

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31397

Mr & Mrs Mike & Aynslee McMillan

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>See attached. Summarised: uncomfortable with structure of submission form (questions about all areas), supports intensification and consolidation, opposes secondary proposal (infrastructure, not needed to meet demand, rural character).</p> <p>The intensification and consolidation of the existing towns seems to be the right approach to allow for and to achieve the projected growth. Rezoning of land should only be allowed in extreme cases.</p> <p>New Tasman Township. The short answer is no. Th site being proposed sits at he head of a highly vulnerable estuary which is already under pressure.</p> <p>A town of this size is going to have a huge carbon footprint. The infrastructure required will require a huge investment, the cost of which eventually will be born by the ratepayer/taxpayer.</p>

Mike & Aynslee McMillan - Sub#31397



SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022 – 2052

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

Name: Mike & Aynslee McMillan

Organisation represented (if applicable): _____

Address: _____

Email: | _____ Phone number: _____

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

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

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

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

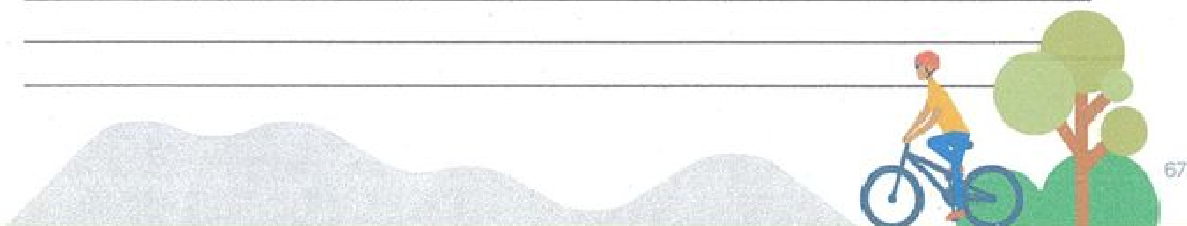
PLEASE SEE ATTACHED SUBMISSION COMMENTS

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know



DRAFT NELSON TASMAN DEVELOPMENT STRATEGY 2022-2052

We are uncomfortable with the structure of the actual submission form. We don't feel it is our place to state what should happen, for example in Brightwater as far as growth and green field development goes. Each area has it's own community, they have a vested interest in how they wish to see their area develop and grow, there should not be undue influence placed on that community from outside.

The intensification and consolidation of the existing towns seems to be the right approach to allow for, and to achieve the projected growth.

Any growth needs to be only in those areas where existing infrastructure is available, with easy access to jobs, schools, hospitals, shopping etc.

Rezoning of land should only be allowed in extreme cases, and then only with buy in from the local community affected. Rezoning should never happen for the reason of personal financial gain.

NEW TASMAN TOWNSHIP

In the FDS presentation the question of whether a new town located in the Tasman community should be include has been tabled. ***THE SHORT ANSWER IS NO.***

As a society we have a huge amount of data available when it comes to establishing new towns, from historical mistakes (what has worked, what hasn't) all the environmental, transport, infrastructure studies etc. that have been carried out.

We believe it would be a flaw planning process to propose a new Tasman town on the land indicated, ***particularly when it has also been recognized as not being required.***

The site being proposed sits at the head of a highly vulnerable estuary which is already under pressure at its northern end from Motueka. We have no doubt that a lot of mitigation measure would be offered up, but in reality this estuary will be further damaged and would never recover.

The area around the proposed site has been identified as having Significant Landscape value. The size of the new town, as proposed, would have a detrimental effect on that value.

A town of this size in this area is going to have a huge carbon footprint. Public transport is not going to offset this, it will be underutilized and run at a loss, increasing the cost to ratepayers. Any proposed local employment being generated from this new town will be minor and will not take away the need for people to travel daily outside their community.

The infrastructure required (Sewage Water Storm-water etc.) will require a huge investment, the cost of which eventually will be born by the ratepayer / taxpayer. ***Proposing a new township this distance from existing infrastructure should automatically remove it from consideration.***

People want and need a choice of how they live, some want smaller homes and sections close to their work and required amenities. Other want a quieter rural setting, and are prepared to accept the inconveniences / extra cost. ***This is what the Tasman village area provides and should be maintained.***

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31399

Mr Rick Cosslett

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	There is no Choice. Reduce Green house gas emissions or die.
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	But the smaller settlements must be existing ones, not new ones.

	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	use, and if necessary expand existing facilities. To expensive to create new facilities from the ground up.
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	Fair and Necessary.
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	Agree only on the condition that good productive land is never used for these purposes.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Agree on the condition that yes, some growth will happen but growths should not be the target. The earth cannot sustain growth, policies must discourage growth, particularly that of population.

	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 must nurture the earth or die.
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	see 7 above
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	Makes sense to map hazardous areas and not make developments in them.
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	Not only prioritised but perpetually reserved for it.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	See 7 above.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Councils need to learn to be innovative and encourage changes that can protect the earth. They need to grasp some nettles and acknowledge some of the elephants in the room. e.g. population growth, global warming, Permanent loss of productive land and protective forest, inappropriate activities on steep 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?	Strongly disagree	Too much new infrastructure required. Too much productive land lost.
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 within existing town centres. in Tasman's 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>	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>	Agree	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Agree	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Disagree	Stay within built areas.

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	Stay within built up areas.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Strongly agree	Stay within built up areas.
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	Loss of productive land. Says the same from question 21 to 28.
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	No	

	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?	Strongly agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Keoghan Road newar Takaka Totally unsuitable. Proposed land has ONL status. Development would damage the estuarine environment. To far from residential services infrastructure. Services would have to be built from the ground up.
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 12 above.

Rick Cosslett - Sub #31399



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DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022 – 2052

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Name: Rick Cosslett

Organisation represented (if applicable): _____

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

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know
There is no choice. Reduce greenhouse gas emissions
or die.

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know
But the smaller settlements must be existing ones,
not new ones.

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know
Use, and if necessary expand existing facilities,
To expensive to create new facilities from
the ground up.



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

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

Fair and necessary.

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

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

Agree only on the condition that good productive land is never used for these purposes.

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

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

Agree on the condition that yes, some growth will happen but growth should not be the target.

The earth cannot sustain growth, policies must discourage growth, particularly that of population.

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

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

We must nurture the earth or die.

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

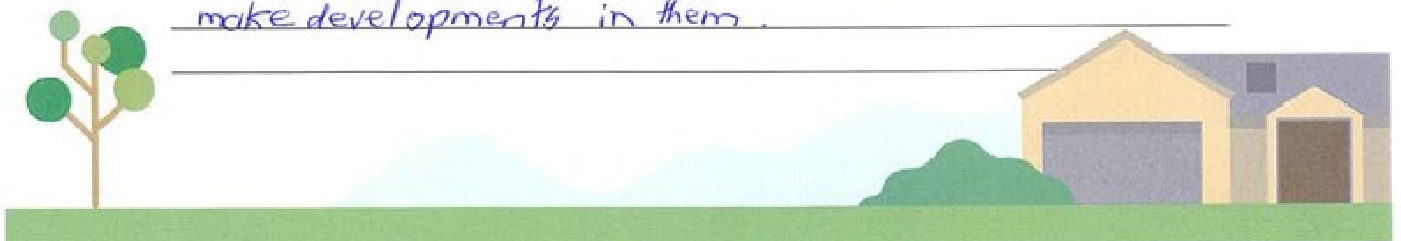
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

See 7 above.

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

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

Makes sense to map hazardous areas and not make developments in them.



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

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

Not only prioritised but perpetually reserved for it.

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

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

See 7 above.

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

Councils need to learn to be innovative ^{and} encourage changes that can protect the earth. They need to grasp some nettles and acknowledge some of the elephants in the room, e.g. population growth, global warming, permanent loss of productive land and protective forest, inappropriate activities on steep land.

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

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

Too much new infrastructure required.
Too much productive land lost.

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

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



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

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

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

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

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

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

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

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

Stay within built up areas.

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

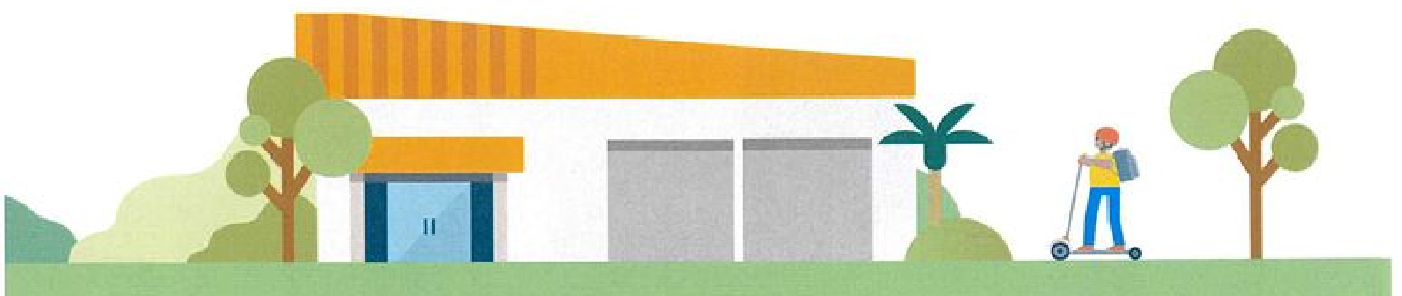
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Stay within built up areas.

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

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

Stay within built up areas.



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

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

Loss of productive land

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

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

''

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

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

''

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

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

''

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

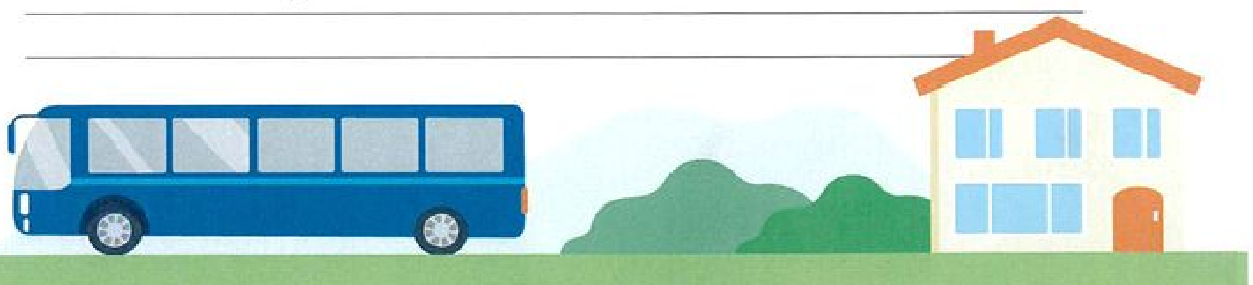
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

''

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

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

''



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

Please explain why.

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

Loss of productive land.

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

Please explain why.

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

11

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

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

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

- More intensification Less intensification More greenfield expansion Less greenfield expansion

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

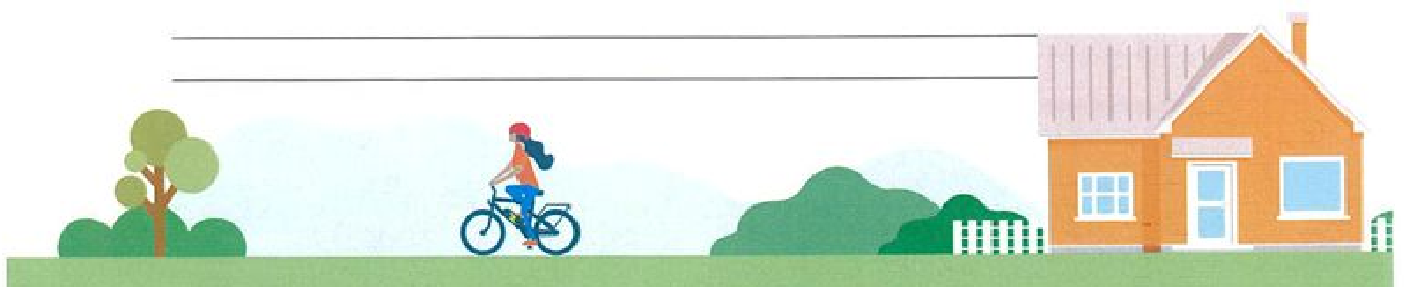
- Yes No Don't know Yes provided agreement can be reached with Te Ātiawa

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

Please explain why.

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

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



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

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

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

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

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

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

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

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

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

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

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

Keoghan Rd near Takaka totally unsuitable. Proposed land has ONZ status. Development would damage the estuarine environment. Too far from residential services infrastructure. Services would have to be built from the ground up.

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 12 above.

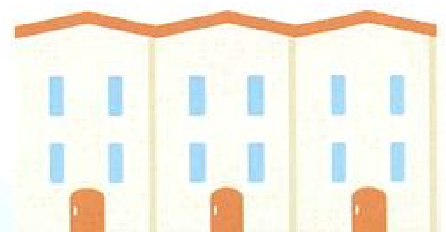
It's important to have your say on the big choices.

Once you've filled out this submission form:

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

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

Submissions close 14 April 2022.



Submission Summary

Nelson Tasman Future Development Strategy - Submission #31400

Miss Heather Wallace

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	Smaller settlements need to be within current facilities not new areas.

	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	Climate change issues and productive land must be maintained for production.
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	Depends. This land must be non productive land and within current areas that have appropriate amenities. Urban sprawl to be minimised.
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	All future development must be climate change sensitive and to ecosystem vulnerable to this.
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	All decisions must anticipate climate change and minimize our impact on 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:	Strongly agree	Disappointing to note development around Richmond in such low lying areas. away from coasts and sensitive wetlands especially.
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	Of course!!

	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?		Yes limiting growth. Our population needs to remain stable. Extra housing can be provided within current infrastructures. We need radical new thinking for our planet not more of the same growth at day price philosophy, just because we " want it ".
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	Too much new infrastructure needed and productive land to be used for housing.
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		Infrastructure within existing town centres. in Tasman 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>	Agree	Same answer for 15 to 17.
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Disagree	Stay within built up areas. same for question 18 to 20.
TDC - Environment and Planning	<p>21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?</p>	Strongly disagree	Wasteful use of land. from question 21 to 28.
TDC - Environment and Planning	<p>29 Do you think we have got the balance right in our core proposal between intensification</p>	Disagree	

	and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	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	Not Needed
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	Unsure.
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.		Keep away from the coast.
TDC -	34 Do you agree	Strongly	

Environment and Planning	with the proposed residential and business growth sites in Tākaka?	disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Keoghan Road totally inappropriate. ONL Status estuarine, sloped and needs plant and roading which will pollute estray. Loss of habitat for at risk species, too far from facilities.
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?		Brave, Bold decisions regarding climate change consequences. led growth more interaction is needed.

Heather Wallace - Sub #31400



SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022 – 2052

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

Name: _____

Organisation represented (if applicable): _____

Address: _____

Email: _____ Phone number: _____

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

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

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

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Smaller settlements need to be within current facilities, not new areas.

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Climate change issues, and productive land must be maintained for production.



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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Depends. This land must be non productive land and within current areas that have appropriate amenities. Urban sprawl to be minimized.

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

All future development must be climate change sensitive, and to ecosystems vulnerable to this.

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

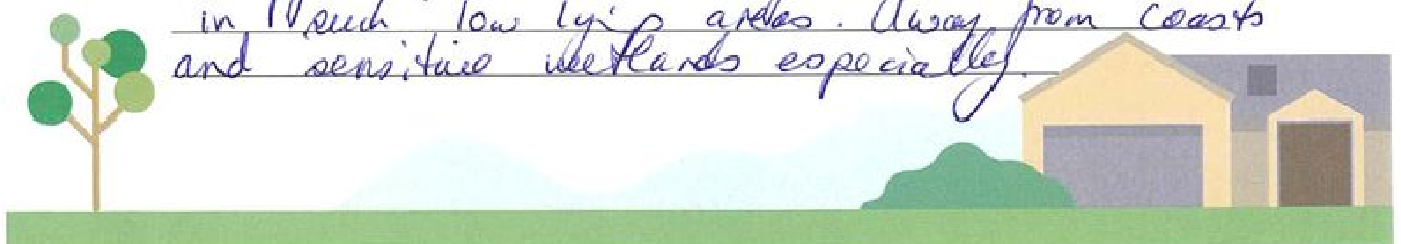
Strongly agree Agree Neutral Disagree Strongly disagree Don't know

All decisions must anticipate climate change and minimize our impact on it.

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Disappointing to note development around Richmond in such low lying areas. Away from coasts and sensitive wetlands especially.



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

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

Of course!

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

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

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

Yes. Limiting growth. Our population needs to remain stable. Extra housing can be provided within current infrastructures. We need radical new thinking for our planet not more of the same growth at any price philosophy, just because we "want it".

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

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

Too much new infrastructure needed and productive land to be used for housing.

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

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



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

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

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

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

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

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

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

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

Stay within built up areas

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

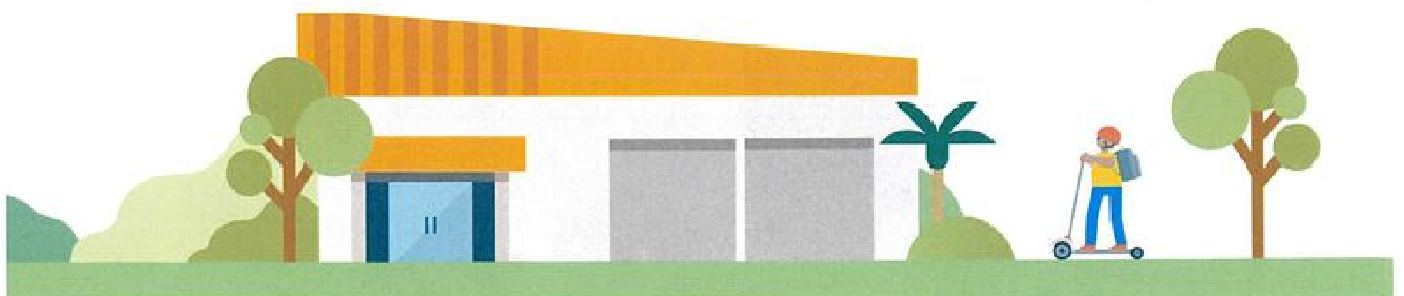
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

stay within built up areas.

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

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

Stay within built up areas.



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

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

Wasteful use of land.

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

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

Wasteful use of land.

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

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

Wasteful use of land.

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

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

Wasteful use of land.

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

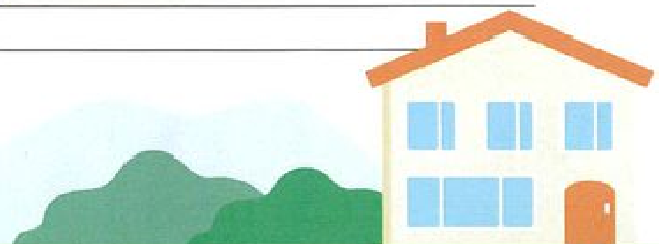
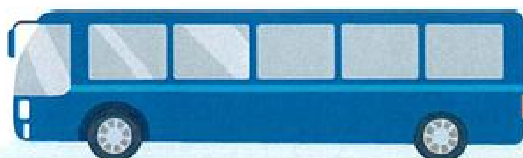
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Wasteful use of land.

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

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

Wasteful use of land.



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

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

Same.

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

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

Same.

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

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

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

- More intensification Less intensification More greenfield expansion Less greenfield expansion

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

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

Not needed.

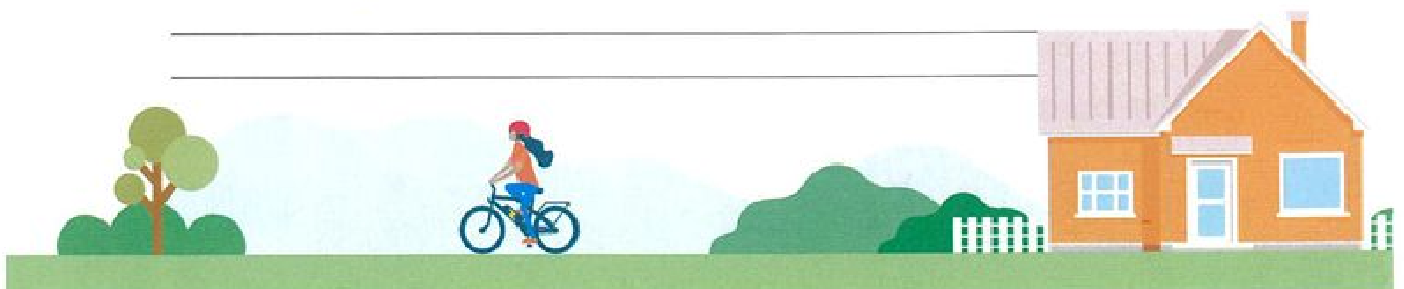
32. Do you agree with the locations shown for business growth (both commercial and light industrial)?
Please explain why.

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

Unsure.

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.

Keep away from the coasts.



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

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

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

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

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

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

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

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

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

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

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

Keogh Rd totally inappropriate. ONV status, estuarine sloped and need in platforms and road, which will pollute estuary. Loss of quiet habitat for at risk species, too far from facilities.

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?

Brave bold decisions regarding climate change consequences. Less growth. More intensification if needed.

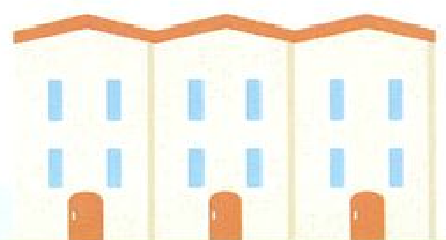
It's important to have your say on the big choices.

Once you've filled out this submission form:

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

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

Submissions close 14 April 2022.



Submission Summary

Nelson Tasman Future Development Strategy - Submission #31401

Mrs Lesley Kuykendall

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	There is a link between urban land use and transport emissions. The further out people live, the more driving they are committed to.
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	There needs to be more intensification of the city centres, much more than proposed in the FDS. When people live close to where they work, there are less emissions from transport.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	I do not agree with the part of the statement that says "locations where people want to live". That will lead to more greenfield development.
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	There needs to be a range of housing choices, but reduce the greenfield options. Curbing urban sprawl is necessary and probably needs to be done by regulation.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	Demand may be very large and cannot be supported by the region. Following the demand path will not help with reducing our carbon footprint.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	Infrastructure is needed to support growth, but it needs to be reined in so we can address climate change. Growth as usual will not reduce our overshoot in using resources.

	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	Preserving the natural environment and restoring other areas is important. That is why we need to reduce the greenfield developments.
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	Adapting to climate change needs to be more prominent in the FDS plan. Adapting means change in individual behaviour.
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 Tasman is not resilient to natural hazards. When there is heavy rainfalls, areas flood. When there is a spring tide, part of the downtown floods. There are many steep hillsides in the Nelson area which can be subject to landslides. We need to plan to be more resilient to natural hazards.
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 greenfield developments are taking over the productive land. The FDS does not protect the productive land. Much more needs to be done to save the productive land.

	production. Please explain your choice:		
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		The FDS is not bold enough to address climate change. More needs to be invested in public transport, intensification of housing growth, and low-to-zero carbon housing using more wood and less concrete.
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	Reduce the greenfield expansion.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification 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		I agree with a, b, f.

	areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly agree	The rate if intensification needs to speed up. If you expect it to happen slowly, then that is what you will get.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka?	Agree	

	(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	The greenfield housing areas need to be reduced and intensification increased. Unless this change is planned for, there will be no reduction in the carbon emissions.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	Reduce greenfield development.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield?	Disagree	

	Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	I am opposed to a new community near Tasman Village and Lower Moutere. Take care of future demand by intensification.
TDC - Environment and Planning	32 Do you agree with the locations shown	Neutral	

	for business growth (both commercial and light industrial)? Please explain 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 suggest adding to the business and industrial areas that already exist.
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		Towns need to grow but intensification should be the first plan not more urban sprawl.

	each rural town. Any other comments on the growth needs for these towns?		
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		The FDS needs to be more progressive to support reduction in carbon emissions. Change in practices will not happen unless local government takes the lead. Setting new rules and guidelines will be necessary to get a change in people's behaviour. Otherwise, change will be too slow to be effective.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31403

Mr Richard Deck

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:	Disagree	People should be able to live where they want too.
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 believe all New Zealanders should be able to own their own home.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	Usually one would expect that centralised services will be better maintained and more reliable.

	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:	Disagree	Pretty clear this area is not. Takaka Hill slips is an example. Infrastructure is not as well maintained as it should be. Take a look at the drains beside our roading network, they are not cleaned on a regular basis.
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	While I do agree, Tasman's method of deciding what is "high producing" land is fundamentally flawed. When the council can allow subdivision at Richmond West, all the time stating that "Highly Productive (land) Values" are as follows: means land which has a combination of at least two of the following features, one of which must be (a): (a) a climate with sufficient sunshine that supports sufficient soil temperature; (b) a slope of up to 15 degrees;

	production. Please explain your choice:		(c) imperfectly-drained to well-drained soils; (d) soil with a potential rooting depth of more than 0.8 metres and adequate available moisture; (e) soil with no major fertility requirements that could not be practicably remedied; (f) water available for irrigation; where that combination is to such a degree that it makes the land capable of producing crops at a high rate or across a wide range. NOTE: This meaning is adapted from "Classification System for Productive Land in the Tasman District", Agriculture New Zealand, December 1994 and is equivalent to land under classes A, B, and C
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?	Neutral	Some of the hilly land in the area is of lower productivity than land on the flats, and it makes sense that the harder to manage, less profitable land be uses for residential purposes.
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	Agree, so long as we do not create ghettos.
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	Just need to remember that this area was a floodplain at one time.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed	Neutral	

	greenfield housing areas in Nelson? Please explain why.		
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.	Agree	Infrastructure already in place.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Agree	Infrastructure already in place.
TDC -	29 Do you think	Don't	

Environment and Planning	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.)?	know	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes	Area of generally fragmented development, lower productive values. Mostly good for apples, forestry and grazing.
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 -	37 Do you agree	Neutral	

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?	Neutral	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31404

GARRICK BATTEN

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 nature of the district and employment dictate necessary transport and inevitable GHGe
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	reduces GHGe faciiltates social cohesion, capitalises on existing infrastructure

	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	personal choices for living locations must be subsidiary to other qualifications stated
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	Logical but not necessarily a planning decision as influenced by commerce
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	too open-ended
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	New infrastructure where necessary

	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	People are part of the environment and must have equal priority
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	history
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	history
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	VERY VERY strong support

	production. Please explain your choice:		
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			<p>Very strong support given current planning attitude that is ignoring Council priority policy to protect highly productive land and NPS authority, and especially given a planning response at a webinar that there had to be give and take when it is continually taking control of this limited resource of Heritage Soils, ranking them of lower priority for protection than water which is a nonsense when water can be stored, but soil is finite resource</p>
TDC - Environment and Planning	<p>11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:</p>	Disagree	<p>The mauri of Te Taiao keeps changing</p>
TDC - Environment and Planning	<p>12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?</p>		<p>Repeat answer to number 10 in relation to Waimea Basin Soils especially as they have critical location reasons for maintaining their productive source related to availability of labour and distribution. The irony of building a dam to supply irrigation water to these soils (in addition to guaranteeing urban water quantities and Waimea river flow minimums) should highlight the need to maintain the remaining area of Waimea Basin Soils for future food production for regional and national consumption and export income.</p>
TDC - Environment and Planning	<p>13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?</p>	Disagree	<p>Greenfields development and Village intensification Increases SH6 traffic density and GHG emissions, and destroys more high value Soils</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 Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		<p>b, d (Tasman), e</p>
<p>TDC - Environment and Planning</p>	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	<p>Strongly agree</p>	
<p>TDC - Environment and Planning</p>	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	<p>Don't know</p>	
<p>TDC - Environment and Planning</p>	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town</p>	<p>Agree</p>	

	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?	Don't know	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Don't know	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Don't know	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Agree	Nelson needs to take a greater share of responsibility for regional growth and ensure costs for development of the built environment including supply of water from the Waimea Dam
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	Strongly	Loss of Highly productive heritage Soils

Environment and Planning	with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	disagree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	Loss of highly productive Soils Ignores Future flooding risks in engineering modelling
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	Disagree	

	region.)?		
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	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	A new urban centre would support both Motueka and Richmond with reduced negative effects, and minimise projected loss of high value soils in the Waimea Basin. It also offers the opportunity for imaginative and gradual Urban Development
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 #31405

Mr Doug Hattersley

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Neutral	This isa loaded question. I support intensification of Richmond and Nelson - not undefined 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	Again, loaded question - 'where people want to live' is subjective. Priority is intensification.
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	As long as it meets the "20 minute city rule"
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	Yes, but the definition of highly productive can be misinterpreted. Medium productive land must also be retained
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed		Refer to my attachment. Summarised below: Objection to Tasman Village proposal Various questions on the detailed typologies proposed in Tasman Village and servicing. Reasons for objection: - expensive servicing - no detail of layout or

	anything?		typologies - only supporting landowners for their benefit - process of analysis used in the FDS - traffic impacts - highly productive land (disputes the assumption that T166 has low productive values) - support for existing RC consent at T166 for less intensive resi development (more rural res/lifestyle)
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	Refer to my attachment. Summarised below: Objection to Tasman Village proposal Various questions on the detailed typologies proposed in Tasman Village and servicing. Reasons for objection: - expensive servicing - no detail of layout or typologies - only supporting landowners for their benefit - process of analysis used in the FDS - traffic impacts - highly productive land (disputes the assumption that T166 has low productive values) - support for existing RC consent at T166 for less intensive resi development (more rural res/lifestyle)
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		b

	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 - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification)	Strongly agree	

	Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Agree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Agree	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed 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 -	28 Do you agree	Strongly	

Environment and Planning	with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	disagree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	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	Refer to my attachment. Summarised below: Objection to Tasman Village proposal Various questions on the detailed typologies proposed in Tasman Village and servicing. Reasons for objection: - expensive servicing - no detail of layout or typologies - only supporting landowners for their benefit - process of analysis used in the FDS - traffic impacts - highly productive land (disputes the assumption that T166 has low productive values) - support for existing RC consent at T166 for less intensive resi development (more rural res/lifestyle)
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		Refer to my attachment. Summarised below: Objection to Tasman Village proposal Various questions on the detailed typologies proposed in Tasman Village and servicing. Reasons for objection: - expensive servicing - no detail of layout or typologies - only supporting landowners for their benefit - process of analysis used in the FDS - traffic impacts - highly productive land (disputes

	think we have missed? Do you have any other feedback?		the assumption that T166 has low productive values) - support for existing RC consent at T166 for less intensive resi development (more rural res/lifestyle)
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Submission to the Future Development Strategy (FDS) 2022-2052

Submitters: Stanley Douglas and Marita Ann Hattersley



Reasons for objection to part of the FDS

1. References:

Our objection relates to the ‘Potential New Community near Tasman Village’ . The information in the FDS we relate our objection to is contained mainly in pages 33, 46, 47, and page 56 . The ‘ potential new areas’ are T-136, T-166, T-167, and T-168. Our property is adjacent to T-166 and is currently zoned as Rural 3.

2. Calculation of density of housing:

The FDS states that the capacity required to meet demand under medium or high growth scenarios can be achieved without the need to develop a new community near Tasman Village , and hence the potential new areas are not part of the core strategy .

However there are proposed District Plan changes being instigated by TDC in parallel with the FDS, and it is assumed these will include plan changes to the 4 areas referenced above if the FDS is approved in it’s current form. The level of plan change will require changes to residential in these 4 areas as shown below:

Block	Approx Area (sqm)	No. Sections in FDS	Gross area per section (sqm)	Nett area per section (sqm)¹
T136	1,400,000	1000	1400	1000
T166	1,500,000	1200	1250	850
T167	700,000	600	1170	770
T168	400,000	400	1000	600
Total	400ha	3200		

1. Nett Area is gross section less share of road, paths, stormwater corridors etc = 300sqm

There is no provision for commercial , a health centre or recreational facilities, green areas – but if they were , section sizes would be less .

Chap 9.1 on page 46 of the FDS also states that 'Within Tasman 21% of growth would be accommodated through intensification and 79% through greenfield and rural residential'. From the table above there would need to be 100% urban residential.

However, during the webinar on 30th March, a council member or consultant stated that it would in fact be feasible to accommodate all the houses envisaged & have room for commercial area(s) & community buildings like a school & health centre etc. It was also explained on the webinar that "we could do this by medium growth using terraced housing". On page 56 of the FDS there's the table showing different styles of housing on different lot sizes. 4th one down is "medium density residential: 2 - 3 storey terraced: 30-40 dwellings per hectare".

By inference there could be a few larger sections available if some areas accommodated 2-3 storey terraced houses

Therefore our interpretation of 'greenfield' can mean anything from medium density residential, standard residential, or large lot residential. 'Greenfield' is a non-defined term in the FDS so it is left to us to calculate what the density will actually be. In any event 3,200 accommodation units is a lot to squeeze into the 4 areas.

Overall it would mean a total transformation of landscape style in the area.

2. What we don't know :

Page 46 of the FDS states that within Tasman, 21% of growth would be intensification and 79% through greenfield and rural residential.

What we don't know, but will assume, is that the 4 potential areas in the vicinity of Tasman Village will be greenfield and there is no intensification as defined in the FDS

Please confirm this.

We also assume that the rezoning required for 3200 houses will be residential.

Please confirm this.

We assume that all services (water and wastewater) for the 3200 house will come from Motueka.

Please confirm this

There are no stormwater connections in the surrounding area

How will this be catered for?

3. Main reasons for objection:

3.1 The proposal to have these 4 unconnected (to each other) residential areas with expensive new services reticulated from Motueka has not been done from a planning perspective. If it was, the location of the areas would be centralised near existing services (that could be expanded) and have a defined existing village or town connection.

3.2 There is no plan of what the areas will look like i.e. no layout of different housing types, community service facilities, green areas, traffic routing, road layout changes. On this fact alone

of no plan or scheme to speak of , should be a reason to reject outright the proposed use of the 4 potential areas .

3.3 It is patently obvious that the 4 areas have been chosen as being available from compliant landowners who want to subdivide and capitalise on the FDS. For their own benefit. The 4 areas are not connected together as would be expected to rationalise the cost /benefit of bringing utilities and services to a planned development as would be expected in any planning strategy. The FDS is then trying to justify the 4 areas put in front of them , rather than analysing the parameters required for a strategic approach to providing housing. i.e. prioritising the reduction in travel times and use of vehicles, proximity to employment , schools , established communities, integration with existing towns, economic provision of utilities. From the completion of a proper analysis the areas are then chosen - not the other way around.

3.4 It is inconceivable that the Council would approve the creation of 4 separate residential areas in a rural environment where the provision of utilities is about expensive as it could be per housing unit . These satellite communities add further environmental damage through the extra road traffic and stormwater discharges.

3.5 The TDC state that if residential areas could be intensified to only medium density there would be no need for greenfield development. We therefore object to the 4 proposed areas near Tasman Village even being considered. It is only satisfying the thirst for commercial gains from the 4 landowners. If the proposed rezoning takes place after the FDS is approved , even though it is for only 'potential' new areas the die is cast and major subdivision will take place with the rezoning . It is therefore a back door strategy by the landowners to piggy back off the FDS for their own benefit through a subsequent plan change - even though further down the track the need for additional housing after the core strategy has run its course, presumably after a number of years, is not required .

3.6 . It was explained in the webinar that some of the areas, particularly T-166, does not meet the threshold of 'highly productive land' . This is a nonsensical approach and again evidence that the Council and its consultants are trying to justify the 'chosen land parcels' . The discussion and debate of the loss of productive land was carried out ad nauseum at the resource consent hearing for the subdivision of the T-166 area under Rural 3 by the previous owner. The arguments made on the loss of productive , and summing up by the 3 commissioners at the hearing , should be revisited by Council staff as it certainly doesn't support a strong case to progress with 1200 houses in T-166 (previous number in the earlier RC application was less than 100) . T-166 contained highly productive orchards which were , and are , a feature of the Tasman coastal area . If the consultants want to argue their special classifications of productive land to justify residential housing subdivisions they should take a hard look at the obvious evidence that the land is and always will be good orchard land.

4. Consideration of current zoning surrounding the 4 potential new areas :

Page 46 of the FDS discusses consideration of existing Rural 3 areas and how these could be leveraged to deliver a well-connected development. Our opinion on this is that the existing resource consent for T-166 should remain. The layout of the 4000 -10,000sqm sections under Rural 3 was deemed acceptable and allowed large green areas to remain between property clusters. Planting of wetland areas, gullies and community orchards were envisaged. With Ruby Bay and Brookview Heights zoned as rural residential, a new plan could involve the rezoning of all of the area between SH-60 and the coast between Tasman Village and the Ruby Bay /Seaton Valley Road, also to rural residential. Green corridors, wetlands, and community orchards could expand from T-166 to these other areas. This proposal connects the surrounding rural residential areas into one precinct. The minimum lot size would be 5000sqm which would be enough for a self-contained approved wastewater system on each property and water tanks. Provision of a maximum of 2000l/day per section of fresh water would be consistent with the current rural residential zones and put less of a burden on the ratepayers for expensive services for medium density housing in residential zones.

If T-166 moves from Rural 3 to rural residential, the number of lots could increase marginally where the plot size was 10,000sqm and could be halved but subject to a revised layout for approval.

The above is a compromise to the current proposal. This is not affordable housing but neither is the current proposal, but at least it protects some productive land, puts minimum stress on utility services, contains stormwater to be used within the sections, maintains the rural aspect and community, and has less stress on the road network, and more importantly less stress on the environment.

There would be probably 400 houses with this revised proposal, instead of 3200, which seems a reasonable contribution to the housing demand, especially since there is no need for the housing at all in the core strategy and if the Councils are strong enough to support their own policy of reducing commuter times, fighting climate change, and embracing the "20 minute city".

We therefore object to the current proposal outright but suggest a compromise as outlined in item 4 above.

SD and MA Hattersley
11th April 2022

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31406

Ms Floortje van Lierop

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	I dont fully understand the wording of the statement.
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	Strongly agree	Yes we need to build up, not out. And use whatever buildings are already there and use them in a smarter way. We need to have more people living in the CBD to make it a livelier place and to reduce the number of people that need to commute.

	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	I agree we need to build new housing where people have good access to jobs, services and amenities by public and active transport. The second part, 'in locations where people want to live' is an unclear addition. A place that initially may not appeal to people in its current state could very well be made more attractive e.g by well thought-through, high quality architectural tweaks and improved 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:	Strongly agree	yes, we cant just build for wealthy pākeha - there is huge need for affordable housing throughout the community.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain	Don't know	Unclear statement

	your choice:		
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Neutral	I find it difficult to answer when the statement consists of two components. I'm not sure what 'integrating new infrastructure with growth' exactly means. I am in favour of making use of existing infrastructure (and upgrading it where needed) to accommodate growth. In terms of infrastructure: safe bike lanes need to be everywhere, we are hopelessly behind in that respect.
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 obviously need to put nature first, at all times.
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	Agree with this aim. We are currently incapable of dealing with the destruction caused with serious droughts, fires, storms etc, and this will get harder in the future when any given year might contain a number of those challenges.
TDC - Environment and Planning	09 Please indicate whether you support or do not support	Strongly agree	Significant changes are required to better protect our region from the effects of climate change and natural hazards. I'm especially worried about the huge areas of land in our region used to grow pine and the erosion caused by the growing and harvesting of pine.

	Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:		
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Don't know	Too many definitions of primary production so I don't know what it refers to. If it refers to growing foods (sustainably) I am in favor of it being a priority to increase our resilience and reduce our carbon footprint. We need to significantly reduce the number of cows though (if this is part of primary production).
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	Yes the natural world (and restoration of it) needs to be our priority.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Re the often mentioned modal shift – our region should aim to become the biking capital of Aotearoa. It could be a serious drawing card and help bring the modal shift about. We have world class recreational trails, now we need the infrastructure in town so people can safely bike everywhere rather than having to take the car. The number of parents in Nelson Whakatū who will not let their children walk or bike because they feel its unsafe, is staggering. The number of teenagers that want to drive (and own!) a car as soon as they can cause its fast and safe, is staggering. It can all change if NCC really invests in cycling and ignores the conservative nay-sayers. The mindset/culture will not shift until the infrastructure is there and can be depended on.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but	Don't know	I dont know enough about this.

	<p>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>		
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>Build UP, not out, close to CBDs. Think of quality, and usability. Enable sustainable, community-oriented, and light-footprint developments. Keep green spaces where you can and look at Richmond for an idea of what NOT to do (Bateup Rd, Paton Rd, Hart Rd)</p>
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to</p>	<p>Strongly agree</p>	<p>See above comments, use buildings that are already there including empty retail spaces and make them a joy to live in.</p>

	happen very slowly over time. Do you have any comments?		
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Don't know	Havent looked into this specific spot
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	Havent looked into this specific spot, but definitely against the type of building that has happened along Bateup Rd. Please see Magdalena Garbarczyk's excellent article on this type of buidling, and get experts like her involved. https://www.stuff.co.nz/business/property/300446371/the-silent-sprawl-thats-killing-off-our-quality-of-life
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Don't know	See above
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Don't know	See above
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any	Don't know	See above

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

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

Environment and Planning	agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>I dont have much to say about where and how our region needs to grow – does it really need to grown? And endlessly? Its a shame that we need have houses everywhere.</p> <p>Its hard for me to picture this growth, and to imagine how much land is required but I do believe we need to first look after those who currently live in poverty in sub-par rentals before we try to make our region an attractive place to move to from elsewhere. We need to make housing more affordable, and use land to look after those who currently don't have a house yet, not those who want a bigger one. I'm all for getting people to move into and around the CBD. Make our town livelier, reduce the number of people having to commute. It's insane to see all those cars streaming into the city in the morning and out again at the end of the work day. Get exciting, visionary urban planners involved and do it now, people are going to run out of patience with the CBD.</p> <p>As also indicated under number 12, I believe our region should aim to become the biking capital of Aotearoa. It could be a serious drawing card for visitors and help bring the much talked about modal shift about. We have world class recreational trails, but we need the infrastructure in town so people can safely bike everywhere rather than having to take the car. The number of parents in Nelson Whakatū who will not let their children walk or bike because they feel its unsafe, is staggering. The number of teenagers that want to drive (and own!) a car as soon as they can cause its fast and safe, is staggering. It can all change if NCC really invests in cycling and ignores the conservative nay-sayers. The mindset/culture will not shift until the infrastructure is there and can be depended on.</p>

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31407

Mrs Sarah Whittle

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	We need to take climate action urgently. However, I'm not sure that this strategy really reflects this urgency. The proposal appears to include a lot of greenfield developments for stand-alone houses far away from anywhere to work. I expect that this will make us drive our cars more - not less. It also means that people who could be living more centrally, with a comparatively small carbon footprint, may now buy a house on the edge of town instead to live a more carbon intensive commuting lifestyle. Stand-alone houses do not support reductions in GHG emissions. More multi-unit compact and low carbon residential developments should be prioritised.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller	Strongly agree	If more people live in our centres, then these will become more vibrant and interesting. It also means that people can actually walk and cycle to work instead of adding more cars to our traffic jams. However, I'm not sure that the proposed strategy is really going to achieve this. There are so many new greenfield sites in this strategy, that many people, who would otherwise buy in the centres, are likely to instead just buy a house in the suburbs.

	settlements. Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Absolutely! That would immediately cut down how much time we spend in our cars. There are so many better things I can think of for spending my time, than sitting in a traffic jam. Also, with the price of petrol today, not everybody can afford commuting long distances anymore. However, I'm not sure that the 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:	Strongly disagree	I'm not sure about that. We seem to predominantly provide for large stand-alone houses, but there is a lot of demand in our community for smaller, more affordable, and other housing options. It seems like we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. Maybe we should protect what makes our region so special and focus more on providing cheaper housing options in our towns and centres, that our community so clearly needs.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is	Agree	Yes, this is important, but we need to make sure that we focus is on infrastructure that we can afford in the long term. Our rates keep going up because maintaining the spread out infrastructure in our sprawling suburbs costs so much. It would be better to pay a little bit more

	planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		up front to have a more efficient system that enables intensification and is also cheaper to maintain in the long term - infrastructure that supports healthier and less carbon-intensive modes of transportation, prioritising walking, cycling, as well as efficient and convenient public transport.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We need to protect and restore our natural environment. However, I can't see where and how the proposed strategy is really going to achieve this. The best strategy would be to confine development to our existing urban areas. Turning more of our beautiful countryside into concrete and tarmac monotony will only put further strain on our natural environment.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	Yes, sadly we have to plan for the effects of climate change. Shouldn't we therefore protect our rural and natural land as areas to mitigate future flood risks, fire risks, provide security of local food production, etc.? It seems that the proposed strategy is reducing these areas even more. Wouldn't that do the opposite and increase the overall risk to our assets and population?
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	I have noticed that most proposed new greenfield areas have stayed away from areas at risk of flooding (including inundation due to sea level rise), fault lines and slip prone areas. However I'm missing a strategy for how our future urban areas will be resilient and future proof.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for	Strongly agree	For me this question goes beyond productivity. Of course we need our land for food production, but it also needs protecting to preserve the wonderful landscape character that makes our region so special. However, I'm not sure that the proposed strategy is really going to achieve this. The strategy proposes many greenfield expansions that eat into our productive countryside. Shouldn't we better limit

	primary production. Please explain your choice:		development to our existing urban areas?
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	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?		Please see uploaded file.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	There is too much greenfield expansion - the same mistakes we have made in the past. Instead the FDS should concentrate development on existing centres in close proximity to employment, services and public transport. Neither greenfield land expansion nor more rural residential housing actually deliver the outcomes claimed in the FDS. All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development must be limited to development that increases the number of jobs locally. We need to protect our natural and productive landscape better from development, as this is what makes our region so special after all. Let's not kill the golden goose! The 'along SH6' jargon as a selling point is disingenuous. It's a highway that will need to cater for many more cars and probably need to be upgraded when the proposed developments go ahead. More kilometers driven, more greenhouse gases, and higher rates. I cannot see how this proposal meets the objectives. I think that the proposed strategy needs to be reconsidered to better reflect the Council's objectives.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please		(b) Intensification within existing town centres (f) In Tasman's existing rural towns Growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance

	<p>list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		<p>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>TDC - Environment and Planning</p>	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	<p>Agree</p>	<p>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets. Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living. I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough.</p>
<p>TDC - Environment and Planning</p>	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	<p>Agree</p>	<p>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. Also, I think we would get more people to live 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</p>

			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	<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? The carparks that make up the majority of Richmond are ripe for redevelopment. How about a multistorey carpark, then creating comprehensive mixed use redevelopment along Queen Street and throughout the carpark areas. All businesses on Queen Street, when they are due to be refurbished, should be adding offices / residential spaces above. I would love for people to be able to live in the centre of Richmond so it feels alive, like towns in Europe. There should be bike parking spaces everywhere, and good connections to public transport so there isn't such a high demand for cars.</p> <p>Also, can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.</p>
TDC - Environment and Planning	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	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 via cycle

	intensification) Any comments?		and walkways. 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	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) (as well as employment opportunities) are smaller housing options to cater for local needs. Currently members of the local community that want or need to downscale are forced out of their local community. There is already greenfield capacity available in Māpua and the rules for these areas should be changed so that a variety of housing requires a significant percentage of smaller housing options. The same applied for existing residential areas in and near the town centre.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

	Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea level rise. The proposed rural residential developments only fragment our landscape and compromise rural productivity. There is no justification to provide for more of this.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal	No	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. This area is far away from jobs, it covers highly

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village. This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years. It is also not supported by iwi.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	We should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage - not just roll out more light industrial along SH6 in Hope. A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond). Otherwise Hope will just feel like a bad suburb of Richmond, surrounded by car yards.
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		As per Q32, we should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Strongly disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and	Strongly disagree	

	business growth sites in Tapawera?		
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Generally, growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance housing with jobs. If there are no local jobs then there should be no new houses, but business opportunities instead - otherwise people will only end up having to commute long distances. We also need to recognise the needs of other members of our communities such as retired people that are looking to downscale. So some intensification targeted at those needs would be acceptable.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		We need to fundamentally change the way we approach growth. Instead of focussing on short term budgets we need to take a longer view - isn't that exactly what a 30 year strategy should be doing? Then why do we still promote sprawling suburbs, when we already know that energy will only become more expensive, resources sparser and when we already know that we will have to live a lot more efficiently? We need to think about how much growth we really need. Rather than just seeing growth as a numbers game, we should be thinking about the quality of our environments both our urban spaces, but also our rural and natural landscapes. We need to stop "business as usual" and start taking climate action seriously. We need to reduce our carbon footprint. We need a strategy that also provides direction and actions on how to deliver on the need for climate friendly, well-functioning towns and villages. This strategy, as proposed at the moment, does the opposite.

My answers to the questions so far have been based on responses from the group NelsonTasman2050 - however I personally feel very strongly about this. As someone coming to this beautiful region from the UK, in the past 12 years the amount of construction and developments has been staggering. Every time my parents come to visit there are less and less fields, and more and more single storey houses, which are now crammed into their sections with little connection to the neighbouring houses and their outlook / light etc.

It feels to me that TDC (and the developers that they work with) are just repeating what they know. The time has come for this to stop. We have had enough. And I think that people (I'm particularly looking at developers and real estate agents) need to rethink what is of value - sustainable, community orientated houses with a small footprint that meet the needs of people and the planet; or the number of bedrooms and plot size?

Our obligations to the planet and climate change mean that we have to change our ways. New Zealanders are completely dependent on cars. I was astonished to discover that only about 100 people actually live in Nelson!!! Why on earth aren't the buildings in the centre of towns occupied? What crazy planning rules are there that prevent them from living and working in the same space? I know nothing about this, but it seems completely ludicrous. The outcome of this is that thousands of people drive from the outskirts of the towns into the centres and then back home again, leaving the towns dead at night with no character or interest. What a waste of space, time and fuel!

I have seen lots of evidence about creating communities with an active centre and homes that are walkable or cyclable from work places. I have not seen one piece of evidence that states that creating more developments that sprawl out into the countryside and over our productive land is the way to go.

Financial reasons: I strongly recommend watching this video - [Suburbia is Subsidized: Here's the Math](#) In every case, mixed-use walkable neighbourhoods financially outperform car dependent suburbia EVERY SINGLE TIME' And at 8.38 where a city decided to not sprawl and has remained solvent. With the increase in rates going up and up, can Nelson and Tasman even afford to build these suburbs? I think it's a very short sighted approach. I think you might be going broke if we forge ahead with sprawling developments and the infrastructure that they require.

I would like to see the following:

Building density - I don't understand why covenants on sections on new developments require houses to be a minimum size - we need to see what the community needs, not provide unaffordable homes that require the use of a car to be able to live there. When the shops on Queen Street in Richmond are refurbished, all the landowners should talk to each other - these could all have offices, apartments etc above the retail spaces. Let's actually provide people with the opportunity to live in Richmond before we sprawl out into the countryside. The design of buildings should be overseen by a central group, so that occupiers are all able to access natural light, views, green space and that they 'communicate' with each other with a common theme / colours etc.

Walking and cycle ways - many people are forced to use their cars because there is so little viable public transport, or to walk or cycle is just plain dangerous. Now that eBikes are becoming so common there should be cycleways throughout the suburbs and area that enable people to get to and from work safely & healthily.

Car parks - if we need to have them, why not have a multistorey car park in each town (this can look attractive!), or park and ride. Then the central car parks in Richmond and Nelson can be developed into vibrant mixed use buildings, parks and community spaces. I just think the current car parks are a complete waste of space. Why destroy fields and build roads etc when you already have these spaces available. We are planning for 2050 - how will people move around then? By eBike, electric cars or

public transport? With the rising cost of fuel it may be prohibitive for people to be able to use cars as we do now.

Heritage buildings and traditional houses - Yes, we do still need to retain historic and heritage buildings with significant importance or character, but NZ housing stock has typically been of poor quality and bad for people's health (and power bills). However, I think there are more than enough detached homes now available for those that wish to live in them. I think the developers have a fixed mindset of what a kiwi house should look like. More and more people have lived overseas and know that the standalone house on a quarter acre plot isn't the reality for most anymore. I have spoken to people who bought a section in the Hart Road development and were dismayed that there was a minimum size! My autistic son one day will need a home, it is unlikely that he will drive. However covenants mean that group homes for those with disabilities are not an option in these developments (which is pretty abysmal as he is part of the community just as much as anyone else) and he will need to get to amenities by public transport or on foot - so he'll need somewhere pretty central. There will be many many others in a similar position to him, those who are unable to live in the new developments due to costs, covenants or distance from amenities.

Anyway, that's enough from me for now - I hope that you read this and that I can actually make a difference to this situation.

Sarah Whittle

The response to Q12 from Nelson Tasman 2050:

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

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

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

It looks to me that 99% of our existing housing stock consists of large stand- alone houses. There is a lot of unmet demand for smaller houses and units though. Some people are worried that intensification would make us all live in apartments. I think that our councils need to communicate a bit clearer that by redeveloping house sites to accommodate more smaller units, we would actually get closer to a housing mix that is better aligned with our real demand.

There would still be plenty of traditional houses left for people who prefer them - even without building any new ones.

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

Why do we have such strict zoning rules in our centres that hardly let us build up or house more residents on our land and then argue that we need greenfield expansion to cope with growth? Wouldn't it make more sense to allow people to build up and provide more and smaller units (e.g. divide their large house into a number of independent flats) in our existing centres?

It would be good to see a stronger strategy for Nelson City Centre, where 6000 people come to work everyday but only about 100 people live... When we try to get more people to live in our centres, how do we make sure that they don't have to live in slums? Are there any controls to make sure that everyone has a nice view, gets sunlight and that there are playgrounds for children and families, parks etc.? There is a lot of talk about packing more people into our centres, but not a lot about the quality of living conditions that we should provide to make urban living an attractive choice.

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

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31409

Dr Andrew Tilling

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	Compact urban form has the potential to reduce the use of oil-based transport emission
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	This is generally sound but it depends on the location and size of the 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	This general principal is sound but it may not be compatible with where people want to live if this is in vulnerable coastal area for example
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 would have the choice as there are differing household sizes and set-ups.
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	Making provision for growth is sound, but this depends on what and where it is and what constraints there are on supply of land.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	Efficiency should mean avoiding urban sprawl and ribbon development and the development of greenfield sites which are far from existing infrastructure, such as at Tasman

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We have already trashed much of the natural environment around the region
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	It remains to be seen as the TDC and City Council have limited resources and the TDC is heavily indebted. Central government financial help and advice is needed
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	This is not evident in the FDS. There are known hazards such as earthquake and sea level risks which the Council's will not be able to handle alone.
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	This should go without saying as the Waimea Plains is one of the few areas in the country with high class soils for food production

	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	Not all change has been beneficial as we have seen in the past with deforestation, pollution of terrestrial sites (Mapua) and estuaries for example
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		The outcomes should meet the needs of the local community , not developers. This is not evident as there is no cost-benefit analysis of the preferred outcomes
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Disagree	The Atawhai-Wakefield axis seems logical but to include Motueka and Mapua is not sufficiently justified.
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) ; (b)

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	I agree with intensification but this is only part of the issue. WE need to think about residential "liveability", i.e. health and amenity aspects, otherwise intensification can just lead to cramming people into unsuitable housing
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Strongly agree	It's central
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	There are a mixture of uses here at present which would have to be resolved
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Neutral	It's central but there's need to prevent it becoming another commuter suburb

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	It's central but there's need to prevent it becoming another commuter suburb
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Greenfield sites should not be considered without a cost-benefit analysis due to the highly vulnerable nature of Motueka to 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?	Strongly disagree	There is no need to intensify development there as the existing planned expansion of the town is already creating service problems and there is no need or space for commercial expansion
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	Greenfield expansion just encourages more sprawl. It would be better to relax the rules on multi-purpose dwellings and offer incentives for mixed housing
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	Greenfield expansion just encourages more sprawl. It would be better to relax the rules on multi-purpose dwellings and offer incentives for mixed housing closer to shops and facilities
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	Greenfield expansion just encourages more sprawl. It would be better to relax the rules on multi-purpose dwellings and offer incentives for mixed housing
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Disagree	This will just encourage more sprawl

	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.	Disagree	This will just encourage more sprawl
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	This will just encourage more 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	This will just encourage more 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.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part	No	This will just encourage more sprawl. The proposal should be justified by a full cost-benefit analysis

	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	It is difficult to comment as it is impossible to predict business and light industrial growth in a highly changing technological world. E.g. remote work has been enabled by high speed internet conn
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.		n/a
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Strongly disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Strongly disagree	

TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Generally growth should only be enabled through intensification
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		There should be a staging of development spelt out in the strategy. We should take climate change seriously, and reduce our carbon footprint. Growth should be based on community needs and environmental limits, not the dictates of the market and attempts to accommodate more development.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31410

Mr Scott Smithline

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	Strong support. There is undisputed linkage between urban form & transport emissions. But, it's hardly the only strategy needed to reduce emissions sufficiently.
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	Strong support. Low density developments are fail in the area of 21st Century climate imperatives: they are inefficient & compromise the ability to face a low emission - low energy future.

	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	Access to jobs via public transport or safe cycling only. Discourage automobiles & travel distance as it violates climate crisis 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:	Agree	Agree if community diversity is achieved with greater density
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	Strongly oppose. "Meeting Demand" puts our environmental future in the hands of a 'economic-driven' model & not BIG PICTURE socially responsible. We're suffering from this antiquated model.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	Strongly oppose. Again, please forget the 'antiquated economic model' that got us into the trouble we're facing. Well-planned infrastructure 'yes' but the focus MUST be on CLIMATE above all else.

	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 support outcome. Crucial & deserving high priority!
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	Strongly support. The climate crisis is real, it's here & problems will escalate. Believe FDS is not addressing climate crisis adequately.
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	We'll see. I feel we should be far more pro-active
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Don't know	Carbon capture, organic agriculture fit my definition of 'primary production' so if this is prioritised, great.

	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	Re-phrase. 'all change helps'... to 'all respect helps'. Time to stop exploiting the earth in the guise of 'change'
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	Re-Think growth models please
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		Let's start creatively with B. Lots of good models around the world to emulate

	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	Why slowly if you're indeed committed? Plenty of inner city NCC land to repurpose & create new income streams for NCC. When you say 'slowly' (in a small town) I'm very disappointed
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	Intensification around centre is far gentler to environment than spread
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Strongly agree	See 16
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Strongly disagree	Feel some places should be protected from too much intensification
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Strongly disagree	See 18
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 disagree	see 18
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	Keep green spaces green - they're not making anymore
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 22
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 22
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	see 22
TDC - Environment and Planning	26 Do you agree with the location and scale of	Strongly disagree	see 22

	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	See 22
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	See 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.	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	I oppose the proposed Tasman Village. Not needed in foreseeable future & violates my feelings about 'greenfield' development. Commit to intensification

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		IF YOU DON'T MAKE 'CLIMATE' YOUR #1 CONSIDERATION FOR EACH ASPECT OF 30 YEAR PLANNING and continue to use old economic models & concepts of 'growth' that aren't innovative & creative we're missing a huge opportunity

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31411

Mrs Moira Tilling

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 reduce car use to reduce carbon emissions.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	More people would be able to walk and cycle to work and to commercial centres

	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 need to reduce individual car use.
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	People need to downsize once their children leave home. Town houses and flats are urgently needed to give people a choice of what size home they have.
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	We have a surplus of stand alone 3 bedroom houses, driven by developers intent of being able to sell high price houses. Surely we need to protect the scenic beauty of our district.
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 keep infrastructure costs down by limiting spread of housing.

	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 need to protect our 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:	Neutral	Yes, it is urgent that we plan our residential areas so that the houses can survive climate change. TDC is heavily in debt and has imited resources.
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 will not be able to cope with climate change or earthquake.
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	It is essential that all A1 class agricultural land be protected from development. As our polupulation grows, we will need even more land to grow food on! I am very concerned that the strategy has earmarked a lot of A1 class soils for greenfield development!!!!!!

	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	Not all change has been beneficial.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		We must not sell off our scenic country areas for 3 bedroom stand alone housing when the schools, medical facilities, shops and essential facilities will require these residents to drive their cars everywhere. Developers must not dictate what happens in our district. Instead, we need to build upwards in our residential areas to accommodate the people who need to live there. The government has asked for intensification of infill housing - townhouses and flats. That's what we need. The outcomes should meet the needs of the residents.
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	More of the same that has been shown to weaken communities and increase car use and gobble up agricultural land. No thanks!
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)		(B) and (a)

	<p>Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	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	Smaller housing options are needed.
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Strongly disagree	People need parks and playgrounds. It's not a good idea to pack more people into back sections
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed</p>	Disagree	Where are these extra people going to get jobs? They'd have to drive a longway.

	around the centre of Brightwater? Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	Again, there's not enough work in Wakefield
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 small home shortage and a medium sized home shortage. But people need to be able to easily get into town. Also, Motueka is very low lying and will be vulnerable to 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?	Strongly disagree	There is very little work in Mapua. More houses will just mean more car use into Nelson and Motueka. What aging residents in Mapua need is smaller sections and town houses. The change TDC is suggesting just changing rural residential into low density housing. The school cannot cope with more students, the medical centre can't cope with more patients. There are not enough essential facilities to accommodate more residents
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	Protect our landscape from even more housing development!
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	Protect our landscape from even more housing development.
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	We need to protect our A1 class soils from housing developments.

TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	There is no work there and we need to protect our landscape from more housing development.
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	Not enough work here for more people. We need to protect our countryside from more housing development.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.		Motueka needs to be very carefully planned because it will be vulnerable to sea level rise and flooding. The agricultural land around Motueka needs to be protected from housing development.
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	Not enough work for more growth. We need to protect our agricultural land from more housing development.
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	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	We need to provide more opportunities in areas that have a known employment shortage - not just roll out light industrial along SH6
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		See answer in 32
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	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	Strongly disagree	

	business growth sites in Tapawera?		
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Growth needs to be by intensification and in both existing rural towns and town centres, but it needs to balance housing with jobs. Retired people want to downsize and remain in their towns. change the approach take a long term view (30 years!!!) avoid sprawling suburbs because energy will become more expensive, resources sparser and we need to live more efficiently. How much growth do we need? Reduce our carbon footprint,
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?		Answer is in box 39. I put it there by mistake.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31412

Ms Rose Griffin

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	The climate emergency demands that we take action to reduce the requirement for so much use of private vehicles. I would like to see more emphasis on the prioritising of excellence in urban design with a focus on intensive housing, not urban sprawl.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	Yes please. Our cycling network is a fabulous start and can be further improved to encourage less car use. Greenfield developments should be reconsidered though. High value agricultural land is probably not the best place to put sprawling housing developments.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Yes please. But many of the greenfield sites proposed in this strategy are too far away from work and schools and this will only encourage more car use.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Yes please, but lets have more innovation in urban design and architecture, rather than more urban sprawl. Developers are necessarily the best people to be leading the way in the shape of our new developments. Local government has a role in leading the thinking and providing innovative solutions. I would like local government to put out the call to other groups, to come up with housing solutions which are not based on a model which is outmoded and land-hungry.
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	Does this mean, to "meet the demand of developers"? If so, this is not currently providing us with the best solutions.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	Yes, but the infrastructure models we have used in the past may no longer be relevant in this climate emergency. We need infrastructure that supports the aim of less reliance on motor vehicles and more connection to the natural world.

	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	Of course! But how does this strategy, with it's increasing greenfield developments, prioritise this?
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	Again, yes. So lets maximise our ability to produce food locally - don't use our fertile land for housing.
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	Great goal.
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. Please don't allow major development on productive greenfield land.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I would like local government to take the lead rather than the developers taking the lead. We do not need more of the same. We need intensification and we need it to be done well, so we do not end up with intensive developments that are future slums. Nelson Tasman has a reputation for beauty and creativity. Those are the two values which we need to work hard to maintain, rather than killing the goose which has laid our golden egg. Unmitigated urban sprawl is at risk of creating a huge new set of problems, not the least of which will be traffic. Tauranga, in particular, is an example of a city whose development has led to huge traffic problems, where none previously existed.
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	Growth should be through high quality intensification rather than more urban sprawl.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please		B. Intensification with existing town centres F. In Tasman's existing rural towns

	<p>list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	<p>Yes, and:</p> <ol style="list-style-type: none"> 1. Existing large trees should be protected. The inner city is particularly well treed and this is a fabulous asset. Moreporks are currently heard around the cathedral area and the trees are critical to retaining the quality of the city. 2. More heritage areas should be designated, to ensure the best of the city's heritage is retained 3. If Nelson is to implement the new medium density residential standards, allowing up to three storeys on most sites without the need for a resource consent, we need to take great care prior to taking this step. Urban design experts have expressed concern over the implications of these standards and again, local government must take the lead by seeking best practice recommendations in order to avoid destroying the character of our city.
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Agree	<p>Yes, but again, it is about excellence rather than patchy infill. This is a flat area, which is ideal for higher buildings, as long as sun and views are maintained.</p> <p>Can local government promote an Urban Excellence concept, encouraging developers to look beyond traditional ways of working?</p> <p>Also, if we are to be living more intensively, we will need more greenspace, allotments, urban forests and playgrounds, as we will not have our own gardens.</p>
TDC -	<p>17 Do you agree</p>	Agree	<p>Yes, but again, it is about excellence rather than</p>

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?		patchy infill. Can local government promote an Urban Excellence concept, encouraging developers to look beyond traditional ways of working? Also, if we are to be living more intensively, we will need more greenspace, allotments, urban forests and playgrounds, as we will not have our own gardens.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	Increasing the size of satellite centres is simply going to add to the commuter traffic.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	Increasing the size of satellite centres is simply going to add to the commuter traffic.
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 is large enough to become something more than a satellite centre, so development will be required here. However, again, please do not simply leave it to developers to control. They are not experts in urban planning or in innovative architecture. Local government could take the lead to help encourage excellence in design.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	Mapua is a satellite town and as such, more urban sprawl would just add to the commuter traffic problems.
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	Bayview - yes. Maitahi - no. Orchard Flats - no. These areas are a recreational treasure as should be retained as such for future generations.
TDC - Environment and Planning	23 Do you agree with the location and scale of	Strongly disagree	No more urban sprawl

	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.	Strongly disagree	No more urban 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	
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.	Disagree	Some development will be required in Motueka, including because sea-level rise. However, the location of this needs to be carefully considered in order to avoid the requirement for increased vehicle use, and the destruction of horticultural lands.
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	No more urban sprawl
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield	Strongly 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	More intensification, less urban sprawl and definitely no satellite towns.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Strongly disagree	We do not need more light industrial along SH6 in Hope. This highly productive land should not be used for industrial development. This is not the type of innovative thinking that we need in order to address climate change.
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 sites need to be located where they have a client base. There must be surely be data available, with recommended minimum population bases required in an area in order to sustain a new dairy or supermarket.
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	Don't know	

	residential and business growth sites in Murchison?		
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?	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?		Large scale urban sprawl should be discouraged. Well designed intensification should be encouraged.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		We are in a climate emergency and we need to be proactive 1. minimise the need for private car use 2. local government to actively seek and promote excellence in urban design and architecture 3. maximise opportunities to enhance the natural landscape

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31414

Ms Terry Rosser

Speaker? False

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

	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:	Disagree	You may never meet all the demand for residential and business land and endlessly building on greenfield sites isn't the answer.
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:	Agree	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Agree	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Disagree	Not sure the balance between intensification and greenfield expansion is right.
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.

	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	If done well it will help make Nelson a more vibrant city.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Neutral	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Strongly agree	If done well it will help Richmond become a more vibrant town.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	Need to make sure the number of houses are in keeping with the rural nature of the town and are concentrated around the main township.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC -	20 Do you agree	Neutral	

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?	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.	Don't know	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	Proposal for T-01 Shannee Hills and T-03 Jeffries Rd would fragment rural land and are not in keeping with the rural character of the area. They would also split the town and have significant traffic implications.
TDC - Environment and Planning	26 Do you agree with the location and scale of	Don't know	

	proposed greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>See attached. Summarised - opposes T01 and T03 for reasons related to traffic management, flood risk, effects on rural environment, amenity values (cycle trail), effects on wildlife.</p> <p>Increased traffic at the Robertson Rd intersection with State Highway 6 has already been identified by the TDC and Waka Kotahi NZ Transport Agency as an issue due to its limited visibility.</p> <p>Flood risk T-01 Jeffries Road.</p> <p>The zoning changes required for subdivisions at T-01 Shannee Hills and T-03 Jeffries Rd will lead to the fragmentation of rural land and have</p>

			<p>adverse consequences that are inconsistent with the aim of the TRMP. Jeffries Rd and the surrounding area are home to a healthy population of indigenous wildlife including protected species. Maintaining the rural nature of this area will help protect these populations and aligns with the TDC's proposed biodiversity strategy.</p>
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Terry Rosser - Sub # 31414 - 1

Opposition to greenfield housing areas in Brightwater

I would like to oppose the inclusion of T-01 Jeffries Rd and T-03 Shannee Hills in the TDC Future Development Strategy for the following reasons:

Traffic management

Increased traffic at the Robertson Rd intersection with State Highway 6 has already been identified by the TDC and Waka Kotahi NZ Transport Agency as an issue due to its limited visibility. This was identified as part of Plan change 57 in response to submission C57.3982.1

- **3982 Seifried, H & A and Barlow, R & F**
 C57.3982.1 Remedy: Rezone part of R & F Barlow and H & A Seifried properties surrounding the Seifried dam and including the ridgeline behind the Seifried dam from Rural 1 Zone to Residential Zone (approx. 9 ha – map supplied).

Further Submissions :	Oppose	FC57.806.6	NZ Transport Agency
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Source:

Summary of Decisions Requested in Plan in Change 57 Submissions

Staff Evaluation Report : 619 - Change 57: Residential Zoning, Servicing and Growth
<p>The land would not be prone to flooding, and would require specific stormwater design to ensure the development would not cause increased flooding on the flat land downstream.</p> <p>Other considerations such as visual effects of buildings on a prominent ridgeline and servicing need to be considered. Currently, there is no servicing and no provision for servicing. In addition, increased traffic at the Robertson Road intersection with SH 6 is also an issue as the intersection has limited visibility.</p>

Source: Environment and Planning Committee TRMP Hearing 74 Change 57: Brightwater Strategic review, 2 June 2017

Over 600 new houses on T-01 Jeffries Rd and T-03 Shannee Hills will result in significant additional daily traffic movements at the intersection of Robertson Rd and SH6 therefore increasing the likelihood of accidents. During peak times the additional vehicles waiting to exit onto the highway will also cause congestion on Robertson Rd, exacerbating an issue that already occurs at peak times. Although the speed has been reduced to 80km on this part of SH6, the reduced visibility due to bends in the roads means cars do still get caught out by through traffic from both directions.

Vehicles joining SH6 at Robertson Rd will also have a flow on effect to the intersection at Ellis St/River Terrace Rd/SH6 which is already a cause for concern for the community.

Flood risk T-01 Jeffries Rd

Jeffries Rd stream and Pitfure stream are contributing waterways to the flood hazard affecting Brightwater. During the winter months and heavy rain events, land surrounding these streams is often waterlogged, and on several occasions last year alone, Lord Rutherford Rd South through to Higgins Rd had to be closed due to flooding.

The land on Jeffries Rd is already known to be damp underfoot even in summer months and while remediation work could be done to make this land suitable for intensification, TDC has previously acknowledge remediating flood risks can have an environmental impact which may include flooding on other properties. In the case of Jeffries Rd this would include properties along Lord Rutherford Rd South.

Rural Environment Effect – TRMP

Chapter 7 of the TRMP acknowledges that:

- the occurrence of residential activities in rural locations may create pressure to limit effects of rural activities: effects that are acceptable in an environment of other rural activities may not be acceptable to residential neighbours and so create reverse sensitivity effects. This may further constrain the practicality or viability of some rural activities.
- changes in the use of rural land can also have an effect on natural drainage characteristics within catchments, especially where there is a change in vegetation cover. This leads to changes in the flow and quality of stormwater, particularly within lower reaches of water catchments.
- an important aspect of managing rural environmental effects is recognising the qualities and character of rural areas, the legitimacy of existing established activities and a range of potential future activities that involve the productive use of the land resource, particularly those that support the processing and transportation needs of plant and animal production.

The zoning changes required for subdivisions at T-01 Shannee Hills and T-03 Jeffries Rd will lead to the fragmentation of rural land and have adverse consequences, such as those highlighted above, that are inconsistent with the aim of the TRMP.

Amenity value – cycle trail,

There is already a popular cycle trail from Brightwater to Wakefield that crosses Katania Heights and Jeffries Rd. With more houses being built in Brightwater and Wakefield townships this cycle trail will see the number of users increase. Additional housing at the proposed T-01 Jeffries Rd and T-03 Shannee Hills sites will reduce the safety of cyclists at these intersections and adversely affect the value of the cycle trail to the community.

Amenity value - other recreation

Jefferies Rd is used by many local families for their recreation, be it walking their dogs, horse riding, jogging, or biking with young children. It is a quiet, safe, picturesque space that people enjoy. During the lockdowns there was a steady stream of people using this space for their daily exercise. While Jeffries Road will still exist, building approx. 500 houses on the road will remove this amenity as it will no longer be a desirable location for recreation.

Effects on Wildlife

Jeffries Rd and the surrounding area are home to a healthy population of indigenous wildlife including protected species. Maintaining the rural nature of this area will help protect these populations and aligns with the Tasman District Council's proposed biodiversity strategy.

Summary

Given the above factors I believe that these areas are not suitable for inclusion the TDC Future Development Strategy. Councillors should consider the cost and risk around remediation of the mitigating factors contributing to the unsuitability of these sites.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31416

Tim Leyland

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	Tapawera and Districts consists of a network of river valleys. These are subject to flooding. Extreme rain events are predicted to increase due to climate change. Everyone, including TDC, have an obligation to reduce GHG emissions. The TDC outcome 2 supports intensification but the overall proposal appears to include alot of "ribbon development" on green field sites. The FDS needs to make it much clearer how the latter approach will help reduce GHG emissions.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	We note the many new greenfield sites in the overall strategy. We would like to see Tapawera strengthened in terms of size so that we have a critical mass of services. At the moment many people living in Tapawera and Districts commute to Richmond and Nelson for work and services such as supermarkets, farm and engineering supplies. By having more people and businesses in this area there will be less need for the commute.

	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	Many of the greenfield developments proposed in the strategy are arguably located far away from jobs and services. We would like to see more thought in how to make some of the rural townships such as Tapawera more viable. There is considerable and growing amounts work in this area in the agriculture sector around Tapawera. We also have an aging population that would prefer to live closer to their roots than move to Nelson or Richmond or Motueka.
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	Great..... but the strategy needs to spell out how we move from what appears to be the current norm of more developer-led large stand-alone houses
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	More thought is required on the character of housing. Tapawera has a unique and valued town layout. The local community would like to preserve open green space and tree lined character of the township. The FDS needs to better explain how it will retain the character and productivity of our area whilst also providing housing options for the young (as in affordable) and elderly (as in linked to the services they need).
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Maintaining the spread of infrastructure in spreading suburbs costs a lot. It would be better to pay a 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,

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		prioritising walking, cycling, as well as efficient and convenient public transport. Tapawera no longer has any public transport and the commute to Richmond and Nelson generally consists of single occupant cars.
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 do want to confine development to 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	
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	Proposed new greenfield areas have stayed away from areas at risk of flooding in Tapawera. This limits possibilities and suggests more intensification in "safe" areas is needed.
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	However the FDS appears to propose many greenfield expansions in productive countryside. We should limit development to our existing urban areas?

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	Tangata Whenua Te Pae Tawhiti (Vision) and Te Kaupapa (mission), especially with regard to the protection and revival of the natural world is not clearly reflected in the FDS.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		TDC appear to underestimated the growth potential for Tapawera.
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 is too much greenfield expansion. All Tasman's rural towns including Tapawera should be allowed to grow through quality intensification, as long as there are enough local jobs.
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 (f) In Tasman's 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>	Agree	Yes, if jobs are available and concurrently retain character with historic buildings and leafy streets.
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	Yes, if jobs are available and concurrently retain character with historic buildings and leafy streets.
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	Yes, if jobs are available and concurrently retain character with historic buildings and leafy streets.
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Agree	Yes, if jobs are available and concurrently retain character with historic buildings and leafy streets.

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	Yes, if jobs are available and concurrently retain character with historic buildings and leafy streets.
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 jobs are available and concurrently retain character with historic buildings and leafy streets.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	Yes, if jobs are available and concurrently retain character with historic buildings and leafy streets.
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	Once agricultural land is lost it cannot come back.
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	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.	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.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part	Don't know	

	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.	Disagree	We should be providing more opportunities for businesses in rural towns, that a/ have a known employment shortage or b/ have employment but no local services. Eg. engineering services for the hop industry in Tapawera.
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.		Tapawera.
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?	Disagree	

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?		TDCC feel that the estimates of growth in Tapawera are under-estimated. Low cost housing for the young and appropriate housing and services for the elderly are needed. Tapawera would like to balance growth with retention of its open and green character. We feel this does not preclude intensification with smart planning. Tapawera is concerned that it remains unclear where business growth can occur. This needs to be resolved asap.
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?		Growth should be closely linked to the quality of our environments both our urban spaces, but also our rural and natural landscapes. We need to demonstrate that climate action has been seriously considered, helping communities reduce carbon footprints whilst building functional, practical towns.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31417

Ms Swantje Melchiors

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:	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:	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	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?		I think it vital that communal green spaces are enhanced, developed and are plentiful. The emotional wellbeing of all our peoples is so important to healthy communities
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	Intensification should happen in existing town centres, CBD areas are dull, offices seem to be empty as more work from home, intensify there, not changes the special character of our small villages
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 and C and F

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	CBD areas are dull, offices seem to be empty as more work from home, intensify there
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? 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>	Strongly disagree	Brightwater is a small village, its special character needs to be protected.
TDC -	<p>19 Do you agree</p>	Strongly	Wakefield is a small village, its special character

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?	disagree	needs to be protected.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	But it needs to be done very well, and with minimal urban sprawl
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	Mapua is a small village, its special character needs to be protected.
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	Intensification should happen in our main centres. Again, with exceptional town planning and skill, apartment buildings are key.
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	Stop Sprawling, more green spaces for communal use and build up (apartments)
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	The jobs and amenities are (hopefully) there, less travel and infrastructure already in place. Again though, mitigate sprawl by designing a vibrant inner CBD living environment
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Agree	These areas are on main routes and a lot of industry is along these roads.

	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Agree	These areas are on main routes and a lot of industry is along these roads.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	It is one of our centres and there is some space, again done respectfully and with skill
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	No, it just creates a urban sprawl and our roads heading in either direction are not capable of dealing with that many more vehicle movements
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal	No	Tasman Village is a small village, its special character needs to be protected. The land is significant and important to Te Atiawa, any development there would be a further act of

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		colonisation, leave it alone
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	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31418

Mr Bill Boakes

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	the strategy is focused primarily on increasing housing numbers. It doesn't present strategy on changing dependence on private vehicles or include alternative transport options or methods to reduce journey numbers
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	further development of the existing centres has potential to achieve increases in population / housing density. Development of under utilised spaces is needed as part of this, eg brownfield development, change of use, etc. This can be used to provide both residential and commercial resource / space in the existing centres.

	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	<p>in some areas or the FDS it is, in others not. New housing is not the whole answer..</p> <p>Review of housing occupancy is needed as there is a huge portion of the existing housing capacity used for low density occupancy (people per household) or other commercial use (eg holiday houses / Air BnB). The traditional NZ model of low density housing on large land areas with very low occupancy is not logical to continue, the FDS doesn't address any of these issues.</p>
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly disagree	<p>The current method speculative building by developers in a free market will not provide a range of housing types, nor will it force / encourage development of less 'easy' projects like brownfield development, urban change of use etc. It's run by money making not urban strategy / community need.</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:	Strongly disagree	<p>I disagree with the growth / demand for housing forecast. It will be a fraction of that forecast. There is over provision for more high value /low density housing.</p>
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	<p>Deal with the issues of: over use of private vehicles (low intensity transport) and low density housing.</p>

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly disagree	New development areas are planned in areas of huge local amenity. Eg N-106, N-032. The value of this local amenity in it's current state far out ways any potential development benefit to the community when there are so many other options available such as brownfield development, urban infill, reuse of existing housing stock, increasing availability of existing housing stock (change from Air BnB use for example). This is a huge resource to the community for the future community of Nelson.
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 FDS focus on increasing housing stocks of low density, high land use basis do not help to create a region able to deal with likely climate change effects. The current fossil fuels shortages / price impacts indicate the need to change a key part of our infrastructure plan regarding personal transport.
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	Disagree	further change of use from rural / market garden land use to housing on the Waimea Plains (T-038, T-120, T-121) after the huge "Berryfield" development shows the FDS is not considering the value of local primary food production. Results in: more food miles to bring food product into the region

	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?	Disagree	increase intensification, less greenfield 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 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, but also including elements change of land use and reduction of Review of housing occupancy is needed as there is a huge portion of the existing housing capacity used for low density occupancy (people per household) or other commercial use (eg holiday houses / Air BnB). The traditional NZ model of low density housing on large land areas with very low occupancy is not logical to continue, the FDS doesn't address any of these issues.

	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	needs to be faster! And come before Greenfield development which has hugely less impact on community environment
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	needs to be faster! And come before Greenfield development which has hugely less negative impact on community environment
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	needs to be faster! And come before Greenfield development which has hugely less negative impact on community environment
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	needs to be faster! And come before Greenfield development which has hugely less negative impact on community environment
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	needs to be faster! And come before Greenfield development which has hugely less negative impact on community environment
TDC - Environment	20 Do you agree with the level of	Agree	needs to be faster! And come before Greenfield development which has hugely less negative

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		impact on community environment
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	Unnecessary development at the cost of local amenity , there are better options with intensification, increasing occupancy levels and change of use of current housing stock
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	Unnecessary development at the cost of local amenity , there are better options with intensification, increasing occupancy levels and change of use of current housing stock
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	Unnecessary development at the cost of local amenity , there are better options with intensification, increasing occupancy levels and change of use of current housing stock
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	Unnecessary development at the cost of local amenity , there are better options with intensification, increasing occupancy levels and change of use of current housing stock
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed	Strongly disagree	Unnecessary development at the cost of local amenity , there are better options with intensification, increasing occupancy levels and change of use of current housing stock

	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	Unnecessary development at the cost of local amenity , there are better options with intensification, increasing occupancy levels and change of use of current housing stock.
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	Unnecessary development at the cost of local amenity , there are better options with intensification, increasing occupancy levels and change of use of current housing stock
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	Unnecessary development at the cost of local amenity , there are better options with intensification, increasing occupancy levels and change of use of current housing stock

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	FDS is not focused on commercial / industrial land use planning. The plan is limited to put this land use along the SH6 corridor.
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.		By redeveloping existing urban areas for commercial, industrial and housing there is reduced dependence on commuting or travel, there is renewed urban energy and there is stronger community cohesion. The FDS must drive this because, if left to market forces, the expansion of cheaper out of town options will procede and dead and empty town centres will follow.
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	40 Is there anything else		there is very little cohesive transport planning.. we need this.

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

Nelson Tasman Future Development Strategy - Submission #31419

Mr Hamish James Rush

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.	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	I disagree with last part of this question "Location where people want to live " as this implies that if i want to live anywhere I should expect council to create the opportunity to do so . This will result in haphazard development .
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	We have no choice but to respond to any future plans with this in mind, if any council ignores this they have failed in their role to serve future generations.
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	we have a finite amount of highly productive soils , and there is only one crop of houses. we must intensify housing on marginal land close to or in existing town centres . Urban sprawl is the past, smart intensification is the furure.

	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	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Building new towns on land held by developers prior to this round of FDS should not be considered. This is not "Town planning " as we traditionally know, its "Town Building "
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	Green field development to the west should be built on ex forestry land behind Mapua Tasman Mapua , not on higher productive land along Aporo Rd.
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,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>	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? Any comments?</p>	Srongly agree	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Agree	

TDC - 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	Intensification Yes to brownfield development, no further greenfield intensification on productive soils .
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 agree	It is providing housing where work, services , and amenities are.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly agree	It is providing housing where work, services , and amenities are.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.		It is providing housing where work, services , and amenities are. However it should be situated on the hills behind Richmond as this reduces the pressure on the productive land.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Agree	Only if it is on low productive land classes, and dev is intensified multi story .

	greenfield housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Agree	Only if it is on low productive land classes, and dev is intensified multi story .
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	Only if it is on low productive land classes, and dev is intensified multi story .
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Agree	Only if it is on low productive land classes, and dev is intensified multi story .
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 intensification	
TDC - Environment and Planning	31 Do you support the secondary part	No	I I DO NOT AGREE WITH THE SECONDARY PART OF THE OF THE PROPOSAL!!!!!!!!!!!!. to build a town near Tasman village flies in the

	of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		face of good town planning and shows the lack of understanding by council to even include it in the proposal in the first place. The Lower Moutere growth node does have some merit as it is closer to Motueka, soil class is low, is on a hill so is not going to flood in the future , and can be support by existing services.
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	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.		No Comment.
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 think the questions should be " how much productive land can we as district afford yo carve up?, when do we stop the Sprawl ? and when is council going to say no further sprawl?. We need to set population maximums that the district can accommodate in the next 30 to 100 years and work backwards from there.
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?		Council needs to be visionary not reactionary, set the vision of what we see the district becoming over the next 100 years and BE BOLD!!!!. We need to create a vision that is going to set the Nelson Tasman Region apart from the rest of the country. This plan needs to address both current short term needs of residents over the next 30 years, while also showing respect and vision for the future. The economic, social, environmental factors must be considered equally in any robust plan. GOOD LUCK!!!

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31420

Mr Jon Taylor

Speaker? True

Department	Subject	Opinion	Summary
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	When you think of Strategy you think of a well thought out plan that has looked at multiple scenarios and worked through assorted out comes and different variables to agree on a final plan that would become your strategy. To have this word even associated with the document shows the lack of thought from the very beginning. As I looked through the FDS it was strangely amazing that this concept at best was even included. The conclusion that I drew from your own admission is these areas of land are of cultural significance, will require all new infrastructure, will require people to travel to other destinations for work and play, does not compliment already existing facilities with in existing communities, will use up productive land, is not needed by your own admission and so on and so on. In fact I and others I have asked, have struggled to come up with one positive outcome from this concept. It is plain to see you have simply done as requested by a couple of developers and used the excuse of housing shortage to help speed up there strategy and this is the final piece to give there dream some weight within our region. TDC should follow there own advice and work within existing communities to open up parcels of land that are already central and give all that own it the opportunity to grow the place they love as it will be done with that in mind. Services like water and sewer need to be installed in places that are lacking and have small sections first and fore most. I love my village of Tasman it is an established village that has a community with longstanding members who live here and are passionate about this area, they deserve to be

			involved with how the region should grow and with the councils help of fulfilling past FDS's that have been neglected and overlooked TDC should be focusing on the existing village and how they can improve this so it can grow before you try and start something new, This is a strategy.
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Submission Summary

Nelson Tasman Future Development Strategy - Submission #31421

Rosie-Anne Pinney

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 agree that development must be structured in such a way that GHG emissions are minimised. The Greenfield development in the proposal does not even attempt to do this. Greenfield development necessitates the use of cars as people live further and further away from their place of work and shops/facilities. Also food production is pushed further and further away from the towns and has to be transported further.
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	The proposal does not appear to be committed to urban intensification. The many greenfield development sites that are included will attract people to traditional suburban lifestyles which rely on cars for transport to school, work, shops, facilities. Our challenge is to build intensified housing within urban centres where people can walk and cycle safely to places outside their homes. Nelson and Richmond which are often dead, uninteresting cities will become vibrant, attractive and offer a new type of lifestyle to its residents.

	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	The proposed strategy will simply not achieve this. The Greenfield developments will increase the use of cars, the amount of traffic on the road, emissions, time wasted commuting, unhealthy lifestyles, and financial drain with increasing cost of petrol.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	The proposal does nothing to assure me that new housing will not continue to be developer-led. Developers always prefer green field developments - easier and cheaper. We need a new model that is community led, with vision for our future lifestyle and care for the environment being the bottom line, not profit. Housing development on the edge of towns tends to be very traditional stand-alone houses with gardens around them - no choices of different types of residential styles.
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	Too much land will be provided by this proposal. Our productive land and recreational land need to be protected. We are a tourist destination and our natural areas make us special - eg the land around the Great Taste Trail. Far too much land on the Richmond plains is already covered in houses - this proposal does nothing to reassure me that this will not continue. We need to work creatively to accommodate more people in our towns and cities in healthy and attractive ways.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	Suburban sprawl requires more and more infrastructure. Intensification will not. Prioritise infrastructure that supports healthy lifestyles - pedestrian walkways, cycle paths, not endless roads.

	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 strategy does not protect our natural environment. Confine development to our existing urban centres and do not turn more of our land into houses and roads.
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	So, don't build on green fields which should be used for food production, to provide local food security and limit the transportation of food into our towns and cities.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	It seems that most of the new green field developments are located away from natural hazards..
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	The proposal includes huge areas of development on productive land and beautiful natural areas that make this region so unique and special.

	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	Tasman Village does not seem to have iwi support and does not appear to support this outcome.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Let's provide new, creative options for living in this beautiful area. This proposal seems to be following the status quo - building more conventional houses and gardens that sprawl into our rural areas and sell well; that make profits for our developers and destroy are natural land forever. This strategy needs to 'roll up its sleeves' and work really hard to give us an alternative future, challenging yes, but brighter and healthier. Creative urban intensification with a range of residential options that offer people new types of lifestyles is what is needed. Not more of the same which is what much of this proposal offers. Many people cannot afford traditional houses and don't even want them. They want cheaper, smaller houses and apartments that allow them easy access to work, school and facilities. These developments must be planned carefully to maintain quality of living conditions and there is not much in the proposal about how this can be achieved. We all have to change our expectations of our living environment and hence adapt to the threat of global warming and climate change.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential	Strongly disagree	No. Too much Greenfield expansion. Concentrate on development in existing centres near jobs, schools and services. This proposal will create more and more traffic along SH6, more greenhouse gases, more infrastructure, more destruction of productive land and beautiful countryside.

	housing. Please explain why?		
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		B - Intensification within existing town centres F - in Tasman's existing rural towns
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	Yes I agree. But it needs to be done with vision - not piecemeal infill. Provide high quality, attractive urban housing developments - not developments on back sections here and there. Create parks and open areas around these developments. A proactive approach rather than a passive approach does not have to be slow.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	Again, not back section infill. Create new housing developments which offer a range of choices at affordable prices.
TDC - Environment and Planning	17 Do you agree with the level of intensification	Strongly disagree	This proposal does not provide options for intensive redevelopment along Queen Street right in the heart of Richmond where there is so

	proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?		much empty unproductive space. Give people an opportunity to choose good quality urban living rather than more housing spreading along the roads leading out of Richmond.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	This will become more suburbs full of people commuting to Richmond or Nelson every day.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	This will be more of the same - suburbs full of commuters and their families driving to Richmond and Nelson for everything they need.
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 needs more housing but intensify it in and around the town centre.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	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.	Strongly agree	I do not agree with any of these. We do not want Greenfield development. Stop it now and think creatively.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield	Strongly agree	Stoke is already a sprawling suburb eating up countryside. Don't let's continue this outdated mode of solving housing problems. It's lazy and backward thinking.

	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.	Strongly agree	
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	Strongly disagree	

	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	This area of housing would be far away from jobs, schools, shops, amenities. It would create more commuting, traffic, greenhouse gases.
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 do not want more light industrial development along SH6. It is very, very ugly and requires a commute. Provide opportunities in rural towns instead.
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	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		The future of growth in Nelson/Tasman needs vision and creativity that will support healthy lifestyles for all sorts of people with differing needs and financial capability. It must be underpinned by the sustainable care of our natural environment. This proposal is more of what we have had for a long time already - sprawl and commuting. We need to take climate change seriously, we need to take the inability of many people to afford a house seriously and come up with a proposal that will offer affordable, environmentally friendly development close to work and amenities. Protect our land for food production and recreation. Create residential areas where people can walk and bike, avoiding the use of their cars. Give people new and different, attractive choices not just a variation on the expensive, traditional quarter acre section which is what this proposal is doing. Let growth be community led not developer led.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31422

Mrs Marga Martens

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	Agree, but this strategy doesn't reflect that. Green field developments far away from work just cater for more commuter traffic.
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	Support vibrant main centres where people can walk and cycle to work and do their shopping. The green field developments undermine this outcome.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	New housing should be focused in areas where people have good access to jobs, services and amenities. The greenfield developments don't provide for that. They just create more commuter traffic.
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	Agree, but again the strategy is not going to provide that. Greenfield building driven by commercial developer led building creates more of the same (stand alone houses).
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	Disagree, why should we destroy our landscape and natural environment including the coastal area to cater for everyone who wants to buy a house in the region.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Prioritize infrastructure that supports walking, cycling and public transport rather than infrastructure to support people using cars as needed when developing areas away from work. Don't build in areas that have lack of water, no infrastructure for waste water and therefore need to rely on individual water treatment systems.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		Infrastructure needs to be affordable in the long term.
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	Yes, we have to. This means that the claim on the natural environment for mitigating future flood risks increases and will compete in the future with other uses. Think of room for the river combined with nature development which is really in the long term the only option. This strategy is just developing more of the country side (green permeable) into housing (hard surfaces) and creating increased runoff of water.
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	Not sure if the strategy reflects this.
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	Strongly agree but it is not only about protecting productive land, it is also about protecting our landscape, coastline and natural environment. The green field developments, infill and subdivisions (coastal) happening in Tasman destroy all of that.

	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	Agree
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		The outcome of more greenfield developments, more traffic for commuting is surely not an outcome we need or want.
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	Too much greenfield development and development along the SH6 corridor. The strategy should focus on Richmond. Development there is probably harder but creates far better outcomes in the long term. The council is gradually destroying what makes this district so special.
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 in existing town centres (Richmond, Motueka and possibly Wakefield). Build close to the place where the jobs are. People having to commute to their jobs is not sustainable.

	<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>Agree, but it should be not be done as building on back sections. Development more led by council and creating shared green open space. Good examples all over the world available.</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>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 think it is ridiculous to ask feedback with so many questions!!!</p>

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31423

Mr Roger Frost

Speaker? True

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

	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	Neutral	Unfortunately we have let infrastructure fall way behind the demands placed upon it by recent growth. So we need to seriously upgrade existing infrastructure first to meet current needs. Provision of road traffic capacity between Nelson and Richmond is a glaring case in point. Then we need to ensure that future infrastructure needs are

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		planned, funded and delivered well in advance of projected future need. Only in this way can growth be seen to be of any benefit to the community.
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	Absolutely essential, since population and business growth is almost bound to have negative impacts. Once again righting past wrongs and neglects needs to be addressed first.
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	But we should not underestimate the power of nature to throw more at us than we have ever envisaged, but probably no less than we deserve!
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	As with climate change we must be careful not to underestimate to suit our budgets.
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	I support prioritising the use of ALL productive land for primary production (except that which should be prioritised for Conservation), not just highly productive land. Restricting the priority to class 1 and 2 land is too coarse a filter. Plenty of worthwhile production can occur on so called "less productive land" it all depends on what is being produced, how the climate is changing and how land is sustainably managed

	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	I doubt this is true. Change for change's sake sounds like a recipe for more exploitation of the environment.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I don't see anything about the quality of the development that is envisaged, in terms of aesthetics, health, circular economies, durability, character, bringing nature into the city.
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	Linear development of this nature, which is almost dictated by our topography, does provide for an efficient corridor for the movement of goods and people.
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		Frankly, I would not like to see growth happening at all, but given local governments having little control over this I think the SH6 corridor as proposed makes sense (option a). Options b and c also make sense, although I am not happy with productive land being used.

	<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 agree but on the proviso that it is done in such a way to improve the overall environment. I hear talk of Auckland having an option of an "urban national park". While I don't like using the term national park in Aotearoa for anything other than natural environments, I have the feeling that the concept is worth considering in order to bring many more elements of nature in to the city to make the the urban environment much healthier for humans and for nature.</p>
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Neutral	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? 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	<p>I am concerned that this will generate much more private vehicle use, even though it may be needed to support better public transport.</p>
TDC -	<p>19 Do you agree</p>	Neutral	<p>I am concerned that this will generate much more</p>

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		private vehicle use, even though it may be needed to support better public transport.
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	I am concerned that this will generate much more private vehicle use, even though it may be needed to support better public transport.
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.	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	I am concerned that this will generate much more private vehicle use, even though it may be needed to support better public transport.

	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 concerned that this will generate much more private vehicle use, even though it may be needed to support better public transport.
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	I am concerned that this will generate much more private vehicle use, even though it may be needed to support better public transport.
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	I am concerned that this will generate much more private vehicle use, even though it may be needed to support better public transport.

	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.	Disagree	
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.		T148 (Murchison) is at the very entrance to Murchison on SH6. At this focal point it will say a lot about the character of the town to the travelling public. These uses are typically not particularly visually appealing. Unless very stringent amenity requirements are to be placed on any development it might be better to swap this designation with one of the other residential areas that have been identified, even at the expense of less direct access to SH6.
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	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?		T148 (Murchison) is at the very entrance to Murchison on SH6. At this focal point it will say a lot about the character of the town to the travelling public. These uses are typically not particularly visually appealing. Unless very stringent amenity requirements are to be placed on any development it might be better to swap this designation with one of the other residential areas that have been identified, even at the expense of less direct access to SH6.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31426

Mr Bruce Douglas Hollyman

Speaker? False

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

	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	A lot of people like to live in rural areas & not necessarily have public transport to work
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	People should have more choice of where to live
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 know of people who would like to live at Hira but there aren't enough new infrastructures planned
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	We know of no plans to develop new infrastructure in Hira area

	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	Impacts on the natural environment are minimised as evidenced by plantings along river banks & NCC owned land e.g Council owned land adjacent to 36 Cable Bay Road
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Don't know	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Don't know	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Don't know	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Don't know	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		We'd like to see Nelson North included in future development & not become 'the forgotten 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?	Strongly disagree	This should begin at Teal Valley onwards & include all of Hira
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/A Hira is getting forgotten

	<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	Could spread to Nelson North
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>	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?	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	
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.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Don't know	

	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.	Don't know	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal	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	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.		Like to see 'village' type expansion into Nelson North Hira area
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 -	38 Do you agree	Don't	

Environment and Planning	with the proposed residential and business growth sites in St Arnaud?	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?		Hira needs more consideration There are a lot of businesses eg Happy Valley Adventure Park but no extra housing provided for
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?		Like to see Hira included in infrastructure plans

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31427

Lois Morgan

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached - text copied below: To whom it may concern regarding the Nelson/Tasman Development Strategy I wish to submit in relation to the above, the following:</p> <p>It is imperative that we no longer use prime agricultural land near our city for sprawled out suburban housing. Not only does this render the land incapable of producing food, all the more important when we can not rely on supplies from other areas or overseas, but such housing causes increased carbon emissions, as the residents need to drive to access shops, supermarkets etc. The building of single dwellings also results in more carbon emissions than that of multi-storey apartment blocks.</p> <p>It is crucial that we learn from other places in the world how to best achieve high density living close to cities. The '20 minute' plan, whereby residents can walk, cycle or drive to an urban centre, makes very good sense. Cycle ways and much better public transport and 'park and ride' depots should be part of this planning.</p> <p>Ideas such as inner city apartment blocks built over parking areas and accommodating shops as well as different living options within the buildings, need serious consideration, now.</p> <p>I urge our city council to stand tall and embrace these forward looking ways of dealing with our country and our planet's burgeoning climate</p>

			<p>change dilemma, before it is too late. Our children, grandchildren and theirs deserve a better world than we are headed towards at present.</p> <p>We MUST do considerably better, and we MUST do it now.</p> <p>Sincerely</p> <p>Lois Morgan</p>
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Lois Morgan - 31427 - 1

From: Harvey & Lois [REDACTED]
Sent: Monday, 11 April 2022 12:03 pm
To: Future Development Strategy
Subject: Future Development Strategy Enquiry

CAUTION: External email.

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To whom it may concern regarding the Nelson/Tasman Development Strategy

I wish to submit in relation to the above, the following:

It is imperative that we no longer use prime agricultural land near our city for sprawled out suburban housing. Not only does this render the land incapable of producing food, all the more important when we can not rely on supplies from other areas or overseas, but such housing causes increased carbon emissions, as the residents need to drive to access shops, supermarkets etc. The building of single dwellings also results in more carbon emissions than that of multi-storey apartment blocks.

It is crucial that we learn from other places in the world how to best achieve high density living close to cities. The '20 minute' plan, whereby residents can walk, cycle or drive to an urban centre, makes very good sense. Cycle ways and much better public transport and 'park and ride' depots should be part of this planning.

Ideas such as inner city apartment blocks built over parking areas and accommodating shops as well as different living options within the buildings, need serious consideration, now.

I urge our city council to stand tall and embrace these forward looking ways of dealing with our country and our planet's burgeoning climate change dilemma, before it is too late. Our children, grandchildren and theirs deserve a better world than we are headed towards at present.

We MUST do considerably better, and we MUST do it now.

Sincerely

Lois Morgan

P.S. If this email is not directed to the appropriate place for FDS submissions I would appreciate it being redirected. I would also be grateful for acknowledgement of receipt of it.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31428

Marilynn -

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?		Please see attached - Text copied below: Your proposed plan, is as objectionable as the dam was/is. There is barely enough water to sustain Nelson without building any more houses, especially in the Maitahi Valley. Considering the Nelson water supply is already at capacity & is quite toxic, with the dam being constructed beside a mountain leeching iron oxide. The council is either desperate or greedy or both! Bleeding the infrastructure dry is deplorable & lacks any insight into the future of our once beautiful region! Sincerely marilynn Nelson born!

Marilynn - Sub # 31428 - 1

From: Marilyn [REDACTED]
Sent: Monday, 11 April 2022 1:36 pm
To: Future Development Strategy
Subject: Maitahi Valley

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Your proposed plan, is as objectionable as the dam was/is. There is barely enough water to sustain Nelson without building any more houses, especially in the Maitahi Valley. Considering the Nelson water supply is already at capacity & is quite toxic, with the dam being constructed beside a mountain leeching iron oxide. The council is either desperate or greedy or both! Bleeding the infrastructure dry is deplorable & lacks any insight into the future of our once beautiful region!

Sincerely
marilynn
Nelson born!

[Sent from Yahoo Mail on Android](#)

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31429

Richard Kyle

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Disagree	<p>Please see attached - text copied below:</p> <p>To whom it may concern</p> <p>I wish to submit to the Council on the Future development strategy particularly in reference to question 22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson?</p> <p>While I acknowledge that further housing areas are needed I would suggest intensification of current areas is first. I would like to formally oppose any greenfield expansion housing anywhere in the Maitai Valley, especially Kaka tributary or Orchard Flats as the wider Maitai catchment has a unique and important aspect to Nelson's wider community of being mostly housing free. It is accessible and for many with limited resources to travel further is respite from the city to swim and mix in relative peace by a wide and diverse community. To lose this would be a crime and sacrilege never to be able to be revisited.</p> <p>Yours Richard Kyle formal Nelsonian with a desire to return)</p>

Richard Kyle - Sub# 31429 - 1

From: sara O'Donnell [REDACTED]
Sent: Monday, 11 April 2022 2:57 pm
To: Future Development Strategy
Subject: greenfields expansion particularly question 22

CAUTION: External email.

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To whom it may concern

I wish to submit to the Council on the Future development strategy particularly in reference to question 22 *Do you agree with the location and scale of the proposed greenfield housing areas in Nelson?*

While I acknowledge that further housing areas are needed I would suggest intensification of current areas is first. I would like to formally oppose any greenfield expansion housing anywhere in the Maitai Valley, especially Kaka tributary or Orchard Flats as the wider Maitai catchment has a unique and important aspect to Nelson's wider community of being mostly housing free. It is accessible and for many with limited resources to travel further is respite from the city to swim and mix in relative peace by a wide and diverse community. To lose this would be a crime and sacrilege never to be able to be revisited.

Yours
Richard Kyle
formal Nelsonian with a desire to return)
[REDACTED]

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31430

Muriel Moran

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 more closely people live to work opportunities supported with efficient transport options the fewer GHG emissions are likely to occur.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	Agree with consolidation and intensification but disagree with a network of smaller settlements as if the work is in the cities the outlying people will have to travel creating green house gas emissions. Why settle people where access to any services must require considerable travel in a world that is facing dramatic climate change requiring every effort to keep any temperature rise to within 1.5 degrees and having now reached the final tipping point. Council needs to take a responsible lead. Any outlying settlements must have transport with no or low emission gases as a precursor to such development but growth within the cities must come first. All housing plans must have the effects of the plan on climate change set as a priority in any decisions.

	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	Where people want to live may pose some difficulty when that want is not sustainable. Many larger hectare properties are not climate friendly as they are further from all amenities and food sources requiring a lot of travel and often good land is lost to production. Green fields should not continue to be swallowed up to provide easy housing development. Many cities in New Zealand, Wellington, Dunedin, Oamaru and Timaru are built mostly on very hilly and some steep land. Just because there is flat land in Tasman it shouldn't automatically qualify for new housing. Quality agricultural land needs to be removed from any further development for housing. Has a survey offering a wide range of choices or asking for innovative suggestions been used to inform this plan before presentation to the public?
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	All new housing needs to offer choices in one, two (other than in retirement homes) and three+ bedrooms . High rise housing (Three stories) can be developed and promoted. Opening up ideas for other ways of housing people for consideration.
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	In projecting growth is it a matter of, having made areas available, more people will come as opposed to the number of people who can live in these areas dependent on what the area can sustainably, and the infrastructure provide. Is the door open for never ending growth? Is that the only choice?
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	That a fund such as a Special Purpose Vehicle be set up, that provides an opportunity to have shares in housing development, such as that used for the Nelson airport and port. New infrastructure must be part of any development but the maintenance of all infrastructure must be sustainable. Growth

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		needs to be limited to a sustainable level.
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 would prefer that impacts on the natural environment that are of significance would not occur and would be left intact.
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	It is possible but it needs strong and informed direction now to hold emissions at and below 1.5 degrees.
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	River stop banks failing, sea level rise, climate change are all risks we are facing. The intensified weather events being experienced now are not something we can guarantee to be resilient from. They will continue to intensify unless we stop the rise of global warming.
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	That land should never be made unusable by having housing and infrastructure imposed on it.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Disagree	Change can be destructive when it doesn't consider outcomes for all the life and land forms that will be effected by that change. Change should respect all life forms and the indigenous rights of them. Change should respect that whenua is the core of our environment and is entrusted to our care not our dominance and requires considered attention in the use of it.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		No further comments.
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 replicating the early ribbon development that began in New Zealand and now in many places has been abandoned. However in this case it sets up the possibility for more accidents as all the vehicle movements in and out of such housing disrupt passing traffic on an already very busy passage way. It spreads out the infrastructure making it much less cost efficient. It doesn't make for community connections.
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) NO b) YES c) NO d) I have previously stated my opinion about not developing satellite areas that have no local work opportunities. Using land that is not needed for agriculture is preferred around cities. Realising that growth is not the only goal.

	<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	I'm not in a position to comment as I'm not familiar with Stoke.
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	I'm not in a position to comment as I'm not a resident of Richmond.
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Neutral	I'm not in a position to comment as I'm not familiar with Brightwater but see earlier comments re satellite development..

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	I'm not in a position to comment as I'm not familiar with Wakefield but see earlier comments re satellite development.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Don't know	I have seen subdivision and intensification within Motueka that has been successful and encourage those opportunities. Sea level rise is a future problem if we go above 1.5 degrees warming. I have expressed my opinion on using productive green fields. I don't know what brown fields are. Travelling on the road to Nelson early (7am) in the morning encounters a stream of traffic both ways. Many contractors coming towards me and trucks in both direction and cars, presumably workers in both directions. Motueka is also a satellite town to Nelson and Richmond. Having sufficient work opportunities in Motueka needs considering in relation to future growth.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Don't know	Same reasons as for Motueka.
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	Any green field housing should be a last choice but where such fields are surrounded by housing and therefore much less likely to be used for food production due to the close proximity of housing then it probably makes sense.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	Same as for Nelson.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond?	Neutral	I think hillside housing options need to be pursued first. A large area of productive land has already been put into housing.

	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	
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.		See previous comment on Motueka.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.		Covered in earlier comment.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Don't know	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know	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	
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	I haven't studied this aspect of the proposal but viable work opportunities need to be available to where all housing is located limiting the need for travel.
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		None known.
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?		No comment.
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?		Growth needs to be planned rather than become a runaway force that lets developers take control.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31431

Katerina Seligman

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	Climate change mitigation is the most important thing that needs attention right now.
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	Homeless people in our society is not acceptable!
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	However there needs consideration about when centres have reached an optimal size and stop there.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	There needs consideration about when the growth is "enough". When to stop.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	The natural environment is our greatest asset.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	Climate change is upon us now and we need to be prepared for it worsening.
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	Disagree	I think the land can be used very productively in small allotments and several dwellings on farms does not necessarily significantly impact on primary production.

	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	Some change is harmful.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		You have not addressed air quality as a result of burn-offs. This is a specific problem that needs specific solutions. Regulation and financial and practical help to growers to transition to clean air for the health of people and the climate. Encourage the making of biochar for soil health, water retention, clean air and climate mitigation.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Don't know	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		Creating new towns away from existing centres on higher ground.

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

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

Katerina Seligman - Sub # 31431 - 1



SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022-2052

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

Name: KATERINA SELIGMAN

Organisation:

Address:

Email:

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

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

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

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know
Climate change mitigation is the most important thing that needs attention right now.

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know



SUPPORTING DOCUMENTS

Please have a look at the draft FDS itself which is available online at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy. If you are interested in further detail on the process and how we arrived at our proposal, please look at the Technical Report.

HAVE YOUR SAY

The consultation period runs from 14 March until 14 April 2022. We want to hear from you, please tell us what you think. Submissions must be received by 5.00 pm, 14 April 2022.

Due to the current Red setting in the Covid Protection Framework and in order to keep everyone safe, in-person community consultation events on the FDS will not take place. Instead we have planned a comprehensive online consultation programme including a series of community-focused and general webinars open to everyone and will make as many resources available online as possible.

Webinars focusing on individual towns

- Monday 14 March, 6.00 pm, Youth webinar
- Tuesday 15 March, 2.30 pm, Motueka
- Tuesday 15 March, 7.00 pm, Tapawera
- Friday 18 March, 6.00 pm, Golden Bay
- Monday 21 March 7.30 pm, Wakefield
- Wednesday 23 March, 6.00 pm, Māpua
- Wednesday 30 March, 7.30 pm, Tasman
- Monday 4 April, 7.45 pm, Brightwater
- Monday 11 April, 1.30 pm, Murchison
- Wednesday 6 April, 7.15 pm, Rotoiti

Community webinars hosted by both Councils

- Wednesday 16 March, 7.30pm
- Thursday 24 March, 7.30pm
- Monday 28 March, 12.30pm
- Tuesday 5 April, 7.30pm

To find out how to take part in a webinar, go to shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy

More details including a podcast and an animation are on the Council's websites – shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy. In addition, local newspapers will also provide details, as well as Newsline and Our Nelson. This consultation summary document will be available online and in all our libraries.

Owners of greenfield sites included within the draft FDS options have been identified and should have received a letter at the end of February 2022. If you have not received a letter and are such a landowner, please contact Chris Pawson of Nelson City Council on 03 546 0200 or Myaan Bengosi of Tasman District Council on 03 543 8400.

A submission form is included on the following pages. Anyone may make a submission about any aspect of the Councils' draft FDS and the options and issues that have been considered. The Councils, in making the final decision, will take account of all matters raised in submissions and other relevant information and may, as a result, decide to pursue the proposal (with or without amendments) or a combination of aspects of the proposal outlined in this document.

Submissions can be made:

- Online at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.
- By email to futuredevelopmentstrategy@ncc.govt.nz or futuredevelopmentstrategy@tasman.govt.nz.
- By post to Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050 or Nelson City Council, PO Box 645, Nelson 7040.
- By dropping off to your nearest customer service centre for either Tasman District or Nelson City Council.

Any person who wishes to speak to the Council in support of their submission will be given the opportunity to address the FDS Subcommittee at hearings on 27 April, 28 April and 3 May. You may indicate this preference on your submission form.

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

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

Homeless people in our society is not acceptable.

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

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

However there needs to be consideration about when centres have reached an optimal size and stop there.

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

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

There needs to be consideration about when the growth is "enough" when to stop.

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

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

The natural environment is our greatest asset.

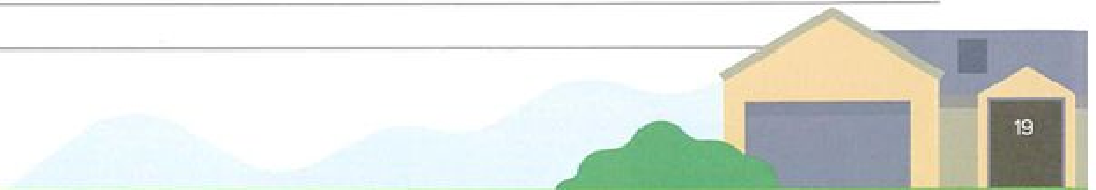
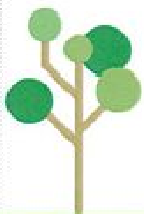
8. Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice.

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

Climate change is upon us now + we need to be prepared for it worsening.

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

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



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

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

I think land can be used very productively in small allotments and several dwellings on farms does not significantly impact on necessarily primary production

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

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

Some change is harmful.

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

X

you have not addressed air quality as a result of burn-offs. This is a specific problem that needs specific solutions. Regulation + financial + practical help to growers to transition to clean air for the health of people + the climate. ENCOURAGE THE MAKING OF BIOCHAR

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

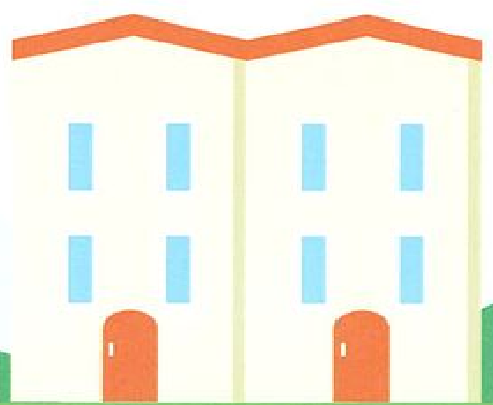
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Don't know

for soil health water retention, and clean air AND climate mitigation

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

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



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

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

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

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

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

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

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

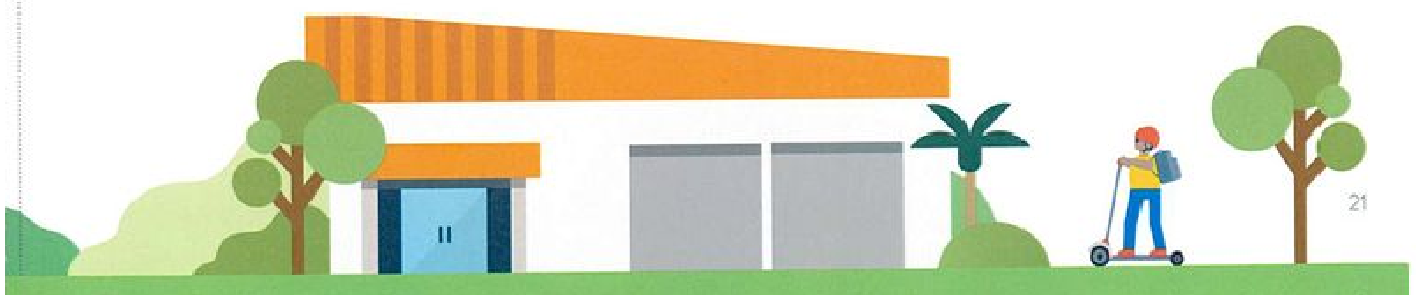
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

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

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

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



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

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

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

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

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

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

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

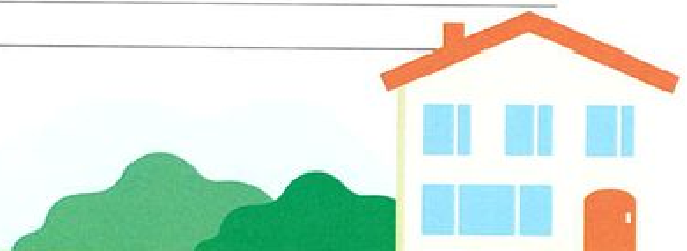
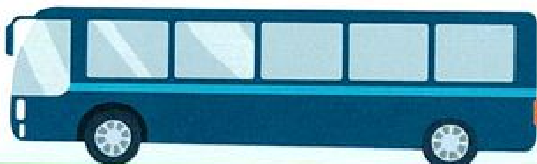
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

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

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

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



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

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

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

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

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

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

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

- More intensification Less intensification More greenfield expansion Less greenfield expansion

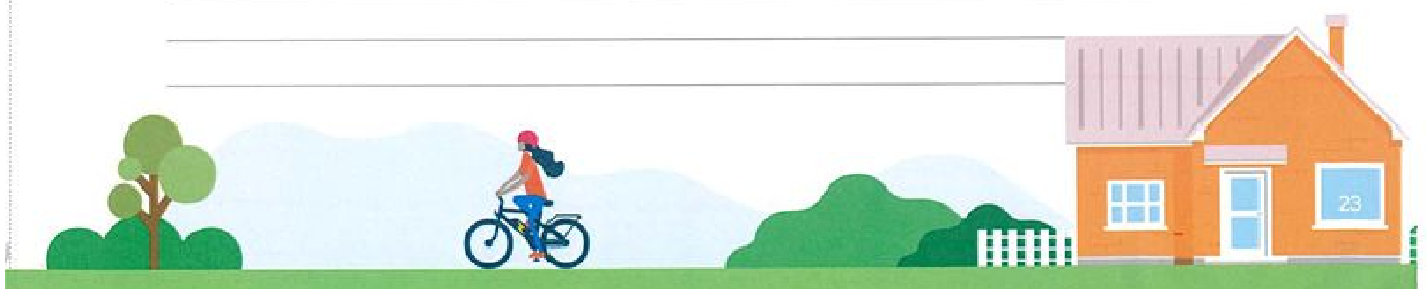
31. Do you support the secondary part of the proposal for a potential new community near Tasman Village and lower Moutere (Braeburn Road)? Please explain why.

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

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

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

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



34. Do you agree with the proposed residential and business growth sites in Tākaka?
 Strongly agree Agree Neutral Disagree Strongly disagree Don't know

35. Do you agree with the proposed residential and business growth sites in Murchison?
 Strongly agree Agree Neutral Disagree Strongly disagree Don't know

36. Do you agree with the proposed residential and business growth sites in Collingwood?
 Strongly agree Agree Neutral Disagree Strongly disagree Don't know

37. Do you agree with the proposed residential and business growth sites in Tapawera?
 Strongly agree Agree Neutral Disagree Strongly disagree Don't know

38. Do you agree with the proposed residential and business growth sites in St Arnaud?
 Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

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

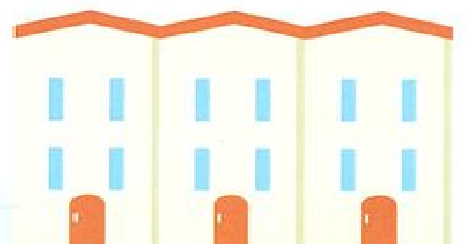
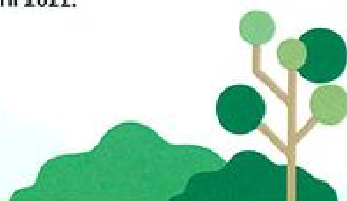
It's important to have your say on the big choices.

Once you've filled out this submission form:

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

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

Submissions close 14 April 2022.



Submission Summary

Nelson Tasman Future Development Strategy - Submission #31432

Helen McCallum

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached - text copied below:</p> <p>I would like to submit my disapproval of the proposed intensified high density apartments directly surrounding Tahunanui Dr. There is already issues with the busyness of this road especially as it's the main through way for heavy logging trucks and the like. Lots of high density high apartments will only make it even more dangerous. As any apartment developer doesn't have to provide parking where will all these people put their cars ?</p> <p>Right now waka kotahi with support of NCC are trying to get rid of some of the existing parking spaces to enable them to install priority lanes around the business area of Tahuna.</p> <p>While I do see the value of apartment living I just don't see that the Tahunanui Dr area particularly around the access part of the beach and business area can cope with potentially hundreds more cars and the traffic that will generate.</p> <p>Helen McCallum</p>

Helen McCallum - Sub# 31432 - 1

From: Helen McCallum [REDACTED]
Sent: Monday, 11 April 2022 3:06 pm
To: Future Development Strategy
Subject: Future Development Strategy Enquiry

CAUTION: External email.

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

I would like to submit my disapproval of the proposed intensified high density apartments directly surrounding Tahunanui Dr. There is already issues with the busyness of this road especially as it's the main through way for heavy logging trucks and the like. Lots of high density high apartments will only make it even more dangerous. As any apartment developer doesn't have to provide parking where will all these people put their cars ? Right now waka kotahi with support of NCC are trying to get rid of some of the existing parking spaces to enable them to install priority lanes around the business area of Tahuna. While I do see the value of apartment living I just don't see that the Tahunanui Dr area particularly around the access part of the beach and business area can cope with potentially hundreds more cars and the traffic that will generate.

Helen McCallum
[REDACTED], Nelson 7011

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31434

Mrs cushla Moorhead

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	We need to concentrate the growth for transport and to keep productive land free.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Neutral	I feel there are two statements here that could be at opposite purposes. Where people want to live might not be where they should.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	The wider range of housing, the wider range of people and that leads to a healthy community. A community needs people of all ages integrating to provide cohesion, support for each other and a wide range of combined knowledge.
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	The first thing that needs to be protected is the need to safeguard the productive land. Once we loose that we loose everything . That is what has happened in the past - productive land has been sold for new developments and rates on productive land has often force people to sell as well.
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:	Don't know	No one knows there future.
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	If it isn't we will not be able to grow food. Food is just as important as housing . We need to be as self sufficient as possible.

	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	As I have no idea what the Maori words mean and there is no translation I can't comment.
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	Some areas yes and some no.
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, yes b, yes c no expansion.

	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?	Neutral	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Don't know	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Don't know	
TDC - Environment	20 Do you agree with the level of	Agree	Some intensification in the centre of Motueka but not expansion to Greenfield areas.

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Neutral	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	We need to keep as much Greenfield as we can for people's health and mental well being as well as for production.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	There is so much productive land round Richmond being developed and it is counterproductive to the health and well-being of the area.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed	Disagree	

	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	For all the same reason. Greenfield areas unless they are unproductive need to be kept and even then ;large areas need to be kept so that the towns aren't just concrete jungles.
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 explain why.	No	The infrastructure would not be cost affective for one as well as no public transport to speak of.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC -	36 Do you agree	Don't	

Environment and Planning	with the proposed residential and business growth sites in Collingwood?	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?	Neutral	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31435

Mr Alan Eggers

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	Nelson Tasman needs growth around existing transport routes that help make public transport more viable.
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	Support the consolidation of main settlements, though you still need opportunities for rural res development near existing settlements or new 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	The ability to be able to cycle to work and shops is really important.
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	Yes, it is important to provide a range of housing choices from small town houses to larger rural residential properties that tend to have larger houses. This allows for the different needs in the community.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	In the past the Tasman district has not provided enough residential and business land for development which has pushed up prices. The FDS and the proposed additional future development areas (FDAs) will go along way to meet that demand, but there is a need to be flexibility in the planning rules to allow areas to be quickly and easily developed.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	It is really important that Council help fund infrastructure development, because many FDAs are dependent on major infrastructure investments and .

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. 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	Housing and settlements are the lifeblood of communities. Providing extra housing will enhance that "mauri,
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	Yes, I agree it is important to provide a mix of intensification, green field and rural res to cater for the different houses choice that people want.
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)		Do need greenfield development close to existing settlement, but with Rural Res there should be more p

	Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Agree	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Disagree	I think for the Stoke CBD to survive then Intensification needs to be provided.
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	I think the RIDA rules are OK though some matters need to be removed such as the 4m setback on one side which does not make sense for single storey development.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	Generally OK though you do need to allow more development on some of smaller outlying settlements such as Spring Grove.
TDC - Environment	19 Do you agree with the level of	Agree	

and Planning	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?	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	Agree	Agree with Jefferies Road greenfield but also need to allow more rural res in the adjoining are of Spring Grovs

	Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Agree	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Agree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Agree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential	Yes	The Lower Moutere (Braeburn Road) site provides an ideal opportunity to create potential new community that meet the FDS outcomes.

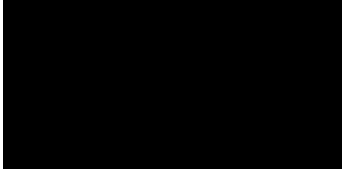
	new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	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		<p>My submission (attached) is based around providing for additional growth area in Spring Grove. Settlement on the fringe of Brightwater (see attachment).</p> <p>Summarised below: 42.51 ha at 3, 5, 7 and 65 Higgins Road.</p>

	comments on the growth needs for these towns?		Proposed as supports FDS outcomes, well-serviced by PT, provides lifestyle rural res typologies, opportunities for restoration, proximity to Brightwater and Wakefield.
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>See attached document. Summarised - new site at 3, 5, 7 and 65 Higgins Road to rural res, serviced to grow Spring Grove community.</p> <p>The proposed rezoning and residential development of Falcon Ridge Estate meets the objectives and criteria of the FDS with the potential to provide a range of diversified residential lots set within a fully developed natural setting.</p> <p>The rezoning and development could provide an opportunity for a significant public Council reserve that includes over 30 hectares of native forest, lakes, ponds and wetlands.</p> <p>The property could be sold in four titles as large lifestyle blocks, but instead the applicant wishes to create a unique fully serviced rural residential development with approximately 45 -50 plus fully serviced rural residential allotments as part of the development.</p>

Alan Eggers - Sub # 31435 - 1

File No.: 42369

11 April 2022



Tasman District Council
189 Queen Street,
Private Bag 4
Richmond 7050

Attention: Jacqui Deans

Email: futuredevelopmentstrategy@tasman.govt.nz

Dear Jacqui

SUBMISSION TO DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY ON BEHALF OF FALCON RIDGE ESTATE LIMITED [REDACTED]

Our submission to the Draft Nelson Tasman Future Development Strategy (FDS) relates to the submitter's property at [REDACTED] 7095 (Appendices 1 & 2).

The proposed rezoning and residential development of Falcon Ridge Estate meets the objectives and criteria of the FDS with the potential to provide a range of diversified residential lots set within a fully developed natural setting. The proposed development has mountain views of the Richmond Ranges to the east and Mount Arthur Ranges to the west and overlooks the Waimea Plains, Richmond, Stoke, Nelson and Tasman Bay set within native bush, lakes, wetlands with recreational walking and cycle tracks established.

It would be an opportunity to revitalise and grow the community of Spring Grove (Appendices 3 & 4) with no impact on highly productive land or have an adverse visual impact of the area. The proposal, as outlined herein, could deliver over 50 plus individual lots ranging from minimum of ±2,500m² to over 10,000m² providing a variety of residential and semi-rural lifestyle options.

The Property is fully landscaped with all the major earthworks, dam and lake water storage, stormwater infrastructure and management, services including underground 400v power, water, communications, dual carriageway roads and bridges to TDC standards are already consented, completed and established (Appendices 5 to 14).



The multi title development of the Property would not require additional TDC or Network Tasman infrastructure capacity, road upgrades or demands on the existing 88 Valley Water supply as there is sufficient water storage retention within the Falcon Ridge Estate dam to meet the demands of in excess of 50 residences.

The rezoning and development could provide an opportunity for a significant public Council reserve that includes over 30 hectares of rare mature totara forest, native plantings, lakes, ponds, wetlands and >10km formed and gravelled recreational walking and cycleway tracks.

The submission centres around a request to the rezone the property Rural Residential Serviced on the basis that the proposal meets the 11 projected outcomes of the draft FDS as set out page 26 of the summary document. (Copy attached as Appendix 15).

The rezoning and multi title development proposal for Falcon Ridge Estate, in Spring Grove, aligns well with all the identified objectives and outcomes of the FDS.

1.0 INTRODUCTION

The Falcon Ridge Estate covers 42.51 hectares and is located at 3, 5, 7 and 65 Higgins Road, Spring Grove, Nelson 7095.

The four existing titles comprise the following:

3 Higgins Road	Lot 1 DP 380879	9.5958Ha	RT 355931
5 Higgins Road	Lot 2 DP 380879	12.1212Ha	RT 355932
7 Higgins Road	Lot 3 DP 380879	12.6216Ha	RT 355933
65 Higgins Road	Lot 1 DP 7924	8.1668Ha	RT NL4A/269



Figure 1: Plan of the site showing the four existing titles that make up the site.

The applicant has carried out extensive TDC consented earthworks, infrastructure establishment, native plantings and landscape development over the last 10 years which has included the following:

- A new sealed entranceway and 2.2km of gravelled dual carriageway roads, built to TDC road standards.
- A two-way bridge built to TDC engineering standards and designed to withstand a Q100 flood event.
- Underground water reticulation, telecommunications and 400v mains power to most parts of the property.
- Four dams including a large 35 million litre catchment dam that can provide a community water supply and mitigates the stormwater effects from the proposed development by way of flood water retention.
- Extensive native bush and wetland plantings and native fauna habitat development.
- Rehabilitation of a mature remnant lowland Totara Forest (one of the largest in Tasman region) and partly protected by a 5-hectare QEII covenant.
- Over 10km of gravelled and benched walking and cycle tracks together with board walks.
- Recontouring and topsoiling of the 8-hectare pasture area of the eastern development platform.



- Extensive earthworks undertaken has included recontouring and landscaping of the property, several building platforms with all services and installation of rock line drainage, concrete culverts, and engineering control of all stormwater discharge within and from the property.
- Hydrological flood modelling of the Wai-iti Flood Plain has been completed on the Property by Jacobs and Tonkin & Taylor shows the proposed western development, recontouring, building sites next to the Pitfure stream along Higgins Road avoids the areas of known flooding will have no adverse impact on neighbouring properties or flood discharges in the area including the secondary flow channels.
- An existing 325m² residence (1980s), double workshop and two bay Gold pine shed.
- A 380m² administration centre including four bay machineries shed, office, kitchen, showers and toilets which has been built to manage the Property.
- Online climate station, lake level and water management recording and control centre with direct TDC reporting installed.
- Remote online 24/7 CCTV property surveillance and security system installed.

The property could be sold in four titles as large lifestyle blocks, but instead the applicant wishes to create a unique fully serviced rural residential development with approximately 45 to 50 plus fully serviced rural residential allotments as part of the development.

The proposal would be unique in the district in that site is screened from most other properties by virtue of its north facing topography, much of the servicing and access infrastructure is in place and within close proximity to the townships of Brightwater and Wakefield and is part of the settlement of Spring Grove, with its drill hall, domain, playcentre, war memorial, community fields and caravan park located 200 metres north of the Property.

The proposal to rezone the site Rural Residential will require virtually no upgrade of Council services or infrastructure and will provide for its own connection to the TDC sewer line which follows the former railway line route through Spring Grove.

With much of the infrastructure services in place and very little construction works will be required to service the 45 to 50 allotments. The extensive planting, wetlands, dams, and totara bush rehabilitation, along with the complete destocking of the Property, provides a positive effect on the downstream water quality, flood control and overall biodiversity of the district.

The internal road network and services have been designed to allow easy road access and the provision and extension of services to neighbouring properties if future residential development is contemplated. To the north, access is gained immediately north of the administration centre, to the east by extending the access road 50 metres to the south of the corner where the irrigation tanks are installed on the southern end of the eastern development platform and to the southern boundary by upgrading 130 metres of formed walking and cycle track to roadway.



2.0 COMPLIANCE WITH FDS GUIDELINES AND CRITERIA

The FDS aims are to consolidate future urban growth focussed along State Highway 6 corridor with a core part of the proposal prioritising intensification of housing development in Nelson, Richmond, Brightwater, Wakefield, Mapua and Motueka.

Falcon Ridge Estate fits within these criteria being conveniently located within the existing Spring Grove community with its established community hall, domain, fields, caravan park, war memorial, playcentre, church, service station and reticulated underground mains sewage infrastructure.

The existing public transport network serves the Property well. The Property is 500 metres from State Highway 6 with fully sealed access via Lord Rutherford Road South, Telenius Road, Barton Lane and Bird Road from State Highway 6. Mount Heslington and Bridge Valley Roads also link onto Higgins Road providing multiple traffic thoroughfares from all directions and the proposed development would not contribute to traffic congestion.

The site is ideally situated nearby the proposed Jefferies Road residential extension area, halfway between Brightwater and Wakefield with their existing schools, shopping and medical services, has cycleways to Brightwater (with existing underpass at State Highway 6) and Wakefield and on the school Bus route for Richmond and Nelson intermediate and secondary schools.

The proposed rezoning and development of the site could provide in excess of 50 semi-rural Lots with a range of minimum size of 2,000m² to 2,500m² to >10,000m² (subject to final design) providing diversification and variety of sought-after lifestyle options.

These lots would be located within an estate that includes over 30 hectares of rare mature totara forest, native plantings, lakes, ponds, wetlands and >10km formed and gravelled recreational walking and cycleway tracks.

The Property will provide the opportunity for the preservation of areas of significant indigenous vegetation and habitats of indigenous fauna with the maintenance and enhancement of public access to the site.

There is the opportunity for a significant Council reserve area of fully restored and planted native bush, lakes and wetlands with formed tracks, a 5-hectare QEII covenant and 14.2 hectares of post 1989 native forest registered carbon credits (ETS registration NZ-11511).

The proposal, with over 30 hectares of restored and planted native bush, lakes and wetlands as a permanent feature, will make a material worthwhile positive contribution to the reduction of greenhouse gas emissions (GHG) and economic performance by being located nearby to all existing services and not requiring duplication or additional infrastructure.



The Property is not known to have any significant cultural values, natural hazards risk sites or geological or landform risks and the development would not have any impact on freshwater bodies, groundwater aquifers or catchments.

The property is visually contained, has a north facing sunny aspect with development platforms already in place with engineered and consented managed stormwater infrastructure.

The Tasman Taste Cycleway traverses the 600-metre front boundary of the site along Higgins Road.

3.0 ASSESSMENT AGAINST THE ELEVEN FDS OUTCOMES

The DFDS on page 26 of the Summary document sets out 11 outcomes that have been developed with the community, stakeholders and the Council to guide the FDS and identify growth areas. A copy of this is attached as Appendix 5 to this submission.

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 site is close to an existing main transport routes (Higgins Road, Lord Rutherford Road **South**, and State Highway 6) and is within easy cycling distance of the schools, shops and services of Brightwater and Wakefield.

With over 30 hectares of restored and planted native bush, lakes and wetlands as a permanent feature, it will make a material worthwhile positive contribution to the reduction of greenhouse gas emissions (GHG)

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 site is part of network of smaller historic settlements that form part of the Tasman Region.

Spring Grove already has a range of existing community facilities (as outlined) that would be enhanced and more efficiently utilised by additional residents located at Falcon Ridge Estate without requiring significant upgrades or additions.



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 site is in an area that is very handy to the jobs, services, and amenities of the surrounding areas of Brightwater, Wakefield and Richmond or Nelson. Being on a main transport route it is likely to become part of regional bus route in the future. As well, the Tasman cycleway along the Higgins Road frontage connects right through to Nelson to the north and Wakefield and Tapawera to the south.

It is noted that there is already a shortage of land suitable for residential development in the Brightwater Wakefield area and the demand evident by the Property owners having been approached on numerous occasions by the public wanting the buy residential lots within the Property.

We have no doubt that this will be an attractive location where people will want to live.

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

The proposed site provides a range of choice for those who want a larger section, open space in a natural setting that is in harmony with the environment including papkainga values.

It will provide for a particular need in the community for rural-residential living, outdoor open space, recreation facilities, enjoyment of the native flora and fauna, regional views and outlook without any adverse impact on nearby residents outlook or property values.

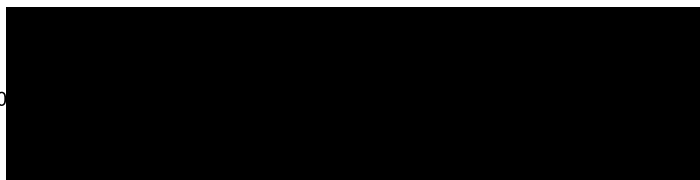
The development cannot be seen from either Brightwater or Wakefield current residential areas.

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

Historically there has been insufficient land provided around Brightwater for residential development and some residential zoned areas are not developed at all for various reasons.

The fragmented nature of the Greenfield Jefferies Road area means that there is likely to be a very convoluted uptake of development land with many properties remaining undeveloped and bringing inefficiencies in the supply of residential land. Therefore, additional development land supply is required to make up for the inefficiency of supply.

This site, with the extensive high standard infrastructure and quality landscape development in place can immediately provide the additional residential land required to meet the near future demand.





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

This proposed development is designed to link in with and utilise the existing Higgins Road and State Highway 6 road network. The Property has 400v underground power, telecommunications fibre optic and water reticulation already installed.

The development will support material growth in the district and be an efficient use of existing infrastructure with no upgrades to transport, power water or sewage infrastructure required.

The new internal Property infrastructure in place and the proposed second access to Higgins Road and bridge over Pitfure Stream, have all been designed to meet Council LDM Engineering requirements.

The Property stormwater system has been designed and established with no adverse impact on neighbouring or nearby properties and upgrades of downstream stormwater systems are not required.

The development can provide for its own water supply, with the installation of a water treatment plant, without having to impact on Council's 88 Valley water supply infrastructure.

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

The proposed site scores very highly in this regard with a major native bush, wetland and habitat restoration project completed with over 350,000 native plantings in the last 10 years.

This project has included rehabilitation and protection of the mature totara bush on the block, enhancement of riparian gully areas with extensive plantings, establishment of a large lake and three wetland ponds.

Pest, weed and invasive plant control has resulted in the virtual eradication and control of feral weeds, blue iris, onion weed, gorse, broom, Spanish heather, old man's beard, English ivy, blackberry, barberry, hawthorn, box thorn, pine trees, tree lupin, wattles, willows and feral animal pest control undertaken.

Complete destocking of the property has promoted the natural organic rehabilitation of the native bushland and wetland species and, along with native forest restoration and wetland establishment, significantly reduced the impact on runoff rates, sediment load and water quality.

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

The development has been designed to avoid the effects of extreme climate related events including flooding both now and in the future.

The proposed lots in the western development part of the Property along Higgins Road have been designed to have building platforms that will be well above Q100 flood levels.

The stormwater detention ponds have been designed to not adversely affect properties downstream from the site being designed to handle Q100 events and the quality of the water discharge from the property.

The rehabilitation and establishment of the lowland totara forest and wetlands with only plantings of native plant species endemic to the area on the Property, which do not require irrigation or regular maintenance to survive and, now established, are relatively pest and climate resilient, will ensure the effects of future climate change and fluctuations having minimal, if any, effect on the environment at Falcon Ridge Estate.

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

The Property, entirely on Moutere Gravel terrane, is not known to have any significant natural hazards risk sites or geological or landform risks and the development would not have any impact on freshwater bodies, groundwater aquifers or catchments.

The proposed building sites in this development will have a high level of resilience in that each dwelling platform will 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 development would have very little, if any, impact on productive land in the district with only ± 4 hectares along the flats on the Wai-iti Flood Plain proposed for residential development.

This flatter alluvial land in the western side of the block is limited in its productive capability due to the flooding hazard along Pitfure Stream and the associate secondary drainage channels.

The remaining ± 4 hectares of this land along the flat, subject to regular flooding, and would be developed as wetland areas as shown in Appendix 2.

The majority of the Property is largely separated from the Waiiti Flood Plain silts and gravels and is on sloping Moutere Gravels with soils that are only suitable for pasture use, and now mostly planted in lowland native forest, tussocks and wetlands.

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

It is considered that proposed development enhances the mauri of the site in that extensive native planting, established wetlands, lakes and ponds are contributing to and increasing the native biodiversity of the flora and fauna of the site that will help enhance the "life force" the of the area.



4.0 RECOMMENDATION AND CONCLUSION

We would recommend that the Property be considered for inclusion in the Nelson Tasman Future Development Strategy for rezoning to Rural Residential Serviced.

The proposed rezoning and residential development of Falcon Ridge Estate, subject to final detailed design, is in line with the objectives and community expectations of the FDS and will:

- provide a range of diversified residential lots set within a fully developed natural setting with a northerly aspect and outlook taking in the Richmond and western Ranges as well the Waimea Plains, Richmond, Stoke, Nelson and Tasman Bay.
- be an opportunity to revitalise and grow the community of Spring Grove that could deliver over 50 individual lots ranging from minimum of $\pm 2,500\text{m}^2$ to over $10,000\text{m}^2$ providing a variety of residential and semi-rural lifestyle options.
- not require any significant or major earthworks or upgrades to existing roads, stormwater management, transport, water, power, or communications infrastructure as these are in place.
- provide an opportunity for a significant public Council reserve that includes over 30 hectares of rare mature lowland totara forest, established native plantings, lakes, ponds, wetlands and >10km formed and gravelled recreational walking and cycleway tracks; and
- meets the eleven projected outcomes of the draft FDS document.

The existing public transport network serves the Property well and the proposed development would not contribute to traffic congestion.

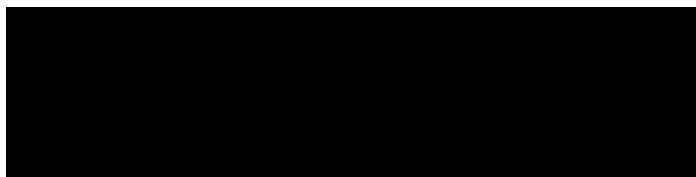
The site maximises the efficient use of existing infrastructure and services including the Spring Grove community hall, fields and playcentre.

It is ideally situated nearby proposed future residential developments, handy to the settlements of Brightwater and Wakefield with their existing schools, shopping and medical services, with cycleways to Brightwater and Wakefield and on the school Bus route for Richmond and Nelson intermediate and secondary schools.

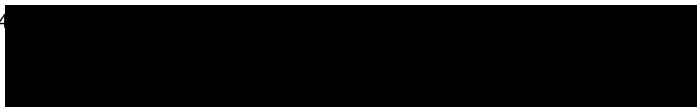
Yours faithfully

DAVIS OGILVIE & PARTNERS LTD

Mark Morris
Senior Planner
BPlan BA (Geog)



T:\Projects\20000+14





On behalf of Falcon Ridge Estate Limited

APPENDICES

- APPENDIX 1:** Plan Showing Area to be Rezoned Rural Residential (Serviced)
- APPENDIX 2:** Concept Plan of Possible Rural Residential Subdivision (Subject to Final Design)
- APPENDIX 3:** Photos of Higgins Road Frontage and Tasman Cycleway
- APPENDIX 4:** Photos of the Spring Grove Domain, Fields, Drill Hall and Playcentre (200m from Site)
- APPENDIX 5:** Photos of Falcon Ridge Estate and Administration Centre
- APPENDIX 6:** Photos of Entranceway and Roads
- APPENDIX 7:** Photos of Power and Communications Infrastructure
- APPENDIX 8:** Photos of the Falcon Ridge Estate Water Storage Dam and Climate Control Centre
- APPENDIX 9:** Photos of Western Development Area and Mature Lowland Totara Forest
- APPENDIX 10:** Photos of the Falcon Ridge Estate Mature Totara Forest and Riparian Planting
- APPENDIX 11:** Photos of the Restored Totara Forest, Walking & Cycling Tracks
- APPENDIX 12:** Photos of Falcon Ridge Estate Established Native Plantings
- APPENDIX 13:** Photos of Falcon Ridge Estate Wetland Bund and Native Plantings
- APPENDIX 14:** Photos of the Falcon Ridge Estate Eastern Development Platform
- APPENDIX 15:** FDS Outcomes (Page 26 of DFDS Summary Document)

Appendix 1: Plan Showing Area to be Rezoned Rural Residential (Served)



Appendix 2: Concept Plan of Possible Rural Residential Subdivision (Subject to Final Design)



Appendix 3: Photos of Higgins Road Frontage and Tasman Cycleway



Photo 1: Road Access Bridge over Pitfure Stream (Built to TDC Engineering Standards)



Photo 2: Looking South along Higgins Road Frontage showing Tasman Cycle Trail

Appendix 4: Photos of the Spring Grove Domain, Drill Hall and Playcentre (200m from Site)



Photo 3: Entrance to Spring Grove Domain, War Memorial, Fields and Drill Hall



Photo 4: Spring Grove Playcentre

Appendix 5: Photos of Falcon Ridge Estate Aerial View and Administration Centre



Photo 5: Aerial View Falcon Ridge Estate Looking South



Photo 6: Administration Centre, Machinery Shed & Workshop

Appendix 6: Photos of Falcon Ridge Estate Entranceway and Roads



Photo 7: Entranceway off Higgins Road with Mature Lowland Totara Forest



Photo 8: Dual Carriageway Roads and Bridge

Appendix 7: Photos of Falcon Ridge Estate Power and Communications Infrastructure



Photo 9: 400v Underground Mains Power Transformer



Photo 10: Fibre Optics Telecommunications Infrastructure

Appendix 8: Photos of the Falcon Ridge Estate Water Storage Dam and Climate Control Centre



Photo 11: Water Storage Dam and Lake



Photo 12: Climate and Water Management Control Centre at Lake

Appendix 9: Photos of Western Development Area and Mature Lowland Totara Forest



Photo13: Western Development Area Looking North



Photo 14: Rehabilitated Totara Forest, Landscaping and Riparian Plantings along Pitfure Stream

Appendix 10: Photos of the Falcon Ridge Estate Mature Totara Forest and Riparian Planting



Photo 15: Mature Lowland Totara Forest, Walking & Cycle Track



Photo 16: Riparian Plantings along Pitfure Stream

Appendix 11: Photos of the Restored Totara Forest, Walking & Cycling Tracks



Photo 17: Walking & CycleTrack within Restored Native Forest



Photo 18: Walking & Cycle Track and Boardwalk within Planted Native Forest and Wetlands

Appendix 12: Photos of Falcon Ridge Estate Established Native Plantings



Photo 19: Native Bush Plantings and Boardwalk



Photo 20: Native Plantings and Walking & Cycle Tracks

Appendix 13: Photos of Falcon Ridge Estate Wetland Bund and Native Plantings



Photo 21: Wetland Bund, Native Plantings and Wetlands



Photo 22: Retention Ponds, Wetlands and Native Plantings

Appendix 14: Photos of the Falcon Ridge Estate Eastern Development Platform



Photo 23: Eastern Development Platform Looking North



Photo 24: Eastern Development Platform Looking South

Appendix 15: FDS Outcomes (Page 26 of DFDS Summary Document)

OUTCOMES FROM THE FDS

Outcome 1: The project has been delivered with minimum disruption to the community and the environment.

Outcome 2: The project has been delivered with minimum disruption to the community and the environment.

Outcome 3: The project has been delivered with minimum disruption to the community and the environment.

Outcome 4: The project has been delivered with minimum disruption to the community and the environment.

Outcome 5: The project has been delivered with minimum disruption to the community and the environment.

Outcome 6: The project has been delivered with minimum disruption to the community and the environment.

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Outcome 17: The project has been delivered with minimum disruption to the community and the environment.

Outcome 18: The project has been delivered with minimum disruption to the community and the environment.

Outcome 19: The project has been delivered with minimum disruption to the community and the environment.

Outcome 20: The project has been delivered with minimum disruption to the community and the environment.