

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31604

**Mr Peter Moot**

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.	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	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I don't think you should allow intensification in the wood to allow unrestricted development to 6 stories hi I think this is a mistake. I think Sam intensification should be allowed, especially on large sections, and maybe up to 3 levels high for apartment dwellings. But not six that will not suit the area and will turn the wood from a pretty suburb into one that looks like a gulag.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Neutral	
TDC - Environment and Planning	16 Do you agree with the level of intensification	Neutral	

	proposed right around the centre of Stoke? Any comments?		
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Neutral	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in 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	Strongly disagree	I have taken the time to make this submission purely because of my objection to the proposed rezoning of the Maitai/kaka Valley from rural to residential. I think the council have made a terrible mistake in allowing this anywhere near the future development strategy in 2019, and it looks like you're making the same terrible error at this point

	explain why.		as well. Then Maitai provides unmistakable, irreplaceable high value recreational opportunities to all the residents of this city. Every day people use the Valley for a multitude of recreational purposes. Not the least of which is learning to River swim for children in the three beautiful traditional swimming holes next to Branford Park. This is the very area that will suffer the most from the run-off of the 1100 houses propose to go right next to it. This is an absolutely ridiculous crazy shortsighted town planning decision that I find absolutely abhorrent. It is short termism at its very worst. I'm sorry to use strong language, but I feel very strongly about it , not only for myself, but for the future generations of Nelson who will not get to enjoy this beautiful natural resource - a place that they can walk and bike to within five minutes. It is ridiculous assertion on the part of the developers that this area will not be changed by the development. It will be fully changed and transformed into an urban suburb, characterless, and much like any other new urban suburb. The run off and increased traffic will eventually pollute the river. As it is, the Maitai Valley is an absolute treasure, well known outside of our area, and very attractive to visitors. The valley narrows after the proposed housing area and it's not used in the same way for recreation as the wide and beautiful fields trees and river swimming holes next to the proposed development area. Please Nelson City Council see the error of your ways by doing about face at this point! The public of Nelson will applaud you now and into the future.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	

TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? 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.)?	Neutral	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere	Don't know	

	(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.	Agree	
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	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31605

**Mrs Olivia Neubauer**

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	Note: there are other reasons that urban form supports reductions in GHG. For example, reduced energy consumption of buildings with shared external walls, more efficient infrastructure.
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	I agree though I don't understand what 'supported by a network of smaller settlements' means. If it is more subdivisions commuting to Nelson and Richmond centres, then I completely disagree. Given the recent IPCC report, it is important to adopt the 20 minute city principle - i.e. make sure that people are working, shopping, schooling etc all locally to them.

	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	It seems fairly clear that people 'want to live' anywhere they can find a house in the region. Look at the demand for Richmond West! I would delete the wording "in locations where people want to live" as this is not about Councils following the market, rather they should be setting the appropriate approach.
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 would be interested to know how the FDS will achieve this.  And what is the link between 'outcomes' and the strategy itself: will Councils measure themselves against these outcomes to check they are performing?
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	Given the climate emergency, a growth economy which looks to 'meet the demand' is the wrong approach. Yes, you are being asked to make more housing and business capacity available by central govt, but this needs to be BALANCED with the requirements from a climate perspective. Otherwise we will be having a very different conversation in 30 years' time.  Also, consider your growth modelling. Does it take account of the impact of changing behaviour (e.g. less carparking requirement for business land if we intensify more) and other innovation?
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New	Disagree	I oppose this as it is focussed on growth, the wrong metric. Certainly we need well planned infrastructure, but we need to focus on managing our use of resources and being smart about our infrastructure. If I think of recent local



	infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		infrastructure planning (the Bateup road redevelopment, the new Hart/Bateup/Paton subdivision stormwater failures, the long closure of Queen St for redevelopment, and of course the Waimea Dam) I am not filled with confidence in Council ability to meet this outcome in any regard.
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	Strongly support. However this should go without saying. What does the strategy propose in this regard?
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	However - it is not just adapting to effects of CC that is necessary, but also working to MITIGATE AND REVERSE climate change in our region. NZ does not perform well on a global scale, and even we in Nelson Tasman need to be pulling our socks up. This outcome should include carbon reduction strategies, not just dealing with sea level rise etc.
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	Absolutely. As on Q7, please reflect on what the strategy proposes for urban areas (not just use this for a 'how to choose a subdivision location' strategy)
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land	Strongly agree	Of course. And in terms of the statement on your intro page about being 'careful to avoid unfragmented highly productive land' it is not only 'unfragmented' land which should be left alone, but also the fragmented bits. There are many small orchards (such as our own) which are maintained on a consolidated basis, small-time farmers whose sheep graze the various

	is prioritised for primary production. Please explain your choice:		local vineyards, etc, etc. This is quite charming and should be encouraged. Otherwise you end up with a highly industrialised primary production sector which doesn't benefit anyone locally.
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	Absolutely. How does this link to the proposed strategy though?
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		<p>As above, there should be a carbon mitigation outcome.</p> <p>Councils need to consider how they will measure success, in the context of these outcomes. It is not just a matter for strategy setting, but subsequent performance measurement as well.</p> <p>The FDS relies 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? 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...</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	Disagree	<p>Depends what you mean by 'consolidated growth'. 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</p>

	<p>of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?</p>		<p>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.</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 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>(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.</p>
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is</p>		<p>Great plan, but can we make sure that intensification is balanced with better living conditions? A vibrant urban centre has parks and open spaces, playgrounds and attractive streets. Where are the city playgrounds currently?</p>

	likely to happen very slowly over time. Do you have any comments?		<p>With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy 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 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>
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	<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> <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. And less big open carparks. This is a prime opportunity for the Council to put their money where their mouth is and develop something fabulous.</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 (and that does not become acceptable just because you put on a bus connection to Nelson).</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 -	19 Do you agree	Disagree	I'm not sure if there is enough employment in

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		<p>Wakefield to grow the population. Otherwise it only becomes a commuter suburb (and that does not become acceptable just because you put on a bus connection to Nelson).</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 do their usual damage. I think TDC needs to be more proactive (and maybe prescriptive?) 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	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. There is plenty of brownfield capacity in Nelson, and if you don't actually allocate greenfield, some of our canny developers might just turn their minds</p>

	Nelson? Please explain why.		to figuring out how to use it.  Consider also how this will ever meet the outcomes.
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. Consider also how this will ever meet the outcomes.
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. There is plenty of brownfield capacity in Richmond (including the carparks), and if you don't actually allocate greenfield, developers might just figure out how to use it.  Consider also how this will ever meet the outcomes.
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. Consider also how this will ever meet the outcomes.
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. Consider also how this will ever meet 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.	Disagree	I accept 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. Consider also how this will ever meet the outcomes.

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	<p>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.</p> <p>It is also not supported by iwi.</p> <p>Consider how this meets the outcomes.</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> <p>Look at mixed use, multi storey (e.g. retail ground floor, middle floor commercial, apartments on top). It works everywhere else in the world where they have had to intensify their environments.</p>

			Consider how this meets the outcomes.
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		<ul style="list-style-type: none"> <li>- Takaka - intensification of existing urban area</li> <li>- Murchison - intensification of existing urban area</li> <li>- Collingwood - intensification of existing urban area</li> <li>- St Arnaud - intensification of existing urban area</li> </ul> <p>Generally, growth should only be enabled through intensification and in both</p>



	towns?		<p>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? 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. 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 #31606

**Mr Trent Shepard**

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	"Integrating land use and transport" is a vague concept. It seems to me that transport planning should always pay close attention to land use.
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	From what I've read about turning existing neighbourhoods into free for all opportunities to cram 3 story buildings onto residential lots, next to single family homes, is a terrible idea. Why is this region growing right now? Is it because those fleeing big cities are wanting to go to other places where people are living on top of each other, trees are cut down around homes to make way for 3 story apartment buildings, and there's little privacy? No. It's the opposite. They want some space, space between them and the neighbour who may have Covid. Sun hitting their windows instead of a view of the wall of a building blocking the sun. One of the idea promoted for living with climate change is to shade your dwelling. I think the idea is to shade it with a tree in your garden, not a 3 story building. These new settlements in the lower Moutere, are people living there going to be competing for a

	Please explain your choice:		place to ride or drive on two lane Highway 60, where we have every increasing congestion and accident numbers?
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	That is an overly broad outcome.
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	Don't know	

	planned, funded 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	Strongly agree	Berryfields and the next new development on prime food production land are bad ideas. Put these developments in hilly areas instead.

	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:	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?	Strongly disagree	
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	Agree	

	proposed in 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?	Neutral	
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?	Disagree	If it's just pasture being built on, that's not a problem for me. Removal of orchards and cropland to build homes does bother me.
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.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in	Neutral	

	Stoke? Please explain why.		
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	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.	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	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please	Don't know	

	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	



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31608

**Robbie Thomson**

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	Looking at current population centres, and those proposed at Tasman and along SH6, light rail could be a very useful addition
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	The existing infrastructure can be enhanced and added to without the need to create new centres in the majority of cases.

	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	While there will be more people working from home as an economical model, and a preference for many, there will still be jobs to travel to. Distances should be as short as practicable, and public transport user friendly. Cycleways added to what's there already and enhanced.
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 must have more affordable housing. This may mean smaller houses, smaller sections, intensification (multi-storey, multi units) Large houses for small numbers of occupants should be discouraged. It fuels house prices and wastes resources. Our house build prices are some of the highest in the developed world. More use of prefabricated housing, reducing cost of regulation, breaking up supply cartels would all help.
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	Business land is where a lot of jobs are created, so, contrary to views expressed later, some flat land should be put aside for commercial and industrial activities. Residential land should be the lowest quality land available that is not hazard prone.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Obviously upgrades of major routes will be needed to motorway status. Networks of walking/cycling routes. Potentially a light rail network? The terrain for rail in Nelson Bays is pretty easy compared to say, Wellington, whose rail system has a long history.

	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	Any development degrades the environment. Impacts can be reduced, and good restoration of environments achieved after work has been carried out. Engineered solutions to stormwater runoff, and a good build quality of infrastructure can reduce weather event damage, this being better for the environment and its inhabitants!
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	We have some idea what climate change could throw at us, but we won't know how resilient we are until we get there and deal with some of the major events we have coming. Most communities rally in the face of adversity, but with say Westport, how many times do you clean up before you abandon low ground?
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	So far, we have been lucky. No major earthquakes, some flooding events, fires. I suspect the larger events are yet to come and may be cumulative, ie one event predisposing us to others.
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	Possibly 29,000 houses added by 2052. 4 people per house? approximately 100,000 more mouths to feed. Recent pandemics and wars have shown how we can't rely on reliable access to the wider world for food or fuel or other essentials. We are building on productive food growing land at a dangerous rate. Once built on, it's gone forever. Productive land tends to be flat and easily accessed, but we must protect it from development

	production. Please explain your choice:		by every possible means,legal,zoning,funding,anything! While large areas of highly land productive land are built on every year,large areas will be lost to salination with sea level rise,or erosion in weather events. Food and Shelter are the two basics for life. Do you want a new house but no food? Or food,but no house?
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	Not necessarily. Depending on how the change is arrived at. Understanding and respecting those who have occupied and used the land before is important,and good change means thorough discussion and agreement with previous occupants.Or the work will come undone later.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		The future will be electric,mostly solar powered.New building whether residential or commercial should be energy sufficient,ie provide enough power for its own needs. Easy to do at build stage,and should be part of any planning strategy. The days of dragging power from the southern lakes and losing one third in transmission losses and having to use coal to top up should end.
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	Expansion has to happen somewhere.Modern civilised countries like Japan have a population decline which happens with high education levels and cost of living. New Zealand will be filling up for some time,and housing,jobs,infrastructure will all be needed. But we mustn't build on our good land,which is why the Moutere gravels,hills behind Nelson,Richmond,Stoke,Brightwater,Wakefield are the best residential option. Tasman Centre is a good idea,there is a lot of second class land under forestry and scrub that could be housing with good feeder access.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of		SH6 Corridor makes sense;Intensification of town centres will happen anyway;Expansion into greenfield areas must be stopped at all cost;New town centre in Tasman is a good start,with housing in the undeveloped land behind

	<p>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>How would it be prioritised? Incentives? Unfortunately development is usually determined by the housing demand, and private developers respond. We need more public land of the right sort made available, rather than being dictated to by developers.</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	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Agree	
TDC -	<p>18 Do you agree</p>	Agree	

Environment and Planning	with the level of intensification proposed around the centre of Brightwater? Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	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?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Agree	There is not a lot of agriculture around Nelson City these days. That good land has been build on. What remains is largely hill country which works for residential, albeit at a higher infrastructure and build cost.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	Its happened and happening now. Prefer more intense housing here.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond?	Disagree	Near centres is where we need multi storey/multi unit development.

	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.	Disagree	Build on the hills,leave the flats alone(except for commercial)
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	Infill,multi-level,multi-unit,but don`t use that valuable farmland.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	There is a lot of cropping around Motueka. Development should be restricted to infill and intensification in the first instance.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	Don`t know enough of the activities in the area
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	Less greenfield expansion	

	what you would propose. Tick all that apply.		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes provided agreement can be reached with Te Atiawa	This area has good potential for expansion over lower class land,and if agreement can be reached with Te Atiawa,this area is well connected by roading to Motueka and Richmond.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	These activities need to be on flattish land,and be accessible to users.The areas quoted are not huge,and the jobs and economics make sense.
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	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?	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.		St Arnaud;There are no business growth sites.This will become a problem The residential areas for St Arnaud show a site in Massey Str belonging to Ngati Apa,and a rural residential site on the Tophose Korere Rd 5km from the Lake.



	<p>Any other comments on the growth needs for these towns?</p>	<p>These satellite developments are not hugely successful,being distanced from the town and in this case lacking even the views of Beechill Rise and Alpine Meadows.                  The St Arnaud Village was originally surveyed into sections based off the existing streets.On the Peninsula the land is now conservation land and would need to be rezoned.                  The land is covered in second growth scrub,threatens the village as a fire hazard,and is exactly the kind of land to "waste" on housing. Services,stormwater and sewage are all easy to extend or manage. This is central to the village and makes sense on many levels.</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>Clearly the FDS is advisory. What is needed is some legislation with teeth to enable development to go in the desired direction.                  Typically development happens when farmers or croppers get forced to sell by rate hikes or offers they can't refuse,and private development companies push for a rezone that councils are often happy to grant due to demand for housing. So most development is driven by private enterprise for a profit motive,not always for the best outcome.                  This model has to be changed if we are to work towards our best future,and some of this change needs to come from central and local government.</p>

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31609

**Mrs Sonja Antonia Lamers**

Speaker? True

Department	Subject	Opinion	Summary
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	see feedback under question no. 40
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?		Supportive of Council plans to 1 Provide opportunities for housing development in the district 2 Increase housing variety in Wakefield 3 Plan for future bus routes between Wakefield and Richmond/ Nelson PLEASE SEE ATTACHMENTS. We would like to ask for an extended time as a group to be heard for our submission.

**Draft Future Development Strategy 2022-2052:**

**Name: Homes for Wakefield**

**Homes for Wakefield was formed as a subcommittee of Wakefield Community Council from a group of people who aimed to give our community a greater voice in the future of housing in our village.**

**Main points**

**Supportive of Council plans to**

**1 Provide opportunities for housing development in the district**

**2 Increase housing variety in Wakefield**

**3 Plan for future bus routes between Wakefield and Richmond/ Nelson**

**Concerns**

**1 Not enough development of affordable or community housing in Wakefield**

**2 Developers continue to plan to build mostly larger homes on mostly larger sections**

**3 Residential development to look at demographics of our population. The Homes for Wakefield survey Oct-Nov 2020 showed a great need for smaller 1-2 bedrooms; our group estimated a need for at least 50 smaller homes are needed in the foreseeable future.**

**4 Greenfield Development around the edge of the village rather than focus on increasing housing density in village**

**5 Wakefield becoming a dormitory suburb of Richmond - this would have negative consequences for local community organisations and events.**

**6 Climate crisis: no real evidence of prioritising intensification in built up areas; Council encouraging greenfield developments which encourages people to drive from rural villages to Richmond centre to access work, this creates traffic issues and adds to pollution.**

**7 Lack of provision for increased traffic flows around and through village**

**We need housing in Wakefield for Wakefield people. Wakefield people on low incomes have to relocate to other areas if they need to find a new place to live, they cannot afford the houses here either to rent or buy, they are simply not affordable.**

**Council needs to give clearer direction to developers on housing intensification rather than leaving it to the developers to decide. For example if Council adopted an Inclusionary Zoning approach, this would create a fund for community housing to help meet the needs of low income members of our community. Community housing could develop a range of higher density housing types that are lacking at present.**

**TDC and NCC has a total area of 3,759 ha planned for rezoning, of which 2,183 ha are for sites in the Tasman District. This area could be used for inclusionary zoning in some form or another.**

**Nelson Tasman Housing Trust in their 6 monthly survey, Autumn 2022 newsletter, found that there is an increasing demand for affordable and public**

housing. There were 447 Nelson-Tasman households on the waitlist for public housing as of the end of June last year, up from 405 the previous quarter. There were another 425 households who didn't qualify for public housing, but were in dire need of affordable housing. Homes for Wakefield would like Inclusionary zoning to become part of TDC's policy so NTH and Habitat for Humanity can create homes in the social and affordable sector.

For community organisations trying to understand how to provide community housing in the village there is no clear pathway on how to navigate council regulations and requirements. Council needs to actively help facilitate this process.

When new housing developments are built (3-4 bedroom homes on large sections) they attract people from out of the village. This means people are travelling to workplaces out of the village. If they have school age children they often want to keep them at the same school, so the children also have to travel. In the long term this means more cars on the main road to Richmond, more bottlenecks on village roads as people try to exit. More fossil fuels. Less involvement in village life, a dormitory suburb linked by cars.

#### **Roading Infrastructure Wakefield**

The proposed document recognises the significant opportunities and available suitable land to accommodate the future growth of this already vibrant community including a service centre for a wider geographic population. Taking into account safety issues, sadly, the draft Future Development Strategy document fails to address increased traffic flows, especially heavy traffic which is currently experiencing difficulties even pre rezoning, which if not addressed will only escalate the problem. It is accepted that Council is endeavouring to encourage more passive forms of transportation, however, there is unlikely to be a substitute for the transportation of heavy goods. The area of concern is mainly to the East of the Village, however, there exists a compounding issue that all traffic must exit from the North West by way of Martin Ave.

It needs to be noted that the School situated on Edward St is to include years 7 & 8 which will increase the current roll significantly.

TDC have agreed that changes need to be made to the Pitfure Rd /State Highway 6 intersection. However, with a site visit, one soon learns that to achieve this and accommodate the large volumes of heavy traffic off Pitfure Rd, the safety distance between Pitfure and Martin Ave will be severely compromised.

#### **Solution**

Taking into account all of the rezoning to the East between Edward St and Bird Rd (shaded in Orange), including the already zoned Rural Residential off Gossey Drive, the Commercial zoning to the North of Bird Lane(E) there is a logical solution that will accommodate a 30 year, and beyond, growth and alleviate current safety scenarios.

**The accompanying map shows a continuation of Higgins Rd along the Paper Rd to Edward St.**

**It is accepted that the road would need to be diverted around the existing native trees (A).**

**The intersection with Higgins Rd and Bird Rd (B) would be upgraded to persuade traffic heading north to travel down Bird Rd to a roundabout with State Highway 6. (C)**

**To the West, the continuation of the housing development would include roading to connect with Bird Lane(D), which would pick up the rezoned Commercial development(E) to the North and Enter State Highway 6 at the roundabout(C). This would serve as an entrance to Wakefield and as we all realise would naturally slow the traffic.**

**In the future, the land immediately to the North of Bird Rd (F) could also possibly be rezoned Commercial in the future.**

**Map Wakefield attached**



## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31610

**Ms Mary Lancaster**

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	The greenfield development proposals on the edges of towns do not seem to be the best way of reducing emissions, many families will continue to have one car per driver. Subsidised public transport may assist. We have been impressed with some of the Christchurch rebuild projects in the area to southeast of CHC city centre with residential flats mingling with businesses and interconnecting green spaces and cycle ways. Could this style of redesign of town centres (or even greenfield areas) provide more efficient growth with less emissions than solely residential greenfield developments on or beyond the edges of towns?
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	Having a blend of businesses and residents in city centres will be efficient for housing and commuting, green spaces should be prioritised as well as pleasant housing with parks or outdoor spaces for children to play.

	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 this would be great, but unless the greenfields developments incorporate some businesses as well as accommodation, then people will need to commute to the town centres for work. And unless bus services are subsidised and frequent, many will commute by car.
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 principle but do not see it in evidence when I look at any Greenfields developments in Nelson, Marsden Valley area, Richmond, Berryfields etc. They are all 3-4 bedroom houses, often with covenants prohibiting smaller houses and are not affordable to many potential house buyers.
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 do not know if enough business land has been allocated to meet demand. If the Greenfields developments on the edges of towns are solely residential, then there are no corner shops or dairies or variation to the rows of 3-4 bedroom houses. Blending business and residential would seem a more natural growth model as per CHC rebuild mentioned above.  I think there are currently not enough affordable or more modest first home or social housing options.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	I don't know enough about this to comment



	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	Strongly agree with the sentiment but its unclear to me how swapping ex orchards for houses minimises the impact on the natural environment. But choosing to include green corridors to protect wildlife and opting for some multi story or terraced housing to maximise shared green space may be ways to minimise impact on natural environment and retain more green space. Plantings by footpaths and cycleways will also assist here.
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	Greenfields developments in rural areas requiring more commuting and increased carbon emissions as opposed to intensifying town centres doesn't feel very resilient to me.
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 know a lot of work has been done to increase storm water resilience, but don't really know how resilient Nelson Tasman would be if we had eg a major shake or another big forest fire.
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	I agree that productive land should be prioritised for primary production so am puzzled that horticultural or orchards are turned into greenfield housing developments.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	I don't have enough inside knowledge to comment
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I think examples of town and city centre housing in other parts of the country or the world could be used as examples of how a more intense housing strategy can work in town centres, rather than having token intensification backed up by spreading out wider and wider into the countryside with greenfield developments of separate houses each on its own section, a formula which many can't afford. If town centre living was done thoughtfully with open spaces and gardens and walkways it could provide more homes for more people, many of whom could walk or bike to work, reducing commuting times and carbon emissions.
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	Growth in housing should be near jobs. So growth in Motueka is good but in rural areas will just lead to more congestion unless more employment opportunities are available.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following		b) and f), near to employment opportunities

	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?	Agree	Look at other towns and cities and see what works well, intensification can offer more affordable housing options and if thoughtfully done, can be pleasant places to live with green space and walk/cycle commute options.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	Yes, if the housing has affordable options, and the area is made is attractive with leafy green spaces between buildings and walkways etc
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	Yes, if the housing has affordable options, and the area is made is attractive with leafy green spaces between buildings and walkways etc
TDC - Environment	18 Do you agree with the level of	Disagree	Brightwater is a village and unless there are increased employment options, intensification

and Planning	intensification proposed around the centre of Brightwater? Any comments?		there will just lead to more commuting and increased emissions
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	Yes, if there is enough employment in Wakefield to cope with the increased numbers, the housing has affordable options, and the area is made attractive with leafy green spaces between buildings and walkways etc
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, if the housing has affordable options, and the area is made attractive with leafy green spaces between buildings and walkways etc. However Motueka is low lying so I am not sure about the risks of sea level rise.
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	Mapua is a village and unless there are increased employment options, intensification there will just lead to more commuting and increased emissions
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	Better to have more intensification within Nelson if the area is made attractive with leafy green spaces between buildings and walkways etc
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	Better to have more intensification within Stoke Centre if the area is made attractive with leafy green spaces between buildings and walkways etc
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond?	Disagree	Better to have more intensification within central Richmond if the area is made attractive with leafy green spaces between buildings and walkways etc

	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.	Disagree	Not enough jobs in Brightwater for expansion without increasing commuting times and carbon emissions
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	Better to have more intensification within central Wakefield if the area is made attractive with leafy green spaces between buildings and walkways etc
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	I don't know enough about the possible impact of sea level rise in Motueka
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	Not enough jobs in Mapua for expansion without increasing commuting times and carbon emissions
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	More intensification	

	what you would propose. Tick all that apply.		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	Not enough jobs in Tasman Village & Lower Moutere for expansion without increasing commuting times and carbon emissions
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		Business growth should be linked to housing growth. if houses are built a long way from business growth areas it will lead to more commuting and higher emissions
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 -	37 Do you agree	Don't know	

Environment and Planning	with the 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?	Don't know	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Growth should be in areas where there are jobs nearby
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 fixed percentage of housing needs to be affordable Thoughtful intensification of existing towns, near to jobs, should be prioritised over more remote greenfield development requiring the one-car-per-commuter formula

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31611

**Ms Jude Osborne**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	It's important that we take action. We've been told recently that we are in 'last chance saloon' to save our world. This means thinking critically and for the long term. It also means getting people onboard with shared goals to get momentum. BUT does the strategy support this when there are proposals for development a long way out of town centres? It's going to encourage more car journeys not less, a 'commuter belt' or dormitory suburbs, more of a carbon footprint. It seems counter-intuitive.
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	This could be a good idea, but there are so many greenfield sites mentioned in the stately, that you're not prioritising this. If you want to bring the city to life, this is a good idea, but you need to make this your focus. It would be excellent in the sense that there are existing shopping facilities, unlike in greenfield sites, good transport connections exist, and there would be less need for cars. New suburbs need so much support and infrastructure to be successful and desirable whereas inner city development already has these advantages.



	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 this would be good. Not sure that you really support this when there is so much mention of new greenfield sites. As an example, I am concerned at plans to build high density housing in Tahunanui, while Tahunanui Drive is to become the main state roadway. This will effectively cut the suburb in two, with a massive semi-highway going through, alongside increased strain in existing infrastructure, a lack of parking, increased pressure on sewage, water, power, schools, health services. A lack of a supermarket is already causing residents to have no choice but to drive to the supermarket. A proposed re-routing of bus services away from most houses on the flat part of Tahunanui. This is the opposite of your objective outcome, but is already, in part, happening.
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	There should be room for everyone in Nelson / Tasman. But we need to consider the placement and density of housing carefully, in relation to location, services and environment, as well as the style of housing. Building new, isolated suburbs where you need to commute everywhere for everything is not the answer, but typically this is what happens. (I grew up in one). A targeted housing strategy needs to be annotated.
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 think that builders only want to build standalone houses eg in Richmond, the recent developments at the bottom of Queen Street. This only accommodates single families but uses a lot of land and is potentially inefficient. We need different kinds of housing and different styles. If we expect to support a younger population, then perhaps higher density, inner city housing would be better. Forming a targeted, deliberate strategy for Housing, rather than letting private enterprise dictate the form of housing, would be important.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	We need to deliberately think things through with respect to infrastructure. It has to last, long term, this is our last chance to get it right. If we want people to reduce car transport use, we need to intensify, in town centres, with existing facilities e.g. supermarkets, to be successful, not more dormitory suburbs. Development also

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		has to be planned so that the projects aren't outstripped by demand or uptake before the projects are finished.
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 strongly agree in principle, but in real terms what does this objective mean? This is our last chance to get things right, so we need to build coastal defences, NOT build on greenfield sites where we currently grow our food, look at flood risk e.g. the proposed site of the new library. Intensification of the town centres can help this to happen. Building on greenfield sites is adding to our burden on services with little return.
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	I don't see any evidence to support this, however a good idea it would be to do so. Building on greenfield sites seems to go against this, destroying more of our local eco system for the sake of very few homes.
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	That is dependant on what the council chooses to do with future development. Creating more density in Tahunanui's housing stock will not help, in an inundation zone.
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	The plan for greenfield sites seems to go against this statement.

	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	This isn't true at all, unless there is true partnership and engagement with Iwi. Where is this indicated in the plan, in specific terms?
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		<p>I think if you let development be led by developers, they will utilise it to maximise their profits, not provide us with what our region needs.</p> <p>The housing strategy needs to be defined, and upheld, supporting the different needs the region has, these excellent ideas and insights mentioned above, or else it will never happen. A vision for housing is needed to lead this, and then it needs to be governed so that it is executed.</p> <p>The beauty of the area leads a lot of people to live here. Poorly considered housing will destroy that, hurt our land, tax our resources, our spirit. It's just that important.</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	That's a hideous vision. It sounds like the outskirts of a large town, with strip malls and spread out over kilometres, meaning people will drive to get there, the opposite of what is desirable. A lack of planning and intention.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30		B. Intensification within existing town centres, creating a beautiful city (cities) where it is easy to walk/cycle/use public transport with facilities within reach. Avoid adding extra motorists to our roads.

	<p>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>But, let's not build slums. There is the potential e.g. in Tahunanui, which is heavily subdivided, to lower quality of live and environment, unless it is well thought through. Existing residents should not suffer.</p> <p>The quality of intensification has to be considered and controlled, so Nelson doesn't lose its beauty and charm. Left to developers, this won't happen.</p> <p>It needs to be the spearhead of a housing campaign, to get momentum, and encourage people to buy into it.. offering greenfield sites as well as this, will slow down the uptake. If the region wants intensification, then don't offer other options.</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	<p>Ruthless subdivision of sections is not the answer. Infrastructure has to be suitable to make development desirable for people to want to live there. Again, if the council wants to reduce motor traffic, focus on inner city development over this.</p>
TDC -	<p>17 Do you agree</p>	Don't know	

Environment and Planning	with the level of intensification proposed in 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?	Disagree	Do we need to build more commuter suburbs?. If there was enough industry in the area to support increased housing, that would help.or different, smaller, more intense types of housing around the suburb centre, to make it more of a community.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	Do we need to build more commuter suburbs?. If there was enough industry in the area to support increased housing, that would help.or different, smaller, more intense types of housing around the suburb centre, to make it more of a community.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	Motueka needs more housing.
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	Do we need to build more commuter suburbs?. If there was enough industry in the area to support increased housing, that would help.or different, smaller, more intense types of housing around the suburb centre, to make it more of a community.
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	Do we need to build more greenfield homes, if we seek to build more intensive housing?
TDC - Environment and Planning	23 Do you agree with the location and scale of	Disagree	Do we need more greenfield homes if we seek to intensify housing? This seems counterintuitive.

	proposed greenfield housing areas in Stoke? Please explain why.		
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	Do we need more greenfield homes if we seek to intensify housing? This seems counterintuitive.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	Do we need more greenfield homes if we seek to intensify housing? This seems counterintuitive. It will turn Brightwater into even more of a commuter suburb.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	Do we need more greenfield homes if we seek to intensify housing? This seems counterintuitive.
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	Do we need more greenfield homes if we seek to intensify housing? This seems counterintuitive.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield	Disagree	

	development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	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	
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 don't need more light industrial near Hope on SH6. There are other places within the region to build, not destroy Hope's character. There needs to be more planning where this could go, not just taking a simplistic approach that destroys a village and ruins the house prices of the residents due to visual blight and industry sitting along side them. As well as the damage to the existing greenfields. Once these are gone, they're not coming back, destroying eco systems and habitats.
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.		Not sure. Areas that need employment?
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?	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	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>Take a long term view - these things take time to build, so these plans need to be future proofed.</p> <p>Lead the housing build - don't sit back and let developers dictate what form it should take. Identify needs, project 30 years ahead - and build towards that need.</p> <p>Centralise your housing strategy to intensification - not greenfield sites - if you want it to succeed.</p> <p>Don't build on greenfield sites if you want to take an active stance in lowering traffic traffic levels - inner city intensification is the best solution to overcome this, alongside having attractive infrastructure to make this lifestyle desirable. Avoid creating cheap commuter suburbs.</p>



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31612

**Mr Paul Davey**

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:	Agree	I think the best areas for intensification are city and town centres not where people want to go and have rest and recreation
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	Agree	Only if decisions that look at whats coming in the future are made and not crazy ideas to build 6 storey buildings in a sea-side location with the effects of climate change and sea level rising coming our way. You may have the watches but nature has the time

	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	We need food
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	That is a silly statement as all change could mean some really stupid idea that might make a few people richer but deny alot of people a fair quality of life
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	SH 6 is already a congested thoroughfare so intensifying along this route would only make the problem worse
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		Mainly in the existing city/town centres and there is a lot of marginal land that has been over utilised with forestry etc.

	<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>	Strongly disagree	<p>Not sure what you mean by prioritising intensification, if it means encouraging developers to go and build high rise buildings any where they can definitely no and what are they prioritised above, who misses out ,the poor people who can't afford to fight legal battles</p>
TDC - Environment and Planning	<p>40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>		<p>I am very concerned about the plan to allow developers to build 6 storey buildings in the Tahunanui area, which some how fails to get a mention in this future plan. Probably Nelsons most iconic beach suburb would be ruined and the great family friendly ambiance of the area would be gone. The idea of intensifying an area so close to the sea which already has major issues with erosion is fool hardy and would only come from someone who doesn't think Global Warming and Sea Level Rising is happening. Who would benefit from high rise buildings been built in Tahunanui. You can't hide 6 storey towers behind a tree, a whole community would suffer for the greed of a few</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31613

**Henry Davey Wraight**

Speaker? False

Department	Subject	Opinion	Summary
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	<p>I strongly disagree with the proposed intensification of the Tahunanui area. There is no need to destroy the sea side community by building high rise buildings for the benefit of a few. The gentrification of a community where many low income families live isn't ok.</p> <p>Nelson city has a great opportunity for Tahunanui to be a welcoming, fun, family community, but it seems to continually get over looked in the future developments of the city ( eg, Southern link).</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>Why is there no subject to submit on Tahunanui? Theirs options for stoke but yet tahunanui again gets forgotten again.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31614

**Mr mark Morris**

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	See attached attached submission. Summarised - T-112 Residential Intensification Future Development Area on the church property at 123 Salisbury Road, Richmond.
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	See attached submission. Summarised - T-112 Residential Intensification Future Development Area on the church property at 123 Salisbury Road, Richmond.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	See attached submission. Summarised - T-112 Residential Intensification Future Development Area on the church property at 123 Salisbury Road, Richmond.
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	See attached submission. Summarised - T-112 Residential Intensification Future Development Area on the church property at 123 Salisbury Road, Richmond.
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	See attached submission. Summarised - T-112 Residential Intensification Future Development Area on the church property at 123 Salisbury Road, Richmond.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Neutral	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	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?	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	Strongly agree	We believe intensive residential development areas ie RIDA such what is proposed for Salisbury road are vital for providing affordable housing for Richmond. SEE ATTACHMENT in



	Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?		support of T-112 Residential Intensification Future Development Area on the church property at 123 Salisbury Road, Richmond.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in 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	Neutral	

	Stoke? Please explain why.		
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? 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	Agree	

	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.	Yes	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and	Neutral	

	business growth sites in Tapawera?		
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	

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

This is a submission from Mark Morris on behalf of the **Richmond Baptist Church** in support of the T-112 Residential Intensification Future Development Area on the church property at **123 Salisbury Road, Richmond**. (see **Attachment 1**)

The church fully supports the proposed rezoning of the property from Tourist Services to a Residential Intensification Development Area by way of the creation of a Intensification Future Development Area T-112.

The reasons for this support are as follows:

- The church supports the fact that safe affordable housing is a social right to encourage a safe, caring community and it supports any re-zoning that encourages the supply of safe affordable housing which the High Density Residential Area would provide.
- The property is very close (within walking and cycling distance) of the Richmond shops and at least 4 schools and places of work.
- The property has access to sewer and water servicing in Arbor-Lea Ave.
- The property should be able to provide stormwater servicing with detention being provided in accordance with the 2020 NTLDM, subject to Engineering design.
- The area of the proposed High Density Residential is above coastal flooding level and so a minimum GL of at least 5.0 amsl 2016 VD should be able to be achieved.
- The site is handy to a number cycleways and walkways for future residents to use.
- The development site fits in well with other existing residential development around Arbor-Lea and is one of the last undeveloped area of potential residential land within walking distance of central Richmond.
- There are no known stability issues on the property.

It is our understanding that access for this type of development is best served by joining Arbor-Lea Ave, through the site and past the aquatic Centre to join up with the lower end of Champion Road, rather than bring more traffic on to Salisbury Road. This would involve a significant amount of "off-site" roading works and we would request that the roading "connection" be an LTP project that could be partly funded by DCs.

This roading link was proposed back in 2004 when church was looking to further develop the site and the plan of the road connection that was proposed in 2004 is attached as **Attachment 4**.

We note that T-112 FDA does not go all the way to the western end of the property.

We understand that this may be a deliberate decision for two reasons:

- 1) To ensure housing is setback at least 100m from the State Highway Deviation so that it is outside the NZTA 100m "noise effects zone".
- 2) To keep housing away from lowlying areas of the site at risk from long term sea-level rise.

Because of this, we are requesting that the area between the proposed indicative road and the open space zoned area be zoned commercial as shown on **Attachment 2**. The road would become the boundary between the commercial zone and the High Density Residential on the eastern side. The reasons for the commercial zoning are as follows:

- NZTA does not have an issue with commercial buildings compared with residential and could be allowed within the 100m noise effects zone.
- The minimum ground levels and floor levels for commercial buildings are lower than they are for residential.
- There is a 33kv power line running across this part of the property and there are many commercial activities that still could take place under the powerlines.

There is a small triangle of land where the power lines cross the road and over to the aquatic centre by the detention wetland that would be good place for a neighbourhood park of 2500m<sup>2</sup> so that housing could comply with all houses being within 500m of a park. This is very important if there is going to be high density residential housing on the site. This shown on the **Attachment 2** plan.

It is our understanding that in terms of Residential "Intensification", that there would be the equivalent of the existing "Richmond Intensive Development Area" (RIDA) which allows for multiple dwellings on sites down to 200m<sup>2</sup> and building coverage of 50% and most importantly for resource consents for the dwellings to be dealt with on non-notified basis as set out in rule 17.1.3.4C.

Our request is that the RIDA rules as set out in 17.1.3.4C be extended to this site.

Clearly as a church we want to be continue operating as church on the site, and while the existing church buildings and been consented, the church may want to extend some its buildings to allow for future expansion which is likely to be between the existing building and Salisbury Road and we would not want the new zoning to restrict that too much.

We would like to have a conversation with Council staff on how future expansion of the church buildings can be still achieved, maybe as a special PA rule to allow for it? Or commercial zoning of the church building site?

#### **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 3**)

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 Richmond 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 Richmond township by allowing more houses within close distance of the central business area of Richmond.

**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, schools (4), preschools (3) and amenities of Richmond with employment opportunities nearby and being in a community where people want to live. The site is very close to existing public transport routes along Salisbury Road.

**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 Richmond community. Importantly it provides a real opportunity for truly affordable housing for Richmond.

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

In the last 5 years the demand for residential land in Richmond has increased exponentially and this is the last large piece of available land for residential development within walking distance of the town centre. This site allows for that additional demand for residential land in close proximity to the Richmond 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 with existing Council water and sewer servicing and in co-operation with Council (as LTP project) can provide a roading link between Arbor-Lea Ave and the bottom of Champion Road (see **Attachment 4**)

**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 Richmond, the impact on the natural environment is minimal. Native planting and reserves can be provided as part of any residential 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 residential development will be designed to avoid the effects of flooding both now and in the future.

All the dwelling building sites can be required to withstand a Q100 flood event. Minimum floor levels can be required for commercial buildings.

**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 and commercial building platforms 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 site is virtually surrounded by urban development and so there is no chance of it being used productively.

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

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

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

Contact Details for submission:

**Mark Morris** Email: I

**13 April 2022**



**ATTACHMENT 1: LOCATION OF T-112 FDA & RBC PROPERTY.**



*This plan is derived from Fig 7: Strategy for Richmond. Page 40 of the DFDS.*

**ATTACHMENT 2: RBC SUBMISSION TO DFDS – PROPOSED ZONING.**



**ATTACHMENT 3: OUTCOMES FROM THE FDS:**

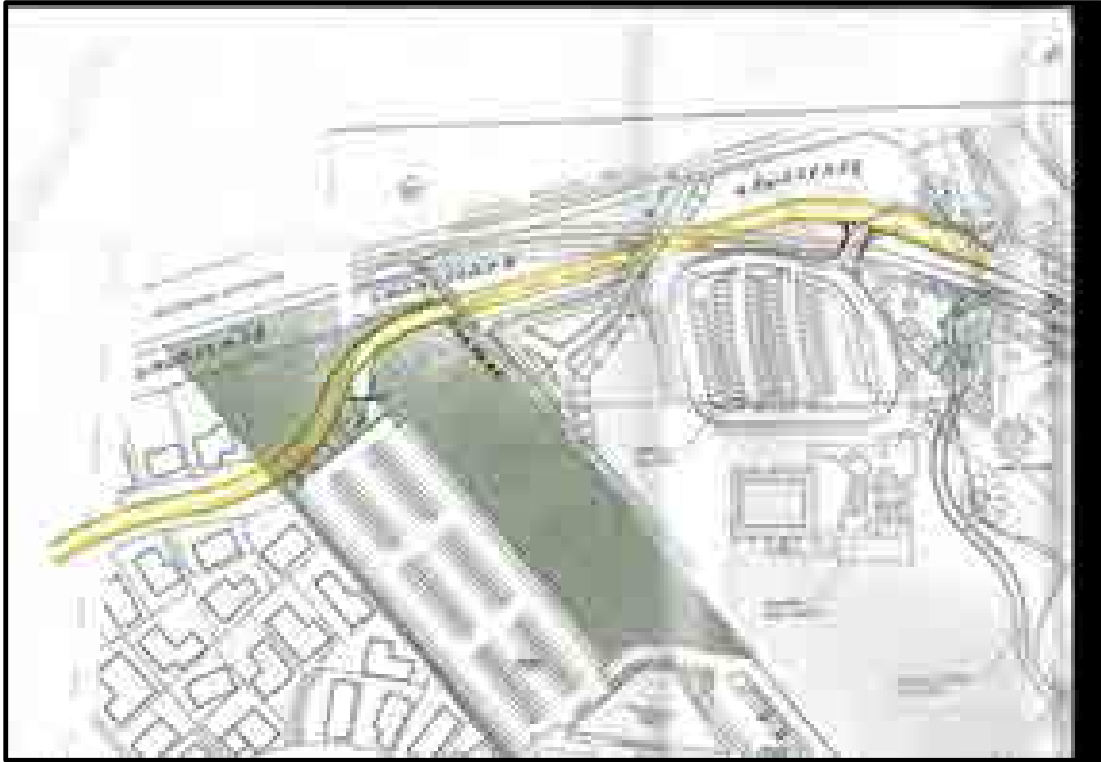
### OUTCOMES FROM THE FDS

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

**ATTACHMENT 4: TDC PROPOSED ROAD LINK ARBOR-LEA TO LOWER CHAMPION ROAD  
(2004)**





The map is an approximate representation only and must not be used to determine the location or size of items shown, or to identify legal boundaries. To the extent permitted by law, the Tasman District Council and Nelson City Council, their employees, agents and contractors will not be liable for any costs, damages or loss suffered as a result of the data or plan, and no warranty or representation of any kind is given as to the accuracy or completeness of the information represented. Top of the South Maps information is licensed under a Creative Commons Attribution 3.0 New Zealand License, and the use of any data or plan or any information downloaded must be in accordance with the terms of that licence. Cadastral and NZTopo50 related data is sourced from Land Information New Zealand

RBC Submission to DFDS.



Scale: 1:2,000 @A4

08 April 2022



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31615

**Mrs Annie Pokel**

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. 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 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. 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. 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, I'm not sure that the proposed strategy is 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! 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, 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 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	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	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	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. The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support.
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 - Environment	21 Do you agree with the level of	Strongly disagree	Māpua does not have enough jobs. Residents are already commuting long distances to work.

and Planning	intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?		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	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 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. It is also not supported by iwi.
TDC - Environment and Planning	32 Do you agree with the locations shown	Disagree	We should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage - not just

	for business growth (both commercial and light industrial)? Please explain why.		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 Arnaud?	Strongly disagree	

<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>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.</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. 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.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31616

**Mrs Marion van Oeveren**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	I strongly agree that reducing GHG should be the main priority of this strategy and low carbon developments need to 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 settlements.	Strongly agree	Vibrant city centres as well as smaller centres encourage healthy communities and provide opportunities for improved public transport and active transport. I do not believe that the proposed greenfields in this strategy are supportive of this principle.



	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 reduces carbon emissions from driving and reduces traffic jams. However the proposed greenfields do not support this principle.
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	Providing more affordable housing is extremely important in the current housing environment. I am concerned that the strategy does support developer-led housing. The proposed strategy does not support this principle.
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 need to look at other housing options to support the need of our community for more affordable housing.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	New infrastructure needs to support lower carbon transport such as public transport and active 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	I agree with the objective but cannot see how the proposed strategy will achieve this. Turning our green countryside into roads and houses does not support this principle
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 need to plan and protect our urban and rural areas. We need local food production and native restoration. Development of rural areas does not support this principle
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	This is extremely important. It is outside my area of expertise to comment further
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	I agree strongly with the objective but am concerned that the proposed strategy supports greenfield expansions. We need to focus on the development of our existing urban centres and villages.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	I strongly agree but I do not have the expertise to comment further
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	There is too much emphasis on greenfield development. The focus should be on development of existing centres.
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 f. In 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?	Agree	Quality developments and innovative higher density urban living are to be supported.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	Agree if it is done the right way (see Q15) and not just building on back sections
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	We need more intensification in urban Richmond than what is proposed in the strategy
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	Intensification in the village centre would create a more vibrant and diverse community
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	Intensification in the village centre would create a more vibrant and diverse community
TDC -	20 Do you agree	Neutral	Well planned developments including affordable

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		housing and town centre intensification as well as managing flood risks are important
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	Mapua does not need sprawling developments. Smaller housing options near the centre of town will improve affordability and options for small families and older people
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	See earlier comments
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	See earlier comments
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	See earlier comments
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	
TDC - Environment and Planning	26 Do you agree with the location and scale of	Strongly 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	Some further development in Motueka may be beneficial but it needs to be well planned
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	This is valuable rural land and it will encourage car based transport and increase carbon emissions

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 also need more employment opportunities in Motueka and Brightwater and we need to protect the productive land in the Hope area
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?	Strongly 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?	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?		Growth needs to be balanced with employment. Intensification in urban and existing town centres needs to be prioritised more
TDC - Environment and Planning	40 Is there anything else you think is		We need to take climate change seriously and change the way we approach growth. We need well functioning urban and town centres that

	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?		support low carbon living, working and transport.
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31617

**Ms steph jewell**

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:		Sorry I'm not sure what "land use transport" is. If you mean public transport I'm strongly in favour.
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	I agree as long as the smaller settlements are consolidated existing ones and no new greenfield development occurs until we have built UP, as there is plenty of room up there. And as long as there is improved public transport as well as walk/cycle potential.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	I agree with new housing in the 'brownfield' environment. "Where people want to live" is evasive. We all need re-educating about apartment living instead of 1/4 acre paradise. No-one wants to be boxed into some badly designed shoebox. So apartments must be attractive to the eye as well as beautifully designed for living. Warm and light is everybody's right in this country, and doesn't have to be top dollar, although I have read that developers don't make as much money as they would on greenfield sites.
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	More choice for today's society which is not the nuclear family of the 1950s. I lived in a 44sq metre apartment with a small balcony in Wellington with my ex-husband for THREE years and it wasn't difficult. More one and two bedroom units and more catering for the sectors of community with few choices. "The rich" have plenty of choices and don't need any more! Concentrate on improving the lives of the less well-off, with warm and light 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:	Agree	I know we need it but "land capacity" might also mean more covering greenfield with asphalt, which is increasing our carbon foot print. Business land...does this mean 'big box' businesses? In which case they have to go Up too. Eg Kmart on top of Farmers, on top of Westpac, on top of Mitre 10. We cannot go on doing each business with its own roading and carpark. Some will have to be on the flat but many others can go Up.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	Lets maximise efficiency on existing infrastructure before getting new stuff. I'm not anti-progress but I'm anti nice-to-haves. And I suppose it's all ratepayer funded. So eg replacing the asbestos plumbing affecting drinking water needs doing first.

	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 number one. No perhaps two after, how much carbon is this costing?
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	Of course, I don't want anyone to suffer. But we need to address climate change extremely quickly.
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	Natural hazards/disasters are frequently doing the wrong thing in the wrong place, it has to be addressed but not as seriously as 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	Yes but...GHGs, where do they come from? Largely, transport farming and food waste, I think. So ag and hort need to change the way they do things, and preferably in a way that doesn't pollute our groundwaters.

	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	But I think your wording could be improved, sorry. "All changes must help revive and enhance" etc etc. And if not, change should not go ahead. Simple!
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Yes. What's the number one problem? GHGs/global warming. As I said I think it mostly comes from transport, (dairy) farming and food waste. So TDC, the 80kph speed limit over the whole district? Car-free days? Free public transport? Shared E-bikes and cars. New apartments to have no garages but residents get first dibs on the shared E-transport. limits on dairying, quickly. Only renewable products to be used. I don't know what to do about food waste apart from raise awareness, and educate people so that supermarket shopping is not the be-all and end-all of their lives.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	This is so last-century ribbon development thinking and we have so much ribbon already. Between Atawhai and Wakefield, grow UP and don't cover another blade of grass with asphalt. CARBON! I know we need to house people but if we build beautiful apartments it will be a pleasure to cycle the green spaces in between, instead of risking the carbon corridor.
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		(a) No (b) yes (c)No (d)only when (b) has intensified to 2-3-4 storeys (e) same as (d) There is so much room above us! But when we cover greenfield space we lose the living, breathing, carbon-neutralising stuff that we need.

	<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>	Strongly agree	<p>But why do you say very slowly? There's a housing shortage right now so it needs to be fast. Beautiful apartments over all those carparks please. The carparks of Nelson and Richmond are the sin of the 20th century and can be re addressed in an attractive way as seen on the front page of Nelson Mail of two or three Saturdays ago.</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>I haven't studied this so can't say but probably in favour.</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>	Agree	<p>as 16</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification</p>	Agree	<p>as 16</p>

	proposed around the centre of Brightwater? Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	as 16
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Strongly disagree	I disagree with greenfield development around Motueka. So much room to go Up, but greenfield land once lost is lost and with that, some of our future. OK with brownfield.
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	as 16
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	Unlikely I'll agree but sorry again, haven;t studied the proposal.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	as 22
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	as 22

TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	as 22
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 22
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	as 22
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpuā? Please explain why.	Disagree	as 22
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment 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.		Re Q30, you say tick all that apply but I can only tick one. Re Q31, unfair to lump Tasman Village and Braeburn road together, and throw Te Atiawa into the mix. I would likely support Te Atiawa because of the likelihood of their taking poorer people into account. And Tasman Village, yes because it could be intensified with very little greenfield destruction, unlike Braeburn road where it would mostly be greenfield destruction.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	I haven't studied it but I bet some of the businesses would be able to go Up so I'm neutral, hoping it will be done with Carbon in mind and less asphalt.
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.		Decades ago I lived in a "modern" city with several multi-storey carparks (don't let's do that). They were joined at the top so you could drive up one, go round and enjoy the view and drive down a different way. Well! Let's join up a few apartment blocks so we can walk or cycle around at 3rd or 4th floor level (semi-sheltered for rainy days) like walking/cycling on revitalised old railways above ground in the USA. They got it from Hundertwasser! Let's have it too! And why not have a few shops and galleries up there too? People love the shopping malls of Singapore. Let's be a boutique version.
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	Don't know	



	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?	Don't know	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Qs 34-38, same principles, Grow Up Not Out
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>Luckily I have an injured leg so am sitting on the couch, leg elevated, with time to apply myself to this. I had got to this very stage this afternoon but accidentally hit some random key and lost the lot. So this is my second attempt. Thank you for the opportunity to say my bit. I'm currently very privileged in where and how I live, but I haven't always been, I know what it is like to buy coupon groceries only. If we don't concentrate on the environment and carbon, everything will be much worse, and this is our opportunity to stop the bad practices. When I'm too decrepit to live as I currently do, I'd like to be on the 2nd or 3rd or 4th floor with a view of the last century's roof tops, the mountains and the street below, and just for me 30 or 40 sq metres will be fine if it's warm and light and my kitchen doesn't look into someone's bathroom. I'll grow basil and a nikau in pots on my balcony. I won't smell petrol fumes. Perhaps I'll hear the quiet hiss of the light rail I've used in Dublin: Motueka will have this because it will be the new conurbation with Tasman and Braeburn, all asphalted; plusses and minuses.</p> <p>But to be more serious again, not only the 80kph speed limit, but how about no more than one residence per person/family? I think they have this in Costa Rica, it would help our housing crisis. I indulge in driving to Kaiteriteri 3 or 4 times over summer and there are always many unoccupied houses with their curtains closed. Is this the District that we want? I don't want Communism but we are way out of balance in so many ways and a council should be able to target the difficulties from many angles.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31619

#### Ms Marama Handcock-Scott

Speaker? False

Department	Subject	Opinion	Summary
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	<p>I disagree with the proposal of 4-6 storeys that will be allowed in Tahunanui. Up to 3 storeys is high enough. We don't want the beachside turned into an urban jungle. Also building massive apartment blocks, where are all the people who currently live here going to move? Tahunanui is one of the more affordable areas to live but sounds like you want to build a seaside community for the wealthy. the price of those new apartments is ridiculous. Affordable housing YES. Gentrification NO. Build up to 6 storeys in the city centre sure.</p> <p>The strategy also identifies Tahunanui as a moderately accessible area compared with other areas identified as highly accessible which are proposed for high intensification. So how is this justified? The southern link provided the opportunity to make Tahunanui more accessible but you passed that up. So it's a no for 4-6 storey buildings in Tahunanui!</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		<p>There are specific questions about the levels of intensification in all areas but not Tahunanui. Why? Have you already made up your mind and don't want feedback? Or is Tahunanui just forgotten?</p> <p>I think the proposal for consideration diagram is misleading. It completely misses identifying Tahunanui on this diagram. It also uses icons for low-rise housing in the Tahunanui area on this diagram which is clearly not what the strategy is proposing. A tiny area of Richmond centre is proposed for high intensification but you are happy to identify it correctly, but where a larger area of Tahunanui is concerned, you don't. Are you being deliberately misleading so that people have to</p>

	other feedback?		really dig and find out what you have proposed for Tahunanui? Or is Tahunanui just forgotten again? <a href="https://tdc.cwp.govt.nz/assets/PageContentImages/The-Proposal-for-Website.png">https://tdc.cwp.govt.nz/assets/PageContentImages/The-Proposal-for-Website.png</a>
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31620

**Mr Paul Baigent**

Speaker? False

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

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

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

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
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>We own the property at 57 Pigeon Valley which bounds the Baigents bush reserve. Part of our property is included on the eastern edge of the proposed greenfield residential area and we support this development in the medium term. While this is currently productive land it's close proximity to the current centre of Wakefield makes it a logical choice for future urban development. It bounds the bush reserve and the Great Taste Trail and is easy walking distance to the centre of the Village. Much of the recent development in Wakefield has been to the East and North of the centre. This proposed development would position the current commercial area as a more central hub to the future town.</p> <p>We would suggest that the eastern boundary of the proposed greenfield housing area be extended towards the bush reserve to include approximately one hectare of extra flood free land currently not included.</p>
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	Agree	

	region.)?		
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31621

**Dr Kath Walker**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly disagree	There will never be any end to demand as the worlds population grows. And yet the resources of the Nelson/Tasman region are , like every other place on earth, clearly finite. Nelson Bays has only a small area of arable land, and limited fresh water resources, and the NCC surveys show people who already live here value most all the things that greater population size would decrease.
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:	Agree	To the extent that that is possible. The better choice is to focus strongly on limiting 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 production. Please explain your choice:	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?	Disagree	
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	22 Do you agree with the location and scale of the	Strongly disagree	The Maitai Valley is Nelson's "Hagley Park, or Central Park". There are only tiny pocket parks within the city itself (including Queen's Garden) -

	<p>proposed greenfield housing areas in Nelson? Please explain why.</p>	<p>far too small for the size of the city. It is absolutely vital to retain this area -within walking distance of the town-as the wonderful outdoor resource that it is. The plan for this area should not be to make it into a suburb but instead to gradually remove the pines up valley and enhance further the wildlife that by some miracle still exists not far up the Maitai Valley.</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>While the draft strategy lists the attributes which previous surveys have shown people living here value most (eg good access to natural areas, supportive community, regard for environmental protection) the strategy proposed does little to try and protect those attributes.</p> <ul style="list-style-type: none"> <li>• It presents as a fait accompli a high population growth model, when that would destroy the essence of the area.</li> <li>• In suggesting such broad scale intensification, the strategy makes no attempt to retain the existing character of the places most people already live ie the Nelson city flat land, the seaside village of Tahunanui, and around IseI Park in Stoke.</li> <li>• In this respect it would impose an entirely different living condition on whole communities who have settled there precisely because of their current character.</li> <li>• In contrast it suggests potential green-fields development in the Maitai and behind Stoke should be “developer-led”. Yet these are the only sites where the nature of the land development can still be known before people choose to live there, so if developed should be required by NCC to be high intensity from the start.</li> <li>• Rather than encouraging further increases in population by using up more and more greenfields land, and by allowing the nature of the current settlement to drastically change thru indiscriminate high-rise building, the strategy should focus on constraining growth in population.</li> <li>• This could be done by setting small footprint sizes of any new build, including and especially those on lifestyle blocks on the edges of town.</li> </ul> <p>In conclusion, the proposed strategy is lazy in its approach- essentially allowing both the current settlements to expand outwards while also irretrievably changing the nature of the only parts of the town old enough to have some charm. More thoughtful and inventive approaches are needed .</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31622

**Peter Butler**

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

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Agree	I am however concerned that areas like the Tahuna slump have been mapped for housing infill as they are currently covered by conditions which prevent this for very good reasons of vulnerability to slippage, some of which have proven fatal in the past.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Disagree	I see no evidence of this resilience and the insane new library proposal is evidence that NCC is not prepared to adapt
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	Nelson is on the contrary vulnerable to natural hazards as has been experienced on the Tahuna slump
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	
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	But given climate change, especially saturated air stream events, it should not be allowed happen in areas that have proven especially vulnerable such as the tahuna slump
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Stongly 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?	Srongly agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of	Agree	

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



TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? 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 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	Yes	

	(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.	Agree	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Strongly agree	
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		Just that you have marked Tahuna slump for infill housing which I see as dangerous given its vulnerability, which will only increase with climate change

	missed? Do you have any other feedback?		
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31623

**Ms Lucy Charlesworth**

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Don't know	I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
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	I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.

	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:		I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
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:		I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
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:		I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded		I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
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:		I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
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:		I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
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:		I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
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	I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove

	production. Please explain your choice:		these areas from the FDS.
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:		Yet another ambiguous question. In principle the values are sound, yet the interpretation of these values would need to be taken on individual merits. For this reason, I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
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?		I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from 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		I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do

	<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>not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.</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>		<p>I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.</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>		<p>I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.</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?</p>		<p>I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove</p>



	Any comments?		these areas from the FDS.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?		I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?		I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?		I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.		I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC -	23 Do you agree		I am wary of answering this question as I cannot

Environment and Planning	with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.		be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.		I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.		I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.		I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.		I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed		I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and

	greenfield housing areas in Māpua? Please explain why.		protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly agree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	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.		I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.		I am wary of answering this question as I cannot be sure of how my answer will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for		I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and

	business growth or if there are any proposed areas that you consider are more or less suitable.		for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
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?		I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.
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 questionnaire is poorly worded and ambiguous. Unfortunately, this makes it inaccessible to many members of our community. Badly done guys. I am wary of answering these questions as I cannot be sure of how they will be interpreted. So I will state - I do not agree with developing green spaces. These spaces need to be reserved and protected to allow for sustainable biodiversity and for future generations. Intensification within Nelson CBD needs to be a priority. I do not agree with building on Kaka Valley and Orchard Flats. I do not agree with housing development on green fields. There is a climate emergency. Remove these areas from the FDS.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31624

**Mr Yachal Upson**

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 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,	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.

	and these main centres are supported by a 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:	Agree	<p>At face value this question (and by inference the thinking behind it) makes an assumption about linear relationships and the drivers of development. It fails to acknowledge a complex, interconnected, and dynamic system. It ignores both suppressed demand and latent potential.</p> <p>For example, just because people currently 'want' to live in a location, doesn't mean they should! Similarly, it's not to say that they wouldn't like to live somewhere else.. if that somewhere else was better planned/integrated.</p> <p>Again, jobs; living. The two need to be constantly, responsively, contextually harmonised; guided by an underlying strategy that respects the context of our land and culture.</p> <p>--</p> <p>Locals currently seem to 'want' to carve rural land across the Moutere, rendering giant sections and sparse costly infrastructure (or is it just that's the only place expedient to purchase, consent, and build?); the same 'want' to work in town and drive for 40-120 minutes of the day to get to work (or is it just that we haven't had the foresight to develop light industrial zoning in the Moutere that might have employed them?). A business hub next to good power and fibre internet? A small tech park?</p> <p>- I would! I'm a returned engineer experienced in mechatronics/transport/built environment and interested in the future of sustainable technologies, with a network of colleagues up and down country who'd love to move somewhere like Nelson.. if it offered more than sheep and urban sprawl. The reality is a number of friends (I'm talking 30's, 40's, career peak) have tried; couldn't get a place to live in Nelson; couldn't see any hope with facilities outside of the centre. So they gave up and left. There's a limited few of us capable of operating remotely from home. It gives me a headache to think how I'd ever scale from a small remote team to local offices and workshop space; while keeping the local community and lifestyle I value on family land in the Moutere; and minimising travel emissions for myself and staff.</p> <p>We've failed to provide jobs and more particularly compact HUBS in all across the region. While conversely we've failed to provide affordable accommodation, healthy dense centres, proximate green belts, active mode infrastructure etc etc in Nelson/Richmond/.. Motueka.</p>
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing	Strongly agree	<p>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</p>

	<p>choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:</p>		<p>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.</p>
<p>TDC - Environment and Planning</p>	<p>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:</p>	<p>Neutral</p>	<p>"Repeat after me "One does not merely open up more land"" - Meant tongue and cheek, but with real frustration; I wonder when this paradigm will end.</p> <p>We must establish a clear, quantified understanding of the nature and CAPACITY of our region (nb. I believe this information is available, we have many good souls on the task), and a picture of what we wish our lifestyle to be for future generations.</p> <p>Acknowledging that's what the FDP is: My point is that it's not what people want or like that should run this. First, before all else, what is the reasonable self sustaining population which exists with a good level of resilience against coming impacts of climate change; reduced energy availability; compromised international trade routes etc. I suggest find that.</p> <p>Find how many of us can life a reasonable existence here if the 'proverbial hits the fan'. Find out what function without main arterial routes looks like for a period. If the Transpower main line goes down.</p> <p>With this in mind, how is the corresponding low-impact sustainable population best distributed; and how to we plan and provide the right stimulus and opportunity to allow growth within and to those limits. Not past. Because we have a very real set of challenges coming; ones where having too much growth and not enough local sufficiency is going to really hurt. Why would we invite that?</p> <p>Growth and equity. We must not have growth at the expense of equity either.</p>
<p>TDC - Environment and Planning</p>	<p>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</p>	<p>Agree</p>	<p>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.</p>

	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 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:	Strongly 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	C/o-NT2050 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



	productive land is prioritised for primary production. Please explain your choice:		many greenfield 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	C/o-NT2050 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.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		C/o-NT2050 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

			<p>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? Wouldn't it make more sense to allow people to build up and provide more and smaller units.</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?</p> <p>This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?</p>	Strongly disagree	<p>C/o-NT2050</p> <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 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</p>		<p>Our emissions reduction imperative is cuttngly clear (<a href="https://www.theguardian.com/environment/video/2022/apr/04/world-on-fast-track-to-climate-disaster-say-un-secretary-general-video">https://www.theguardian.com/environment/video/2022/apr/04/world-on-fast-track-to-climate-disaster-say-un-secretary-general-video</a>), energy availability will be severely limited in 15-100 years due to the</p>

	<p>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>		<p>aforementioned emissions reduction and the inability of our planet to support 'renewable' technology scaling to the extent we like to think it might.</p> <p>We're in the midst of a cultural crisis where larger New Zealand cities are falling apart for lack of human-centric design but rural villages lack public natural amenities.</p> <p>.. and that's just to name a couple of hurts. Nearly all factors are pointing in the same direction.</p> <p>--</p> <p>I'm very clear that we need to get tight and dense, with a network of highly performant population hubs based on existing centres. Jobs must come ahead of residential.</p> <p>Efficient, human friendly urban centres are good for local productivity, the nation's economy, and quality of life (<a href="https://www.youtube.com/watch?v=7Nw6qyyrTel">https://www.youtube.com/watch?v=7Nw6qyyrTel</a>).</p> <p>We need to take a leaf from deeply established nations and cultures, and be looking at how their efficient systems were arranged 50-150 years ago. Systems that didn't rely on fertiliser for food, or petrol for a the journey. Such is our relatively low density in NZ that this isn't even an unreasonable comparison.</p> <p>As an arbitrary example, one could google a town in Germany named 'Fulda' and survey the surrounding landscape. I just happen to know this place. It's a population near that of Nelson, and one can observe some good satellite town distribution in the areas that border it. Note the reasonably regular preservation of green zones and farming around each hub, the strong links etc. Not perfect, could be more dense; but an illustration.</p> <p>C/o-NT2050 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> <p>---</p> <p>Where? Don't just build on the highway. YES intensify. Limit greenfields as a last resort. Be very very careful about new towns, but I concede Tasman is well spaced. Yes in existing towns. Absolutely not 'everywhere'.</p>
<p>TDC - Environment and</p>	<p>15 Do you agree with prioritising</p>	<p>Agree</p>	<p>Agreed, more, faster. With respect for Sea Level Rise. Alan presented well in many respects with the Central City Spatial Plan - but follow through has felt lacklustre and token, probably due</p>

Planning	intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?		to a lack of backing inside council. We need to go up fast, with a strong focus on evicting the personal motor vehicle and liberating spaces for people and nature. Living design needs to be engaged in, in the sense of a constant and active conversation with the people and place; to yield a truly welcoming and enlivened city centre. Hundreds more trees needed.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	C/o-NT2050 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 proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Strongly disagree	C/o-NT2050 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.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?		Jobs and a clear hub need developing. Otherwise it only becomes a commuter suburb.  C/o-NT2050 There might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.
TDC - Environment	19 Do you agree with the	Neutral	Jobs and a clear hub need developing. Otherwise it only becomes a commuter suburb.

and Planning	level of intensification proposed near the centre of Wakefield? Any comments?		C/o-NT2050 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 Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	C/o- NT2050 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?	Strongly disagree	C/o- NT2050 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	Disagree	For reasons and themes expressed elsewhere in this submission. Please try again. Think dense. Think far far more dense - and 5-10yrs not 30.

	why.		
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	For reasons and themes expressed elsewhere in this submission. Please try again. Think dense. Think far far more dense - and 5-10yrs not 30.
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 just sat through the R-South public engagement Zoom, and have provided ideas via the team. Again as per themes here don't create a strip suburb!  Break Hope from Richmond, create density and green surrounds etc. Strong active mode transport corridors. Heavy traffic on main road, some industry ok - but you need to get that industry diversified and spread out to hubs in Wakefield, Brightwater, Upper Moutere etc etc.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	For reasons and themes expressed elsewhere in this submission. Please try again. Think dense. Think far far more dense - and 5-10yrs not 30.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	Somewhat grudgingly, in the sense that's on it's way to being it's own village and I think Atamai (for all that it failed financially) is occupied by some really smart individuals who can help make that area a smart place to live.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield	Disagree	I don't find it to be clever and tightly integrated choice. But arguable bike access is possible. I can see it's a tough call in some ways.  Q: Does, and why does, Mapua need to grow residentially? It's industrial park is a cooked turkey (already has MHWS seawater in behind it at present) and will go under this century. It's albeit lovely

	housing areas in Māpua? Please explain why.		waterfront is also at high risk of SLR and storms... who are we building for? Should we not be focussing managed withdrawal further back into the Moutere?
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	<p>Conditionally yes if intensification can be improved and high value jobs provided for in conjunction; and a settlement reached with Iwi. I do in fact think it's about the right spacing from other centres, to start another. Upper Moutere, Mapua, Tasman, Lower Moutere, Motueka... all a good distance by overseas historical standards.</p> <p>BUT. But, for heavens sake get serious about compaction and density. Aim for really tight (up not out, integrated residential and commercial) hubs to these centres. No mile-long-main-streets. Tight infrastructure, preserved green belts surrounding, preserved productive land beyond. Integrated CHP (Combined heat and power) for residential, pulling biogas and biomass (wood) fuels from surrounding farms at a date in the future where we have the scale to do so.</p> <p>It's not dreamy, it's not out of reach, it's just how far older and wiser nations than us are planning.</p>
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light	Strongly disagree	<p>We need to be far more cognisant of the more evolved landscape in Europe and elsewhere. Yes it's not perfect, but we have many examples from times of less energy and ease (what we're heading back to but it needn't be a bad thing!) of how people arrange themselves for good efficient lives.</p> <p>Hint: It isn't into giant strip suburbs and disparate employment/living arrangements. Rather a quite lovely setof dense hubs (business and</p>

	industrial)? Please explain why.		<p>industry off to one side a little), separate from each other and surrounded by outwards facing agri-hort and natural amenities. Linked by strong transport arteries. It's not rocket science, but NZ can't seem to see past it's young nose as a country and culture.</p> <p>C/o - NF2050 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.</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.		Upper Moutere seems conspicuously absent as a light industrial and business hub, given the development that has been allowed on the Moutere hill and that which is zoned for around Supplejack Valley Road. It's got the (unbridled) residential growth, proximity to "Limited productive land" if this wasn't being built over, and limitations around the town proper including limited rainfall which temper the value of the area for farming and crops. It would serve Dovedale, Rosedale and surrounds with employment - cutting 1hr+ commutes in half (along with ass emissions).
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?	Neutral	
TDC -	37 Do you	Agree	



Environment and Planning	agree with the 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?	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?		C/o- NT2050 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?		Just in case it wasn't clear: Climate change. Sea Level Rise. Energy scarcity. The need for close, strong, self sufficient communities (probably on bikes). The party is almost over

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31625

**Dr Bruno Lemke**

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	Controlling climate change has now become critical with the latest IPCC report.
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	Focusing on intensifying will encourage more cycling and walking and reduce the amount of emissions from cars.

	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	Without question. See answer to question 4.
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 of the newer developments in Tasman have very large sections and use up a lot of valuable land space. Lets copy the Europeans where high urban populations does NOT mean a reduction if public green space.
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	Council may have certain plans, but developers seem to not have reasonable constraints and build to make a profit rather than a pleasant, save and planet friendly environment.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	But currently the planning seems to be more in the hands of developers.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	The current TDC strategy is far away from achieving this in Mapua with current public green spaces being less than 2% AND the green spaces are scattered - often by the whim of developers. There seems to be no coherent planning on the maintenance or restoration of useful natural environments
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	Support this outcome, but there is no strong evidence of this as more and more trees are being cut down for development.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	

	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?		The proposed plan change for Mapua is flawed as there is not the job opportunities in this region to support the population increase. It will clearly make Mapua a Dormitory Town requiring long commutes to employment centres like Nelson, Richmond and Motueka. Further, because there are no planned shopping, services nor recreation areas planned for the new developments, those residents will have to commute to Mapua (or further afield). Hence the need for a car. And once people require cars to do every-day activities, the car culture will remain and green house gas reductions from transport will not occur. It does not take great skill to model the impact on green house gas increases from this large increase in residents commuting to higher population 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 agree	
TDC - Environment and Planning	14 Where would you like to see growth happening over		1) intensification 2) along SH6 to Wakefield as this is closer to high density urban centres than Mapua.

	<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>	Strongly agree	
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Stongly 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?</p>	Srongly agree	

	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?	Disagree	This is largely a flood prone area.
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 plenty of room in mapua township without taking over rural 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.	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	Neutral	

	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.	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.	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.)?	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.	Yes provided agreement can be reached with Te Atiawa	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	
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?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed	Neutral	

	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>Mapua has a paucity of public green space (about 2% of the total area). And because of the planning regulations that require 5% of the developed land to be set aside for reserves and for these to be within walking distance of residents (less than ½ km) , this results in lots of tiny unconnected green space. Completely unsuited for native plants, animals and birds. Also if 2 storey buildings are promoted then there needs to double the land area set aside for public reserves.</p> <p>A simple solution would be that council PLANS these reserves to be in suitable areas and of suitable size and that developers contribute to the purchase of council planned reserves.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31626

**Mr Shalom Levy**

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	increasing frequent affordable public transport to Nelson and encouraging use of electric 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 disagree	Definitely agree with intensification of Nelson City Centre and Richmond Town Centre but do not agree with the blanket regional smaller settlements. Greenfield development should be excluded till all other areas that already have some development are developed to their maximum capacity. The matai should be kept as a rural area for all the increasing residents can enjoy.

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

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Disagree	Housing should not be planned where they will cause changes that developers promise to rectify after after the development is finished Especially developments should not be planned by water both rivers and coastal 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:	Strongly disagree	the present plan has so much in it that will reduce resilience rather than enhance it.
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	Strongly agree	with increasing population highly productive land is essential for primary production and should not be used for housing

	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	Only good changes will have a good outcome
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		There is no reference to climate emergency.
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 agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		b,f

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

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?	know	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Strongly disagree	Coastal area which will increase risks from climate change
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	Coastal areas should not be developed
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.	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	Disagree	



	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	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.)?	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	Don't know	

	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 #31627

**Mr Timothy Tyler**

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly disagree	Current plans are lazy and show short term, blinkered thinking. Up, not out.
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	One example where we are being let down is proposed public access to the WCD. How much was that costing rate and taxpayers again?
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	Because productive land is not being made any more. And putting concrete on it doesn't do anyone any favours.

	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	I suspect it is a bit of window dressing by Council and not wholehearted.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Outcomes? A bland sea of tacky tacky houses that the occupants have to buy vehicles to get anywhere from? That's the outcome that is likely to happen if councils don't smarten up their act a LOT.
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 wish to live in a strip mall.
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		Intensification linked to local employment opportunity and making it REALLY hard AND expensive for greenfield development/subdivision to occur.

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	Preferably well above sealevel in Nelson South Bishopdale. Library redevelopment - no thanks.
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Stongly agree	Already built up, has good transport connections and a massive Greenmeadows white elephant to utilise.
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	Residents should not live on a godforsaken postage stamp sized section near Hope. Promote quality infill.
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Neutral	Bit of a dormitory suburb. Sure - if there is local employment.

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	Appalling development put forward by Wayne that will not contribute to the town. Intensification not lazy sprawl thanks.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Floodprone - intensify, but with relocatable buildings. Recognised housing issues need addressing.
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	What are you smoking to think this is a good idea? Archetypal dormitory suburb. Nooooo!
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 proposed	Strongly disagree	



	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.	Neutral	Refer 20
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	Yes provided agreement can be	As a managed retreat plan for Mot it kind of makes sense.

	of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	reached with Te Atiawa	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	Simply promotes the continued concentration of traffic to specific locales. Spread it out a lot!
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.		How about turning some dormitory towns into a slightly more balanced community in terms of promoting local employment.
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?	Strongly 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?	Strongly disagree	
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?		Mode shift - get places of work closer to where people live.

## Submission Summary

Nelson Tasman Future Development Strategy – Submission #31628

**Mr Daniel Levy**

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	
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	I support intensification and consolidation within the existing town centres. I do not support 'green field' developments in the Nelson region. I particularly object to the proposed greenfield developments at Kaka Valley and Orchard Flats in The Maitai Valley. Development of new suburbs here would inevitably have an irreversible and significant negative impact on the health and wellbeing of the Maitai river. The resulting degradation of the Maitai river and the increased urbanization of the area with the associated increased traffic as well as air, water, noise and light pollution, will have an unacceptable negative impact on this valuable rural recreation area.

	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:	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:	Neutral	<p>Whilst I agree it is important to provide for a realistic growth in demand, it is also important to recognize the potential for demand to outstrip an achievable increase in the level of supply beyond which faster growth would unacceptably negatively impact the quality of life of current and future residents e.g. If in the future there is an unexpected and/or unreasonably high demand for housing from residents wishing to move from other regions, it should not be an obligation to meet this demand at any cost.</p> <p>No large scale future greenfield developments (such as in the proposed Kaka Valley and Orchard Flats areas) in the Nelson City region should be included in any future FDS including the FDS 2022.</p>
TDC - Environment and Planning	06 Please indicate whether you support or do not support	Agree	

	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:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	All future development should be in keeping with the declared Climate Change Emergency. For this reason I do not support any greenfield developments on existing floodplains, regardless of their size. All rural land with fertile alluvial soil (river and stream flats such as in the Waimea plains as well as in Kaka Valley) should be preserved for potential future food production or restored to their former natural state, regardless of the current yields they produce.
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	It is of vital importance to recognize the potential of more frequent and more severe weather events resulting from the deteriorating Climate Change situation. Hence no developments that have the potential to aggravate the flood risk in existing urban areas should be permitted. This too should exclude the proposed Kaka Valley and Orchard Flats areas from being included as future potential greenfield development areas.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly	Strongly agree	

	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:	Neutral	I agree with this statement as a matter of principle. However I do not believe that the proposals in the draft FDS 2022 with regards to the Maitai Valley adhere to the principle or the intention to revive and enhance the mauri of Te Taiao. One stated advantage of this FDS proposal is that it, 'excludes the need to develop greenfield sites subject to natural hazard risks or which may have significant impacts on freshwater bodies'. If Kaka Valley and Orchard Flats are included then this statement is blatantly false. The river flats in the lower part of Kaka Valley are prone to flooding and the proposed urbanization of Kaka Valley and Orchard Flats will both have a significant negative impact on the Maitai River - the most significant freshwater body in the Nelson City region. Hence in order to adhere to te Mana o te Wai and to enhance the mauri of Te Taiao, the proposed greenfield Maitai valley development areas should not be included in the FDS 2022.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		It is totally irresponsible not to have considered the loss in recreational amenity of the Maitai Valley for all current and future Nelson residents if the proposed 1100 houses are eventually built in the Kaka Valley and Orchard Flats area. The current rural character of the recreation reserves, river and swimming holes, Nelson's Taonga, would be forever lost. This cannot be mitigated by the provision of a few new walking and cycle trails on the private development land.
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 greenfield development areas proposed for the Nelson City region.
TDC -	14 Where would		Intensification within existing town areas. A large

Environment and Planning	<p>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</p>		<p>number of sites within the existing town areas are totally underutilized. Developers should be steered towards developing these areas appropriately with higher density, mixed use models, combining commercial facilities and a range of residential options to meet the cross-section of future rental and owner occupier demand. This would revitalize the urban centres.</p> <p>The Nelson city to sea connection should also be developed with a higher density commercial/residential corridor planned to link the city centre to the Nelson Marina Area.</p>
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	see above
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</p>	Neutral	



	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?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	I totally disagree with the location and scale of the proposed greenfield housing development areas in Kaka valley and Orchard Flats. I have detailed some of the reasons for my strong objections to urbanization of the Maitai Valley in the answers to the above questions. I also intend to further detail my opinion about this issue, in person, at the planned hearings.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	I disagree with the proposed greenfield sites on existing fertile farmland in this area but do not specifically object to development in the less fertile hill sites.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	I disagree with the proposed greenfield sites on existing fertile farmland in this area but do not specifically object to development in the less fertile hill sites.
TDC - Environment and Planning	26 Do you agree with the location and scale of	Neutral	I disagree with the proposed greenfield sites on existing fertile farmland in this area but do not specifically object to development in the less fertile

	proposed greenfield housing areas in Wakefield? Please explain why.		hill sites.
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.	Don't know	
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		Higher density/multi-story development for both business and residential development (mixed use) in a broad corridor linking Nelson city to the sea, including under utilized sites adjacent to the Nelson Marina on Akerston street.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide		The inclusion and increase in scale of the proposed greenfield development areas in Kaka Valley and Orchard Flats in the FDS2022 disregards the flawed nature of the inclusion of the Maitai Valley development areas in the 2019 FDS

	<p>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>(only 4 submitters) despite overwhelming public rejection of these areas in the UGS 2006 and the current 13000 strong petition for the Maitai Valley not to be urbanized. This seems to be yet another attempt to sidestep public opinion and the democratic will of Nelson residents. There may be legal obligations to provide for future growth but these obligations do not call for growth at any cost. Proposed development of this area has already caused too much distress and division in Nelson and the well being of the existing society should be more carefully considered when planning for the future. A total disregard for the huge potential impact on the currently enjoyed rural amenity of the Maitai Valley is unacceptable. The potential negative impact on the physical and mental well being of Nelson residents should not be ignored when producing high level planning documents such as this FDS. Previous generations of Nelsonians and Councils have always valued the rural amenity and succeeded in protecting that stretch of the Maitai Valley from the ravishes of urbanization. The proposed and much needed city intensification will only render the rural character of the Maitai Valley even more valuable in future. This together with the unacceptable potential impacts on the health of the Maitai river plus the increased risk of flooding downstream in Nelson City that would result from developing this area, lead me to strongly advocate for the removal of the Kaka Valley and Orchard Flat Areas from the proposed FDS2022.</p>
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31629

**Dr Sally Levy**

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.	Disagree	Definitely agree with Urban intensification but need to know more about network of smaller settlements, as many unsuitable sites are probably included in the blanket statement.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	First suitable sites need to be carefully planned to meet the climate change risks. Infrastructure planning starts together with the agreed plans not first infrastructure followed by site to fit in with the infrastructure

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Disagree	developments should not be approved if there are changes that will have to be rectified after the development is finished. for example The Matai Valley development that will degrade the water of the matai river. Increase the risk of flooding in Nelson City, ruin the green recreational area of the residents of and visitors to Nelson which will become even more important as the population grows.
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	Nelson Tasman can only adapt if every planned development is only approved if the climate change emergency is the foremost in the planning of the development.
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	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:	Disagree	Only good changes will help
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Not enough emphasis on the climate emergency.
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	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		b, intensification within existing town centres g, existing rural towns.

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



Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?	know	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	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?	Disagree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	Greenfield areas should remain rural to minimize effects of climate change and for the wellbeing of the increasing population
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	Disagree	

	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	
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.)?	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	Don't know	

	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 #31630

**Ms Stefanie Huber**

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

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Neutral	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	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:	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	
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) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (e) In coastal Tasman areas, between Mapua and Motueka (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?	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?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC -	20 Do you agree	Agree	



Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	The Maitai Valley has for centuries held a special place in the hearts of generations of Nelsonians.
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 proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	
TDC - Environment and Planning	26 Do you agree with the location and scale of	Strongly 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.	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.)?	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.	Yes	

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - 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?		I request that the Nelson City Council, does not accept or approve any private or public action that will lead to or result in the rezoning of rural land in The Kaka Valley, (adjacent to the Maitai Valley) as residential land.



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31631

**Mrs Joy Shackleton**

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:	Agree	I believe it is important to recognise and honour the historic importance of Nelson and any building should need to mirror this heritage/character.
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	Neutral	

	public and active transport, and in locations where people want to live. 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	It is important to hold on to the green spaces that Nelson presently has and corridors of greenery, trees and places for people are vital.
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:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	

<p>TDC - Environment and Planning</p>	<p>12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?</p>	<p>The special role of Tahunanui!!</p>
<p>TDC - Environment and Planning</p>	<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>	<p>Any higher rise building along the Haven Rd, waterfront, Tahunanui corridor should be build along the hillside. This minimises the impact of high rise (3 stories) on the existing communities.</p>
<p>TDC - Environment and Planning</p>	<p>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</p>	<p>(d)(e)(f) Smaller towns</p>

	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	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	Nelson needs to retain it's green spaces and reserves for the good of the residents of Nelson
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	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	40 Is there anything else you think is important to include to guide growth in Nelson		Quality, character, greenery.



	and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		
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>Time and time again the Tahunanui community has expressed its opposition to high-rise developments in the Tahunanui area. Over the years many Councillors have supported this position. In 2016, when some SHA high-rise proposals were placed before Council with short notice, there was huge community opposition. Council voted unanimously against the proposals at this time.</p> <p>The current NRMP recognizes the feel and character of Tahunanui and height limits reflect the mixed-use status. Residents fear the loss of our character and village atmosphere. We are further frustrated that there is no vision for Tahunanui and that planning seems to happen reactively and in a centralised manner with no regard for the community. We ask for a shared vision. SEE ATTACHED - summarised below: opposes high rise development in Tahunanui, supports use of Tahunanui 2004, no building should be higher than 2 or 3 storeys.</p>

## Submission on Future Development Strategy

It is incredibly sad that, once again, Tahunanui has been grossly overlooked by this proposal. It is no wonder that Tahunanui residents are suffering from 'consultation fatigue'. This proposal, once again, does not meet community aspirations which have been clearly expressed over many years. Many in our community are concerned that this proposal will result in the loss of a small town atmosphere. This is our vision for Tahunanui!

Time and time again the Tahunanui community has expressed its opposition to high-rise developments in the Tahunanui area. Over the years many Councillors have supported this position. In 2016, when some SHA high-rise proposals were placed before Council with short notice, there was huge community opposition. Council voted unanimously against the proposals at this time.

The current NRMP recognizes the feel and character of Tahunanui and height limits reflect the mixed-use status. Residents fear the loss of our character and village atmosphere. We are further frustrated that there is no vision for Tahunanui and that planning seems to happen reactively and in a centralised manner with no regard for the community. We ask for a shared vision.

In 2004 Council commissioned a "Tahunanui Structure Plan" This was to be a blueprint for future development of Tahunanui, with definite objectives:

- To promote our special character
- To promote a sense of continuity
- To promote public spaces and routes safe for all
- Putting people before traffic
- To promote way-finding through the community
- To promote responsive, adaptable development

This whole piece of work which, if implemented, would have resulted in an amazing suburb has been completely thrown to the wind by the FDS.

Tahunanui is seen by those living there as a special area that deserves "iconic" status as a beachside suburb. We are still suffering from the unplanned infill housing that was inflicted on us in the 1980's. We deserve better!

Australia has many well known and loved beach towns. They have a presence due to their "vibe" – towns that are loved. Byron Bay consistently tops the list of

best and most famous Australian beach towns. It has managed to retain a bohemian, small town vibe. It's planning rules do not allow for any building more than 3 storeys or 11.5 m high.

There is no doubt that iconic beach towns with high brand value are those which have managed to maintain a "small town" vibe with a sense of space and openness around buildings, not a "concrete jungle" vibe.

It beggars belief that NCC can knowingly allow Tahunanui to suffer a high rise future while also notifying residents that Tahunanui is subject to coastal inundation from sea level rise; liquefaction and in some instances land instability.

Please do not allow high rise development in Tahunanui. Leave the height restrictions that are presently in place. No building should be allowed higher than 2 or 3 storeys! Please recognise and share our vision for our community!

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31632

#### Ms Jacquetta Bell QSM

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 strongly support this outcome as there are close ties between urban form and transport emissions. As we improve active and public transport the Nelson City Council must ensure all waterways are protected and enhanced as they flow through our urban areas.
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 strongly support intensifying main centres and the 'network of smaller settlements' as low-density settlements make it impossible to meet our carbon reduction goals. We support: <ul style="list-style-type: none"> <li>• providing additional housing that maximises efficient use of infrastructure</li> <li>• reducing private car use and emissions</li> <li>• ensuring rural recreational opportunities are accessible to all</li> <li>• keeping agriculturally rich soils on the Waimea Plains for food production.</li> </ul>

	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	We agree with Outcome 3, but realise the challenge is in defining what "good access" means. If it means low-emissions mobility and minimal reliance on private cars, then we 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:	Disagree	SEE ATTACHED for comments on demand and growth, and housing in the Maitai Valley and Orchard Flats
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded		as above

	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 very strongly support outcome 7. With its reliance on greenfield development, FDS 22 does not go nearly far enough regarding impacts on the natural environment. Many community members have expressed this strongly, in particular with regard to increased development proposed in the Maitai Valley. Any new greenfield housing developments must be designed to ensure rivers and watersheds are protected.
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 strongly support this outcome, but our preference is for Nelson to play its part in reducing carbon emissions and helping to halt or at least slow the impacts of climate change (which are already evident). The FDS needs to include likely future flood control measures (such as the Tonkin and Taylor proposal for a retention dam on the Maitai), so people (and developers) are aware of and can consider these within the time frame of the strategy. We note flooding risk in the Maitai catchment is exacerbated by Council's failure to encourage a shift in landuse away from plantation pine forestry.
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	30 If you don't think we have	More intensification	

and Planning	the balance right, let us know what you would propose. Tick all that apply.		
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### **FDS Submission from Friends of the Maitai**

Thank you for the opportunity to have input on the 2022 Future Development Strategy for Nelson Tasman.

This submission is from Friends of the Maitai (FOM), an environmental group that dates back many decades, and has been active at times when the quality of the river and the river valley have been under threat, for example from the planting of pine forest in the 1970s and the building of the Maitai Dam in the 1980s. Our current work is focussed on the impacts of pine forest harvesting, planting and plant care at Groom Creek, water quality monitoring, community outreach and our river guardian role as development is proposed for the Maitai Valley.

Regarding the Future Development Strategy 2022, FOM's main concerns are that the water quality and amenity values of the Maitai River are improved, the recreational asset of the Maitai Valley is preserved, and that the biodiversity in the area is fostered.

### **Environmental context of FDS 22**

Friends of the Maitai's work on the health of the river takes place in the context of the bigger environmental picture. It would be fair to say many of us are involved with FOM on the basis of 'Think globally – act locally', we therefore have not restricted our comments in this submission to the Maitai alone. We see that improving the Maitai is directly connected to the facilitation of urban intensification to meet housing needs.

The very recent report from the IPCC (4 April 22) states it is 'now or never' if the world is to stave off climate disaster. Climate scientists have given a 'final warning' that greenhouse gas emissions must peak by 2025. The UN Secretary-General António Guterres states the Working Group's report is nothing less than: "a code red for humanity. The alarm bells are deafening, and the evidence is irrefutable".

As a committed conservation group of some standing in the community, FOM is alarmed that at this time, our elected local councils have put out a Future Development Strategy that is geared to 'business as usual' and to growth.

The FDS covers a period of 30 years – an almost identical timeframe to New Zealand's target of net zero emissions by 2050. This country is virtually the world's heaviest private vehicle user per capita, with emissions to match, yet the FDS proposes a commuter 'new town' in Tasman and emphasises growth and low-density greenfield developments. These will perpetuate car-centric lifestyles and travel inefficiency, as the strategy makes no practical suggestions about public transport.

We are surprised that after last year's consultation on the Nelson City Spatial plan, so little is proposed in the FDS to encourage urban intensification, which is suggested to be just .5% pa.

For example, the strategy fails to look at encouraging the repurposing of city buildings, as patterns of use shift radically post-Covid. It says nothing about the emissions associated with new buildings, new subdivisions and new infrastructure.



### **Housing in the Maitai Valley**

We realise the current plan change request for Kaka Valley (PPCR 28) is outside the scope of the FDS. However, we note the current concern in the community regarding development in the Maitai, the opposition to development identified in the Nelson Urban Growth Strategy (2006) and that the previous FDS (2019) failed to adequately identify areas of development as being in the Maitai Valley.

We note that FDS 22 proposes an increase from the 750 houses already being disputed in the PPCR, to 1100 houses - 900 in the Kaka Valley (also called Maitahi) and another 200 houses on the opposite side of the river at Orchard Flats.

We feel the the terrain at Orchard Flats will present difficulties to developers, especially those trying to develop affordable homes. The cost of infrastructure and building at Orchard Flats will result in homes being affordable to only the very well-off.

We are very concerned at the impact of development in the Maitai Valley on the river. The Council must require any development or intensification to include accompanying infrastructure and urban design that retains the peaceful rural character and atmosphere we enjoy today. We note that wherever urbanisation has occurred around the world, there has been a deterioration in the quality of urban rivers.

We are concerned that FDS 22 does not acknowledge the recreational amenity of the Maitai Valley and the river. For example, the maps only identify Black Hole. The other major recreational areas at Waahi Taakaro (Sunday Hole), Dennes Hole and Girlies Hole are not identified or mentioned. These swimming holes have been loved by many generations. Their stories are part of Nelson's history, they continue to be highly used every summer and the Nelson City Council must protect them for the future.

There is increasing research demonstrating the health and wellbeing benefits of natural spaces within easy reach of cities. This FDS covers a period when many of these areas will come under pressure in a 'housing versus nature' scenario that is occurring in many parts of Aotearoa-NZ. We support intensification and urge that this be balanced with the preservation of the Maitai Valley for recreation.

### **Intensification in urban Nelson**

Friends of the Maitai acknowledges the need for housing and supports increased residential development in the central city.

Inner-city development has numerous environmental benefits, including reduced car use and the reduced requirement for additional infrastructure - roading, stormwater, sewerage etc. There are exciting and sustainable opportunities for repurposing under-used commercial buildings for residential, as demonstrated in popular formerly commercial areas in many of the world's cities.

It is vital for the reduction of carbon emissions that new housing is focussed in areas with good access to jobs and amenities.

We believe it is important to reduce the emphasis on large homes built more as an investment than to house families, and to encourage development that offers smaller homes for 21st century demographic needs. This includes offering down-sizing options to our aging population, thus freeing their homes for families.

The Maitai River is a wonderful asset to the inner city, and is a key part of the plans for the new Riverside Precinct. For the river to be an attractive asset as it flows through the city, appropriate land use and water quality protection, both upriver and in the city, and well-designed flood prevention measures are all essential.

### **Response to selected Outcomes**

Outcome 1: Urban form supports reductions in GHG emissions by integrating land use and transport.

*We strongly support this outcome as there are close ties between urban form and transport emissions. As we improve active and public transport the Nelson City Council must ensure all waterways are protected and enhanced as they flow through our urban areas.*

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.

*We strongly support intensifying main centres and the 'network of smaller settlements' as low-density settlements make it impossible to meet our carbon reduction goals. We support:*

- *providing additional housing that maximises efficient use of infrastructure*
- *reducing private car use and emissions*
- *ensuring rural recreational opportunities are accessible to all*
- *keeping agriculturally rich soils on the Waimea Plains for food production.*

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.

*We agree with Outcome 3, but realise the challenge is in defining what "good access" means. If it means low-emissions mobility and minimal reliance on private cars, then we strongly agree.*

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

*We very strongly support outcome 7. With its reliance on greenfield development, FDS 22 does not go nearly far enough regarding impacts on the natural environment. Many community members have expressed this strongly, in particular with regard to increased development proposed in the Maitai Valley. Any new greenfield housing developments must be designed to ensure rivers and watersheds are protected.*

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

*We strongly support this outcome, but our preference is for Nelson to play its part in reducing carbon emissions and helping to halt or at least slow the impacts of climate change (which are already evident).*

*The FDS needs to include likely future flood control measures (such as the Tonkin and Taylor proposal for a retention dam on the Maitai), so people (and developers) are aware of and can consider these within the time frame of the strategy.*

*We note flooding risk in the Maitai catchment is exacerbated by Council's failure to encourage a shift in land use away from plantation pine forestry.*

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

*As we have stated, the FDS as it stands takes a 'business as usual' approach. It needs to do much more to address energy use, transport including public transport, low carbon housing, urban intensification, repurposing of buildings and other measures to reduce carbon emissions.*

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.)?

*We would prefer more emphasis on intensification. Car-centric greenfields 'cookie cutter' suburbs mean loss of rural land, pollution of waterways, increased traffic congestion, inefficient urban infrastructure and high-emissions construction.*

As a Smart Little City, which has declared a Climate Emergency, it is time for Nelson to get out of the growth paradigm, to ensure the lifestyle we enjoy is preserved for future generations and to do our bit for the health and future of the planet as a whole.

As the city moves towards further intensification, it becomes even more important that green space is set aside for recreation and access to nature, with all the proven mental and physical health benefits that this brings.

Friends of the Maitai asks Council to adopt the same long term vision as the early city planners who set aside such green spaces, and strategically to limit future development in the Maitai Valley.

We look forward to working with the Nelson City Council on the ways that the Maitai and its environment can be enhanced as part of our future city.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31633

#### Ms Jacquetta Bell QSM

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	The FDS does not go far enough to reduce carbon emissions by requiring developers to provide cycle and walkways, and it does not emphasise public transport enough.
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 intensifying main centres and smaller settlements as low-density developments will make it impossible to meet our carbon reduction goals. I support: <ul style="list-style-type: none"> <li>• providing additional housing that maximises efficient use of infrastructure</li> <li>• reducing private car use and emissions</li> <li>• ensuring rural recreational opportunities are accessible to all</li> <li>• keeping agriculturally rich soils on the Waimea Plains for food production.</li> </ul>

	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	In its proposals for intensification the FDS should do more to foster eco-communities where people will want to live.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Many older people would like to downsize but cannot afford \$1-2million apartments. If their needs are met through well planned intensification their homes are freed up for young families.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly disagree	We need to move away from allowing demand to force the city into growth. If Nelson continues to grow at 2% it will soon be anything but a Smart Little City.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	See above - with the climate crisis we face we must get out of the 'growth is good' mindset.

	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 very strongly support outcome 7. With its reliance on greenfield development, FDS 22 does not go nearly far enough regarding impacts on the natural environment. Many community members have expressed this strongly, in particular with regard to increased development proposed in the Maitai Valley. SEE ATTACHED
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	It would appear the NCC while talking the talk on climate change is failing to walk the walk. Building a library on a tidal river and allowing developers to propose low cost housing on the Kaka Valley flood plain are just two examples.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	If the situation in the Ukraine, which, with Russia, produces 30% of the world's wheat, does not wake us up to food security - what will?

	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	Let's not make this empty words. Recognising and protecting the spiritual and restorative value of the Maitai river to the city would be a good place to start.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		The FDS as it stands takes a 'business as usual' approach. It needs to do much more to address energy use, transport including public transport, low carbon housing, urban intensification, repurposing of buildings and other measures to reduce carbon emissions.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		a and b

	<p>within existing town centres (c)  Expansion into greenfield areas close to the existing urban areas (d)  Creating new towns away from existing centre (please tell us where) (e)  In coastal Tasman areas, between Mapua and Motueka (f)  In Tasman's existing rural towns (g)  Everywhere (h)  Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	<p>Inner-city development has numerous environmental benefits, including reduced car use and the reduced requirement for additional infrastructure - roading, stormwater, sewerage etc. There are exciting and sustainable opportunities for repurposing under-used commercial buildings for residential, as demonstrated in popular formerly commercial areas in many of the world's cities – from Dunedin to Barcelona.  The FDS needs to do more to foster quality eco-developments of apartments and complexes with shared green space, shared facilities as is being done in forward thinking cities elsewhere (eg Dunedin's High Street Village).  If apartments are made attractive and affordable intensification will happen faster, as it needs to.</p>
TDC - Environment and Planning	<p>22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.</p>	Strongly disagree	<p>Rural areas adjacent to cities are under pressure in a 'housing versus nature' scenario that is occurring in many parts of Aotearoa-NZ and world-wide. The benefits of nature for mental health and wellbeing are now well recognised, are backed by science and are even prescribed by doctors. It's very important that we limit growth, keep it to intensification in urban Nelson, and balance this by preserving the Maitai Valley for recreation.</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</p>	Disagree	



	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	Backwards thinking that relies on private car use and loss of agricultural/horticultural land.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	It's not the location, it's the whole emphasis on growth that I dispute.
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 FDS needs to have more emphasis on intensification. Car-centric greenfields 'cookie cutter' suburbs mean loss of rural land, pollution of waterways, increased traffic congestion, inefficient urban infrastructure and high-emissions construction. Nelson styles itself as a Smart Little City. Councillors have declared a Climate Emergency. if these words are to be anything other than 'greenwashing', FDS 22 needs a radical overhaul and a complete rethink of what a sustainable future really means.

### **FDS Submission from Jacquetta Bell QSM**

Thank you for the opportunity to have input on the 2022 Future Development Strategy for Nelson Tasman.

I am a fifth generation New Zealander and a resident of Nelson East since 1982. I have been a member of environmental groups since the early 70s, and taken part in environmental activism from the successful action to stop the smelter at Aramoana (1979) through to the current campaign to Save the Maitai.

It has been evident from the early 1970s that we live on a planet with finite resources, and that the consumer lifestyle of Western nations is causing damage to eco-systems, the degradation of natural areas and contributing to rapidly escalating climate change.

It's therefore disturbing to read the Future Development Strategy 22 – put out by two well intentioned councils, in a place where people are privileged to have good education and access to information. If I had read this strategy in 1972, 50 years ago, I would have thought even then it did not do anything significant to reduce human impact on the place we live, to preserve nature and to prevent climate change. It is a strategy which reflects the capture of council planning and decision making by business interests and particularly by those who profit from greenfield development – destroying natural areas and productive farmland to build houses designed for maximum profit: too large for a sustainable future, bigger than necessary for today's families and built with little or no regard for reducing carbon emissions in construction or end-use.

The Future Development Strategy 2022 is geared to 'business as usual' and to growth. It covers a period of 30 years – an almost identical timeframe to New Zealand's target of net zero emissions by 2050. This country is virtually the world's heaviest private vehicle user per capita, with emissions to match, yet the FDS proposes a commuter 'new town' in Tasman and emphasises growth and low-density greenfield developments. These will perpetuate car-centric lifestyles and travel inefficiency, as the strategy makes no practical suggestions about public transport.

Although the FDS talks about encouraging urban intensification, it comes up with the paltry target of just .5% pa.

The strategy fails to look at encouraging the repurposing of city buildings, as patterns of use shift radically post-Covid. It says nothing about the emissions associated with new buildings, new subdivisions and new infrastructure.

### **Maitai Valley**

I know the development proposed for Kaka Valley (PPCR 28) is outside the scope of the FDS. It is however alarming that Council is not listening to the groundswell of public opinion against housing in this valued recreational area – the petition to keep the Maitai rural is approaching 13,000 signatures. Opposition to development in the Maitai was made clear in the Nelson Urban Growth Strategy (2006). A complaint about the failure of the previous FDS (2019) to adequately identify areas of development as being in the Maitai Valley is currently

before the Ombudsman. Campaigners who have tried every avenue to get council to listen were told the RMA process would hear their concerns. Ordinary, engaged and caring citizens are now fundraising for this hearing at an expected cost of \$160,000. It is not too late for a courageous Council to intervene.

Given the community opposition it is alarming that FDS 22 proposes an increase from the 750 houses already being disputed in the PPCR, to 1100 houses - 900 in the Kaka Valley (also called Maitahi) and another 200 houses on the opposite side of the river at Orchard Flats (again a placename most people have never heard of).

Nelson's housing crisis is for affordable homes. Clearly the terrain at Orchard Flats will present difficulties to developers, and result in homes being affordable to only the very well-off.

Development of houses in the Maitai Valley will inevitably result in a further decline in the water quality of the river - already adversely affected by pine harvesting and urbanisation.

It's a worry that FDS 22 does not acknowledge the recreational amenity of the Maitai Valley and the river and does not mention or protect the swimming holes loved by many generations and highly used every summer. Waahi Taakaro (Sunday Hole), Dennes Hole and Girlies Hole must be protected.

Nelson styles itself as a Smart Little City. Councillors have declared a Climate Emergency. if these words are to be anything other than 'greenwashing', FDS 22 needs a radical overhaul and a complete rethink of what a sustainable future really means.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31634

**Ms Josephine Markert**

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	<p>I strongly oppose the “secondary proposal” with provision for “new communities” that would appear to be surplus to requirement and far from services and employment, especially in regards to the Tasman village.</p> <p>The proposed areas seem arbitrary, are poorly connected and are unlikely to develop into a compact village pattern.</p> <p>The proposed areas would add to land fragmentation and further compromise the productivity and character of our highly productive land.</p>

	Please explain your choice:		
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	I strongly disagree, see answer from question 2

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31635

**Mr Joe Hay**

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	The goal of reducing GHG is good.
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	Urban intensification is good. But a network of smaller settlements brings a risk of higher GHG emissions from commuter communities etc.

	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	Yes. We definitely need to look after the natural environment, both for its own sake and for the enormous benefits it gives us.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		SEE ATTACHMENT (summarised): opposes Maitai, disappointed with level of Greenfield in the FDS

### **Submission on FDS 22 from Joe Hay**

I am disappointed by the level of focus on greenfield development in the proposed FDS 22, especially given that Nelson City Council has declared a climate emergency and is therefore well aware of the climate crisis that we are currently facing.

### **Response to selected Outcomes**

*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.*

I strongly support intensifying main centres, but I consider that promoting smaller settlements as low-density developments risks making it impossible to meet our carbon reduction goals. I support:

- providing additional housing that maximises efficient use of existing infrastructure
- reducing private car use and emissions
- ensuring nearby rural recreational opportunities are accessible to all
- keeping agriculturally rich soils on the Waimea Plains for food production.

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

I very strongly support outcome 7. With its reliance on greenfield development, I consider the FDS 22 does not go nearly far enough regarding impacts on the natural environment. Many community members have already expressed this strongly, in particular with regard to increased development proposed in the Maitai Valley.

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

I am disappointed that the FDS as it stands takes a 'business as usual' approach. It needs to do much more to address energy use, transport including public transport, low carbon housing, urban intensification, repurposing of buildings and other measures to reduce carbon emissions.

### **Proposed development in the Maitai Valley**

I am particularly disillusioned with the FDS proposal to increase the level of greenfield development in the lower Maitai, including the proposed Kaka Valley development. I have already submitted on both the Nelson Plan and the proposed plan change 28 process regarding my concerns for the loss of treasured amenity values and the potential environmental impacts in the Maitai. I understand that of the vast majority of the 716 submissions on the proposed plan change for the Kaka Valley development opposed the development. In addition, there are well over 12000 signatories to the petition opposing the proposed development. Given this level of public opposition to sub-urban development in the lower Maitai I find it unfathomable that the FDS proposes to increase the number of houses proposed in this development and also expand the area earmarked for



development to encroach even closer to the most popular swimming holes in the Maitai Valley (i.e. the area labelled Orchard Flat is adjacent to Waahi Taakaro swimming hole and Black Hole).

I believe the points I made in my submission on the proposed Kaka Development plan change are also relevant to the FDS. I include my six main points below:

1. The Maitai River is a treasure to Nelson. The recreational amenity value it provides to the Nelson public and to visitors to the region is invaluable. Nelson is quite unique in having such excellent swimming holes in a rural setting so close to the central business district. The three swimming holes adjacent to the Kaka Valley are the most popular swimming holes in the river. They are a central component of the outdoorsy Nelson lifestyle and what makes living here so special. In my opinion, suburban development so close to these swimming holes would substantively change the rural aesthetic appeal that they currently have and reduce their attractiveness for recreation.
2. I believe that suburban development in Kaka Valley is likely to prompt many people to drive further to other swimming holes which still have a more rural feel. This would increase traffic movements (and Nelson's carbon footprint) over and above the additional traffic movements associated with the new residential development proposed for the Kaka Valley. Additional traffic in the lower Maitai Valley and in East Nelson streets associated with the proposed development is expected to be in the order of 4500 additional traffic movements per day according to the applicant (or possibly around 7000 additional traffic movements per day based on NZTA data of 9.5 vehicle trips per household per day <https://www.nzta.govt.nz/assets/resources/research/reports/453/docs/453.pdf>). This additional traffic will pose an increased risk for school children travelling to school along Nile St and other streets in the vicinity, as well as to other pedestrians and cyclists. I am concerned that it is even possible that this additional perceived risk may increase traffic movements from existing houses in the area, as parents may feel less secure in letting their children walk or bike to school along a considerably busier road.
3. In addition, the local primary schools (e.g., Nelson Central and Clifton Terrace) are already zoned due to high demand and outdoor playing area continues to be reduced to provide space for additional classrooms. Several hundred new homes in the catchment of these schools will exacerbate this problem.
4. Sediment loading primarily from pine forestry has been found to be threatening the ecological and amenity values of the Maitai River (e.g. see Gibbs and Woodward 2017 <http://www.nelson.govt.nz/assets/Environment/Downloads/Nelson-Plan/reports/Project-Maitai-Sediment-source-tracing-report-for-Maitai-River-Max-Gibbs-NIWA-final-June2017.pdf>). Sedimentation from subdivision and land development within the Maitai catchment would exacerbate this threat to the ecological health and amenity values of the river. Based on my knowledge and experience gleaned from more than 15 years working as a freshwater ecologist at Cawthron Institute I consider that hydrological changes (e.g., more rapid run-off) and pollutants from increased stormwater runoff from the new suburb will contribute to long-term degradation of the Maitai River.
5. I consider the Maitai River and its catchment a special taonga for the people of Nelson and visitors to the region. This view is supported by central and local government funding for ongoing restoration work in the catchment, continuing the project Maitai/Mahitahi initiative. It is also

supported by the large number of recreational users observable in the lower Maitai throughout the year.

6. In my opinion, further suburban development in the Maitai catchment is not appropriate and would have significant adverse effects on the treasured amenity value of the catchment. I am also concerned that this development will create a precedent, making further urbanisation of the valley much more probable to occur in future. Public consultation on proposed suburban development in the Kaka Valley in the 2006 Nelson Urban Growth Strategy showed that the Nelson public were against this type of development. This has not changed, as evidenced by more than 12000 signatories to the Save the Maitai petition. I believe that any future residential development in the Maitai Valley should be restricted to low density rural property zoning (e.g., 1-2 hectare minimum property size). Therefore, the plan change as currently proposed is not appropriate.

Thank you for the opportunity to provide feedback on the FDS. Please consider leading other Councils in a move beyond "business as usual". Our time to act is rapidly running out, as has been made very clear in recent IPCC report statements.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31636

**Joanna Santa Barbara**

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	Nelson Tasman Climate Forum is concerned with rapidly and urgently reducing our region's greenhouse gas emissions, adapting to the impacts of climate change and ensuring that the needs of present and future people and all living things in this region are provided for in our transition to a sustainable, equitable and resilient society. Even though we see climate change as critical, we see it as part of an even larger picture of human overshoot of ecological boundaries (too many people using too many natural resources and sinks). Encroachment on and pollution of the natural world and its biodiversity is inextricably part of the problem that needs to be solved, and curbing expansion of the human enterprise is a major part of that. SEE ATTACHMENT
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	Neutral	We agree with the intensification of existing centres, and we disagree with greenfield development in the smaller towns or in Nelson and Richmond. We wish to draw attention to an economic analysis of cities using a methodology called Urban3. Each acre of several US cities and Auckland was analysed in terms of its net benefit to city revenue or net cost to the city - the latter mainly in providing and maintaining infrastructure services. The results were startling. Inner city areas were the wealth engines of cities, and sprawling suburbs were net drains on city revenues. Inner city medium density, mixed use, walkable neighbourhoods were strongly revenue positive. Areas where the poorer people of the city lived

	<p>network of smaller settlements. Please explain your choice:</p>		<p>subsidised areas where the rich lived. Auckland, where the same methodology was applied, was the same as US cities in this phenomenon. The estimated cost of maintaining sprawling infrastructure greatly exceeded tax/rates revenue, causing municipal debt to increase year by year. <a href="https://www.youtube.com/watch?v=7Nw6qyyrTel">https://www.youtube.com/watch?v=7Nw6qyyrTel</a> This 10 minute video is a clever visualisation of these findings.</p> <p>The lesson for our region is dramatic, particularly for Tasman, and particularly because planners propose a much greater proportion of greenfield development for Tasman. The lesson is that any greenfield development in Tasman will be a drain on revenue too great to afford. Initial heavy infrastructure costs may be compensated by development fees, but Tasman ratepayers are then left in perpetuity with the costs of maintaining and replacing this expensive infrastructure. We should minimise greenfield development in the whole region.</p>
TDC - Environment and Planning	<p>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:</p>	Neutral	<p>We agree with planning for high accessibility to jobs, services and amenities by public and active transport, but not with allowing greenfield development 'where(ever) people want to live'.</p> <p>File uploaded.</p>
TDC - Environment and Planning	<p>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:</p>	Strongly agree	<p>We are pleased to see the inclusion of housing types that will provide greater urban intensity - townhouses, apartments. We hope duplexes, clustered houses, conversion of large houses into apartments, cooperative housing (where households share some facilities such as laundry, garden etc.). We would like to see provision for clustered tiny houses too.</p> <p>We support the suggestion of NelsonTasman 2050 advocating council ownership of some housing through a Nelson Tasman Urban Regeneration Agency</p> <p>Urban sprawl is the route to unaffordable housing, with high costs of land, construction and infrastructure accessible to upper decile families, unreachable for the rest.</p>

			<p>In our region according to the Massey Home Affordability Index in 2019 the Tasman district was the second least affordable region in the New Zealand after Auckland with Nelson in third place. It's not just about more choices of housing types. The future development strategy needs to consider a range of models and pathways to make decent and affordable housing available to everyone. It's already a justice issue and the pressures created by the imperative of taking climate change into account will make the justice issue even bigger.</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:	Disagree	<p>Forum response: Disagree This outcome rests on several assumptions that we question.</p> <p>(i) Land. We agree that people need safe, healthy, comfortable places to live, and access to Nature. They need places for services, commerce and industry. But we question a hidden assumption that this must be via provision of more land. This seems to conflict with the imperative to decarbonise as required by the Zero Carbon Act.. We must accomplish the goal of providing places to live and work while minimising expanded land use. This is achieved in many cities in the world, and we can do it too, without providing more greenfield land.</p> <p>(ii) Expanding population. We might pause for a moment to consider our approximately 2% annual growth figures. This means doubling the population every 35 years. We will surely want to continue to welcome refugees, including forced climate migrants, and to enable family reunification, but we may wish to question immigration settings that intend to increase population as a means of economic growth.</p> <p>In addition, it is likely that the portion of our population growth from internal migration will be driven by the release of greenfield land. Minimising availability of greenfield land may decrease population growth and thus reduce our region's ecological and carbon footprint.</p> <p>(iii) Infinite carrying capacity. We are considering the future of our region at a time of shocking political events, as well as daily bad news about the state of the biosphere. As a matter of resilience in case of scenarios requiring self-sufficiency, we need to estimate the carrying capacity of our region for its human population in terms of food, water, energy and other basic needs. This should inform future planning. Methodologies for doing this are developing.</p> <p>(iv) Humans are the only species with needs for</p>

			<p>habitat. We share this beautiful region with thousands of other species whose habitat we have progressively encroached upon, polluted or destroyed. The more we use, the less there is for other species. It's not only our direct land use that affects other species; it's also our impact on fresh water, wetlands, estuaries and ocean shore. We must consider human needs with humility as one part of the web of life, and use all means possible to lower our ecological footprint.</p> <p>We note with approval that the draft Tasman Biostrategy has this goal: 'By 2030 environmental limits to growth have been defined and all subdivision and land development respects those limits.'</p>
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	File uploaded.
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	<p>Strongly agree.</p> <p>This is why we oppose greenfield development. Ecological restoration requires a focus on indigenous flora (and fauna). We need to build on and expand current projects and initiatives that involve community groups and farmers to actively link patchwork efforts into larger coordinated programmes that make a difference at landscape level. Also relevant here is control of browsing mammals (possums, pigs, deer etc), as their eradication benefits canopy growth, water-holding capacity and carbon sequestration, as well as enhancing biodiversity. This outcome also includes the estuarine and marine environment, crucial for positive biodiversity and carbon sequestration outcomes.</p>
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	Strongly agree	File uploaded.

	likely future effects of climate change. Please 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 agree	<p>Strongly agree.</p> <p>It is not clear from this FDS that councils have planned for resilience from natural hazards and climate change. Just keeping buildings away from the fault line doesn't mean that the predicted magnitude 8 Alpine Fault rupture won't cause serious damage in this region, and reduced or very limited access to roads south and east and rupture of main trunkline electricity.</p> <p>The predicted Alpine Fault rupture means that planning for local energy generation is important and needs to be considered in the FDS</p> <p>Slope instability areas may need recalculation and extension to protect from the effect on slope erosion and slumping of predicted future droughts followed by heavy rainfall .</p>
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	<p>Strongly agree.</p> <p>We appreciate that TDC has made a considerable effort to identify the most productive land, and to minimise its use for development. We applaud this, and urge that no productive land at all is further built on.</p> <p>The areas of the region with productive land also have ecological values - very little lowland forest remains, for example (Snowdon's Bush being one small remnant). The focus on productive land should not allow any further degradation of these remnants, whether protected or not, and ecological restoration should still be encouraged here...for example, riparian plantings that have benefits for biodiversity e.g. allowing climate related migrations inland (corridors along river margins) as well as contributing to carbon sequestration at farm and landscape levels.</p>
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	<p>Our iwi partners would best comment on this outcome. "An example of the mauri focus is what is being proposed in Te Mana o te Wai. The first water should go to the river, then to the other taonga — the biodiversity — and only at that point, once we've taken care of those responsibilities, can humans exert what we call in a Māori view our 'user privilege' and use the water".(Dan Hikuroa, E-Tangata April 18, 2021).The more our region can protect its (relatively) untouched areas, restore damaged ecosystems, resist further encroachment on wild habitat, the more its mauri will be enhanced. But that's not all. We need a human population in our region who have felt connected to Nature from infancy, and who are happy to work alongside and be guided by tangata whenua in</p>

			kaitiakitanga.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		File uploaded.
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	The large proportion of greenfield expansion is unacceptable to us, as explained above.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification 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		(b) Intensification within existing town centres.



	<p>areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	<p>Strongly agree with prioritising intensification; disagree with accepting it can happen only slowly. This intensification should only happen in areas above a 1.5m sea level rise, as the buildings should last a hundred years, and therefore not be built in the inundation zones.</p> <p>The intensification needs to happen much faster than projected in the consultation document. This will surely occur if possibilities for greenfield expansion are unavailable. We see a responsibility for the councils in enabling and promoting intensification. There's considerable scope for accomplishing this:</p> <ul style="list-style-type: none"> <li>*constraining of greenfield land provision</li> <li>◦ establishing rural-urban boundaries</li> <li>◦ removing restrictive planning rules from urban areas</li> <li>◦ simplifying and de-costing approval process for desirable developments</li> <li>◦ switching the rating system from a capital value to a land value base</li> <li>◦ adjusting development contributions</li> <li>◦ assembling land parcels for comprehensive redevelopment and/or completing showcase developments</li> </ul> <p>We think the nature of the intensification should be subject to careful and well-informed planning. Simply leaving it to market forces is not good enough.</p> <p>We sound a note of caution about Neal Park. This land is mostly an old landfill, and it is imperative that no dwellings are built over, or too near the landfill waste footprint as methane emissions from the refuse can cause houses to subside, or explode, as has happened overseas.</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	
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</p>	Agree	

	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	Any building should only be in areas 1.5m above sea level, so they are not flooded in the next 100 years. Agree with brownfield intensification. Disagree with greenfield intensification.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	Agree. However, any building should only be in areas 1.5m above sea level, so they are not flooded in the next 100 years. Mapua town centre is low lying, and currently relying on protection from coastal rock walls on private land. Any intensification here is not recommended.
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	Strongly disagree	

	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	
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.)?	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, we strongly disagree with this part of the proposal and see it as exemplifying the opposite of the kind of development we need, as we have explained above. In addition it is unacceptable to local iwi.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	Agree; these areas are close to intended areas for intensified residential living.
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?		St Arnaud T195 is very close to the Alpine fault line, and T181 is not much further away, and may be subjected to a fire hazard from the surrounding kanuka forest. Neither of these properties should be developed.
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		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

	<p>have any other feedback?</p>	<p>really need and how we can make sure the needs of local communities are met. 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. It is very clear that the 'enabling' and 'market depending' strategy has not been able to provide the wider community what it needs. The FDS should identify more pro-active methods to ensure it will deliver on its promises as expressed in the 'outcomes' (should be called objectives) as needed by its community and as legally required. The FDS is failing on all of these ambitions. More pro-active methods include the use of redevelopment agencies, fast track processes and lower consent charges and development contribution for community / social housing initiatives. It is disturbing to see that the FDS has not included any of this and continues to leave it to the market.</p>
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**NTCF Response to Nelson Tasman Future Development Strategy Consultation.  
April 14, 2022.**

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

**Forum response: Strongly agree.**

Nelson Tasman Climate Forum is concerned with rapidly and urgently reducing our region's greenhouse gas emissions, adapting to the impacts of climate change and ensuring that the needs of present and future people and all living things in this region are provided for in our transition to a sustainable, equitable and resilient society. Even though we see climate change as critical, we see it as part of an even larger picture of human overshoot of ecological boundaries (too many people using too many natural resources and sinks). Encroachment on and pollution of the natural world and its biodiversity is inextricably part of the problem that needs to be solved, and curbing expansion of the human enterprise is a major part of that.

At a minimum the Climate Forum is committed to ensuring that our national goal of net zero long-lived gases is reached before 2050. The Intergovernmental Panel on Climate Change has made it clear that this current decade is crucial for setting us on track for this goal, and that we must halve long-lived gas emissions by 2030. The Climate Change Commission (CCC) has recommended that "(e)nabling emissions reductions through changes to urban form, function and development." is one of the necessary pathways for achieving this goal(1). Annualising decarbonisation to achieve this goal highlights the magnitude of necessary reductions - 10% each year, year on year.

**Integrating land use and transport**

New structures need to be placed where they can greatly reduce this region's notably high level of vehicle kilometres per person by global standards.

Integration of land use with transport is important, but not the only aspect of development-related greenhouse gas emissions that needs attention.

**Other development-related emissions**

For a carbon-intensive arena such as urban development, involving heavy machinery, much steel and concrete use, for example, minimising construction emissions must be a very high priority. How much of our carbon budget can we afford to use on development, while meeting people's basic needs for housing? Decisions on where we allow development must be strongly influenced by the necessity to minimise construction, operational and transport greenhouse gas emissions and maximise sequestration. We aspire to be 'good ancestors', using all possible means to avoid burdening our descendants with more atmospheric carbon. Rather shockingly, this criterion does not appear at all in the Multiple Criteria Analysis in Appendix 4 of the Technical Report. It should be the most heavily weighted criterion.

At this point, eight years from the goal year of 2030, we need, in the words of the Climate Change Commission, "*a consistent approach to quantifying the emissions impacts of urban development decisions. Use this to continually improve the way emissions consequences are integrated into decision making on land use, transport and infrastructure investments.*" We appreciate that planners working on the FDS have borne in mind climate change as a factor to be considered. It is not enough to move in the right direction (as you are); we need to move in the right direction fast enough to avoid a very bad future for our descendants. We can know if we're moving fast enough only if we quantify emissions from planned activities.

An example of how this thinking needs to be incorporated into every aspect of the planning arises with the definition of 'accessibility' in the consultation document: "*Accessibility can most easily be defined as your ability to go places so that you can do things.*" We suggest: "*Accessibility can most easily be defined as your ability to go places with negligible GHG emissions so that you can do things.*"

### **Energy and revenue considerations**

As we transition to cut fossil fuel use, it is highly improbable that we can quantitatively replace it with renewable energy equivalents (see below in Outcome 12.). Our development plans need to take into account that in coming years we may have considerably less available energy to move earth, raise panels and dig pipelines. Alongside this we will have rapidly diminishing carbon budgets. And if the slowing of economic growth continues, we will be dealing with lower tax and rates revenue.

These are the conditions of Future Development we must reckon with. It is well recognised (e.g. Productivity Commission 2018 "Low-emissions economy" report) that our development must be driven to innovate low carbon, low energy-use and low-cost construction, and to use the best innovations from elsewhere in the world. We cannot afford to make big mistakes in the siting or kind of development, as we may not have the energy, carbon budget or finance to correct or redo them.

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

**Forum Response: We agree with the intensification of existing centres, and we disagree with greenfield development in the smaller towns or in Nelson and Richmond.**

We wish to draw attention to an economic analysis of cities using a methodology called Urban3. Each acre of several US cities and Auckland was analysed in terms of its net benefit to city revenue or net cost to the city - the latter mainly in providing and maintaining infrastructure services. The results were startling. Inner city areas were the wealth engines of cities, and sprawling suburbs were net drains on city revenues. Inner city medium density, mixed use, walkable neighbourhoods were strongly revenue positive. Areas where the poorer people of the city lived subsidised areas where the rich lived. Auckland, where the same methodology was applied, was the same as US cities in this phenomenon. The estimated cost of maintaining sprawling infrastructure greatly exceeded tax/rates revenue, causing municipal debt to increase year by year.

<https://www.youtube.com/watch?v=7Nw6qyyrTel> This 10 minute video is a clever visualisation of these findings.

The lesson for our region is dramatic, particularly for Tasman, and particularly because planners propose a much greater proportion of greenfield development for Tasman. The lesson is that any greenfield development in Tasman will be a drain on revenue too great to afford. Initial heavy infrastructure costs may be compensated by development fees, but Tasman ratepayers are then left in perpetuity with the costs of maintaining and replacing this expensive infrastructure. We should minimise greenfield development in the whole region.

**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.**

**Forum response: We agree with planning for high accessibility to jobs, services and amenities by public and active transport, but not with allowing greenfield development 'where(ever) people want to live'.**

This outcome will be accomplished only by intensification of current urban areas, by measures to ensure affordability and by effective public transport..

We know from Council planning data that some people would prefer to live in urban areas, but are forced to commute from rural areas because they can't afford urban housing. In addition to projected population increases, we need to plan for housing people of our region who are displaced by sea level rise, other climate impacts and 'insurance retreat', and possibly, climate-forced migration and managed retreat. All of these groups will need intensified, affordable urban housing.

Provision for public transport outside Nelson and Richmond is extremely bad in this region. Plans for improvement in the Regional Land Transport Plan are slow and seriously unambitious in terms of emissions reductions.

Any greenfield development will bring more cars onto the roads, increasing carbon emissions, air pollution, noise, traffic congestion, road accidents and severance of communities. It will increase demands for new roading which will compound the problem.

We oppose greenfield development, allowing for a few possible, well-justified exceptions. (Can you, planners, justify it to your grandchild living in a hotter, depleted world?) We would like to see planners bold enough to draw a line around our towns and say 'no development beyond here', protecting agricultural and wild land. Queenstown Lakes Council has done this.

We would like planners to be guided by the concept of the '15 or 20 minute city'. We think the 30 minute standard you have used in your accessibility assessment (p88 of the Technical Document for the FDS) is too long to support the transport mode shift we regard as essential. Many people will want to jump in a car rather than walk 30 minutes.

If this planning is done well, with people having easy access to workplaces, education, health care, leisure areas, goods and services etc, a sense of convivial community will be fostered, enhancing wellbeing, mental and physical health. Such planning is occurring in cities all over the world, facilitated by new methodology .

We are aware that developers will lobby for greenfield development, and trust that planners will not put their interests ahead of our obligation to be 'good ancestors'. If there are few greenfield opportunities, developers will focus on intensification. For greenfield developments already consented, we recommend applying whatever provisions are possible for greater intensity of dwellings per hectare.

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

**Forum response: Strongly agree.**

We are pleased to see the inclusion of housing types that will provide greater urban intensity - townhouses, apartments. We hope duplexes, clustered houses, conversion of large houses into apartments, cooperative housing (where households share some facilities such as laundry, garden etc.). We would like to see provision for clustered tiny houses too.

We support the suggestion of NelsonTasman 2050 advocating council ownership of some housing through a Nelson Tasman Urban Regeneration Agency



Urban sprawl is the route to unaffordable housing, with high costs of land, construction and infrastructure accessible to upper decile families, unreachable for the rest.

In our region according to the Massey Home Affordability Index in 2019 the Tasman district was the second least affordable region in the New Zealand after Auckland with Nelson in third place. **It's not just about more choices of housing types.** The future development strategy needs to consider a range of models and pathways to make decent and affordable housing available to everyone. It's already a justice issue and the pressures created by the imperative of taking climate change into account will make the justice issue even bigger.

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

##### **Forum response: Disagree**

This outcome rests on several assumptions that we question.

**(i) Land.** We agree that people need safe, healthy, comfortable places to live, and access to Nature. They need places for services, commerce and industry. But we question a hidden assumption that this must be via provision of more land. This seems to conflict with the imperative to decarbonise as required by the Zero Carbon Act.. We must accomplish the goal of providing places to live and work while minimising expanded land use. This is achieved in many cities in the world, and we can do it too, without providing more greenfield land.

**(ii) Expanding population.** We might pause for a moment to consider our approximately 2% annual growth figures. This means doubling the population every 35 years. We will surely want to continue to welcome refugees, including forced climate migrants, and to enable family reunification, but we may wish to question immigration settings that intend to increase population as a means of economic growth.

In addition, it is likely that the portion of our population growth from internal migration will be driven by the release of greenfield land. Minimising availability of greenfield land may decrease population growth and thus reduce our region's ecological and carbon footprint.

**(iii) Infinite carrying capacity.** We are considering the future of our region at a time of shocking political events, as well as daily bad news about the state of the biosphere. As a matter of resilience in case of scenarios requiring self-sufficiency, we need to estimate the carrying capacity of our region for its human population in terms of food, water, energy and other basic needs. This should inform future planning. Methodologies for doing this are developing.

**(iv) Humans are the only species with needs for habitat.** We share this beautiful region with thousands of other species whose habitat we have progressively encroached upon, polluted or destroyed. The more we use, the less there is for other species. It's not only our direct land use that affects other species; it's also our impact on fresh water, wetlands, estuaries and ocean shore. We must consider human needs with humility as one part of the web of life, and use all means possible to lower our ecological footprint. We note with approval that the draft Tasman Biostrategy has this goal: 'By 2030 environmental limits to growth have been defined and all subdivision and land development respects those limits.'

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

**Forum response: Agree**

Our agreement to this outcome is on the assumption that by 'growth' is meant unavoidable growth in population, not economic growth.

Building new infrastructure requires 100+ years long term planning, longer than the 30 yr FDS. This real long term planning should be carried out before any new infrastructure is built. The problem with patching up existing pipes & raising existing roads is that it commits the councils to keeping what they have until they fail completely and then not having the future land and available energy & resources set aside to replace these assets.

Development that requires more roads will be responsible for increasing carbon emissions as the roads are made. This is also true for subdivisions: pipes, footpaths, concrete curb and channel. To be planning for growth that includes infrastructure is problematic at a time when globally, we should be halving our emissions by 2030 to keep global warming below 1.5 degrees. ( IPCC 2018)

The intensification-only strategy that we recommend is likely to require enhancement of existing infrastructure (eg wider pipes rather than longer) but this may allow opportunity for increasing both energy and water efficiency of infrastructure services. This will serve our citizens of the future in lowering costs, and increasing adaptation to drought periods.

**Sewage treatment at Bell's Island**

Any additional residential and industrial growth will increase the quantity of sewage for treatment. Figure 23 shows upgrading of the pipes to Bell's Island treatment facility; however the integrity of the base of the oxidation ponds will be compromised by rising sea level before the ponds are over-topped. Our concern is that if we keep on using this facility until it fails we could have to pipe the sewage into the estuary as an emergency response because we won't have built the onland facility in time. The infrastructure of pipes, pumps and replacement treatment facility should be built before 2050, that is, within this FDS, and before Aotearoa will be operating in a net zero environment under the Zero Carbon Act. This recommendation would protect the estuary from the current discharge of treated effluent, and the future likelihood of raw or treated sewage entering the sea.

Any sewage discharge into estuaries will also have a negative impact on carbon sequestration in the salt marsh and seagrass ecosystems found there, increasing net emissions. .

**Proposed stormwater pumping station in Nelson City**

It is not clear from Fig 23 exactly where it is situated, and from Fig 5a it would appear to be pumping out Maitai flood water. This may not be the best or preferred long term option, and should wait for the DAPP process which could result in different long term plans for the inundation zones in the Maitai and York stream deltas.

**Airport**

Nelson airport is currently located at sea level. This will need to be relocated inland. Any future airport location will be the focus for considerable associated commercial and residential development. Long term plans should take this into account, including the carbon emissions implications over time. The FDS document doesn't deal with this major development matter. Although the need for this may be beyond the 30 year horizon, it will require such a major purchase of land that it should be considered now.

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

**Forum response: Strongly agree.**

This is why we oppose greenfield development.

Ecological restoration requires a focus on indigenous flora (and fauna). We need to build on and expand current projects and initiatives that involve community groups and farmers to actively link patchwork efforts into larger coordinated programmes that make a difference at landscape level. Also relevant here is control of browsing mammals (possums, pigs, deer etc), as their eradication benefits canopy growth, water-holding capacity and carbon sequestration, as well as enhancing biodiversity. This outcome also includes the estuarine and marine environment, crucial for positive biodiversity and carbon sequestration outcomes.

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

**Forum response: Strongly agree.**

**Climate change**

Regarding adaptation to the unavoidable impacts of climate change, our submission is based on the requirement of the National Policy Statement on Urban development, 2020, which stipulates that *New Zealand's urban environments are resilient to the current and future effects of climate change*, and that the needs of future generations be included in the planning.

Development means building structures for people to live and work in. We think that to be "good ancestors" we need to make structures last at least 100 years, and to place them where they are likely to be safe from sea level rise, flood and fire for at least that period. As mentioned above, compact settlements can better adapt their infrastructure to deal with periods of sparse or excessive rainfall.

**Sea level rise**

The FDS map on page 8 titled Strategic Constraints has hatched areas of coastal inundation risk located along the coast from Motueka, Mapua, Appleby, Richmond, Stoke, and Nelson city, Atawhai and Nelson North. Motueka, Nelson and Stoke also have river flood risk marked.

This Future Strategy should take heed of that predictable risk from rising sea level and storm surges as both councils have mapped the SLR in 0.5m intervals up to 2m, including the current 1% AEP level which will occur more frequently over time. The IPCC AR6 predicts 1.5m SLR is expected to occur in about 100 years and so no intensification or new infrastructure should be occurring in areas that will be affected by this level. Even buildings with raised floors will eventually have to be removed or demolished and this is a serious waste of future resources, and landfill space. The decisions on what to do in these areas subjected to SLR should wait until after the DAPP ( Dynamic Adaptive Pathway Planning) process has been undertaken with landowners and vulnerable communities.

Social resilience is particularly relevant to those communities affected by insurance retreat, and those unable to move from flood prone or unstable areas for financial reasons. They will require affordable and social housing, preferably together in a location where **We need to consider a cascade or compounding of risks rather than each happening in isolation, and flooding, storms can happen as well as droughts and fires. This region has the second lowest average income in NZ ( FDS page 55) and these households will need support. We**

can't rely on property developers to build affordable or community housing and the council needs to plan for and control this. The FDS document appears to be planning for a 2% per annum increase in population and not for those already resident who need to move from low-lying land to higher level land. Low lying land means flooding, sewage contaminated silt with public health risks and this should not be tolerated or accepted as inevitable. The FDS should plan for the start of managed retreat.

**Food insecurity from droughts, heat waves, changeable weather different from usual seasonal pattern**

These risks from climate change and global warming are another reason why it is extremely important to stop greenfield development on high class soils, stop the sprawling subdivisions and restrict the choice people have of where they can build.

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

**Forum response: Strongly agree.**

It is not clear from this FDS that councils have planned for resilience from natural hazards and climate change. Just keeping buildings away from the fault line doesn't mean that the predicted magnitude 8 Alpine Fault rupture won't cause serious damage in this region, and reduced or very limited access to roads south and east and rupture of main trunkline electricity.

The predicted Alpine Fault rupture means that planning for local energy generation is important and needs to be considered in the FDS

Slope instability areas may need recalculation and extension to protect from the effect on slope erosion and slumping of predicted future droughts followed by heavy rainfall .

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

**Forum response: Strongly agree.**

We appreciate that TDC has made a considerable effort to identify the most productive land, and to minimise its use for development. We applaud this, and urge that *no productive land at all is further built on*.

The areas of the region with productive land also have ecological values - very little lowland forest remains, for example (Snowdon's Bush being one small remnant). The focus on productive land should not allow any further degradation of these remnants, whether protected or not, and ecological restoration should still be encouraged here...for example, riparian plantings that have benefits for biodiversity e.g. allowing climate related migrations inland (corridors along river margins) as well as contributing to carbon sequestration at farm and landscape levels.

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

Our iwi partners would best comment on this outcome. *"An example of the mauri focus is what is being proposed in Te Mana o te Wai. The first water should go to the river, then to the other taonga — the biodiversity — and only at that point, once we've taken care of those responsibilities, can humans exert what we call in a Māori view our 'user privilege' and use the water"*. (Dan Hikuroa, *E-Tangata* April 18, 2021). The more our region can protect its (relatively) untouched areas, restore damaged ecosystems, resist further

encroachment on wild habitat, the more its mauri will be enhanced. But that's not all. We need a human population in our region who have felt connected to Nature from infancy, and who are happy to work alongside and be guided by tangata whenua in kaitiakitanga.

## Outcome 12. Any other comments or think we have missed anything?

### *Energy Descent*

There is a serious gap in the FDS in that it completely overlooks the risks associated with the phenomenon of [energy descent](#). Energy descent is the dynamic of less surplus energy being available to society over coming decades. Energy surplus is typically measured by the energy return on energy invested, or EROEI ( sometimes shortened to EROI). Energy surplus is critical because it is the net or surplus energy that is available to contribute to social activities, including economic activities.

Several independent research groups around the world have published studies in peer reviewed journals pointing to the high likelihood of a lower energy future. These research groups focus on different aspects of this phenomenon, and use a variety of methodologies. Yet they all come essentially the same conclusion (*italics added*):

1. Professor Paul E. Brockway, Ph.D., MSc, MEng, et al, University of Leeds, UK, Faculty of Environment, School of Earth and Environment, Sustainability Research Institute

*"This [study] translates to an **urgent need** to include fossil fuel EROI at the final energy stage in energy-economy models, **to study possible socioeconomic impacts and responses**. These insights are urgently required, as future policy and energy infrastructure investment decisions are being made now to meet climate change mitigation commitments.*

*..... the average energy return on investment for all fossil fuels at the finished fuel stage declined by roughly 23 per cent in the 16 year period we considered. This decline will lead to constraints on the energy available to society in the not-so-distant future, and **these constraints might unfold in rapid and unexpected ways.**"*

Nature Energy VOL 4 **612** | JULY 2019 | 612–621 <https://www.nature.com/articles/s41560-019-0425-z#article-info> Estimation of global final-stage energy-return-on-investment for fossil fuels with comparison to renewable energy sources

2. Dr. Michael Carbajales-Dale, Ph.D., et al, Clemson University, Department of Environmental Engineering and Earth Science

*" (1)NEA [Net Energy Analysis] should be incorporated into future efforts in energy supply system modelling as a fundamental feasibility check on scenarios and so that the assumption of demand growth driving supply should be subject to physical constraints and depletion; (2) EROI should be considered in policies to encourage, fund, or subsidise energy supply developments and; (3) energy conservation and energy efficiency should be policy priorities."*

[https://www.researchgate.net/publication/236649206\\_Future\\_Scenarios\\_for\\_the\\_Global\\_Energy\\_Supply\\_System\\_-\\_a\\_Biophysical\\_Perspective](https://www.researchgate.net/publication/236649206_Future_Scenarios_for_the_Global_Energy_Supply_System_-_a_Biophysical_Perspective)



3. Dr. Charles, A.S. Hall, Ph.D., et al, State University of New York, College of Environmental Science and Forestry

*“We believe that the future is likely to be very different, for while there remains considerable energy in the ground it is unlikely to be exploitable cheaply, or eventually at all, because of its decreasing EROI.*

*..... If **any resolution** to these problems is possible it is probable that it would have to **come at least as much from an adjustment of society's aspirations for increased material affluence and an increase in willingness to share as from technology.**”*

<https://www.sciencedirect.com/science/article/pii/S0301421513003856?via%3Dihub>

EROI of different fuels and the implications for society

4. Dr. Iñigo Capellán-Pérez, Ph.D. Economics, et al, Universidad de Valladolid | UVA · Group for Energy, Economics, and System Dynamics of the University of Valladolid

*“The results show that a **significant systemic-energy scarcity risk exists**: future global energy demand-driven transitions as performed in the past might be unfeasible. These critical energy constraints have the potential to **provoke unexpected abrupt changes in societies** .....*

In order to find global scenarios compatible with fossil fuel restrictions and sensible limits to technological development, we are obliged to set hypotheses which are hardly used in Global Assessment scenarios, such as **zero or negative economic growth**. Therefore, an authentic economic paradigm shift might be needed in order to avoid dangerous energy lock-in pathways in a context of climate deterioration in the coming decades.

*.....The analysis performed here shows that depletion should be incorporated into such policy-influential analyses as the IEA and IPCC reports.”*

*“Fossil Fuel Depletion and Socio-Economic Scenarios: An Integrated Approach.”Energy. Accessed October 25, 2014. doi:10.1016/j.energy.2014.09.063.*

5. Dr. Iñigo Capellán-Pérez, Ph.D. Economics, et al, Universidad de Valladolid | UVA · Group for Energy, Economics, and System Dynamics of the University of Valladolid

*“This result puts into question the viability of the Green Growth paradigm as it is being currently presented. In fact, one the key assumptions of this narrative, i.e. the **absolute decoupling of economic growth in relation to energy use, is showed not to be consistent with the levels of material and energy required to perform the energy transition towards RES {Renewable Energy Systems}***

*.....Finally, a **holistic analysis of the full energy-economy-environment system** in the context of the transition towards RES is needed, taking into account the interaction between declining EROI levels with other key factors such as climate change impacts, non-renewable energy resources availability or demand-management policies which go beyond the usual technological policies.”*

[https://www.researchgate.net/publication/327346201\\_Dynamic\\_EROI\\_of\\_the\\_global\\_energy\\_system\\_in\\_future\\_scenarios\\_of\\_transition\\_to\\_renewable\\_energies](https://www.researchgate.net/publication/327346201_Dynamic_EROI_of_the_global_energy_system_in_future_scenarios_of_transition_to_renewable_energies)

6. Dr. James H. Brown, Ph.D., et al, *distinguished professor at the University of New Mexico and external faculty of the Santa Fe Institute*

*“Our explicitly macroecological and metabolic approach uses new data and analyses to provide quantitative, mechanistic, and practically relevant insights into energetic limits on economic growth. We hope the evidence and interpretations presented here will **call the attention of scientists, policymakers, world leaders, and the public to the central but largely underappreciated role of energetic limits to economic growth.**”*

Energetic Limits to Economic Growth, *BioScience* • January 2011 / Vol. 61 No. 1 <https://www.jstor.org/stable/10.1525/bio.2011.61.1.7?seq=1>

7. David J. Murphy and Charles A. S. Hall Department of Environmental and Forest Biology, and Program in Environmental Science, State University of New York, College of Environmental Science and Forestry, Syracuse, New York, USA.

*“We are amazed that there are **no government, private, or nongovernmental organization programs or entities dedicated to attempting to understand and calculate EROI and its effects as well and as objectively as possible given that it may be the largest determinant of many aspects of our future.**”*

Year in review—EROI or energy return on (energy) invested. *ANNALS OF THE NEW YORK ACADEMY OF SCIENCES*, 1185 (2010) 102–118  
[http://www.soest.hawaii.edu/GG/FACULTY/ITO/GG410/EROI\\_Future\\_Energy\\_Sources/Murphy\\_EROI\\_AnNYAcSci10.pdf](http://www.soest.hawaii.edu/GG/FACULTY/ITO/GG410/EROI_Future_Energy_Sources/Murphy_EROI_AnNYAcSci10.pdf)

By ignoring the issue of energy descent, the FDS assumes that the transition away from fossil fuels can easily be accomplished by increasing so-called “renewable” energy technologies such as solar, and wind. There is a vast and growing scientific literature, in peer reviewed journals such as those above, that seriously question this scenario. These research groups have been calling on policy makers to take account of the limitations of so-called “renewable” energy technologies as they plan for climate mitigation.

We will not elaborate on the many reasons for attributing a high probability to the phenomenon of energy descent becoming increasingly obvious over the coming two to three decades. In addition to declining net energy surplus from solar and wind technologies, there are a range of additional issues bringing the question of an easy or quick transition into question:

- The scale of the new infrastructure required is so large that it is unlikely to be buildable quickly enough
- There is a limited supply of rare earth minerals needed for these technologies that will slow their expansion
- Building a “renewable” infrastructure will require fossil fuels
- Geopolitical factors that disrupt supply lines for a growing number of goods and products.

A summary of these points can be found on the NTCF website (link to Energy Descent paper). We would be prepared to elaborate further if requested.

Given the central role that energy plays in our complex society we urge the NCC and TDC to seriously investigate the reality of energy descent, and its implications for the FDS. The uncertainty of future energy supply requires prudent risk management in planning our region’s development.

Our submission rests on the assumption of likely energy descent, and should be understood in that context.

To mention only one often overlooked aspect of the transition to “renewable” energy technologies, we point out the increased carbon emissions that will inevitably come not only from building the “renewable” infrastructure required to replace fossil fuels, but also those emissions from expanding current infrastructure to provide more industrial, commercial and housing resources. The scale of expansion anticipated by the FDS is not compatible with our region’s meeting our climate targets, nor with reducing our ecological footprint to a safe level. The current FDS needs a major rethink to meet these essential goals.

**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?**

**Forum response: Strongly disagree.**

The large proportion of greenfield expansion is unacceptable to us, as explained above.

**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**

**Forum response: Intensification within existing town centres.**

**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?**

**Forum response: Strongly agree with prioritising intensification; disagree with accepting it can happen only slowly.**

This intensification should only happen in areas above a 1.5m sea level rise, as the buildings should last a hundred years, and therefore not be built in the inundation zones.

The intensification needs to happen much faster than projected in the consultation document. This will surely occur if possibilities for greenfield expansion are unavailable. We see a responsibility for the councils in enabling and promoting intensification. There’s considerable scope for accomplishing this:

\*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
- switching the rating system from a capital value to a land value base
- adjusting development contributions



◦ assembling land parcels for comprehensive redevelopment and/or completing showcase developments

We think the nature of the intensification should be subject to careful and well-informed planning. Simply leaving it to market forces is not good enough.

We sound a note of caution about Neal Park. This land is mostly an old landfill, and it is imperative that no dwellings are built over, or too near the landfill waste footprint as methane emissions from the refuse can cause houses to subside, or explode, as has happened overseas.

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

Agree

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

Agree

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

Agree

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

Agree.

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

Any building should only be in areas 1.5m above sea level, so they are not flooded in the next 100 years.

Agree with brownfield intensification. Disagree with greenfield intensification.

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

Agree. However, any building should only be in areas 1.5m above sea level, so they are not flooded in the next 100 years. Mapua town centre is low lying, and currently relying on protection from coastal rock walls on private land. Any intensification here is not recommended.

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

**Forum response: Strongly disagree.**

Explanations above.

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

**Forum response: Strongly disagree.**

Explanations above.

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

**Forum response: Strongly disagree**

Explanations above.

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

**Forum response: Strongly disagree.**

Explanations above.

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

**Forum response: Strongly disagree.**

Explanations above.

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

**Forum response: Strongly disagree.**

Explanations above.

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

**Forum response: Strongly disagree.**

Explanations above.

**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.)?**

**Forum response: Strongly disagree.**

We have explained above our reasons for wanting almost all our growth eggs in the intensification basket. Any greenfield use would need exceptionally strong justification.

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

**Forum response:** More intensification, almost no further greenfield use.

**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.**

**Forum response:** No, we strongly disagree with this part of the proposal and see it as exemplifying the opposite of the kind of development we need, as we have explained above. In addition it is unacceptable to local iwi.

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

**Forum response:** Agree; these areas are close to intended areas for intensified residential living.

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

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

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

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

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

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

St Arnaud T195 is very close to the Alpine fault line, and T181 is not much further away, and may be subjected to a fire hazard from the surrounding kanuka forest. Neither of these properties should be developed.

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

**40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years?**

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31637

#### Ms Frances Kemble Welch

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Neutral	
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:	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	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:	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	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from		A, b,f. Ki

	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?	Stongly 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	Strongly 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?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Disagree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Agree	
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 proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed	Strongly disagree	

	greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	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.	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	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31638

**Mr steve parker**

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.	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	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Additional areas within the St Arnaud township could be made available for residential development
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	St Arnaud has limited options for growth. The small 2.0ha area at the end of Beechnest Drive (39 Beechnest Drive) would provide for growth. Minimum lot size should be reconsidered to make effective use of the potential residential land resource. It is within very close proximity to the village, and all necessary services are provided to the boundary. The underlying geology is gravel deposits and is more than suitable for development. (this area is outside the existing wetland area) SEE ATTACHED (map).
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>	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>	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 centre of Brightwater?                  Any comments?</p>	Neutral	
TDC -	<p>19 Do you agree</p>	Neutral	

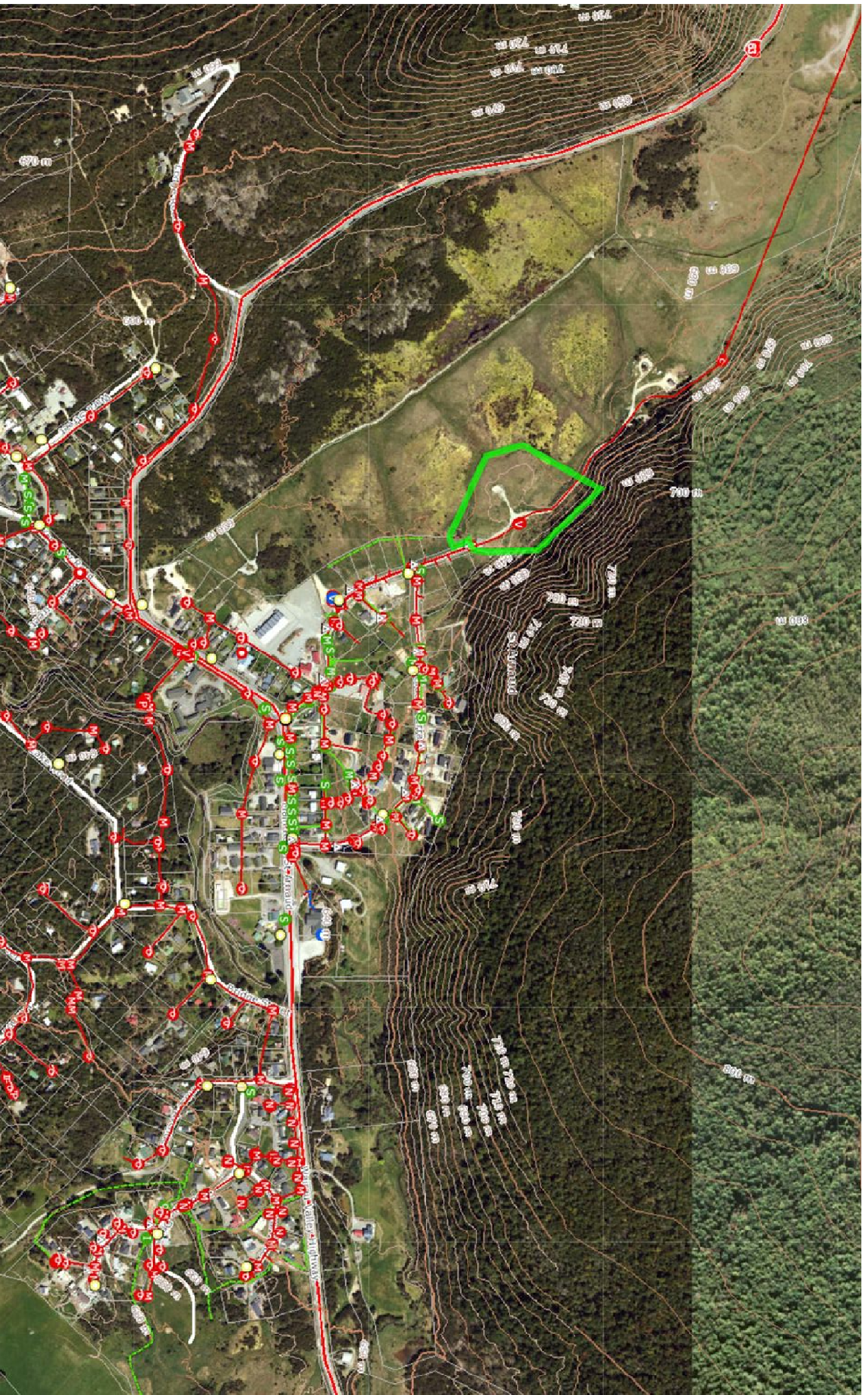


Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - 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	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.	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.)?	Neutral	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal	Don't know	

	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.		As above

	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?		Consideration to minimum lot sizes.



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31639

**Mr Jonathan Martin**

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.	Strongly agree	



	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	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	We have great need for alternative and cheaper housing options. Especially tiny home villages or multiple tiny homes on sites as long as appropriate services can be provided.
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	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:	Agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	WE have lots of bush and forestry that help to offset climate change impact
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Agree	



	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	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	These places are highly sought after and there are limited growth options without the changes being proposed.
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,e,f

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	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?	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	Don't know	

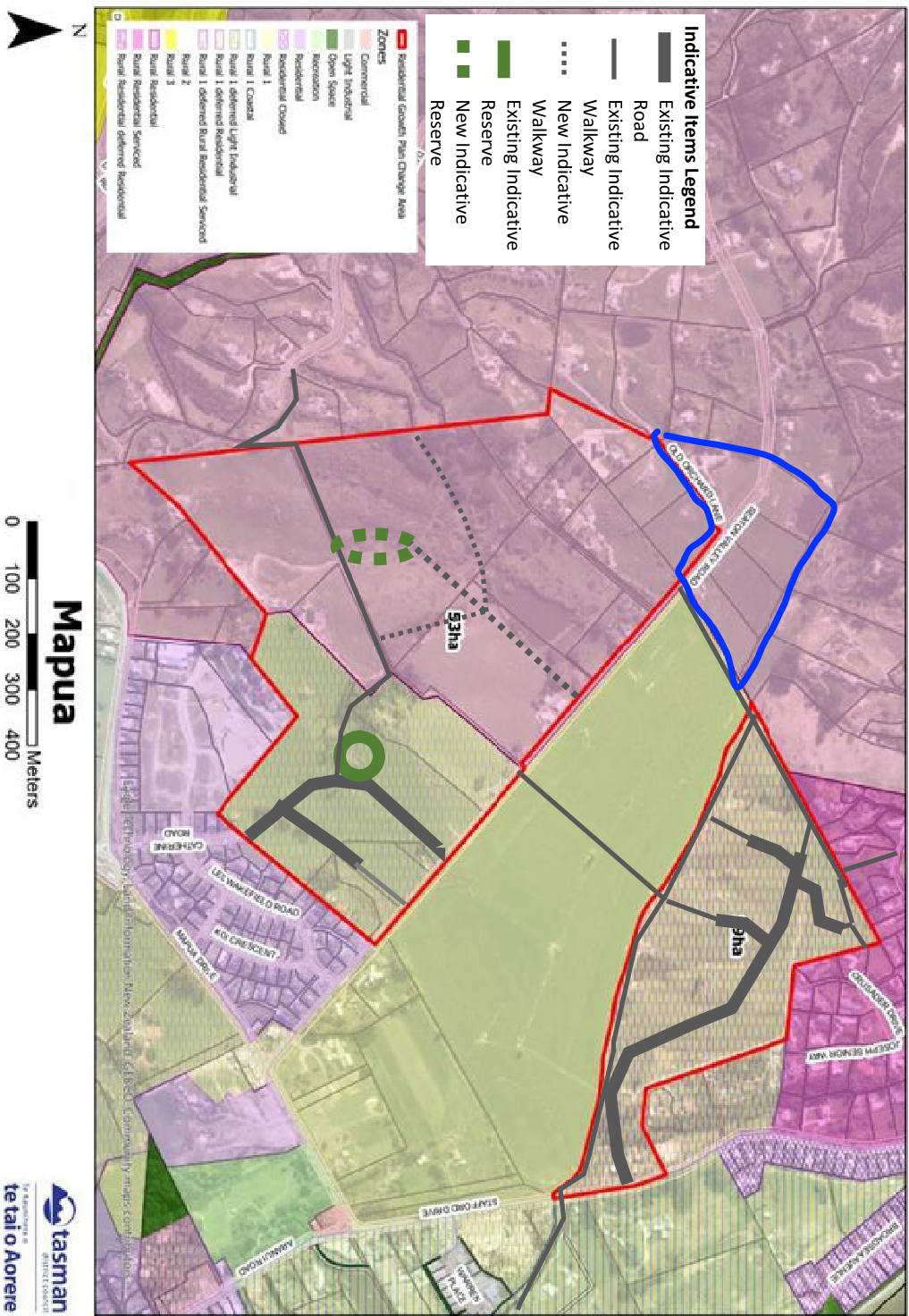
Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly agree	<p>Hi</p> <p>We would like to see 120-140 Seaton Valley Road, (and potentially the land on the other side of the road also) included in the land to be rezoned residential.</p> <p>From our perspective this land is of no use from a farming or productive rural perspective. Given the lay of the land we suggest that the Western and Northern boundaries of 140 Seaton Valley are the natural delineation between residential and rural residential.</p> <p>As option B, if our preferred plan as above was not deemed an option by council, we then suggest that this land is rezoned Rural Residential Serviced which offers a minimum lot size of 2000m. This allows for the country feel and yet allows landowners who choose to, to maximise use of land that otherwise would not offer any return and not help towards meeting the housing needs of a growing region.</p> <p>We note that the hill block on the ex Senior Land is zoned Deferred Rural Residential Serviced. With the proposal now to rezone this as Residential, this land at 120 -140 Seaton Valley and opposite could help meet that need to offer Deferred Rural Residential Serviced as a transition from the soon to be residential land up the valley. SEE ATTACHED (map)</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.	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 -	24 Do you agree	Disagree	Prefer existing intensification first

Environment and Planning	with the location 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.	Agree	Infill first
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? 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.	Disagree	infill
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly agree	Makes sense tallow more room for development here
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	Neutral	

	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.	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	
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**NOTE: The re-zoned growth area is proposed to be deferred residential zone, subject to the provision of wastewater, water and stormwater.**



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31640

**Mr Ryan Brash**

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 settlements.	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.



	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 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. 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 delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		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?

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31641

**Mr Stephen (Steve) Hayden**

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Don't know	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Neutral	The proposed Braeburn Settlement (T-136 detailed on page 47) would be considered to be part of the network of smaller settlements anticipated by the FDS

	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	The proposed Braeburn settlement is close to existing settlements. Unaware there will be enough work. Public transport will need to be developed - there is hardly any
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	Don't know until we see what final plans are
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	Neutral	Any proposed settlements may meet these aspirations.

	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	In reality new developments will have a huge impact/change to what is currently beautiful 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	The proposed Braeburn settlement is away from areas that have the risks of coastal inundation and flooding
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Agree	Land can be improved. The Braeburn submission will utilise productive land used by primary industry

	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	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Strong consideration should be given to developing and including policies on:  1. Provision of power through solar arrays 2. Extending the cycleways to include 'bridleways' for horse riding to encourage safe recreation and encourage non fossil fuel transport 3. All development should include green access 4. Sustainable homes 5. Affordable homes
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	There may be significant issues with T-166 to T-168 with local residents and Iwi which will not be the case with the Braeburn Road development
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		a, 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>	Don't know	It's already a town, so develop that further without destroying countryside
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	It's already a town, so develop that further without destroying productive countryside
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Don't know	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of</p>	Don't know	

	Brightwater? Any comments?		
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?	Neutral	I believe that there will be significant local opposition to these proposals in T-166, T-167 and T168. There will probably be less opposition to the proposals for development of T-136 at Braeburn 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.	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	25 Do you agree with the location	Don't know	



and Planning	and scale of proposed greenfield housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	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.	Neutral	The proposal for development of the Braeburn Road site would seem to meet many of the aspirations of the FDS
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Don't know	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere	Don't know	See comments above - Our submission is mainly concerned with the proposed Braeburn Road development

	(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 #31642

**Mr Luke Jacobsen**

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Don't know	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	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:	Strongly agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

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

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

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

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	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.	Agree	
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	Neutral	



	greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	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	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	Agree	

	why.		
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.		I feel adjacent to Takaka airfield would provide some alternative light industrial areas for those not wishing to be in Takaka township and is on the western side of the waitapu bridge and Birds Hill. This would support the community on the collingwood side of the river in situations of road closures that we have seen in recent years. I have at times been approached by airport users wishing to develop support buildings for air traffic.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Takaka?	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?	Agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		I am in agreement that we need more housing outside of the flood area of Takaka township. I feel Rangihaeta is a good area for this, however the impact to my property would be extensive. My property of 262 Takaka-Collingwood Highway would be adversely affected by the scale of this development on the other side of state highway 60. This would deem it much more difficult to farm. I feel a rezoning for my land is also necessary and 250 sections spread across all 3 properties and a mixture of larger lifestyle blocks and sections to be more appropriate.  I feel my property which sits between T 140 and site T 163 of the FDS has areas that should be considered for housing. Under this proposal the land would no longer be

		<p>suitable to be zoned as a rural 1 property it is of small size and not highly productive desirable land, being very poor pakihī soil It is high input to keep it producing efficiently and economically. It needs seriously considering in conjunction with T 140 and T163. I have attached a plan with some considerations to be put to this proposal - NO ATTACHMENT FOUND.</p>
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31643

**Inge Koevoet**

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:	Neutral	Agree, if thats actually what the council is doing but they are not. Just build, build, build without consideration of infrastructure.
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:	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	Don't send me mail in the post about the risk of my house being underwater in 50yrs time and put this risk on my LIM report when you allow new builds to continue in areas right on the coast to continue.
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	Disagree	

	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	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I do not support the planned intensification zones of Tahunanui. Traffic is an issue, no supermarket, so where are all these extra people going to go. Tahuna needs a supermarket before you start lumping more people here. Sunlight is very important. We have a right to have a say what happens in our community.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Disagree	Infrastructure, infrastructure infrastructure! Same old short term views of just plonking houses wherever you want without thinking about how everything is going to cope with more cars and more people.
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	
TDC - Environment and Planning	16 Do you agree with the level of intensification	Neutral	

	proposed right around the centre of Stoke? Any comments?		
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Neutral	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? 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	And yet they all work in Richmond or Nelson and clog up the road driving to and from work.
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 -	24 Do you agree	Don't	



Environment and Planning	with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Don't know	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman	Don't know	

	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 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	
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	
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31644

**Murray Poulter**

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	Not without detailed sustainability, carrying capacity, economic and community development evaluation.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	Only if the growth is consistent with detailed evaluation of its consequences.

	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	Developments to date have paid scant or token regard to this aspect.
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	And WILL adapt? How about some emphasis on reducing emissions to minimise the future effects of climate change. This includes considering the impact, especially on transport , of proposed developments.
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	This means not allowing development in areas that are and will become hazard prone. Hazards occur when people get in the way of natural 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	Agree	Provided the impacts of things like impacts of intensification and on (water) resources are considered prior to implementation.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		There is nothing here to indicate that reducing GHG emissions and environmental impacts is being seriously considered. Growth centered on present thinking can only increase emissions.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		Growth should occur in compact areas that exist as communities whose requirements can be built on existing urban infrastructure.  Coastal Tasman areas do not fit any criteria for sustainability, or large scale community and economic development.

	<p>within existing town centres (c)                  Expansion into greenfield areas close to the existing urban areas (d)                  Creating new towns away from existing centre (please tell us where) (e)                  In coastal Tasman areas, between Mapua and Motueka (f)                  In Tasman's existing rural towns (g)                  Everywhere (h)                  Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	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>	Agree	
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 - 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?	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	No	The Tasman village and Lower Moutere proposal does not fit any criteria for sustainability, or community and economic development.

	Village and Lower Moutere (Braeburn Road)? Please explain why.		
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31645

**Mrs Karin Klebert**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Disagree	Nelson Tasman needs more urban intensification, more different housing concentration along centres and not only a spread around Highway 6.
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	The council should support cheap land development for urgent low cost housing needed

	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	There has to be new thinking.
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	Please see other fields
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	Please see other fields
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded		Please see other fields

	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:		Please see other fields
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	Please see other fields
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	Please see other fields
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	Please see other fields

	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	Please see other fields
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.
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 am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Neutral	<p>I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.</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	<p>I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.</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>I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Neutral	<p>I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.</p>

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.
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 am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.
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	I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Neutral	I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.



	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	I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.
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	Don't know	I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.

	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.	Neutral	I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.
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.		I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	

TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		I am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.
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 am not an expert and able to comment everything. Please listen to Joni Tomsett or Tim Neubauer. I think they represent my ideas.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31646

**Mr Paul Thorton**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached for further detail - summarized below:</p> <p>As a general comment, the plans have been developed with little or no recognition or understanding of what is in the zones identified for new build or intensification.</p> <p>The Kaka Valley project should be scaled back to have no impact on the Maitai Valley and there should be no vehicle access into the valley. The Orchard Flats development should be scrapped completely as it compromises the experience of being in the Maitai Valley.</p> <p>. There should be no uncontrolled development in the streets around the city centre (The Wood, Nile/Tory St) and certainly not 6 storeys - it should be no more than 2 story to be in keeping with the look and feel of the area.</p> <p>There is a real sense that we are at a crossroads with the city development. The essence of planning is to be clear on what you have of value - to protect and enhance it and what you need - making sure that this complements what you already have. If the two above developments go ahead as suggested then we will most likely destroy in 5 years what has developed naturally since the city was founded. It feels like we are 50 years behind the rest of the world in not understanding the value of what we have and thinking it is all about development and growth at all costs, with no sophistication or sensitivity.</p> <p>I do not think the existing residents of Nelson City, those who are most affected by the proposals, want any of it and are prepared to fight to defend what they value. This is not 'nimbyism', a term</p>

			<p>from 1980's, nowadays we realize that many of the reasons why locals back then opposed developments wasn't to protect their view it was to keep the integrity of why they loved or moved to a place in the first place. In 2022 we should be smarter than this - we may want to have a look around other cities in the world to see what they have done with places like the Maitai Valley and the Wood - they certainly haven't wrecked them.</p>
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## Paul Thornton - 31646 - 1

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**From:** Paul Thornton <[REDACTED]>  
**Sent:** Wednesday, 13 April 2022 7:51 pm  
**To:** Future Development Strategy  
**Subject:** Comments on FDS

CAUTION: External email.

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

Hi

My comments on the FDS all concern map 5b on the centre of Nelson and Maitai Valley.

1. As a general comment, the plans have been developed with little or no recognition or understanding of what is in the zones identified for new build or intensification. As such, the plan could have been developed by someone sitting overseas who has never even visited Nelson. What makes Nelson special, amongst New Zealand cities and in comparison with many European and American cities, is its close access to true nature from the city centre (the Maitai Valley) and the large number of older houses all around one half of the CBD. The look and feel of this area has taken around 100 years to develop in this way and is something unique.

With this in mind:

2. The Kaka Valley project should be scaled back to have no impact on the Maitai Valley and there should be no vehicle access into the valley. The Orchard Flats development should be scrapped completely as it compromises the experience of being in the Maitai Valley. It would be good to have footpaths and cycleways (if clearly defined as such - not the mess ups we have on the cycleway through town) from the reduced development going into the Valley, thus enhancing it as a place where there is recreation and people enter the city by their own power. The Maitai Valley provides the same role for Nelson as Central Park (New York), Richmond Park (London) in giving easy access to peace and quiet from the city. It is an immense asset to the city and should be developed as such as a country park that properly sets out the area for recreation and protects it in perpetuity for the people of the city and its visitors.

3. There should be no uncontrolled development in the streets around the city centre (The Wood, Nile/Tory St) and certainly not 6 storeys - it should be no more than 2 story to be in keeping with the look and feel of the area. The entire area should be given complete protection and designated as a historic precinct around the city centre. This again would protect the place in perpetuity.

4. There is a real sense that we are at a crossroads with the city development. The essence of planning is to be clear on what you have of value - to protect and enhance it and what you need - making sure that this complements what you already have. If the two above developments go ahead as suggested then we will most likely destroy in 5 years what has developed naturally since the city was founded. It feels like we are 50 years behind the rest of the world in not understanding the value of what we have and thinking it is all about development and growth at all costs, with no sophistication or sensitivity. The Maitai Valley and historic nature of Nelson should be sacrosanct and the start point of building a world class city - not the first things we give away. Allowing such development so close to the city centre, in the way suggested, will lead to a 'gold rush' of spec builders who can't believe their luck in finding a well intentioned but naive council who gave them free reign to build properties which of course will sell really easily at top prices. I am not sure what the current residents of Nelson will get from this apart from their beautiful city being completely robbed of what was best about it.

I do not think the existing residents of Nelson City, those who are most affected by the proposals, want any of it and are prepared to fight to defend what they value. This is not 'nimbyism', a term from 1980's, nowadays we realize that many of the reasons why locals back then opposed developments wasn't to protect their view it was to keep the integrity of why they loved or moved to a place in the first place. In

2022 we should be smarter than this - we may want to have a look around other cities in the world to see what they have done with places like the Maitai Valley and the Wood - they certainly haven't wrecked them.

Paul Thornton  
BA (hons), M Phil, FCIH

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31647

**Mrs Rebecca Parish**

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	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?	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?	Agree	
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?	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?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Agree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please	Agree	

	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.	Agree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Agree	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Agree	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpuā? Please explain why.	Agree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification,	Agree	

	half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
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?	Agree	
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?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth	Neutral	

	sites in St Arnaud?		
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31649

**Mr Nils Pokel**

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. 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 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. 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. 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, I'm not sure that the proposed strategy is 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! 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	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 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	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	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	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. The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support.
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 and Planning	13 Do you support the proposal for	Strongly agree	There is too much greenfield expansion. The FDS should concentrate development on existing centres in close proximity to

	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?		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 intensification is	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

	likely to happen very slowly over time. Do you have any comments?		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 - Environment and Planning	21 Do you agree with the level of intensification	Strongly disagree	Māpua does not have enough jobs. Residents are already commuting long distances to work. Māpua does not need any more new residents

	proposed in Māpua (intensifying rural residential area to residential density)? Any comments?		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 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.
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 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. It is also not supported by iwi as it does not cater for their needs or socio-economic bracket.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and	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

	light industrial)? Please explain why.		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 Arnaud?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for		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



	<p>growth or not in each rural town. Any other comments on the growth needs for these towns?</p>		<p>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.</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. 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.</p>