongly oppose this as "Meet demand" is the wrong metric to decide the future of our region as this does not account for reducing greenhouse gas to an acceptable level for the regions economic survival. This metric puts the decision making power into the hands of people, and corporations, who don't yet live here. It also encourages a growth economy which is totally inappropriate given the climate crisis that we face as this is environmentally and socially damaging, and has major downsides such as increasing carbon emissions by increasing traffic congestion, increasing use of fossil fuel for transportation and resource depletion.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is	Strongly disagree	I strongly oppose this as it is growth-focused (see last answer). Well-planned infrastructure is vitally important, but in a climate crisis, and widespread planetary overshoot, catering for "growth" is entirely the wrong basis on which to predicate it. If "growth" were the region's focus, more needs to

	planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		be done to protect the economic interests of our enterprises which are largely climate dependent. These will suffer and ultimately fail unless greenhouse gas emissions are dramatically reduced.
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	This deserves higher priority in my opinion. I strongly support outcome 7. The FDS needs to detail more about how the natural environment impacts will be minimised, given increased population in the next 30 years and inevitable increase in temperatures/ increase in flooding and storms. The FDS also needs to go further in detailing opportunities for restoration and how this will be achieved.
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 strongly support this outcome as the impacts of the climate crisis are already upon us, and are almost certain to escalate more extensively in both severity 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	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	I strongly support Nelson Tasman to increase resiliency to natural hazards. The most likely of which, and most severe are fire due to increased temperatures and flooding due to rising sea levels. The former will reverse any gains we can make in sequestering carbon and reducing greenhouse gas emissions. The latter will displace many in the region, and increase the cost of insurance, making our region less affordable to live in.
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	Strongly agree	I support this outcome as food resiliency needs to be given a higher consideration given the climate crisis. We need to use our productive land to ensure a good economic outlook, by using "primary production" in the ethos of a planetary diet (which means a diet that is good for both people and the planet). We need to provide our population good nutrition as a foundation for well-being. Dr Rucklidge has done extensive research

	primary production. Please explain your choice:		to show that nutrition is an important intervention in mental health. By using our productive land we can provide affordable access to nutrition for our population and this can lower instances of mental ill health, which in turn leads to a more desirable region to live in.
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	Te Taiao is the environment that contains and surrounds us. It has four major components: Whenua (soil and land) Wai (all freshwater bodies and their connections) Āhuarangi (climate across time).  This is paramount given the climate crisis. Shame on you for disguising this important concept in something I had to google! (or shame on me!)
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 the 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.
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?	Disagree	I do not support the development of low density urban development as this leads to higher carbon emissions. I believe that our productive land should be used for high value food production which will support our regions economic outlook, in a future world where food production will not be as productive due to climate change, and also nutrient depletion. In turn, this creates employment opportunities and access to proper nutrition for our population, which has a flow on effect of better well-being outcomes. I do support housing intensification and advancements in public and active transport as good urban design has a flow on effect of reducing carbon emissions.
TDC -	14 Where would		(b) Intensification within existing town centres

Environment and Planning	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		
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 strongly agree with this and believe that all housing development should have to provide carbon projections for it's occupants for the life of the building.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Don't know	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along	Don't know	

	McGlashen Avenue and Salisbury Road? Any comments?		
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 - 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	24 Do you agree with the location	Don't know	



and Planning	and scale of proposed greenfield 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.	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 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 for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	No, I am 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, neither of which are justification for including it in the current strategy.
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	38 Do you agree with the	Don't know	

and Planning	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?		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.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31587

**Mrs Yuriko Goetz**

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:	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:	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:	Disagree	
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:	Disagree	
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	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?	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	
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	Agree	

	Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?		
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 - 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?	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.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please	Neutral	



	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.	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? 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.	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.)?	Neutral	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would	Less greenfield expansion	

	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.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly disagree	
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	

<p>TDC - Environment and Planning</p>	<p>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>	<p>Regarding Question 34, I strongly believe that housing plan in Rangihaeata (off the Keoghan Road) is NOT appropriate.</p> <p>There is No proper infrastructures here. We all rely on rain water and no sewage system means we use septic tanks which don't work well because of soil/layer here. The worst thing is we can't get ADSL broadband, even in 2022 in developed country!!</p> <p>Rangihaeata beach has been dramatically eroded now and it will hugely impact seabirds habitats (such as Penguin and oyster catcher) along the beach and inlet at the end of Keoghan Road. People here love walking with dogs, go running and biking along the road, even on Keoghan Road. Both Rangihaeata Road and Keoghan Road are too narrow and have already enough traffic. I would be very sad if I would not be able to walk with my pet safely due to increasing traffic in the near future. I think other locations in Golden Bay would be more appropriate, but not Rangihaeata area.</p> <p>Thank you for your consideration.</p>
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31588

**pene Greet**

Speaker? False

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	People should live within easy reach of their workplaces.
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	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	land is in limited supply. It should be used for the best purpose and not necessarily be on demand for residential or business purposes. Productive agricultural land should not be used for residential or other business purposes. Demand at what cost???
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	Maximum use of existing infrastructure should be ensured before new infrastructure is planned, funded and delivered.
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	Agree	Why is development occurring in some of the areas closest to sea level in the Waimea estuary and Motueka areas? Council should not be funding infrastructure to ensure resilience, resilience should be ensured by choosing appropriate areas to develop and limiting development in unsustainable places.

	explain your choice:		
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	i have personally chosen to live somewhere that minimizes risks from known hazards. There are always unknown hazards. If somewhere is flooded regularly it shouldn't be built on.
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	
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	Development should be encouraging sustainable lifestyles. There is no public transport to take people from rural residential housing to jobs in the town/city centres. There should be intensification but not greenfield expansion and rural residential housing should not be at the expense of productive agricultural 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		development should only occur by intensification within existing town centres (b)

	<p>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>	Neutral	Why is it likely to happen only very slowly?
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	
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	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the</p>	Neutral	

	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?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Disagree	
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.	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	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	
TDC -	28 Do you agree	Strongly	



Environment and Planning	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.)?	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 - 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	There is no water, no sewerage, no transport to town centres, no colleges, no jobs, and no commercial facilities to support a new community in this area. This is an unsustainable option and has been proposed purely because current owners want to make money from sale of their land. This land is agriculturally productive, or could be with appropriate management. What other areas have been considered for this development and by what criteria were this area chosen?

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31589

**Mrs Renee Edwards**

Speaker? False

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:	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:	Strongly agree	
TDC -	13 Do you	Strongly	Strongly agree with the proposal to allow for

Environment and Planning	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	growth in these areas (in particular, rural residential in Pigeon Valley, Wakefield). There is a huge demand for land and housing here - it has become really difficult to find homes outside the main centres (South of Richmond) - especially anything with a reasonable section size.
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		A.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near	Agree	Agree with the proposal for Wakefield overall yes. It would be wonderful to see more opportunity for extra amenities/services in Wakefield as well - to create more jobs for those who prefer to spend

	the centre of Wakefield? Any comments?		<p>time nearer to home (and less time travelling by car), but also to encourage visitors to enjoy the area (much like the experiences now provided at Mapua). This could be cafes/a boutique wine bar/boutique retail/fitness services/gym space/accommodations etc.</p> <p>Pigeon Valley would also be a great addition to the Great Taste Trail, the Totara trees up the valley are extremely scenic! Safe access to the village by a dedicated trail would be appreciated too - many already walk/bike up the valley, but often feels unsafe sharing the road with vehicles.</p>
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Agree	<p>Agree, but would have liked to have seen a bit more of lower Pigeon Valley (specifically 172 Pigeon Valley) as rural residential.</p> <p>It would be nice to see some of the lower valley preserved as lifestyle blocks, rather than &lt;400sq sections.</p> <p>I assume that the install for services on 950 homes (sewer, roading etc) would be a large scale investment and therefore also take some time to achieve.</p>

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31591

**Mr Ben Edwards**

Speaker? False

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	
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	Strongly agree	Strongly agree with the proposal to allow for growth in these areas (in particular, rural residential/greenfield development in Pigeon Valley, Wakefield). There is a huge demand for land and housing here.

	mix of intensification, greenfield expansion and rural residential housing. Please explain why?		
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		A
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	Agree with the proposal for Wakefield, the village has huge potential to become more of a visitors destination as well, more homes and opportunity for business here will help this.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Agree	Agree, but would have liked to have seen a bit more of lower Pigeon Valley (specifically 172 Pigeon Valley) highlighted as rural residential.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31592

**Mr Lee Woodman**

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	Strongly agree with the objective. We need to take climate action urgently. But I dont think this strategy really reflects this urgency. The proposal appears to include a lot of greenfield developments for stand-alone houses far away from anywhere to work. I expect that this will make us drive our cars more - not less. It also means that people who could be living more centrally, with a comparatively small carbon footprint, may now buy a house on the edge of town instead and live a more carbon-intensive commuting lifestyle. Stand-alone houses do not support reductions in GHG emissions. More multi-unit compact and low carbon residential developments should be prioritised.
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	Strongly agree	Strongly agree with the objective. If more people live in our centres, then these will become more vibrant and interesting. It also means that people can actually walk and cycle to work instead of adding more cars to our traffic jams. But again, I'm not sure that the proposed strategy is really going to achieve this. There are so many new greenfield sites in this strategy, that many people, who would otherwise buy in the centres, are likely to instead just buy a house in the suburbs.

	smaller settlements. 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	Strongly agree with the objective. That would immediately cut down how much time we spend in our cars. Also, with the price of petrol today, not everybody can afford to commute long distances anymore. However, many of the greenfield developments proposed in the strategy are actually located far away from any jobs and will only lead to more cars on the road, not less. How does this help?
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	So many people simply can't afford a standard house in the suburbs, but there are hardly any other options! However, I'm not sure that the proposed strategy is really going to achieve much more diversity of housing options or support community-led housing initiatives and social housing. Building a lot of housing development on the edge of towns is nothing new. So why should we expect lots of housing choices all of a sudden? We will only get more developer-led large stand-alone houses if we follow this strategy. How does the FDS ensure that more community-led initiatives are supported? In its current form, the strategy supports more of the same developer-led 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:	Disagree	We seem to predominantly provide for large stand-alone houses already, so providing more land for this only facilitates the problem. There is a lot of demand in our community for smaller, more affordable, and other housing options. Maybe we should protect what makes our region so special and focus more on providing cheaper housing options in our towns and centres, that our community so clearly needs.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New	Agree	Agree with the objective. Yes, this is important, but we need to make sure that we focus on infrastructure that we can afford in the long term. Our rates keep going up because maintaining the spread-out infrastructure in our



	infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		sprawling suburbs costs so much. It would be better to pay a little bit more upfront to have a more efficient system that enables intensification and is cheaper to maintain in the long term. Most importantly, we need to focus on infrastructure that supports healthier and less carbon-intensive modes of transportation, prioritising walking and cycling, as 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	We need to protect and restore our natural environment. However, I can't see where and how the proposed strategy is really going to achieve this. The best strategy would be to confine development to our existing urban areas.
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	Yes, we have to plan for the effects of climate change. Shouldn't we therefore protect our rural and natural land as areas to mitigate future flood risks, fire risks, provide security for local food production, etc.? It seems that the proposed strategy is reducing these areas instead of protecting them. Wouldn't that do the opposite and increase the overall risk to our assets and population?
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	It looks like most proposed new greenfield areas have stayed away from areas at risk of flooding (including inundation due to sea-level rise), fault lines and slip prone areas. But how else our future urban areas will be resilient and future proof.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land	Strongly agree	This question goes beyond productivity. Of course, we need our land for food production, but it also needs protection to preserve the wonderful landscape character that makes our region so special. However, I'm not sure that the proposed strategy is really going to achieve this. The strategy proposes many greenfield expansions that eat into our productive

	is prioritised for primary production. Please explain your choice:		countryside. Shouldn't we better limit development to our existing urban areas?
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	The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support. Tangata Whenua Te Pae Tawhiti (Vision) and Te Kaupapa (mission), especially with regard to the protection and revival of Te Taiao / the natural world are 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?		I wonder if calling the objectives "outcomes" is actually misleading, given that the strategy does very little to achieve these. Here's an idea: why don't we stop offering houses in greenfield developments and focus instead on what we really need? This will help deter people looking for houses from outside the region. Wouldn't that immediately make it much easier for us to cope with a more manageable growth rate? The FDS seems to provide capacity for houses that are known to sell well rather than considering first what our community really needs. Most of our existing housing stock consists of large standalone houses. There is a lot of unmet demand for smaller houses and units though. Some people are worried that intensification would make us all live in apartments. I think that our councils need to communicate a bit clearer that by redeveloping house sites to accommodate more smaller units, we would actually get closer to a housing mix that is better aligned with our real demand. There would still be plenty of traditional houses left for people who prefer them - even without building any new ones. The FDS, or better TDC and NCC, are relying on the market to provide for all housing needs. This hasn't worked thus far and I can't see how this will work in the future with just an 'enabling' and 'leave it to the market' strategy. The current toolbox hasn't worked. The FDS needs to identify better delivery mechanisms to achieve what we need. Why do we have such strict zoning rules in our centres that hardly let us build up or house more residents on our land and then argue that we need greenfield expansion to cope with growth? Wouldn't it make more sense to allow people to build up and provide more and smaller units in our existing centres?
TDC - Environment	13 Do you support the	Strongly disagree	There is too much greenfield expansion. The FDS should concentrate development on

and Planning	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?		existing centres in close proximity to employment, services and public transport. Neither greenfield land expansion nor more rural residential housing actually deliver the outcomes claimed in the FDS. All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development must be limited to development that increases the number of jobs locally.
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		(b) Intensification within existing town centres (f) In Tasman's existing rural towns Growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance residential with jobs. If there are no local jobs then there should be no new houses, but business opportunities instead - otherwise people will only have to commute long distances.
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of	Agree	Great plan, but can we make sure that intensification is balanced with better living conditions? Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the

	intensification is likely to happen very slowly over time. Do you have any comments?		edge of town and started to see some really positive examples of higher density urban living. I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	Great plan, but can we make sure that intensification is balanced with better living conditions? Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living. I would like to see more mixed-use in and near the centre of Stoke as well as a priority for comprehensive housing developments.
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 disagree	We need more intensification here. Why is the area along Queen Street only identified for "residential infill"? Shouldn't we allow for the highest intensity here? I would like to see comprehensive mixed-use redevelopment along Queen Street.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village centre.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	I'm not sure if there is enough employment in Wakefield to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village centre.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Motueka has a housing shortage and is an employment centre. There should be more intensification here. The greenfield land of Motueka-South should be used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre. I think TDC needs to be more proactive in the development of this area with the community and creative thinkers and not leave it entirely to private developers.
TDC -	21 Do you agree	Strongly	Māpua does not have enough jobs. Residents

Environment and Planning	with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	disagree	are already commuting long distances to work. Māpua does not need any more new residents until there is enough employment for everybody. The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this "intensification" is ludicrous. We don't need any more sprawling suburbs. What is missing for Māpua (and many other rural towns) are smaller housing options to cater for local needs. Currently, members of the local community that want or need to downscale are forced out of their local community. There is already greenfield capacity available in Māpua and the rules for these areas should be changed to allow for a variety of smaller housing options.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl.

	why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl. I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea-level rise. The proposed rural residential developments only fragment our landscape and compromise rural productivity. There is no justification to provide for more of this.
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	or all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl.
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.	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	For all the reasons pointed out above, we don't need to turn any more of our landscape into inadequate housing sprawl. This area is far away from jobs, it covers highly productive land, public transport will be a challenge, and the proposed densities will create more sprawl, not a compact village. This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years. Most importantly, It is also not supported by iwi.
TDC - Environment	32 Do you agree with the	Disagree	We should be providing more opportunities for businesses in areas, including rural towns, that

and Planning	locations shown for business growth (both commercial and light industrial)? Please explain why.		have a known employment shortage - not just roll out more light industrial along SH6 in Hope. A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond). Otherwise, Hope is at risk of becoming a bad suburb of Richmond, surrounded by car yards.
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.		As per Q32, 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 Collingwood?	Strongly disagree	
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	Strongly disagree	

	Arnaud?		
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?		We need to fundamentally change the way we approach growth. Instead of focussing on short term budgets, we need to take a longer view. We should be thinking about the quality of our environments both urban spaces but also rural and natural landscapes. We need to stop "business as usual" and start taking climate action seriously. 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 currently proposed, does the opposite.



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31593

**Mr William Samuels**

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 need to take climate action urgently. However, I'm not sure that this strategy really reflects this urgency. The proposal appears to include a lot of greenfield developments for stand-alone houses far away from anywhere to work. I expect that this will make us drive our cars more - not less. It also means that people who could be living more centrally, with a comparatively small carbon footprint, may now buy a house on the edge of town instead to live a more carbon intensive commuting lifestyle. Stand-alone houses do not support reductions in GHG emissions. More multi-unit compact and low carbon residential developments should be prioritised.
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	Strongly agree	If more people live in our centres, then these will become more vibrant and interesting. It also means that people can actually walk and cycle to work instead of adding more cars to our traffic jams. However, I'm not sure that the proposed strategy is really going to achieve this. There are so many new greenfield sites in this strategy, that many people, who would otherwise buy in the centres, are likely to instead just buy a house in the suburbs.

	settlements. 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	Absolutely! That would immediately cut down how much time we spend in our cars. There are so many better things I can think of for spending my time, than sitting in a traffic jam. Also, with the price of petrol today, not everybody can afford commuting long distances anymore. However, I'm not sure that the proposed strategy is really going to achieve this. Many of the greenfield developments proposed in the strategy are actually located far away from any jobs and will only lead to more cars on the road, not less.
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 so important! I know so many people, who simply can't afford a standard house in the suburbs, but there are hardly any other options! However, I'm not sure that the proposed strategy is really going to achieve much more diversity of housing options or support community-led housing initiatives and social housing. Building a lot of housing development on the edge of towns is nothing new. So why should we expect lots of housing choices all of a sudden? I think we will only get more developer-led large stand-alone houses if we follow this strategy. How does the FDS ensure that more community-led initiatives are supported? In its current form, the strategy supports more of the same developer-led 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:	Disagree	I'm not sure about that. We seem to predominantly provide for large stand-alone houses, but there is a lot of demand in our community for smaller, more affordable, and other housing options.  It seems like we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. Maybe we should protect what makes our region so special and focus more on providing cheaper housing options in our towns and centres, that our community so clearly needs.
TDC - Environment and Planning	06 Please indicate whether you support or do not support	Agree	Yes, this is important, but we need to make sure that we focus is on infrastructure that we can afford in the long term. Our rates keep going up because maintaining the spread out

	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:		infrastructure in our sprawling suburbs costs so much. It would be better to pay a little bit more up front to have a more efficient system that enables intensification and is also cheaper to maintain in the long term - infrastructure that supports healthier and less carbon-intensive modes of transportation, prioritising walking, cycling, as 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	We need to protect and restore our natural environment. However, I can't see where and how the proposed strategy is really going to achieve this. The best strategy would be to confine development to our existing urban areas. Turning more of our beautiful countryside into concrete and tarmac monotony will only put further strain on our natural environment.
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	Yes, sadly we have to plan for the effects of climate change. Shouldn't we therefore protect our rural and natural land as areas to mitigate future flood risks, fire risks, provide security of local food production, etc.? It seems that the proposed strategy is reducing these areas even more. Wouldn't that do the opposite and increase the overall risk to our assets and population?
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	I have noticed that most proposed new greenfield areas have stayed away from areas at risk of flooding (including inundation due to sea level rise), fault lines and slip prone areas. However I'm missing a strategy for how our future urban areas will be resilient and future proof.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly	Strongly agree	For me this question goes beyond productivity. Of course we need our land for food production, but it also needs protecting to preserve the wonderful landscape character that makes our region so special. However, I'm not sure that the proposed strategy is really going to achieve this. The strategy proposes many greenfield

	productive land is prioritised for primary production. Please explain your choice:		expansions that eat into our productive countryside. Shouldn't we better limit development to our existing urban areas?
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	<p>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.</p> <p>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.</p> <p>The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support.</p>
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Refer to submission by Nelson Tasman 2050
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	<p>There is too much greenfield expansion - the same mistakes we have made in the past. Instead the FDS should concentrate development on existing centres in close proximity to employment, services and public transport. Neither greenfield land expansion nor more rural residential housing actually deliver the outcomes claimed in the FDS.</p> <p>All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development must be limited to development that increases the number of jobs locally.</p> <p>We need to protect our natural and productive landscape better from development, as this is what makes our region so special after all. Let's not kill the golden goose!</p> <p>The 'along SH6' jargon as a selling point is disingenuous. It's a highway that will need to cater for many more cars and probably need to be upgraded when the proposed developments go ahead. More kilometers driven, more greenhouse gases, and higher rates. I cannot see how this proposal meets the objectives. I</p>

			think that the proposed strategy needs to be reconsidered to better reflect the Council's objectives.
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		(b) Intensification within existing town centres and (f) In Tasman's existing rural towns  Growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance residential with jobs. If there are no local jobs then there should be no new houses, but business opportunities instead - otherwise people will only have to commute long distances.
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	Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.  With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets.  Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.  I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter

			densities in the city centre. Leaving it to landowners to develop their back section is not enough.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	<p>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.</p> <p>Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.</p> <p>I would also like to see more mixed use in and near the centre of Stoke as well as a priority for comprehensive housing developments.</p>
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 disagree	<p>We need more intensification here. Why is the area along Queen Street only identified for "residential infill"? Shouldn't we allow for the highest intensity here? I would like to see comprehensive mixed use redevelopment along Queen Street.</p> <p>Also, can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.</p> <p>I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.</p>
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	<p>I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb.</p> <p>I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.</p>
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	<p>I'm not sure if there is enough employment in Wakefield to grow the population. Otherwise it only becomes a commuter suburb.</p> <p>I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.</p>

TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	<p>Motueka has a housing shortage and is an employment centre. There should be more intensification here.</p> <p>The greenfield land of Motueka-South should be used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre. It needs some serious planning before developers should be allowed to blitz this area (in the traditional way). I think TDC needs to be more proactive in the development of this area with the community and creative thinkers and not leave it entirely to private developers.</p>
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	<p>Māpua does not have enough jobs. Residents are already commuting long distances to work. Why should we make a bad situation worse? Māpua does not need any more new residents until there is enough employment for everybody.</p> <p>The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this “intensification” is ludicrous. We don’t need any more sprawling suburbs.</p> <p>What is missing for Māpua (and many other rural towns) are smaller housing options to cater for local needs. Currently members of the local community that want or need to downscale are forced out of their local community. There is already greenfield capacity available in Māpua and the rules for these areas should be changed so that a variety of housing requires a significant percentage of smaller housing options. The same applied for existing residential areas in and near the town centre.</p>
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	<p>For all the reasons pointed out above, we don’t need to turn any more of our landscape into concrete and tarmac covered monotony.</p>
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	<p>For all the reasons pointed out above, we don’t need to turn any more of our landscape into concrete and tarmac covered monotony.</p>
TDC - Environment and Planning	24 Do you agree with the location and scale of	Strongly disagree	<p>For all the reasons pointed out above, we don’t need to turn any more of our landscape into concrete and tarmac covered monotony.</p>

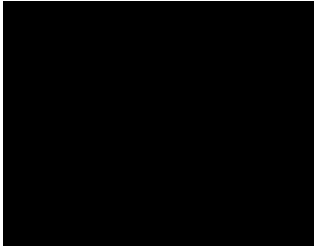
	proposed greenfield housing areas in Richmond? Please explain why.		
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.  I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea level rise.  The proposed rural residential developments only fragment our landscape and compromise rural productivity. There is no justification to provide for more of this.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
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,	Strongly disagree	



	half greenfield for the combined Nelson Tasman 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	<p>For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.</p> <p>This area is far away from jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village.</p> <p>This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years. It is also not supported by iwi.</p>
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	<p>We should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage - not just roll out more light industrial along SH6 in Hope.</p> <p>A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond). Otherwise Hope will just feel like a bad suburb of Richmond, surrounded by car yards.</p>
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.		As per Q32, 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 Collingwood?	Strongly disagree	
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?		<p>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.</p> <p>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.</p>
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>We need to fundamentally change the way we approach growth. Instead of focussing on short term budgets we need to take a longer view - isn't that exactly what a 30 year strategy should be doing? Then why do we still promote sprawling suburbs, when we already know that energy will only become more expensive, resources sparser and when we already know that we will have to live a lot more efficiently?</p> <p>We need to think about how much growth we really need.</p> <p>Rather than just seeing growth as a numbers game, we should be thinking about the quality of</p>

			<p>our environments both our urban spaces, but also our rural and natural landscapes.</p> <p>We need to stop “business as usual” and start taking climate action seriously. 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.</p>
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13 April 2022

Tasman District Council  
189 Queen Street  
Private Bag 4

Richmond 7050

**Re: Future Development Strategy 2022-2052 Submission**

**About the Submitters**

This is a joint submission by NelsonTasman2050, a multi-disciplinary collective of concerned practitioners and professionals who care about the future of our built environment in the Nelson Tasman region. We have raised public awareness by publishing articles in nationwide and local media and contributed to this submission as individual community members.

Currently, Timo Neubauer, Magdalena Garbarczyk, William Samuels and Jan Heijs are the active members of NelsonTasman2050 and have collectively prepared this submission.

To ensure the accuracy of our property economic arguments, this submission has been peer-reviewed by **Fraser Colegrave**, Managing Director of Insight Economics. Please refer to his letter (*attached*) for more information.

**Timo Neubauer** is an experienced urban designer with an array of international and domestic experience, including the completion of the Urban Design Framework for Auckland Transport's City Rail Link, potentially New Zealand's largest investment in public transport in the last five decades.

**Magdalena Garbarczyk** is a director at Fineline Architecture, a Nelson-based practice focused on making architecture more inclusive, environmental and affordable. Magda has also been a lecturer and researcher and published research on environmental awareness strategies in education and practice. As a trained regenerative practitioner, she has been engaging in urban scale multi-disciplinary projects nationwide.

**William Samuels** is an architect and director of a Nelson-based architectural practice. His practice explores alternative housing typologies and innovative approaches to achieving high quality, liveable and affordable environments. Amongst his areas of expertise is the design of compact well functioning homes.

**Jan Heijs** is a civil engineer. Jan has worked in and for local government for more than 40 years in New Zealand and overseas. His main areas of expertise are related to stormwater and wastewater management, the effects on the environment and strategy development. As part of this, Jan has been involved in many multidisciplinary planning processes. Jan has also been a hearing commissioner.

We wish to speak in support of our submission to address the Council's FDS Subcommittee on 28 April and request the equivalent time of four presentations.

We will call on **Andy Reisinger**, Vice-Chair IPCC Working Group III, as expert witness to give evidence on the urgency of reducing greenhouse gas (**GHG**) emissions and key findings from IPCC's Summary for Policy Makers.

### **Summary**

The draft Future Development Strategy 2022-2052 (**FDS**) has a singular focus on growth. It pays lip service to GHG reduction, consolidation objectives and the creation of well-functioning urban environments, but the underlying development strategy is not fit to deliver these goals.

The spatial strategy is communicated as a proposal for "*consolidated growth*" and one of the key outcomes sought in the FDS is intensification. Yet, a significant amount of growth is proposed through greenfield expansion - potentially more than 79% within Tasman District Council's (**TDC**) jurisdiction.

In summary, rather than "consolidated growth, focussed largely along SH6", the slogan "more urban sprawl around a highway" would be more accurate.

We challenge the strategy's underlying growth projections, its economic development rationale and its methodology for site selection, all of which essentially perpetuate greenfield expansion and threaten to counteract the desired outcomes for our environments.

We recommend a broadening of the approach taken to intensification and to the delivery of a range of housing choices, away from a purely incremental model of subdividing and backyard development, to a more qualitative approach that balances increased densities with appropriate levels of amenity and considerations for the wider urban form.

In its current state the proposed strategy defies the clearly stated intentions of Central Government directives to local authorities and potentially exposes our Councils to a costly and time-consuming judicial review process.

We encourage our Councils to take a longer-term approach to their strategy and decision making rather than continuing to focus on short term financial benefits.

We highly recommend a rethink of the entire strategy to employ sound, evidence-based economic principles that facilitate quality urban consolidation, instead of inadvertently perpetuating outward sprawl.

### **Procedure and legal obligations**

#### 1. Insufficient consultation process

Nelson City Council (**NCC**) and TDC have kept the consultation period for the FDS to the legal minimum of one month, which appears to be extremely short, given the volume of information and supporting documents to review.

Requests to extend this period, e.g. by the Mapua District Community Association (**MDCA**), were refused with reference to the outputs being required in time to enable a decision before the local elections and to start preparation of the new 2024-2034 Long Term Plan (**LTP**) process. With the first internal draft of any LTP being due by Q4 2023, there would be about 1.5 years, plenty of time, to prepare.

It therefore seems likely that the inordinately short consultation process is designed to limit meaningful community feedback and thus precludes any major changes to the FDS following local government elections at the end of the year.

This approach contravenes the principles of consultation set out in the Local Government Act 2002 (**LGA**).

2. Misleading submission form

The consultation feedback form provided for the purpose of this FDS is leading submitters to believe that the “outcomes” consulted on in questions 1 to 12 would directly result from adopting the proposed strategy. As this submission will continue to explain, we are convinced that this is not the case.

It appears that these “outcomes” are in large part reflecting the objectives of governmental directives to local authorities - legal obligations that our Councils are charged to deliver.

1 p.12-13, FDS

Apart from oversimplified advantages and disadvantages tables<sup>1</sup>, neither the FDS document nor the feedback form do anything to adequately inform submitters about simple development economic processes and effects of low-density greenfield development on (lack of) affordability, ensuing (lack of) housing choices, the long term effect of whole life cycle costs of infrastructure on rates and GHG emissions or even the meaning and benefits of well-functioning urban environments.

3. Community feedback ignored

The outcomes of the initial community engagement in October 2021 have been summarised in the “Draft Nelson Tasman Future Development Strategy 2022-2052; Technical Report, March 2022” (**Technical Report**).

2 p.38, Technical Report

While this summary omitted some feedback (e.g. Jan Heijs’ recommendation for peer review by an urban design expert or the inclusion of a delivery strategy for intensification), it recorded an overwhelming *“Preference for intensification over expansion, particularly as it relates to the protection of highly productive land and accessibility”*.<sup>2</sup>

It also identified *“Concern over how affordability is addressed and social housing is provided”* and *“how the FDS will implement the Zero Carbon Act and contribute to reduced greenhouse gas emissions”*.<sup>2</sup>

3 p.11, FDS

It appears that the FDS took little notice of this feedback and instead makes a case for “business as usual”: e.g. it proposes the release of potentially more than 79%<sup>3</sup> of greenfield land for development within TDC’s jurisdiction (with all its well-known consequences) and provides no insights into how affordability, diversity of housing options including social housing should be addressed.

4 TDC's Q&A summary Claiming a lack of specific legal "*requirements* [through the National Policy Statement on Urban Development (**NPS UD**)], *for example, the setting of greenhouse gas emission reduction targets by specific regions or documents*"<sup>4</sup> serves as poor justification for ignoring this important feedback from the community.

Again, this approach appears to be in stark conflict with the principles of consultation set out in the LGA.

#### 4. Requirement of unbiased process

We are concerned whether the integrity of the process meets the decision-making obligations of Councils, especially with regard to its receptiveness to alternative strategies.

5 video of  
Joint Committee of Tasman  
District and Nelson City  
Council,  
08 March 2022  
at about 2 hours  
into the video

In the joint meeting by NCC and TDC on 8 March 2022 it was stated that it was unlikely that significant changes would be considered because that would trigger a new special consultative process for which there was no time.<sup>5</sup> This position was repeated by one of the Councillors at a meeting of the MDCA on 14 March 2022.

During preliminary community engagements last year - a time when options for the FDS should still be developed and tested with an unbiased, open mind - TDC's senior planning staff already commented that proposed greenfield land expansions would be supported through the FDS, when questioned about this by the public.

TDC's mayor stated on numerous occasions that "*intensification is not supported in Tasman*", referring to resistance by locals.

#### 5. Non-compliance with governmental directives

6 p.25 FDS Section 5 of the FDS on climate change<sup>6</sup> and Section 6 "*Outcomes*"<sup>7</sup> are correctly reflecting the objectives of governmental directives (NPS UD, Government Policy Statement on Land Transport (**GPS LT**), National Policy Statement on Highly Productive Land (**NPS HPL**) and Zero Carbon Act), which the FDS is supposed to give effect to.

8 p.28 FDS The spatial strategy provided through the FDS is not actually delivering on most of these aspirations and objectives. Stating these as "*outcomes*", including the



section on climate change, as well as the description of the proposal under “7.1 Overview”<sup>8</sup> is misleading.

The FDS relies in large part on growth in car-inducing stand-alone housing, provided through greenfield expansion. It is common knowledge that as well as resulting in a lack of community, inefficient use of resources and infrastructure and a lack of smaller, affordable housing options, these typical suburban developments result in increased road traffic with all its negative effects - the calls for more expensive roading infrastructure are already audible.

9 p.65, Technical Summary, IPCC Climate Change 2022, Mitigation of Climate Change, Summary of Policy Makers, April 2022

This approach is based on siloed planning from the 1960s and is well past its use-by date. Nowadays it is proven that low density developments, such as the ones proposed throughout the district, are creating high car-dependency and are producing significantly more GHG emissions per capita than higher density more centrally located development, which could be achieved by way of intensification.<sup>9</sup>

The FDS does not deliver on any of its stated “outcomes”, with the exception of point 5, “sufficient capacity is provided to meet demand”.

10 p.3, Executive Summary, Nelson City’s and Tasman District’s Housing and Business Capacity Assessment for the Ministry for the Environment, Principal Economics, December 2021

This issue was also noted by Principal Economics in their review of Nelson City’s and Tasman District’s Housing and Business Capacity Assessment (**HBA**) for the Ministry for the Environment (**MfE**): “discussions on the impacts of climate change will be useful”<sup>10</sup> and “We suggest the future HBA to consider the impacts of planning on well-functioning urban environment further. Particularly, the HBA should consider the likely current and future effects of climate change.”<sup>11</sup>

11 p.11, Summary, Nelson City’s and Tasman District’s Housing and Business Capacity Assessment for the Ministry for the Environment, Principal Economics, December 2021

When asked about this in an FDS consultation webinar on 23.03.2022, TDC implied that providing residents the “housing choices they want” was more important than fully implementing governmental policy statements.

Consequently, the FDS relies primarily on a demand preferences survey<sup>12</sup>, which unsurprisingly highlights that people like stand-alone houses. In other words, the objective of the FDS appears to be to provide capacity for what is known to sell well in the short term.

12 Housing We’d Choose, June 2021

TDC and NCC do not have jurisdiction to ignore the legal requirements placed incumbent on them via governmental policy statements, so the current FDS approach potentially exposes them to a costly and time-consuming judicial review process.

We strongly suggest that the actual strategy of the FDS is revised to better reflect its stated “outcomes”. While we acknowledge that starting again will have timing implications, the strategy is too important to be allowed to proceed in its current state.

### **Fundamental flaws with the development strategy**

#### **6. Flawed methodology for growth predictions**

The FDS is based on assumptions and growth predictions made in NCC’s and TDC’s HBAs.

Our reading of these reports does not concur with the conclusions taken for the FDS. The need for greenfield land was initially justified in the 2019 FDS and the draft 2022 FDS is now seeking to re-confirm this.

13 p.3, 35 and 52 FDS

However, TDC’s HBA states that “*In Tasman District overall there is sufficient development capacity for housing under the medium growth population scenario for 30 years.*”<sup>13</sup> This is repeated multiple times throughout the document.

The HBA concludes that the region has grown much more than was forecast, primarily through internal migration, and jumps to the conclusion that this trend will continue: “*Most of the overall population growth will be driven by net migration gains*”, new residents moving into this region.

It appears that the internal migration-driven growth that our region has experienced over the last decade may for a large part have been the result of relaxed immigration settings and failing housing policies in other parts of the country. Given the tightening of immigration settings, the country-wide effort to address the “housing crisis” and our Councils’ options to further reduce internal migration (see point 8 below), we challenge the assumption that the current trend has to continue for the next 30 years.

The projections for the regional distribution of growth throughout the district are also based on the method of simply extrapolating past growth. It is important to note that this growth happened prior to the NPS UD taking effect and therefore with only very limited consideration of its appropriateness.

For example, Māpua has grown significantly over the last years, mainly driven by two relatively large developments. The HBA assumes that this will now continue

at the same rate. Figure 1 (below) shows that with 69% Māpua/Ruby Bay has been assigned the largest growth rate of all areas within TDC’s jurisdiction.

The absurdity of this method for establishing regional growth demand is highlighted even further by Motueka, an employment centre with a known housing shortage: the HBA’s growth predictions attribute by far the lowest growth rate to this town.

This shows that the simple extrapolation of past growth alone cannot be relied on for future predictions. Neither the HBA, nor the FDS are making any attempt to reflect appropriateness of growth in their considerations: e.g. the proportional change to towns and villages, proximity to jobs and services and/or the effects on climate change.

We recommend developing a more suitable method for predicting growth in general and its regional distribution in particular.

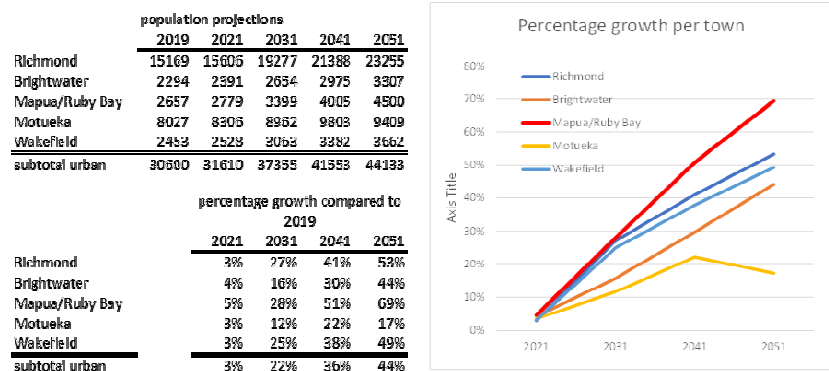


Figure 1: growth predictions taken from TDC’s HBA and shown in percentage growth per town or village.

7. Shortsighted business land growth projections

14 p.4, HBA As highlighted in TDC’s HBA, this FDS allows for excessive amounts of future business land: “This HBA is (...) based on the upper extreme of business land demand and future assessments are likely to be lower.”<sup>14</sup>

15 p.62, HBA The methodology applied through the HBA to estimate future land demand for business land is based on today’s economic conditions and fails to consider the

implications of transitioning to a zero carbon economy: it establishes the average lot size per business, based on today's requirements, and simply multiplies this area by the number of new businesses properties expected through the Council's growth model.<sup>15</sup>

16 GPS LT, NPS UD

With significant changes to our transport behaviour over the next 30 years already indicated by Central Government directives,<sup>16</sup> the use of private cars is set to decline. This will significantly influence location preferences as well as the nature and space requirements of future businesses. Today's very space intensive car parking requirements are likely to largely disappear, which will dramatically reduce the average lot sizes required for businesses in the future.

Increasing land prices would further encourage businesses to use their land more efficiently.

17 Restructuring the Commercial Strip, A Practical Guide for Planning Revitalization of Deteriorating Strip Corridors, prepared for the United States Environmental Protection Agency by ICF International & Freedman Tung & Sasaki

Car-centric commercial strip malls along highways, characterised by low-slung commercial buildings, front parking lots, and tall auto-oriented signs arrayed along wide thoroughfares, as proposed through the FDS between Richmond and Hope, are already in decline in many parts of the world with communities grappling with the task of revitalising such areas.<sup>17</sup>

This process can only be expected to accelerate. E.g. the number of petrol stations throughout New Zealand is already declining. The need for space-intensive car-dealerships and other car-related businesses is also likely to reduce with the anticipated lessening of our dependence on cars for mobility.

As a result we should expect that a significant amount of existing business land within our existing urban areas will become available for more space efficient businesses to use or to be regenerated by co-locating other uses.

Trying to justify the need for more greenfield business land by applying a methodology that is based on an already outdated business model, not only makes no economic sense, it also has detrimental environmental and visual effects on the character and identity of our towns and settlements.

Highway centred commercial strip developments are some of the most unsightly and destructive urban patterns of our times: they often contribute to the decline of retail centres, serve as barriers to active transport, create more car-dependence, cover significant amounts of otherwise productive or natural land and lead to declining quality of life and values in adjacent residential neighbourhoods.

We suggest that most future needs for business land should and can be met through brownfield opportunities.

#### 8. Greenfield development and growth projections

The FDS attempts to accommodate significant growth demand, particularly within TDC's jurisdiction. It states that not all this demand can be met through intensification and that therefore more rural land must be released for greenfield development - potentially more than 79% of TDC's total growth provisions through the FDS.

18 p.9, Nelson City's and Tasman District's Housing and Business Capacity Assessment for the Ministry for the Environment, Principal Economics, December 2021

TDC's and NCC's population growth projections are very different, with NCC's projection being much lower than TDC's, even though both projections refer to a single economic market. This discrepancy was also noted in Principal Economics' review of NCC's and TDC's HBAs<sup>18</sup> and is a substantial red flag that seriously challenges the integrity and reliability of these projections.

19 TDC's FDS webinar, 23.03.2022

TDC explained this difference with its focus on providing greenfield development opportunities, while NCC focussed more on intensification.<sup>19</sup>

Following this logic, if the very provision of greenfield land for development is responsible for the high demand projections that our region is struggling to accommodate in ways that deliver on the FDS's objectives and conform with government directives, then removing the release of greenfield land would be the sensible course of action.

20 p.3 Key Points and p.27 Conclusion, Understanding the impacts of releasing greenfield sites for development, Report to TDC, Sense Partners, 1 April 2020

This logic is supported by Sense Partners' assessment that "*cutting back this pace of release [of greenfield land] (...) would be likely to push (...) households to other (...) regions of New Zealand*".<sup>20</sup>

21 Objectives, NPS UD

In other words, if we don't release greenfield land here, then this demand will move elsewhere in the country. As a result, the Nelson Tasman urban area should indeed be much more able to accommodate its demand for housing and business by creating "*well-functioning urban environments; enabling people to live in areas in or near a centre zone or other area with many employment opportunities, well serviced by existing or planned public transport; responding to the diverse and changing needs of people, communities and future generations; and thereby supporting reductions in greenhouse gas emissions*", as required under government directives.<sup>21</sup>

9. Greenfield development and intensification

22 p.22, Conclusions,  
Understanding the impacts  
of releasing greenfield sites  
for development,  
Report to TDC,  
Sense Partners,  
1 April 2020

Sense Partners' report also claims that "*continuing to release greenfield land for development also pushes down prices of land within existing urban areas, facilitating some intensification.*"<sup>22</sup>

Economic evidence, based on common sense, strongly suggests otherwise. Put simply, greater greenfield land supply reduces the value of land across the urban area, thereby reducing the incentive to use land more wisely (including via greater intensification). Indeed, this is why intensification is typically occurring only in more populated parts of New Zealand where land prices are relatively high.

23 p.38, Table 2:  
Capitalisation and land value  
and suitability for  
redevelopment and  
intensification,  
Understanding and  
implementing intensification  
provisions for the NPS-UD,  
MfE's and Ministry for  
Housing and Urban  
Development

The MfE's and Ministry for Housing and Urban Development's own publication<sup>19</sup> clearly states that HIGH land prices and low capitalisation provide the best economic conditions for intensification:

- "Valuable land and low capital value, likelihood of redevelopment. Areas of most demand, most suitable for intensification."
- "Low value land and high capitalisation, unlikely to be redeveloped. Areas of low demand, likely not suitable for intensification."<sup>23</sup>

As we all know, buying the "worst house" (low capitalisation) in the "best street" (high land value) to renovate makes the most economic sense - economics for intensification are not any different.

In relying on Sense Partners' incorrect statement for developing its strategy for the FDS, the development strategy is fundamentally flawed. Not only does the FDS threaten the success of intensification targets in Nelson and Tasman, but it also risks sabotaging NCC's more ambitious goals such as the implementation of its "*Te Ara o Whakatū - City Centre Spatial Plan*".

It is clear that in order to facilitate intensification, as required under governmental directives, TDC and NCC must aim to provide the economic conditions in their existing urban areas for this type of development to take place.

To achieve this, and given the spread out nature of Nelson Tasman's urban areas, we suggest the introduction of rural-urban boundaries, constraining or effectively banning any large scale release of greenfield land for development. This way the FDS would also live up to expectations under the GPS HPL and effectively protect the character of its rural landscape.

Queenstown Lakes Council has done exactly that with very desirable outcomes for its rural and urban environments.

#### 10. Misleading intensification label

The FDS includes additional dwellings for “*intensification*” even when these are created through the conversion of “*rural residential*” areas to “*large lot*” or “*standard residential*”.

This may be technically correct, but it will not be the type of intensification that most people (and government directives for that matter) had in mind when advocating a development model that aims for intensification for many reasons, including the need to reduce GHG emissions and to create well-functioning urban environments.

Large lots and standard residential are known for creating the opposite: high car-dependency and significantly more GHG emissions per capita than higher density development.

Taking this into consideration, the ratio of “favourable intensification” proposed through the FDS is even smaller than published. The figure stated in the FDS is misleading.

#### 11. House price assumptions

24 p.15 and 16,  
Understanding the impacts  
of releasing greenfield sites  
for development,  
Report to TDC,  
Sense Partners,  
1 April 2020

Sense Partners’ report suggests an elevated price-cost ratio in Tasman is indicates that “*land is playing a substantial role in driving up house prices and reducing housing affordability*”. To counter this trend, their report recommends “*relaxing land use regulations*”.<sup>24</sup>

These statements show that Sense Partners really only considered stand-alone house typologies in their workings, where the land value indeed forms a significant proportion of the overall property price.

However, the very point of intensification is for our urban areas to become more efficient in their land use. If we build up (more levels) on smaller plots of land, then of course the proportion of land value on the overall property price reduces. For multi-storey apartment typologies the land price becomes almost irrelevant per apartment.

Planning rules can be relaxed not only by releasing more land, as recommended by Sense Partners, but they should also be relaxed by permitting greater density in appropriate locations. “Building up” can provide capacity in the same way as “building out” can to balance demand with supply to improve housing affordability.

In addition, this strategy of “building up” is key to delivering the objective of creating “a variety of housing options, including more affordable options”.

25 p.11, Nelson City's and Tasman District's Housing and Business Capacity Assessment for the Ministry for the Environment, Principal Economics, December 2021

This observation was also made by Principal Economics' review of NCC's and TDC's HBA: “There are a few details that could be considered further in the analysis of capacity. These include disaggregation of the capacity analysis by type, size and price.”<sup>25</sup>

Enabling “building up” sufficiently and appropriately for the purpose of this FDS, does, however, also require revisiting NCC's and TDC's intensification design strategies, including their “Intensification Action Plans” and the proposed type of infill intensification promoted through the FDS.

## 12. Creation of back sections vs. quality intensification

26 figure 4, p.29, FDS

The FDS proposes incremental intensification through subdivision and the creation of more housing on back sections.<sup>26</sup> While this currently appears to be the predominant approach to intensification in New Zealand, it often creates undesirable urban environments. This type of intensification usually leads to inappropriate daylight conditions, poor outlook and lack of street interface with no amenities.

To make matters worse, this development generates unfavourable economic conditions for more desirable comprehensive intensification: it increases the capitalisation (including on back sections), when development triggers for comprehensive redevelopment would require low capitalisation to make such projects economically feasible.

Quality intensification balances increased density and building height with amenities, such as open space and outlook, contributing to safety and liveability.

To achieve this, as a general rule, incremental intensification should only be allowed within a development window along street fronts, utilising streets as outlook space and facilitating the creation of private or shared green yards. Even



if subdivision has already occurred, this approach would still maintain more favourable conditions for comprehensive redevelopment to take place.

The ultimate outcome of this development approach would be perimeter blocks, an urban form that is known to deliver anything from quality townhouse environments up to some of the highest apartment and mixed use densities while also providing very desirable living conditions.

We propose that the type of intensification that TDC and NCC would like to achieve through the FDS is revised and redefined. This may also require TDC's and NCC's *Intensification Action Plans* to be changed and updated.

### 13. Misconceptions about how to provide a range of housing choices

The FDS seeks to enable all housing choices, from smaller and affordable apartment typologies, terrace and townhouses through to standard stand-alone houses and rural residential. There appears to be a particular focus on the provision of stand-alone houses, as this typology has been identified by the HBA as currently being popular among our population.

This seems to be based on the misconception that the provision of more land for stand-alone houses is necessary to meet the demand for this typology.

As identified in point 8 above, constraining the supply of greenfield land is likely to change the relative demand projection in favour of demand for more space-efficient forms of housing. These would be much more aligned with the outcomes sought through the FDS (e.g. they are proven to create less GHG emissions over their lifetime, are less infrastructure-hungry, more affordable etc), a development that should be supported and facilitated by our Councils.

Most importantly, as pointed out in the HBA, all urban areas within the Nelson Tasman region are very spread out with an almost complete reliance on stand-alone housing and a significant lack of smaller typologies.

"*Outcome 4*" of the FDS aspires to enable a more diverse range of housing overall. To achieve the appropriate mix, it is paramount that land that is currently occupied by stand-alone houses is redeveloped to provide more intense and space-efficient development for smaller and more affordable housing typologies. It is highly unlikely that within the next 30 years all of our stand-alone houses would disappear as a result - this FDS only expects a meagre 15% of sites being intensified. Consequently, existing stand-alone houses will continue to

form part of the overall housing mix. However, their dominance would decline, facilitating the desired diverse range of housing options.

For the avoidance of doubt, providing more greenfield land for stand-alone houses or rural residential concurrently with the attempt of facilitating intensification, will most likely only perpetuate the imbalance in housing options and remove demand for intensification.

14. Miscalculation regarding infrastructure, rates and housing affordability

It is well known that the initial provision and long-term maintenance of spatially dispersed infrastructure, as required for the many low-density residential developments proposed through the FDS, is less efficient and therefore more expensive than consolidated infrastructure in higher density environments.

It appears that TDC and NCC are omitting the long term maintenance and replacement costs to ratepayers, while focussing their attention only on recouping the initial infrastructure provision costs through development contributions. This approach will only worsen housing affordability and our Councils' finances in the long term.

27 joint Council meeting,  
NCC and TDC, 8 March

E.g.: In a joint Council meeting,<sup>27</sup> Council officers stated that the Council infrastructure needed to unlock new development areas such as Tasman (and Hira) would be in the order of \$100 million but that the cost would be fully recovered through development contributions - no mention of the fact that operating, maintaining and ultimately replacing this infrastructure would cost a multiple of that and would need to be funded by our Councils in the future.

This seems to show an unjustified bias for greenfield development, based on the false expectation that infrastructure costs for such development would be cheaper or preferable to the costs associated with intensification.

It also ignores the fact that high infrastructure costs, even if "*recovered through development contributions*", will worsen housing affordability: high development contributions only push sale prices higher.

15. Dubious methodology for assessing feasibility of brownfield sites

TDC's methodology for assessing the feasibility or likelihood of intensification taking place, and therefore accurately determining future capacity through

28 p.29, FDS

intensification. seems dubious and appears to grossly underestimate capacity uptake at only 15% over 30 years.<sup>28</sup>

29 p.15, Nelson City's and Tasman District's Housing and Business Capacity Assessment for the Ministry for the Environment, Principal Economics, December 2021

This observation was also made by Principal Economics' review of NCC's and TDC's HBAs: "*The HBA use subjective evaluation by council to determine the realisable development of feasible capacity by area.*"<sup>29</sup>

Various scenarios that do or would inevitably increase the likelihood of more efficient, denser development to occur have not been taken into account. E.g.

- macroeconomic effects, such as rising energy prices (in particular petrol and diesel)
- carbon tax
- planning tools that can be applied by Councils to incentivise intensification, such as
  - constraining of greenfield land provision/establishing rural-urban boundaries
  - removing restrictive planning rules from urban areas
  - simplifying and de-costing approval process for desirable developments
- other incentives Councils could provide, such as
  - switching the rating system from a capital value to a land value base
  - discourage car use (congestion charges, raise parking fees etc.)
  - adjusting development contributions
  - providing appropriate infrastructure
  - assembling land parcels for comprehensive redevelopment and/or completing showcase developments

See point 18 below for more details.

#### 16. Unsuitable Multi-Criteria Analysis (MCA) methodology

An MCA was used to "*assist in the selection of areas*". Section 6.2 of the Technical Report provided some background and a colour-coded summary

outcome in attachment 4. In addition, we received and analysed the underlying MCA spreadsheet.

We believe that the use of an MCA in general, and how it was used for the purpose of this FDS in particular, is questionable. When many criteria are used, as is the case for the FDS, changes in weightings (making some criteria relatively less or more important) make little difference. Our comparison between the weighted and unweighted FDS scores confirmed this. Furthermore:

- there is little difference between the average weighted scores for greenfield sites (72) and intensification sites (76).
- the average score for “*human health effects*” is almost equal, even though research indicates that well connected, well designed, higher density urban areas with good walking and cycling opportunities are much more favourable for human health (incl. mental health).
- the average score for “*landscape values*” has the same equal value for both greenfield and intensification sites. This is surprising, given that greenfield developments essentially transform characterful productive and natural landscapes into concrete and tarmac covered monotony.
- very few of the 22 criteria in the MCA actually represent the NPS UD’s 16 objectives and sub-points
- considerations of carbon emissions are only represented in 20% of the total score in the framework. Given that reducing GHG emissions is actually a minimum requirement under Policy 1(e) of the NPS UD and stated as “*Outcome 1*”,<sup>30</sup> this important objective is not sufficiently enforced through the MCA.

30 p.9 and p.25 FDS

In other words, growth areas identified through this MCA may very well not meet the most important objectives of the NPS UD and still make it into the FDS.

The integrity of the MCA methodology appears even more compromised, seeing that e.g. as an alternative to “*accessibility by active and public transport*” (*Outcome 1*), “*accessibility by private vehicle*” (*Outcome 2*) can also add MCA score for a site.

31 Section 6.2.3,  
Technical Report

It is good to see that ‘no-go constraint’ (pass/fail) apply to four of the criteria: highly productive land, Te Mana o te Wai, natural hazards (such as sea inundation) and cultural significance.<sup>31</sup> We recommend that this should be extended to include criteria relating to crucial objectives, such as “*GHG reductions*” and the “*creation of well-functioning urban environments*”.

This analysis, together with previously mentioned failure of the FDS to meet its desired “outcomes”, discredits the integrity and reliability of this MCA. We strongly suggest that this is rejected as a method or peer-reviewed by a mutually agreed independent expert who is qualified in this matter.

### **A better way to facilitate quality intensification**

#### 17. Spatial strategy

32 p.3, 16 and 29, FDS

The various proposed mainly greenfield developments along “the spine of State Highway 6 (SH6)” are falsely portrayed as positive, using words such as “consolidated growth”, which “will better support GHG emission reduction”.<sup>32</sup>

SH6 is a highway with minimal public transport provision to date. Consequently, most future residents will use cars to get to work, services and schools. The increased use of cars will add to traffic congestion and very likely lead to expensive improvements to the roading network.

The proposed public transport provision is very ‘optional’, would be inefficient (given the proposed densities), and provides no certainty that (if provided) many people would use it.

We therefore strongly agree that future growth should be concentrated in existing centres in close proximity to employment, services and public transport, such as Nelson, Stoke and Richmond. We would also include Motueka, Tākaka and Murchison in this list.

With the exception of the proposed Motueka-South area, we oppose any greenfield expansion in this FDS, including in Tasman’s rural towns. Instead, all rural towns should be allowed some balanced growth through quality intensification: residential population must be balanced with local employment. In towns and settlements with an employment shortage, future development must be limited to development that increases local employment.

Our rural towns built taller buildings and denser settlements 100 years ago than planning restrictions allow them to do today. This must change.

Following from our point 12 (above), regarding quality intensification, we suggest relaxing height, height to boundary, side yard and number of dwelling rules in all existing urban areas where growth is desirable, with the aim to intensify and focus development along street fronts to avoid poor quality backyard developments.

As a general note, planning regulations should focus on ensuring high levels of amenity and the contributions of any developments to the wider urban form. This will ultimately achieve a higher yield and better urban design outcomes than the type of intensification envisaged in the FDS for “*Residential Infill Areas*”.

We strongly oppose significant greenfield expansion or provisions for more rural residential housing - particularly if this is far from employment opportunities, services and public transport, such as the proposed “*Tasman Village*” and growth proposed for Hira, Lower Moutere, Māpua, Wakefield and Brightwater.

The Tasman district already has significant areas of rural residential “lifestyle developments”. The need for additional development in this space is not documented and its negative cumulative effects would likely outweigh any benefits regardless. In addition to all the negative effects already listed in our concerns related to greenfield developments, rural residential “lifestyle developments” significantly fragment and alter the character and productivity of our productive landscape.

We are aware that other local authorities (e.g. Waipa District Council) have already put strategies in place to stop and reverse this trend.

We strongly oppose the provision for any greenfield business land along SH6 between Richmond and Hope. Transitioning to a zero carbon economy will see dramatic improvements in land efficiencies for businesses, so we expect most future spatial requirements for businesses to be met through brownfield opportunities in our existing urban areas.

#### 18. The FDS should include a delivery strategy

Our Councils appear to rely entirely on the market forces to provide housing. In order to support the delivery of desirable outcomes through private enterprise, Councils should apply planning tools that incentivise intensification, such as

- restricting greenfield land provision - and/or applying a cap-and-release method for available land. This could be a wider use of the ‘deferred’ zoning as now only applied to manage infrastructure constraints
- establishing rural-urban boundaries
- removing restrictive planning rules from urban areas
- simplifying and de-costing approval process for desirable developments

- initiating urgent re-zoning plan changes to intensify existing residential areas without having to wait for the full review of the *Resource Management Plans*

The FDS is not limited to focus on identifying potential new future areas for growth and resource management alone. Where the market fails to deliver a desirable variety of housing typologies and urban form, the FDS should also identify and commit to other strategies under the LGA to improve delivery or uptake. These could include:

- clearly expressing the Councils' priority for the common good and for meeting legal obligations before private interests
- amending the rating system to incentivise smaller/denser housing options (e.g. accounting for size, bedrooms, proximity to work/services, etc) or switching from a capital value to a land value base
- reducing development contributions for desirable developments (e.g. size/type based)
- providing appropriate infrastructure for desirable developments
- the creation of a "*Nelson Tasman Urban Regeneration Agency*", similar to *Eke Panuku* in Auckland. This agency would be a council controlled organisation (CCO) that would partner with central government/ businesses/housing trusts/private organisations etc to facilitate comprehensive intensification within our urban areas, while ensuring that it provides a range of housing types, affordable options, positive urban design outcomes etc. Similar to *Eke Panuku* this agency would not strictly deliver the projects but would play a key role in overseeing the development of the city, including undertaking master-planning and strategic purchases to promote/initiate desirable housing outcomes. These can be:
  - to assemble land to enable better designed comprehensive developments; or
  - to buy properties to sell these conditionally to achieve these outcomes; or
  - to initiate development by Council after which the product is sold on.
- supporting affordable / small / social housing initiatives. E.g.

- housing trusts, community-led housing developments, papakainga, co-housing, etc.
- free planning advice and Council support to overcome unintended planning limitations
- fast track consent processes

33 p.4 and 52, FDS

The FDS falls short in recognising that these types of initiatives are also available as part of the toolbox to deliver the desired “outcomes”. We recommend such options should be added to the list of things the FDS can provide for.<sup>33</sup>

### **Commentary on selected areas**

#### **18. Nelson**

We support the intensification approach taken in Nelson in principle. The more detailed planning work needs to be mindful of built heritage limitations to keep Nelson’s unique character alive.

We oppose the assumptions made for “Residential Infill Areas” - please see more detail under point 12 “Creation of back sections vs quality intensification” above.

We oppose greenfield expansions at Maitai Valley. Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed, especially given that the Maitai Valley is a significant ecological asset in climate change mitigation, which should remain a priority in any strategy.

#### **19. Richmond**

There is no conceivable reason why Richmond’s CBD along Queen Street should be excluded from intensification. It should be included for mixed use “Intensification - Some 4 to 6 storey buildings”. This omission seems inconsistent with good urban design principles.

We are aware of anecdotal evidence that landowners on Queen St might currently be unwilling to pursue comprehensive redevelopment of this area. If this was to be the underlying reason for this omission, it remains unclear why the opinions of some land owners should have any bearing on the development



that TDC should encourage in the most central and most connected part of the district - keeping in mind that this designation is with a 30-year time horizon.

We disagree with any significant greenfield development for residential or business purposes around Richmond - including Richmond South. It is important to retain these areas for their productive values and to unlock their unique landscape character for recreational use by residents in ultimately much denser urban environments nearby.

As an alternative, the existing urban area of Hope could be identified for revitalisation through quality intensification.

For the reasons explained in more detail in points 7 and 17 above, we strongly oppose the provision for greenfield business land along SH6 between Richmond and Hope. This land is currently characterised by vineyards and paddocks with little fragmentation and ties into the rural landscape of Hope. In its current form this land acts as an appropriate and characterful gateway into Richmond, a town that prides itself on being the centre of horticulture in the Waimea Plains.

This landscape character must be protected and enhanced to form a natural edge to Richmond's urban area, support the popular Great Taste Cycle Trail and to spatially separate Hope as a village with its own identity.

## 20. Motueka

We understand that there is a housing shortage in Motueka, specifically for low-income families. In addition, we note significant development constraints through inundation by sea-level rise and river flooding.

We support the FDS's rejection of any greenfield areas that are at risk of inundation. We believe that for existing areas, such as the centre of Motueka, a more measured approach is required.

We understand that a "*Climate Change Adaptation Strategy*" is still being developed. However, the FDS is largely silent on the significant issues that Motueka faces when it should provide direction to ensure that any new intensification or greenfield development is future-proof and aligned with possible outcomes of the Adaptation Strategy. Such measures may include managed retreat from some high-risk areas.

With the centre of Motueka being on the edge of the 2m sea-level rise scenario, we expect that it will be very unlikely that it will be relocated within the timespan

projected by the FDS. Therefore the FDS should ensure that the centre can meet future needs, is improved and more vibrant. Being an employment centre, Motueka needs more intensification and mixed use.

With the potential view of retreat strategies in other areas in the long term, we support the Motueka South greenfield expansion as long as this development connects well with the centre, provides much higher densities and housing types that match the needs of the population. Again the FDS does not provide any direction on these matters.

#### 21. Māpua

34 p.27, FDS

There is a known shortage of employment in Māpua. We therefore strongly oppose this settlement's designation as a "core area for new growth".<sup>34</sup>

Existing commuting patterns would be exacerbated: more cars on the road, travelling long journeys. Even the attempt to serve this community better with public transport would not change the requirement of inefficient long daily travel journeys (from an economic, resource, GHG emission, as well as a productivity perspective). Residential growth in this area is not supported by the FDS's desired "outcomes".

The fact that TDC has already invested in or budgeted for building water infrastructure that would support further residential growth in Mapua and Seaton Valley, does not change the fact that the settlement is the wrong area for growth when measured against the objectives of the FDS.

35 p.2, FDS

The infrastructure argument is "cart before the horse". Even the FDS highlights that "*The preferred spatial pattern of growth will determine future infrastructure funding*",<sup>35</sup> not that past infrastructure spending would determine the preferred spatial pattern. The financial loss of infrastructure mis-investment should be seen in the context of long term savings from not having to maintain an even more sprawling infrastructure network in the future and the overall productivity gains from a more consolidated spatial pattern.

As discussed in more detail under our point 8 "*greenfield development and growth projections*", the very high growth and demand projections for Mapua are a result of significant greenfield expansion in the area over the last few years, which has been extrapolated into the future.

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This approach is self-perpetuating and not economically sound for the purpose of defining a future growth strategy for our region. The focus needs to be on defining and facilitating desirable growth, based on the desired “*outcomes*” of the FDS, which immediately rules Mapua out as a “*core area for new growth*”.

It is important to note that there is already additional enabled residential capacity in Mapua through “deferred residential zoning”. This land should be used as efficiently as possible, keeping in mind that there appears to be a shortage of smaller housing options in the settlement.

## 22. Tasman Village

36 p.27, FDS

We strongly oppose the “*secondary proposal*” with provision for “*new communities*”<sup>36</sup> that would appear to be surplus to requirement and far from services and employment. This proposal seems to have resulted from TDC’s “willing landowner approach”, rather than the rigorous provision for all desired “*outcomes*”.

The proposed areas seem arbitrary, are poorly connected and are unlikely to develop into a compact village pattern. The proposed densities are very low (9 to 12 dw/ha), which does not meet the objectives of creating well-functioning urban environments, facilitating active transport or reducing GHG emissions.

Active transport uptake would be minimal, given the distance from any employment opportunities and it appears very doubtful that public transport could or would efficiently service this area. These new residential areas would further exacerbate existing commuting patterns in the area: resulting in more cars on the road, travelling long journeys.

Immediate and future infrastructure costs would be significantly higher than consolidating future growth in existing urban areas and would put further strain on TDC’s budget.

The proposed areas would add to land fragmentation and further compromise the productivity and character of our highly productive land.

Residential growth in this area is not supported by the desired “*outcomes*” of the FDS.

23. Hira

37 p.14, FDS

Hira is still identified for growth in the text version of the FDS.<sup>37</sup> Any such reference should be removed.

Timo Neubauer

Magdalena Garbarczyk

William Samuels

Jan Hejjs

## Memorandum

To:	Timo Neubauer	From:	Fraser Colegrave
Date:	4/6/2022	Page:	2 (including this page)
Subject:	Peer Review of Submission on the Future Development Strategy		

Timo,

Thank you for your recent contact in relation to this matter. This brief memo summarises my high-level peer review of NelsonTasman2050's (NT2050's) submission on the Future Development Strategy 2022-2052 (FDS). First, however, I describe my relevant qualifications and experience for context.

### **My Qualifications and Experience**

I have a first-class honours degree in economics from the University of Auckland, where I was the top economics graduate and received numerous prizes and scholarships. I am currently the managing director of Insight Economics, a consultancy based in Auckland. I have over 24 years' commercial experience, the last 21 of which I have worked as an economics consultant. During that time, I have successfully led and completed more than 550 consulting projects across a broad range of sectors.

My main fields of expertise are land-use and property development. I have worked extensively in these areas for dozens of the largest developers in New Zealand. In addition, I regularly advise Local and Central Government on a range of associated policy matters.

Since 2014, I have performed forensic reviews of the development strategies (and associated capacity assessments) for numerous high growth areas across New Zealand, and am therefore highly conversant with the concepts and terminologies used therein.

I have also provided expert economic evidence at more than 100 hearings before Councils, Boards of Inquiry, Independent Hearing Panels, the Land Valuation Tribunal, the EPA, the Environment Court, the Family Court, and the High Court of New Zealand.

### **My Understanding of the FDS**

The FDS is a joint initiative between Tasman District Council (TDC) and Nelson City Council (NCC) to decide where housing and business growth is to be located, and in what form, and what infrastructure will be needed to support that growth over the next 30 years. Amongst other things, the FDS helps the two Councils to meet their obligations under the NPSUD, which requires Councils in high growth urban environments to explicitly plan for projected growth in residential and business activities over time.

### **Peer Review of the NT2050 Submission**

I was approached by a Timo from NT2050 to peer review their submission on the FDS. I read an earlier version of the review and provided some initial commentary, virtually all of which has been crafted into a revised version, which I have also reviewed.

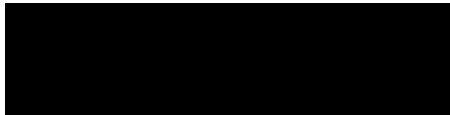
The main thrust of the NT2050 submission is that the FDS fails to adequately consider the overall costs and benefits of different options for accommodating growth and that it appears predisposed towards options that perpetuate historic sprawl patterns instead of favouring those that promote a more compact, quality urban environment to be enabled over time. In addition, NT2050 consider that the evidential basis underpinning the FDS is deficient, including reliance on counter-intuitive assertions (by consultants) that greater greenfield land supply will facilitate intensification.

Given time and budget constraints, I have been unable to fully review the FDS, but have skimmed relevant sections to cross-check the comments made by NT2050. **Overall, I strongly support and agree with the numerous concerns raised by NT2050.** I agree that the strategy's underlying evidential basis is weak, and that the assertion of greater greenfield land supply potentially encouraging intensification of the existing urban area is fatally flawed.

As anyone familiar with the economics of property development will attest, greater greenfield land supply will reduce the value of land across the wider urban area. As land values fall (relative to the status quo or some other credible counterfactual), there is less incentive to use land more intensely. Consequently, greater greenfield land supply will discourage intensification, not the opposite, as incorrectly asserted in a consultant report.

More generally, I agree with NT2050 that the process appears rushed, and that more time should be taken to develop a comprehensive and evidence-based FDS that not only discharges statutory obligations (such as the NPSUD), but which also better reflects the community's aspirations for a more sustainable and compact urban form to gradually develop over time.

Sincerely,



Fraser Colegrave  
Managing Director  
Insight Economics Limited

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31594

**Ms Annemarie Braunsteiner**

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	We need to take climate change seriously and focus on the reduction of GHG emissions. However I feel the FDS indicating so many new greenfield sites away from jobs will support the opposite. It also encourages people to follow their in-built desires for a stand alone house rather than thinking of better ways to live in the future. I believe local government needs to take responsibility in changing these out dated desires to build a sustainable future.
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	We need people to live in our centers to become more vibrant, interesting and add to economic growth. It would also mean that people can actually walk and cycle to work instead of adding more cars to our traffic, and jams many complain about already. In Nelson this would be too aligned with "Te Ara o Whakatū - City Centre Spatial Plan" - however, opening up greenfield sites might reduce the willingness to choose inner city living, and smaller settlements as community co-living, facilitating again the desire for stand alone houses then looking for more efficient possibilities. Too I would think this to happen in stages – first intensify, make the choice of living in the city centre or on the edges attractive – and by doing so evaluate the further need for more greenfield sites away from the centres. 30 years is a long

	Please explain your choice:		time and we have to adapt to changes more flexible than that...I believe people need to be educated that stand alone houses are not the future – and away from jobs, entertainment don't support GHG emissions, etc...
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	Totally! However, the FDS indicates many new greenfield sites that are neither close to a job nor have the infrastructure towards a public, active transport already in place. I don't believe this approach is supporting outcome 1 – act towards the climate crisis, support reduction of GHG emissions.
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	We need this! However, I'm not sure that the proposed FD strategy is achieving this outcome. New housing developments on the edge of towns aren't new, nor sprawling out more and more i.e. along SH6, so how would the proposed FDS change these housing choices? I think it rather supports more developer-led large stand-alone houses, which often don't take into account a community environment – i.e. include playgrounds, places to gather, places to enjoy entertainment, etc..if we follow this strategy, more community-led initiatives are not encouraged nor new ideas of co-living.
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	And rather unsure how the proposed FDS supports this? I can't clearly understand how the demand is measured here? i.e. I don't see the demand for the Tasman Village – there is neither the business there nor the residential demand considering the job situations. This for example seems purely to entertain holiday homes, stand alone once again – tourism, selling the land rather than keeping what makes our landscape beautiful.
TDC - Environment and Planning	06 Please indicate whether you support or	Agree	Yes, to better pay up front to have a more efficient infrastructure towards intensification and infrastructure that supports healthier and



	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:		less carbon-intensive modes of transportation, prioritising walking, cycling, as well as efficient and convenient public transport. However some of the new greenfield sites don't seem to be of such achievements. Away from jobs, entertainment, etc...
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	Yes please to gate keep, restore our natural environment. However, the proposed strategy doesn't seem to do this. Sprawling out takes away what we should look after & restore all the time on the way. The best strategy would be to confine development to our existing urban areas not put further strain on our natural environment to support new housing developments that again support the stand alone house ideas.
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	Yes, totally! But it seems the proposed strategy is doing the opposite, reducing these areas even more + increase the overall risk to our assets and population?
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	Most new proposed greenfield areas have stayed away from areas at risk of flooding (including inundation due to sea level rise), fault lines and slip prone areas. Great. Where is that for the future urban areas? How will they be resilient and future proof? The FDS does not indicate these, but definitely should to make this outcome throughly achieved.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson	Agree	We need our land for food production, but it also needs protecting to preserve the wonderful landscape character that makes our region so special. I can't really see how the FDS is going to achieve this. The strategy proposes many greenfield expansions that eat into our

	Tasman's highly productive land is prioritised for primary production. Please explain your choice:		productive countryside. Shouldn't we better limit development to our existing urban areas and where transport options are at proximity?
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	<p>This is a must! 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 proposed FDS.</p> <p>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.</p> <p>The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support.</p>
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		<p>Especially reading the FDS outcomes for the TDC region – it does feel to have a major focus on development lead opportunities and growth rather than where the jobs are and with it is not focused on climate change and reducing GHG emissions.</p> <p>Offering constantly to expand with new greenfield site deter people to actively choose what we actually need for the future. Co-living ideas, building within, with the communities to make them better communities. i.e. Mapua – here the character has been lost I think – so adding more stand alone housing options won't bring that back. Nor are there the jobs that would qualify to sprawl....</p> <p>Too there is a need to address keeping young people here, giving them options of smaller houses, etc. Intensification doesn't mean all apartments, our councils need to be clearer or enthusiastic that by redeveloping house sites to accommodate more smaller units, we would actually get closer to a housing mix that is better aligned with our real demand. There would still be plenty of traditional houses left for people who prefer them - even without building any new ones.</p> <p>The FDS, or rather I am too concerned about the proposed backyard fill ins – how is it ensured that these are actually places to ensure good living conditions? Views to enjoy, light that isn't restricted by fences or too close to a multi storey building?</p> <p>I think councils should provide to make urban living an attractive choice. And to help people see the value in intensification as a community and reduce the individual concerns. It can't brush off that responsibility to educate the people it is serving to be diligent in their future</p>

			needs in respect to climate change and reducing of GHG emissions by a FDS that seems guiding by the feedback of outdated desires, rather than the need to doing much better! I found it frustrating to read statements from TDC - like an excuse to follow people rather than being leaders.
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	<p>Neither greenfield land expansion nor more rural residential housing actually deliver the outcomes proposed in the FDS.</p> <p>Rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development must be limited to development that increases the number of jobs locally.</p> <p>We need to protect our natural and productive landscape better from development, as this is what makes our region so special after all.</p> <p>The 'along SH6' selling point is equally confusing – it is a jammed up travel route already – more rural residential housing where no jobs are is quite the opposite to what the FDS aims to do in the first place – address climate change and reduce GHG emission. Too, who would love to live close to a humming highway? In Europe this housing is often then used as the affordable option – or state housing – again supporting the disadvantage, in equality that already exists. I hope this can be reconsidered to actually trust the Council's objectives on different housing choices – wellbeing, etc...</p>
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		<p>(b) Intensification within existing town centres (f) Intensification in Tasman's existing rural towns</p> <p>Growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance residential with jobs. No more local jobs, no more new houses, otherwise we again suggest it is ok for people to commute long distances.</p>

	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	Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets. Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living. I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not good enough.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	Same as Q15 + more mixed use in and near the centre of Stoke as well as a priority for comprehensive housing developments, innovative co-living communities.
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 disagree	It seems strange that there are more infills rather than centre intensification...this is an unclear message to me. Other than that see Q15 for packing in more people into backyards....
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	Does not seem to go hand in hand with growth – jobs, businesses etc...
TDC -	19 Do you agree	Disagree	As per Q18.

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?	Neutral	There should be more intensification here + serious planning before developers should be allowed to blitz this area (in the traditional way). I think TDC needs to be more proactive in the development of this area with the community and creative thinkers and not leave it entirely to private developers.
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 hasn't enough jobs for everybody. And having watched what happened there – more and more stand alone housing totally ruined the feel it had in the past. The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this “intensification” is misleading. There is no need for more sprawling suburbs.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. And create further disconnect to our hardly exciting, lifeless centres.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. And create further disconnect to our hardly exciting, lifeless centres.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. And create further disconnect to our hardly exciting, lifeless centres.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. And create further disconnect to our hardly exciting, lifeless centres.

	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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. And create further disconnect to our hardly exciting, lifeless centres.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. And create further disconnect to our hardly exciting, lifeless centres. I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea level rise. The proposed rural residential developments only fragment our landscape and compromise rural productivity. There is no justification to provide for more of this.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. And create further disconnect to our hardly exciting, lifeless centres. The development in recent years have already taken away the charm..do we need to repeat?
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.	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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. This area is far away from jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village. This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years. It is also not supported by iwi.
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 - not just roll out more light industrial along SH6 in Hope. A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond). Otherwise Hope will just feel like a bad suburb of Richmond, surrounded by car yards. Hope has currently its own character – don't repeat what has been done to Mapua in a different way, in Mapua increasing in the past on single home housing with tall fences in between...in the case of Hope repeat destroying what is there by filling in all gaps left for commercial and light industry.
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.		As per Q32, 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?	Disagree	

TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Disagree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	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?		<p>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.</p> <p>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.</p> <p>However, there are beautiful examples how retired people – rather than going into a retirement village could be more engaged with other housing types where applicable. Student residents halls combined with a retired population close to the centres rather than being once again on the outskirts....</p>
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>We need to fundamentally change the way we approach growth. Instead of focusing on short term budgets we need to take a longer view - isn't that exactly what a 30 year strategy should be doing? Then why do we still promote sprawling suburbs, when we already know that energy will only become more expensive, resources sparser and when we already know that we will have to live a lot more efficiently? We need to think about how much growth we really need.</p> <p>I think how growth is addressed in the FDS is from what we think we know – not considering what we might have already learnt from the past? Our world is in constant change and any strategy should reflect that – and whilst it does</p>



			<p>state to be under review in 3 years, etc... I am not certain as already mentioned it will be adaptable as we need it to be.</p> <p>There is no "business as usual", we need taking climate action seriously. 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. We need this strategy to educate people – what the need, not what they desire – to remodel towards an innovative ne thought process in the people the FDS aims to serve – and this I believe is the responsibility of our local councils!</p> <p>This strategy, as proposed at the moment, feels not progressive or not progressive enough to work towards a future where we all are served in what we need &amp; at the same time serve the challenges that will drop on us year after year.</p>
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31595

**Gary Clark**

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:	Agree	Good urban design with a mix of residential properties and commercial areas provides a strong community and reduces travel demands.
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	Housing needs to have employment opportunities nearby.

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	Important to have a wide social mix for a successful community.
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	Both are needed and the Mapua FDS work failed to provide for commercial land that is needed.
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	The development of T-125 as a commercial hub makes logical sense. It is located centrally on arterial road networks. While there are current climate change issues these can be addressed through design. This would allow for the formation of wetlands around these areas and enhance the current situation.
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	This is all about the design
TDC -	09 Please	Neutral	

Environment and Planning	indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. 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:	Agree	
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	The development of T-125 and the Seaton Valley Flats area provides a great opportunity to provide for growth while respecting and enhancing mauri. The development of sustainable wetlands and green corridors around development provides an equitable solution for all.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		The FDS does not provide any new commercial areas for the Mapua area. This will require new communities to travel out of the area to work which is against the NPSUD. T-125 area has been dismissed without any engagement with land owners.
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	Agree	

	intensification, greenfield expansion and rural residential housing. Please explain why?		
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		(e)
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	There is other land in Mapua (Rural 1) that would be easier to get the lot yield and easier in terms of a smaller number of landowners who want this change. Subdividing rural residential land will be less effective and have inefficiencies due to relatively small parcels, access and lot yield. There is a need for more commercial land which is a common view of the Mapua community.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please	Agree	It is assumed that this refers to Seaton Valley Flats

	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.	Disagree	No new land in Mapua has been identified. T-125 can provide opportunities for new businesses.
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.		T-125 in Mapua. There are challenges with developing this area but it can be engineered to achieve some useable land as well as wetlands. Past issues have been flooding but with multiple landowners, this can be dealt with. The more recent issue only came to light in the recent webinar related to iwi. Initial discussions with iwi have shown this is not as significant as suggested by TDC.
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?		As above

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31596

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	We need to take climate action urgently. However, I'm not sure that this strategy really reflects this urgency. The proposal appears to include a lot of greenfield developments for stand-alone houses far away from anywhere to work. I expect that this will make us drive our cars more - not less. It also means that people who could be living more centrally, with a comparatively small carbon footprint, may now buy a house on the edge of town instead to live a more carbon intensive commuting lifestyle. Stand-alone houses do not support reductions in GHG emissions. More multi-unit compact and low carbon residential developments should be prioritised.
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	Strongly agree	If more people live in our centres, then these will become more vibrant and interesting. It also means that people can actually walk and cycle to work instead of adding more cars to our traffic jams. However, I'm not sure that the proposed strategy is really going to achieve this. There are so many new greenfield sites in this strategy, that many people, who would otherwise buy in the centres, are likely to instead just buy a house in the suburbs.

	settlements. 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	Absolutely! That would immediately cut down how much time we spend in our cars. There are so many better things I can think of for spending my time, than sitting in a traffic jam. Also, with the price of petrol today, not everybody can afford commuting long distances anymore. However, I'm not sure that the 2! of 1! 6 NelsonTasman2050 - Future Development Strategy 2022-2052 proposed strategy is really going to achieve this. Many of the greenfield developments proposed in the strategy are actually located far away from any jobs and will only lead to more cars on the road, not less.
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 so important! I know so many people, who simply can't afford a standard house in the suburbs, but there are hardly any other options! However, I'm not sure that the proposed strategy is really going to achieve much more diversity of housing options or support community-led housing initiatives and social housing. Building a lot of housing development on the edge of towns is nothing new. So why should we expect lots of housing choices all of a sudden? I think we will only get more developer-led large stand-alone houses if we follow this strategy. How does the FDS ensure that more community-led initiatives are supported? In its current form, the strategy supports more of the same developer-led 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:	Disagree	I'm not sure about that. We seem to predominantly provide for large stand-alone houses, but there is a lot of demand in our community for smaller, more affordable, and other housing options. It seems like we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. Maybe we should protect what makes our region so special and focus more on providing cheaper housing options in our towns and centres, that our community so clearly needs.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is	Agree	Yes, this is important, but we need to make sure that we focus is on infrastructure that we can afford in the long term. Our rates keep going up because maintaining the spread out infrastructure in our sprawling suburbs costs so much. It would be better to pay a little bit more



	planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		up front to have a more efficient system that enables intensification and is also cheaper to maintain in the long term - infrastructure that supports healthier and less carbon-intensive modes of transportation, prioritising walking, cycling, as 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	We need to protect and restore our natural environment. However, I can't see where and how the proposed strategy is really going to achieve this. The best strategy would be to confine development to our existing urban areas. Turning more of our beautiful countryside into concrete and tarmac monotony will only put further strain on our natural environment.
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	Yes, sadly we have to plan for the effects of climate change. Shouldn't we therefore protect our rural and natural land as areas to mitigate future flood risks, fire risks, provide security of local food production, etc.? It seems that the proposed strategy is reducing these areas even more. Wouldn't that do the opposite and increase the overall risk to our assets and population?
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	I have noticed that most proposed new greenfield areas have stayed away from areas at risk of flooding (including inundation due to sea level rise), fault lines and slip prone areas. However I'm missing a strategy for how our future urban areas will be resilient and future proof.
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	Strongly agree	For me this question goes beyond productivity. Of course we need our land for food production, but it also needs protecting to preserve the wonderful landscape character that makes our region so special. However, I'm not sure that the proposed strategy is really going to achieve this. The strategy proposes many greenfield expansions that eat into our productive countryside. Shouldn't we better limit

	primary production. Please explain your choice:		development to our existing urban areas?
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	<p>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.</p> <p>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.</p> <p>The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support.</p>
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		<p>I wonder if calling the objectives "outcomes" is actually misleading, given that the strategy does very little to achieve these.</p> <p>It seems like we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. Maybe we should protect what makes our region so special and focus more on providing more variety in housing choices, which will also provide for cheaper options in our towns and centres, helping our resident population.</p> <p>TDC said that the projected very high growth (compared to Nelson) is due to being able to offer stand-alone houses on the edge of town. TDC also says that we need greenfield development to accommodate all that growth and that we cannot do that in our existing towns and centres. Here's an idea: why don't we stop offering houses in greenfield developments and focus instead on what we really need? This will help deter people looking for houses from outside the region. Wouldn't that immediately make it much easier for us to cope with a more manageable growth rate?</p> <p>The FDS seems to provide capacity for houses that are known to sell well rather than considering first what our community really needs.</p> <p>It looks to me that 99% of our existing housing stock consists of large stand- alone houses. There is a lot of unmet demand for smaller houses and units though. Some people are worried that intensification would make us all live in apartments. I think that our councils need to communicate a bit clearer that by redeveloping house sites to accommodate more smaller units, we would actually get closer to a housing mix that is better aligned with our real demand. There would still be plenty of traditional houses left for people who prefer them - even without building any new ones.</p>

			<p>The FDS, or better TDC and NCC, are relying on the market to provide for all housing needs. This hasn't worked thus far and I can't see how this will work in the future with just an 'enabling' and 'leave it to the market' strategy. The current toolbox hasn't worked. The FDS needs to identify better delivery mechanisms to achieve what we need.</p> <p>Why do we have such strict zoning rules in our centres that hardly let us build up or house more residents on our land and then argue that we need greenfield expansion to cope with growth? Wouldn't it make more sense to allow people to build up and provide more and smaller units (e.g. divide their large house into a number of independent flats) in our existing centres</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?	Strongly disagree	<p>There is too much greenfield expansion - the same mistakes we have made in the past. Instead the FDS should concentrate development on existing centres in close proximity to employment, services and public transport. Neither greenfield land expansion nor more rural residential housing actually deliver the outcomes claimed in the FDS.</p> <p>All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development must be limited to development that increases the number of jobs locally.</p> <p>We need to protect our natural and productive landscape better from development, as this is what makes our region so special after all. Let's not kill the golden goose!</p> <p>The 'along SH6' jargon as a selling point is disingenuous. It's a highway that will need to cater for many more cars and probably need to be upgraded when the proposed developments go ahead. More kilometres driven, more greenhouse gases, and higher rates. I cannot see how this proposal meets the objectives. I think that the proposed strategy needs to be reconsidered to better reflect the Council's objectives.</p>
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		<p>(b) Intensification within existing town centres and (f) In Tasman's existing rural towns</p> <p>Growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance residential with jobs. If there are no local jobs then there should be no new houses, but business opportunities instead - otherwise people will only have to commute long distances.</p>

	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	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	Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets. Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living. I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	Agree Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living. I would also like to see more mixed use in and near the centre of Stoke as well as a priority for comprehensive housing developments.
TDC - Environment and Planning	17 Do you agree with the level of intensification	Strongly disagree	Strongly disagree We need more intensification here. Why is the area along Queen Street only identified for

	<p>proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>		<p>“residential infill”? Shouldn’t we allow for the highest intensity here? I would like to see comprehensive mixed use redevelopment along Queen Street.</p> <p>Also, can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. I think we would get more people to live centrally a lot quicker if we didn’t provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Disagree	<p>I’m not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb.</p> <p>I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.</p>
TDC - Environment and Planning	<p>19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?</p>	Disagree	<p>I’m not sure if there is enough employment in Wakefield to grow the population. Otherwise it only becomes a commuter suburb.</p> <p>I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.</p>
TDC - Environment and Planning	<p>20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?</p>	Neutral	<p>Motueka has a housing shortage and is an employment centre. There should be more intensification here.</p> <p>The greenfield land of Motueka-South should be used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre. It needs some serious planning before developers should be allowed to blitz this area (in the traditional way). I think TDC needs to be more proactive in the development of this area with the community and creative thinkers and not leave it entirely to private developers.</p>
TDC - Environment and Planning	<p>21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?</p>	Strongly disagree	<p>Māpua does not have enough jobs. Residents are already commuting long distances to work. Why should we make a bad situation worse? Māpua does not need any more new residents until there is enough employment for everybody.</p> <p>The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this “intensification” is ludicrous. We don’t need any more sprawling suburbs.</p> <p>What is missing for Māpua (and many other rural towns) are smaller housing options to cater for local needs. Currently members of the local</p>

			community that want or need to downscale are forced out of their local community. There is already greenfield capacity available in Māpua and the rules for these areas should be changed so that a variety of housing requires a significant percentage of smaller housing options. The same applied for existing residential areas in and near the town centre.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in	Disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from

	Motueka? Please explain why.		sea level rise. The proposed rural residential developments only fragment our landscape and compromise rural productivity. There is no justification to provide for more of this.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
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.	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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. This area is far away from jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village. This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years. It is also not supported by iwi.
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 - not just roll out more light industrial along SH6 in Hope. A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and

			strengthen Hope as a village (separate from Richmond). Otherwise Hope will just feel like a bad suburb of Richmond, surrounded by car yards.
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.		As per Q32, 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 Collingwood?	Strongly disagree	
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		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



	<p>comments on the growth needs for these towns?</p>		<p>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.</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>We need to fundamentally change the way we approach growth. Instead of focussing on short term budgets we need to take a longer view - isn't that exactly what a 30 year strategy should be doing? Then why do we still promote sprawling suburbs, when we already know that energy will only become more expensive, resources sparser and when we already know that we will have to live a lot more efficiently? We need to think about how much growth we really need. 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 stop "business as usual" and start taking climate action seriously. 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.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31598

**Mrs Nicola Worsfold**

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.	Don't know	

	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:	Don't know	
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	
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:	Don't know	
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	
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	Don't know	

	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	
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	These are rural areas which should focus on maintaining rural characteristics and enlarged natural green spaces and areas of current high productive primary production. Growth expansion into residential should remain close to existing urban centres where there is existing infrastructures that can be expanded on such as utilities, roading and public transport. Costs can be applied to higher volume densities than when they are isolated out in existing rural environments. There will be increased green house gas emissions from people travelling in private cars from rural to urban areas where there is higher levels of employment.
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 for the reasons above, noting we need our primary production land to grow food to be able to feed the community.

	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	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly 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?	Strongly 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?	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.	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	Don't know	

	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.	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.	Strongly 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.)?	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.	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	These are rural areas which should focus on maintaining rural characteristics and enlarged natural green spaces and areas of current high productive primary production. Growth expansion into residential should remain close to existing urban centres where there is existing infrastructures that can be expanded on such as utilities, roading and public transport. Costs can be applied to higher volume densities than when they are isolated out in existing rural environments. There will be increased green house gas emissions from people travelling in



			private cars from rural to urban areas where there is higher levels of employment.
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	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	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31599

**Ms Charlotte Stuart**

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.	Don't know	

	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	However I absolutely do not agree with Greenfields development in the Maitai Valley. I believe housing should be intensified in existing areas within city boundaries
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	low-cost housing to the city centre is a good idea, will revitalise the city centre.
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	This is often a trick question leading to unscrupulous development of Greenfield areas such as the Maitai valley, Kaka, and Orchard flats. Anyone can agree with this in principle but in practice important to be sensitive to existing recreational use of Greenfields areas.
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:	Strongly agree	We have a river is it is a taonga for Nelson. I do not believe intensified developments next to the river should be carried out.
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	However I think it flooding down stream in Maitai river has had a few very close calls over the last few years and I do believe that urban development within the valley will increase the 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	Strongly agree	We should be doing creative infill and development within the boundaries rather than using high-quality farming and cop 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:	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?	Agree	Where is plenty of land out that way and development of heading that way anyway. I should be encouraged
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		Not in the Maitai valley / save it for recreational use. It will only become more important and future generations will thank us for the foresight

	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 - 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?	Neutral	
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 strongly disagree with the proposed intensification of housing in Greenfield areas of Nelson, especially the Maitai Valley. It is ridiculous to want to stuff 1100 houses into that beautiful Valley. Don't do it. The Maitai Valley is traditionally and historically a very special place for the people of Nelson. It is in constant use, providing mental and physical health opportunities for all - right next to the city centre. It is absolutely crazy to be allowing this to be re-zoned from rural to residential, and allowing developers to have their way with the most popular and most used section of the valley. This will totally change the character of Nelson, leaving us with much reduced natural resource. I object to this in the very strongest of terms. It's terribly sad that the council have been asleep at the wheel and if allowed the spectre of development to hang over one of our most valuable natural resources. I'm actually out raged by the councils neglect of the long-term future of Nelson, and very angry about it.
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 -	25 Do you agree	Neutral	

Environment and Planning	with the location 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.	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.)?	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 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?	Agree	
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	40 Is there anything else		I have some feedback about the intensification proposal for the wood. This is not been mentioned

and Planning	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?	specifically but I hear it is on the cards that six stories will be allowed in the wood? I am not opposed to some intensification in this area, but I am opposed to unrestricted intensification, and high-rise units. I think three levels should remain the extent of the height restriction.
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## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31600

**Ms Jane FAIRS**

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	We need to take climate action urgently. However, I'm not sure that this strategy really reflects this urgency. The proposal appears to include a lot of greenfield developments for stand-alone houses far away from anywhere to work. I expect that this will make us drive our cars more - not less. It also means that people who could be living more centrally, with a comparatively small carbon footprint, may now buy a house on the edge of town instead to live a more carbon intensive commuting lifestyle. Stand-alone houses do not support reductions in GHG emissions. More multi-unit compact and low carbon residential developments should be prioritised.
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	Strongly agree	Strongly agree with the objective. If more people live in our centres, then these will become more vibrant and interesting. It also means that people can actually walk and cycle to work instead of adding more cars to our traffic jams. However, I'm not sure that the proposed strategy is really going to achieve this. There are so many new greenfield sites in this strategy, that many people, who would otherwise buy in the centres, are likely to instead just buy a house in the suburbs.

	network of smaller settlements. 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	Strongly agree with the objective. Absolutely! That would immediately cut down how much time we spend in our cars. There are so many better things I can think of for spending my time, than sitting in a traffic jam. Also, with the price of petrol today, not everybody can afford commuting long distances anymore. However, I'm not sure that the proposed strategy is really going to achieve this. Many of the greenfield developments proposed in the strategy are actually located far away from any jobs and will only lead to more cars on the road, not less.
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 so important! I know so many people, who simply can't afford a standard house in the suburbs, but there are hardly any other options! However, I'm not sure that the proposed strategy is really going to achieve much more diversity of housing options or support community-led housing initiatives and social housing. Building a lot of housing development on the edge of towns is nothing new. So why should we expect lots of housing choices all of a sudden? I think we will only get more developer-led large stand-alone houses if we follow this strategy. How does the FDS ensure that more community-led initiatives are supported? In its current form, the strategy supports more of the same developer-led 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:	Disagree	I'm not sure about that. We seem to predominantly provide for large stand-alone houses, but there is a lot of demand in our community for smaller, more affordable, and other housing options. It seems like we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. Maybe we should protect what makes our region so special and focus more on providing cheaper housing options in our towns and centres, that our community so clearly needs.
TDC -	06 Please	Agree	Yes, this is important, but we need to make sure

Environment and Planning	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:		that we focus is on infrastructure that we can afford in the long term. Our rates keep going up because maintaining the spread out infrastructure in our sprawling suburbs costs so much. It would be better to pay a little bit more up front to have a more efficient system that enables intensification and is also cheaper to maintain in the long term - infrastructure that supports healthier and less carbon-intensive modes of transportation, prioritising walking, cycling, as 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	We need to protect and restore our natural environment. However, I can't see where and how the proposed strategy is really going to achieve this. The best strategy would be to confine development to our existing urban areas. Turning more of our beautiful countryside into concrete and tarmac monotony will only put further strain on our natural environment.
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	Yes, sadly we have to plan for the effects of climate change. Shouldn't we therefore protect our rural and natural land as areas to mitigate future flood risks, fire risks, provide security of local food production, etc.? It seems that the proposed strategy is reducing these areas even more. Wouldn't that do the opposite and increase the overall risk to our assets and population?
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	I have noticed that most proposed new greenfield areas have stayed away from areas at risk of flooding (including inundation due to sea level rise), fault lines and slip prone areas. However I'm missing a strategy for how our future urban areas will be resilient and future proof.
TDC - Environment and Planning	10 Please indicate whether you support or do not support	Strongly agree	For me this question goes beyond productivity. Of course we need our land for food production, but it also needs protecting to preserve the wonderful

	<p>Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:</p>		<p>landscape character that makes our region so special. However, I'm not sure that the proposed strategy is really going to achieve this. The strategy proposes many greenfield expansions that eat into our productive countryside. Shouldn't we better limit development to our existing urban areas?</p>
TDC - Environment and Planning	<p>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:</p>	Strongly agree	<p>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. The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support.</p>
TDC - Environment and Planning	<p>12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?</p>		<p>It seems like we are selling out the character and productivity of our landscape to accommodate everybody who wants to buy a house here. We should protect what makes our region special and focus more on providing variety in housing choices. TDC said that the projected very high growth is due to being able to offer stand-alone houses on the edge of town. TDC also says that we need greenfield development to accommodate all that growth and that we cannot do that in our existing towns and centres. Why don't we stop offering houses in greenfield developments and focus instead on what we really need? This will help deter people looking for houses from outside the region. Wouldn't that immediately make it much easier for us to cope with a more manageable growth rate? The FDS seems to provide capacity for houses that are known to sell well rather than considering first what our community really needs. There is a lot of unmet demand for smaller houses and units. Some people are worried intensification would make us all live in apartments. I think our councils need to communicate that by redeveloping house sites to accommodate more smaller units, we would actually get closer to a housing mix that is better aligned with our real demand. The FDS, or better TDC and NCC, are relying on the market to provide for all housing needs. This hasn't worked thus far and I can't see how this will work in the future with just an 'enabling' and 'leave it to the market' strategy. The FDS needs to identify better delivery mechanisms to achieve what we need. Why do we have such strict zoning rules</p>

			<p>in our centres that hardly let us build up or house more residents on our land and then argue that we need greenfield expansion to cope with growth? Wouldn't it make more sense to allow people to build up and provide more and smaller units (e.g. divide their large house into a number of independent flats) in our existing centres? It would be good to see a stronger strategy for Nelson City Centre, where 6000 people come to work everyday but only about 100 people live...It appears that the council is reluctant to intensify and is afraid of local backlash, people objecting against change that may change their views or bring more people to their neighbourhoods. I feel that the Council needs to look past such individual concerns and prioritise doing what is right for all of us as a community.</p>
TDC - Environment and Planning	<p>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?</p>	Strongly disagree	<p>There is too much greenfield expansion - the same mistakes we have made in the past. Instead the FDS should concentrate development on existing centres in close proximity to employment, services and public transport. Neither greenfield land expansion nor more rural residential housing actually deliver the outcomes claimed in the FDS. All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development must be limited to development that increases the number of jobs locally. We need to protect our natural and productive landscape better from development, as this is what makes our region so special after all. Let's not kill the golden goose!</p> <p>The 'along SH6' jargon as a selling point is disingenuous. It's a highway that will need to cater for many more cars and probably need to be upgraded when the proposed developments go ahead. More kilometers driven, more greenhouse gases, and higher rates. I cannot see how this proposal meets the objectives. I think that the proposed strategy needs to be reconsidered to better reflect the Council's objectives.</p>
TDC - Environment and Planning	<p>14 Where would you like to see growth happening over the next 30 years? Please list as many of the following</p>		<p>(b) Intensification within existing town centres and (f) In Tasman's existing rural towns Growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance residential with jobs. If there are no local jobs then there should be no</p>

	<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>		<p>new houses, but business opportunities instead - otherwise people will only have to commute long distances.</p>
<p>TDC - Environment and Planning</p>	<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>	<p>Agree</p>	<p>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets. Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living. I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough.</p>
<p>TDC - Environment and Planning</p>	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	<p>Agree</p>	<p>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. Also, I think we would get more people to live</p>



			<p>centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.</p> <p>I would also like to see more mixed use in and near the centre of Stoke as well as a priority for comprehensive housing developments.</p>
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 disagree	<p>We need more intensification here. Why is the area along Queen Street only identified for "residential infill"? Shouldn't we allow for the highest intensity here?</p> <p>I would like to see comprehensive mixed use redevelopment along Queen Street.</p> <p>Also, can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.</p> <p>I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.</p>
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	<p>I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb.</p> <p>I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.</p>
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	<p>I'm not sure if there is enough employment in Wakefield to grow the population. Otherwise it only becomes a commuter suburb.</p> <p>I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.</p>
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	<p>Motueka has a housing shortage and is an employment centre. There should be more intensification here.</p> <p>The greenfield land of Motueka-South should be used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre.</p> <p>It needs some serious planning before developers should be allowed to blitz this area (in the traditional way). I think TDC needs to be more proactive in the development of this area with the community</p>

			and creative thinkers and not leave it entirely to private developers.
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	Māpua does not have enough jobs. Residents are already commuting long distances to work. Why should we make a bad situation worse? Māpua does not need any more new residents until there is enough employment for everybody. The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this "intensification" is ludicrous. We don't need any more sprawling suburbs. What is missing for Māpua (and many other rural towns) are smaller housing options to cater for local needs. Currently members of the local community that want or need to downscale are forced out of their local community. There is already greenfield capacity available in Māpua and the rules for these areas should be changed so that a variety of housing requires a significant percentage of smaller housing options. The same applied for existing residential areas in and near the town centre.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

	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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea level rise. The proposed rural residential developments only fragment our landscape and compromise rural productivity. There is no justification to provide for more of this.
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
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.	More intensification	
TDC -	31 Do you	No	For all the reasons pointed out above, we don't

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.		need to turn any more of our landscape into concrete and tarmac covered monotony. This area is far away from jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village. This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years. It is also not supported by iwi.
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 - not just roll out more light industrial along SH6 in Hope. A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond). Otherwise Hope will just feel like a bad suburb of Richmond, surrounded by car yards.
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.		As per Q32, 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?		<p>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.</p> <p>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.</p>
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>We need to fundamentally change the way we approach growth. Instead of focussing on short term budgets we need to take a longer view - isn't that exactly what a 30 year strategy should be doing? Then why do we still promote sprawling suburbs, when we already know that energy will only become more expensive, resources sparser and when we already know that we will have to live a lot more efficiently?</p> <p>We need to think about how much growth we really need.</p> <p>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.</p> <p>We need to stop "business as usual" and start taking climate action seriously.</p> <p>We need to reduce our carbon footprint. We need a strategy that also provides</p> <p>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</p> <p>the opposite.</p>

