

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31775

Dr Thomas Carl

Speaker? False

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

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

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

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

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

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

	proposed greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	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.	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 #31777

Mr David Lucas

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Neutral	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly disagree	As mentioned elsewhere, high rise intensification will destroy the ambience of Nelson City to the point of making people think of living elsewhere.

	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	I agree, but on the condition that some mixtures will not work. For example, the high rise rental accommodation planned for central Nelson will not mix well with the business and recreational parts of the City and the likes of the Trinity Church development in Nile Street will not work and is just a copy of what has failed overseas. Intensification without sorting out parking, increased traffic and how three-storey units will mix with one and two-storey villas are just a recipe for disaster.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

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

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

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly disagree	As an owner of two historic houses in Nelson, I strongly disagree with intensification in the form of high rise development allowed within the Nelson area. As a historic house owner, I am not allowed to develop my land but my neighbours are free to do so, which seems grossly unfair and puts our privacy at risk with no avenue to protect ourselves. At Nile Street, we have five boundary neighbours so the odds are high that one will want to build a three-storey development next to us.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Neutral	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
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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?	Disagree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Agree	Except for the Maitai development because looking overseas, these recreational green areas are lost forever at the detriment of ratepayers.
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.	Strongly disagree	It doesn't seem to make sense that the TDC has allowed sprawling single storey housing development over productive horticultural land. The majority of new houses sold in Richmond are to my age group as 2nd, 3rd and 4th houses and so are not meeting a so called housing crisis.
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	Neutral	

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

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	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 is difficult to ascertain, as most existing residents would want Nelson to remain as a small pretty city. The growth is coming from outside the region so therefore council planners are effectively planning growth for future residents who haven't yet arrived, to the detriment of existing ratepayers. The danger of adding intensification outside of the central city is that it will spoil the city vibe of low level villas and treed vistas that most people enjoy.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31778

Mr Jim Thornton

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,</p> <p>I wish to put forward my concerns regarding proposed housing development in the Maitai Valley. I don't want greenfield expansion anywhere in the Maitai Valley , Kaka tributary or Orchard flats for the following reasons –</p> <p>Traffic – increased traffic will mean easy access entering and leaving of the valley will be next to impossible, especially during peak hours. As there is only one road into the Maitai valley (and no possibility of a second road or room to widen the existing road due to being right next to the Maitai river) this is a problem that cannot be ignored and reasonable ways to rectify this issue are non existent</p> <p>Loss of Green space – Once this green space where proposed houses are to go is lost it can never be retrieved. In these times where our health and well being are paramount we seem to be removing/loosing some of the very things that can be done to help keep us in good mental health.</p> <p>Please consider my concerns and move to stop this development that is not in the best interest of current or future Nelsonians.</p> <p>Regards</p> <p>Jim Thornton</p>

Jim Thornton - 31778 - 1

From: Jim Thornton [REDACTED]
Sent: Thursday, 14 April 2022 4:29 pm
To: Future Development Strategy
Subject: Concerns regarding Maitai housing development

CAUTION: External email.

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

To whom it may concern,

I wish to put forward my concerns regarding proposed housing development in the Maitai Valley. I don't want greenfield expansion anywhere in the Maitai Valley, Kaka tributary or Orchard flats for the following reasons –

Traffic – increased traffic will mean easy access entering and leaving of the valley will be next to impossible, especially during peak hours. As there is only one road into the Maitai valley (and no possibility of a second road or room to widen the existing road due to being right next to the Maitai river) this is a problem that cannot be ignored and reasonable ways to rectify this issue are non-existent

Loss of Green space – Once this green space where proposed houses are to go is lost it can never be retrieved. In these times where our health and well-being are paramount we seem to be removing/losing some of the very things that can be done to help keep us in good mental health.

Please consider my concerns and move to stop this development that is not in the best interest of current or future Nelsonians.

Regards

Jim Thornton

[REDACTED]
Concerned resident of Nelson

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Submission Summary

Nelson Tasman Future Development Strategy - Submission #31779

Mrs Julie Sherratt

julie.sherratt@xtra.co.nz

11 dodson road Takaka
Takaka 7110

0277799999
0277799999

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Disagree	Sometimes land is zoned for primary production but over the years has been cut into titles which are too small for this purpose, and are not currently being used for farming any more. An example is Dodson Road where I live. Land here which is being used to graze a few sheep to keep the grass down would be better rezoned as residential. This land is above the flood plain, within walking and cycling and mobility scooter distance (under 2 flat kilometres along sealed bike and walking path) of the Supermarket and main street shops in Takaka, the Recreation Park, Central Takaka and Takaka Primary Schools and Golden Bay High School, and Golden Bay

			Community Health. The owners of this land should have the option of subdividing and adding very much wanted housing to the pool of residences close to Takaka.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	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?		Dodson Road, Takaka specifically - land owners should not be restricted by the inappropriate zoning of this land for primary production. The land is very productive, but there are now too many houses here already for the noise and chemical application associated with primary production. The blocks of land especially on the S Highway side of the road are small and very few animals can be grazed there. Horticulture would not be welcomed by the residents as the houses are in close proximity to the land. It would be better to give residents the option of infilling this land with housing as with nearby Park Ave and the proposal for Pages Road.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31781

Jac Stevenson
Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached for further details: summarised below -</p> <p>In conclusion , all we ask, is that you retain the character of Tahunanui as a Beachside Village, nobody wants to see the development of six storey apartments on the flats of Tahunanui, totally disrespecting those who have made Tahunanui their home.</p> <p>We don't support the FDS in its current format in relation to Tahunanui's Beachside Village, six storey apartments and the number proposed would destroy Tahunanui as we know it, and that is totally unacceptable.</p>

Jac Stevenson - 31781 - 1

Tahunanui Community Hub – Submission on Future Development Strategy April 2022

We would like to Congratulate NCC & TDC in addressing this long overdue issue of Housing in the Nelson Tasman Region and look forward to working collaboratively in finalising what is best for our local community Tahunanui & wider Tasman Nelson area.

Tahunanui is arguably the busiest recreational suburb in Nelson and wider Tasman with numerous recreation, sporting, social and club activities, all based around the Jewel in Nelson's crown Tahunanui Beach & The Waterfront.

We are a Seaside Village which entertains locals and visitors alike, also supporting one of the biggest Camp Grounds in Australasia.

As a community we are incredibly passionate and loyal to our neighbours & community. Many families having been in the area for generations, just like visitors who have been repeatedly visiting for decades.

Tahunanui has been vastly overlooked by the Nelson City Council, with More and More demands being made on our much loved Seaside Village.

We take the absolute brunt, with recent actions, now with most of our Motels providing emergency housing for families & individuals in need.

We are the greatest affected by the recent NFAP, where most other communities in Nelson will benefit from People, Safety and Communities being put first, not so in Tahunanui. Where we against all Local & National Government initiatives, will be having extra lanes of traffic added, putting our residents and businesses virtually "under the bus" or in Tahunanui's case 50tonne Trucks!

Did we not learn from the past with infill housing that was pushed upon Tahunanui in the 70s and 80s? Those substandard dwellings are nothing other than enabling families to live in substandard conditions, families living permanently in one and two bedroom ex Motel units that are damp and leaky is not something we should all be proud of.

We recently took part on a Webinar you ran Tuesday 5th April, asking for questions of the public. Whilst asking about , Why Tahunanui was even been considered since it suffers major inundation , liquefaction issues as recently added to everyone's LIM reports and that it doesn't have the infrastructure to support its current community , without adding potentially 2000 more.....that is just about double our current community size

" We were told we could get a record of Q&A's, and yet when requested later told we could have access to the Questions only...then upon further requests for a copy of the webinar, were told it wasn't recorded or kept! Really in this day in age when everything is digital and to be transparent, we find this highly irregular, not to mention frustrating! It also seems unusual that we're given a month to place a submission after information is presented, 30 days for something up to 30years from now.

Looking at the Tahunanui Structure Plan 2004 below

3.2 LAND USES & ACTIVITY PRECINCTS To provide for directions in the Tahunanui Enhancement Study the land uses of the area need to be managed more purposefully. The key reasons for managing land uses more purposefully are to promote a village heart for Tahunanui that is: compact walkable diverse accessible At a more detailed level the specific objectives are To address effect of motels and 'transient' type accommodation on the residential community coherence within Tahunanui2. To provide a more clearly defined nucleus of activity at the Beach Rd/Rocks Road/Tahunanui Drive point. To limit the 'creep' of commercial development along Tahunanui Drive and into the suburb south of the heart area. To permit a higher density of development that will allow for better utilization of the commercial area. To encourage a greater emphasis of commercial activity on the Beach Road side of Tahunanui Drive. 2 Refer to Development section of Tahunanui Enhancement Study where it was recognised as an issue.

Tahunanui Structure Plan Design Guide Introduction The Design Guide for Tahunanui Village Heart is an integral part of the Tahunanui Structure Plan. The Design Guide translates the general concepts underpinning the Structure Plan into design principles / criteria to guide new building development in

the area. The Tahunanui Structure Plan includes public space enhancement projects as well as ideas for future private building development. This Design Guide targets primarily the private sector development. The extent of the area covered by the Design Guide is the precinct area highlighted on Figure 1. The Tahunanui Village Heart area has an identifiable character and high amenity value. It also has potential for future growth, providing opportunities for high-density mixed-use development. To this end, it is important to ensure that new development:

- respects the distinctive and valued environmental qualities that give the area its character
- enhances the area's collective image; and
- promotes its significance as a public and local visitor destination.

The aim of the Design Guide is to assist new development to achieve these objectives. It provides general principles and criteria for guiding the quality of new building development, as well as assessing its contribution to the character of the area. The Design Guide is based on analysis of the existing character and consideration of new development opportunities.

Why has this Structure plan not been updated or actioned?

We are 18 years on and NCC's objectives have largely been ignored!

Tahunanui residents along with others are suffering from Consultation Fatigue, especially after the debacle of the NFAP. We have been doing this for years and not been listened to.

Tahunanui Beach has been recently named in the Top 10 South Pacific Beaches through Trip Advisor, one of only two in NZ. Locals and visitors have known this for years. This is as it is, we already have one of the best beaches close to a city centre in the world, its right on our doorstep and should be developed very carefully with the people who know it best, been a vital part to any decisions moving forward. The Tahunanui Community.

By continuing with the proposal put forward, you will be:

- *Losing the local character/village atmosphere*
- *Poor Scenic Amenity*
- *Damage the Tourism brand 'Tahunanui'*
- *Disrespect to current residents of been part of a Seaside Village with approximately 2500 residents, by just about doubling this with up to 2000 more.*
- *Growing Safety Concerns w Emissions, Noise & Vibration*

In conclusion , all we ask, is that you retain the character of Tahunanui as a Beachside Village, nobody wants to see the development of six storey apartments on the flats of Tahunanui, totally disrespecting those who have made Tahunanui their home.

We don't support the FDS in its current format in relation to Tahunanui's Beachside Village, six storey apartments and the number proposed would destroy Tahunanui as we know it, and that is totally unacceptable.

We are happy to facilitate meetings moving forward and want to be kept informed of any future progress.

Yours sincerely

Jac Stevenson

Chairperson TCH

14/04/2022

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31782

Greig Caigou
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	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		SEE ATTACHMENT - summarised: supports careful planning of a future town, after other opportunities for intensification are taken up elsewhere. Concern about traffic flows around Aporo Rd and Williams Rd corner (church on corner).



Submission to Future Development Strategy in and around Tasman Village

On behalf of Tasman Church this submission concerns planning for potential new communities in and around the Tasman Village.

We appreciate that Council must consider strategic options that cater for projected growth, and while we are somewhat surprised at the scale and sprawl of what we could anticipate here in the present village, we also appreciate the opportunity to be part of shaping what those development options might look like.

Therefore our submission asks you to consider how best to engage with local leadership, which includes those intimately connected to the spiritual roots of the faith communities here in the Village.

Tasman Church has long served residents and community endeavors and has woven much into the fabric of life here, since 1930 in fact.

We still have members who were pioneer orchardists and worked tirelessly to create the lifestyle that many newer residents enjoy. We'd like to continue to be part of that fabric, shaping our local community and the character of our neighborhoods.

Also, our facilities include a school, built in 1986 and, back in 1953, the Church building itself which serves not only Church folk but several community organisations. This provides the only hall and other rooms for local clubs and groups.

We would hope that the Council can be an enabler, facilitating and encouraging dialogue between developers interests and those of existing community organisations.

Developers would be encouraged to work with local infrastructure/organisations to solve the need for 'hubs' of activity for residents. Up-scaling existing amenities, in partnership with existing organisations can be part of requirements placed upon developers (if indeed that is able to be part of the consent process?)

Café's gyms and the like can take shape around this existing hall for example, and continue to bind together local business and other foundation centres – something of an attitude that is already present, alive and well.

In the FDS please ensure a range of housing options close to amenities such as ours, so that we reduce our reliance on private transport. A local church used to be one of the fundamental structures of new towns and this is important for the spiritual and emotional health of our residents, whom we aim to serve. We are also concerned that the type of housing development does not shut out poorer or young families from making a life here, with developers covenants that effectively exclude people. These increase the financial strains and social issues that this Church gets called upon to help provide care and assistance for.

It seems that residents in the wider Tasman District would prefer intensification over expansion, so there should be more consideration given to how that can take up the projected growth before inroads are made to productive rural areas such as the current Tasman village and environs.

We full endorse considerations for improved cycle and walkways along with local business collectives so that we can progress responsibly toward a low emission area where people can both live, work and play . . . calling Tasman their home.

One concern on our mind is the increased traffic flows in and around Aporo Road and Williams Road corner. With a school and Church on a significant corner site there will need to be wise planning to ensure safety between people and vehicle movements. I'm sure these are pertinent considerations that town planners are experts in solving and we would simply ask that we would be engaged with meaningfully, to improve the co-operative integration of the pre-existing amenities with any new planned transport infrastructure.

If necessary I am happy to speak to this submission or attempt to represent these views in response to questions. However, I think it can be understood that this submission supports careful planning of a future town – after other opportunities for intensification are taken up elsewhere – and that if projected growth occurs, we are advocating for better collective vision, and engagement with the community to allow some local leadership . . . in partnership with developers.

Thankyou

Greig Caigou

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31783

Mr Peter Jones

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Neutral	Emissions will resolve themselves with uptake of electric vehicles in due course. A lot of work is happening in this area. No change to vehicle numbers will result however emissions will eventually reduce over time.
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 an obvious outcome. However consideration of residents need and aspirations needs more consultation.

	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	City centres are not the place for low cost housing. A greater focus on making areas
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	As below I do not agree with SH6 inclusion around Tahunanui.
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		A SH6 corridor from Nelson city to Tahuna. This makes no sense what so ever. Inundation and liquefaction have been highlighted in this corridor so this begs the question as to why NCC would ignore this. B agree with this C very important for community support . D Tasman Upper Monterey, Brightwater, Wakefield and Motueka all need to intensify housing. Mapua has issues with Coastal erosion and inundation.

	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	I wonder about the logic of this given the Q100 flooding and inundation issues. Difficult to protect against this in the low lying areas and close to the Matai River etc.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	A good outcome realising the potential of the area for young families with good transport options will result in a better community.
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	Intensification is a natural outcome given the reading and access issues experienced in this area.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	A natural outcome
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near	Agree	None

	the centre of Wakefield? Any comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	Yes Motueka needs this.
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	Coastal erosion and inundation issues need to be addressed.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Agree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Agree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain	Agree	

	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	This would yield a great community.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Agree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman	Yes	

	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	There is a need for these areas, however attention to their location closer to town centres in an environmentally sensitive way would have a better outcome
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Agree	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31784

Ms Teresa James

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Don't know	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	From a Golden Bay perspective it is extremely important that issues of affordability are given utmost consideration as the current housing crisis is very acute (very inadequate amount of housing stock to buy or rent, resulting in locals needing to leave the district or overcrowd with friends etc).
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Don't know	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Don't know	

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

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Don't know	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Don't know	
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Don't know	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Don't know	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in	Don't know	

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

	explain why.		
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		I attended the Golden Bay focused FDS information webinar but have not been able to give necessary time to engage further with the document unfortunately. I wished to take this opportunity however to voice my strong support for choices that take into consideration and act on the urgency and scale of the climate crisis (reference the latest IPCC reports on climate change) and also address issues of housing affordability. I guess it may be outside the precise scope of this strategy and consultation but in case it is appropriate to raise the issue here - I would like to ask whether council (other?) rules could be changed to allow more self contained units/sleepouts/tiny homes (or even renovations to main houses to allow for additional separate kitchen facilities) on existing properties. I see this as one solution to the housing crisis in Golden Bay. There is little single or small home (permitted) accommodation in Golden Bay. Many people would be happy to have tenants or family etc renting on their property but currently I understand there are rules that prevent this (or make it prohibitively expensive). In the future where we will need more intensification to work in with climate change mitigation efforts and whereby we desperately need more places to accommodate people, I think this could be a really useful area to look at.

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31785

Parrish Hurley

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?		Would like land adjoining T-017 (on the South end) to be rezoned (see attachment 2 for a map). The land is flat to rolling country, would be suitable for Rural Residential and some medium density opportunities. Located 3.5kms to Lower Moutere Sub Power Station. The other side of the ridge is owned by Long Bush Farms, they also agree their side lends itself to the same development. Total of 120.9ha. The land is non productive and has been used to grow wilding pines and gorse since 1955. Can be accessed on Lower Moutere side, via Chamberlain Street and McBrides Road (or possibly via Motueka Highway). Located only eight minutes to town without affecting horticultural land. Land has not been affected by past adverse weather events.

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: Parrish Hurley

Organisat

Address:

Email: 4

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

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

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

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know



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

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

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

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

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

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

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

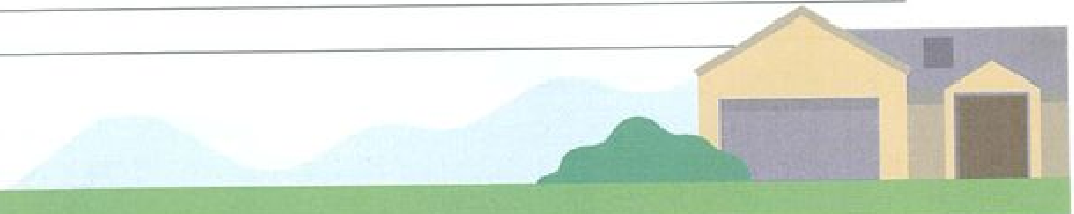
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

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

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

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



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

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

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

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

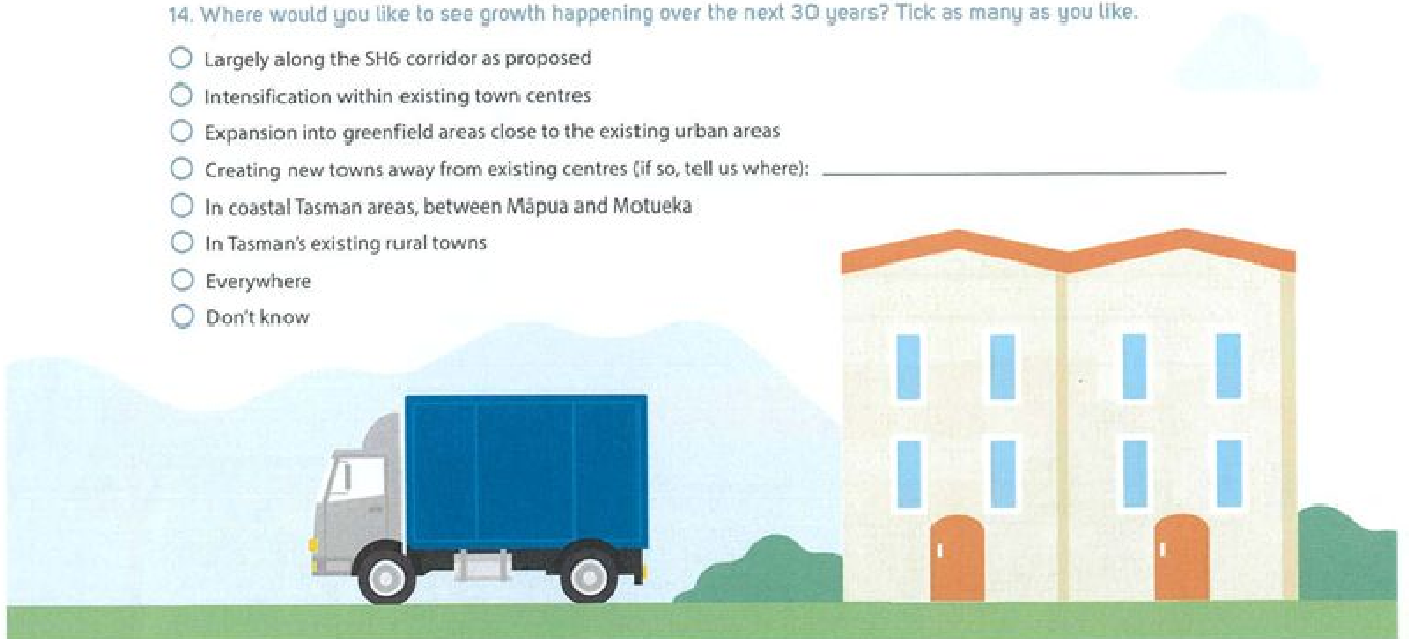
12. Regarding the FDS outcomes, do you have any other comments or think we have missed anything?

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

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

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

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



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

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

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

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

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

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

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

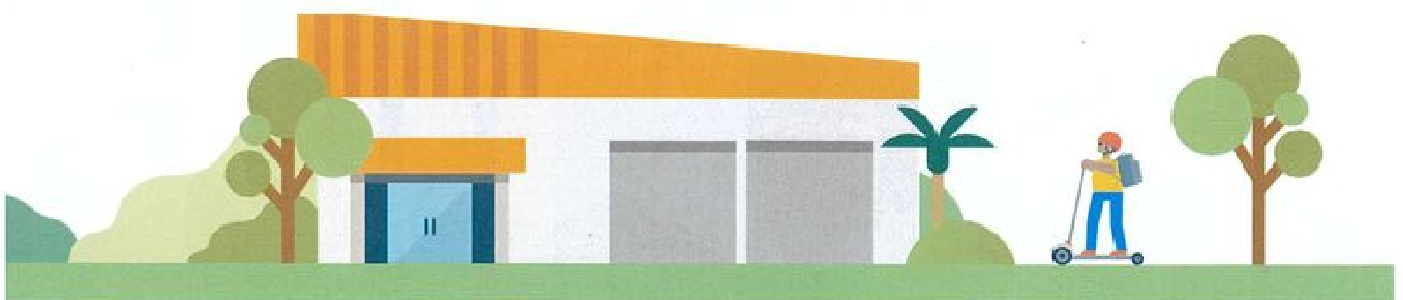
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

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

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

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



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

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

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

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

23. Do you agree with the location and scale of the proposed greenfield housing areas in Stōke? 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 Māpuā?

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.

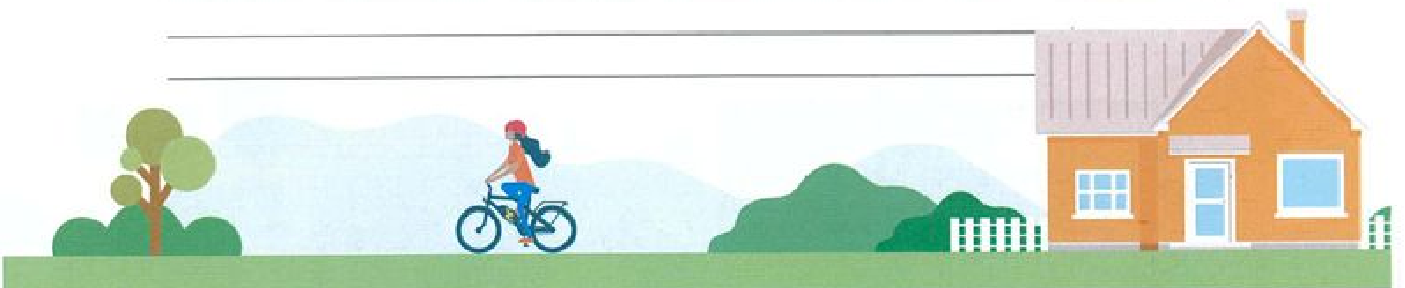
- Yes No Don't know Yes provided agreement can be reached with Te Ātiawa

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.



Tasman District Council
Queen Street
Richmond

13th April 2022

2022 Nelson Tasman Future Development Strategy

To Whom it may concern

I Parrish Hurley am writing a submission in response to the letter I received dated 25th February 2022 in regard to the 2022 Nelson Tasman Future Development Strategy.

As I see an opportunity for both the TDC and myself to rezone the piece of land I own which joins T-017 on the South End as in the pictures Number 1. The area is 60 Acres or 24.281 hectares.

The land is flat to rolling country and would easily lend itself to Rural Residential and some medium density opportunities as in picture Number 2.

In picture Number 3 it shows it is only 3.5 kms to Lower Moutere Sub Power Station.

The other side of the ridge is owned by Brent Paige (Long Bush Farms), he also agrees his side lends itself to the same development. He also has 60.9 acres or 24.645 hectares as in picture Number 4.

So together it is 120.9 acres or 48.92 hectares shown in picture Number 5.

I have lived on this land for 50+ years, so I know it well. It is non productive land and has been growing wilding pines and gorse since about 1955.

Can be accessed on Lower Moutere side, via Chamberlain Street and McBrides Road as in picture Number 3 and Number 6. Or even a possibility via Motueka Valley Highway.

I don't mind speaking at a hearing if required or onsite meetings with Council if required, or answer any questions if needed.

It is a no brainer to me, away from the sea, away from the river, yet you can see the both, yet only 8-10 mins to town with amazing views. Without affecting horticultural land.

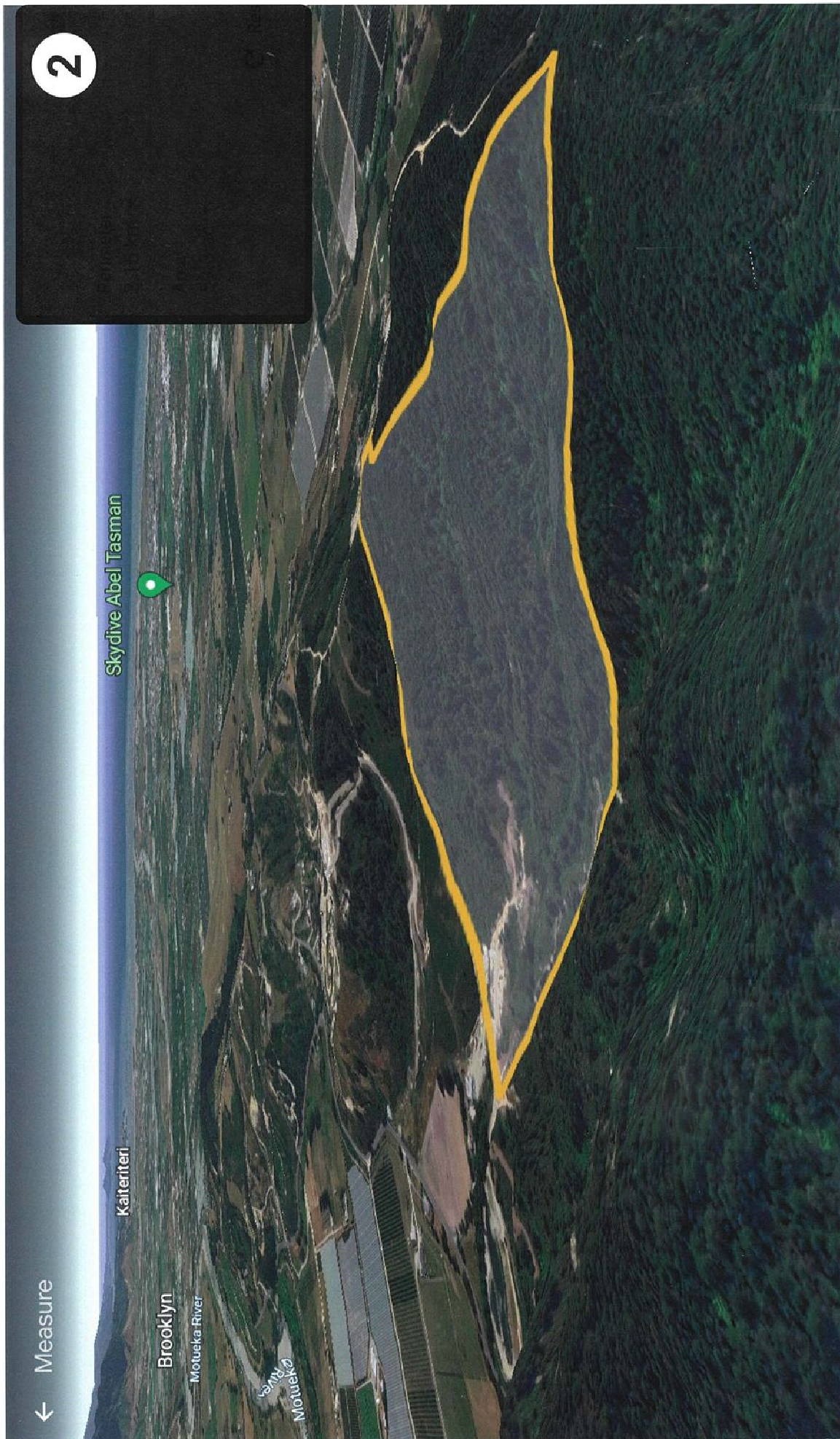
And last of all, most important – this land has not been affected in any way with the passed adverse weather events, not like other parts of the District which have had millions of \$ spent on clean ups.

Yours sincerely

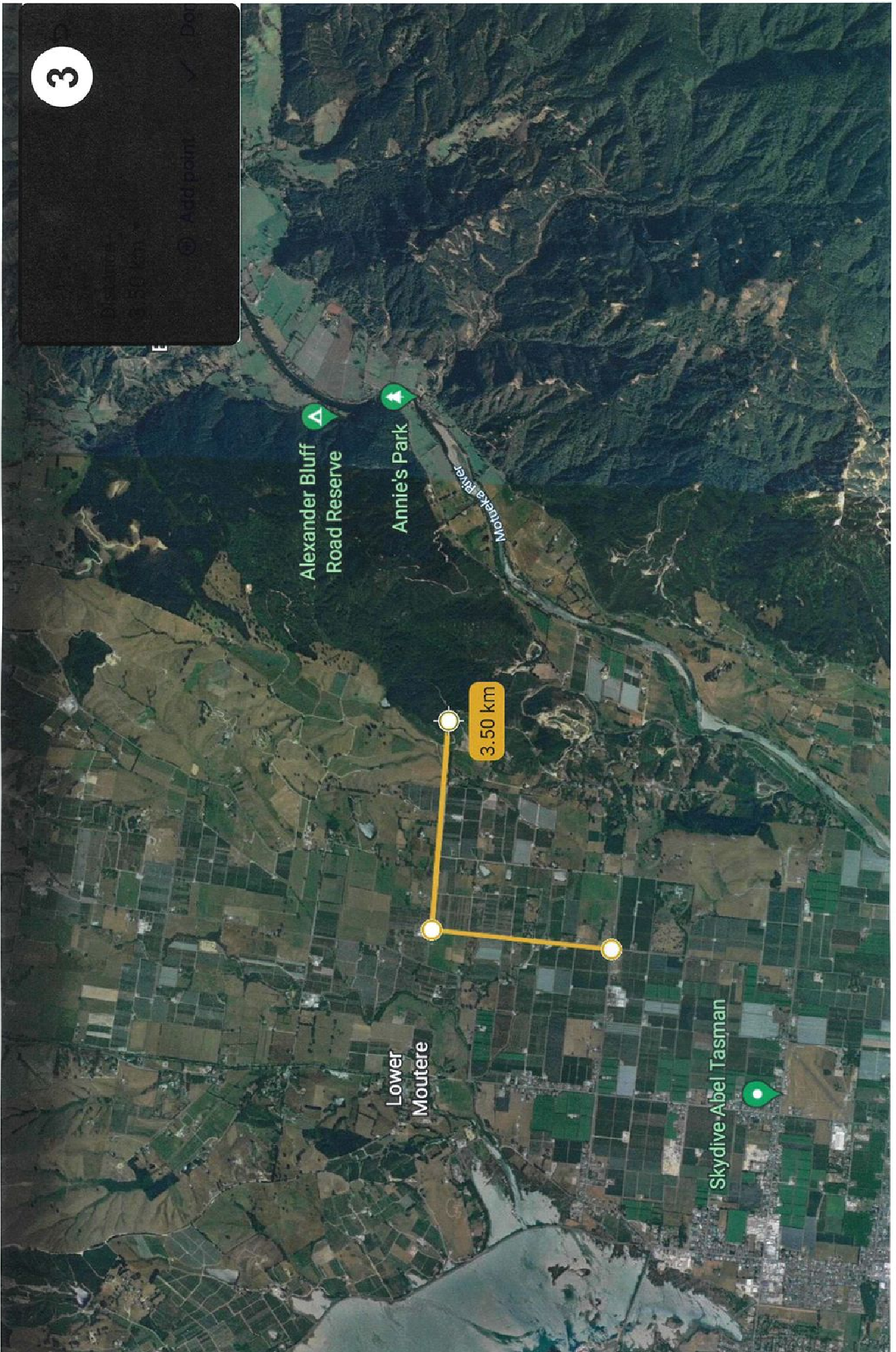
Parrish Hurley







3



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FDS presentation for community consultation 2022 03 003

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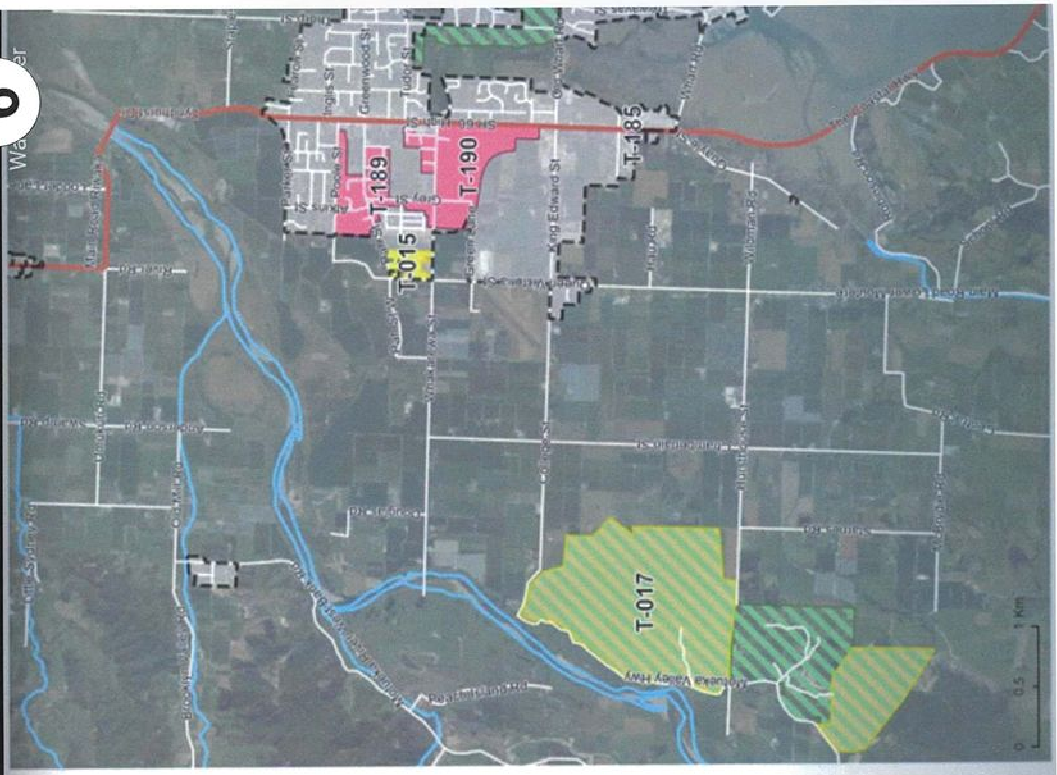
Motueka

- High demand but limited opportunities for new growth.
- Some medium density opportunities.
- Rural residential opportunity in Mytton Heights Hills.
- Demand in Upper Moutere can be met with existing zoned capacity and potential growth areas in Motueka, Māpua and Brightwater.

Legend

	Existing Urban Areas		Business
	State Highway		Greenfield
	Residential Infill Areas		Intensification
	Existing Rural Residential Areas		Rural Residential

Potential Future Development Areas



Submission Summary

Nelson Tasman Future Development Strategy - Submission #31786

Friedrich Mahrla and Dorothea Ortner Ortner

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	However proposed new greenfield developments work against this outcome.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	See Q1

	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	See Q1
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	We need to move away from developer led housing - unaffordable large houses - but support community led social housing initiatives.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	We need smaller, cheaper housing options in our towns and centres, not everywhere.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Affordable infrastructure is important. It costs a lot more in sprawling suburbs and greenfield developments.

	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	To protect our environment we should not allow more greenfield development!
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	To mitigate effects of climate change we have to protect productive land and our natural environment.
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	See Q8, effects of 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	See Q7 and Q8

	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	We support a holistic partnership with iwi to ensure this outcome.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		TDC and NCC should take a more active role in shaping our region and not leave it to commercial developers. Intensification within our urban areas. No more suburban sprawl. More focus on housing affordability.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	No more greenfield expansion and more rural residential 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		Intensification within existing town centres and 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	If intensification comes along with better living conditions it makes urban living more attractive.
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	See Q15
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	Why around town centre? See Q15
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Disagree	Is there enough employment?

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	See Q18
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 intensification connected to town centre. TDC should work with community and not leave it 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	No jobs - therefore commuting residents only!
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Strongly disagree	

	greenfield housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	See Q20
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 above Q21
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part	No	See above

	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 need to protect productive land.
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		More business in rural towns that have known employment shortages.
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?		Residential growth must be limited to areas close to employment.
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: a long term view, away from business as usual; changes to transport infrastructure/public transport; growth that does not destroy but enhance and protect the quality of our natural environment.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31787

Lilac Meir

Speaker? False

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

	papakāinga and affordable options. Please explain your choice:		
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Neutral	New village as Tasman Village will be a support in case of climate change.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	Tasman Village will provide support in case of rising sea levels.
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		In coastal Tasman area, between Mapua and Motueka and in Tasman's existing rural towns. Specifically mentions Tasman Village T-198

	Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Agree to the level of intensification being Tasman Village as part of greenfield for Motueka.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	Tasman Village can be used as greenfield area.
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 community near Tasman Village will create a connection between Mapua and the existing Tasman Village.
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.		Kindergarden near the church. Industrial land.
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		Make small allotments, town houses, affordable land for young couples. Allow 500sqm titles to build small homes near the school and the community centres.

	think we have missed? Do you have any other feedback?		
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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: Lilac Meir

Organisation represented (if applicable):

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

Agree to have smaller settlements such as
T168 Tasman Village

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know



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

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

Agree to have a range of housing choices to meet demand new Christian Tasmania School

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

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

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

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

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

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

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

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

New Village as Tasman Village will be a support in case of climate change

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

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

Tasman Village will provide support in case of rising sea levels



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

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

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

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

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

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

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

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

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

Tasman Villages T168



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

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

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

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

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

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

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

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

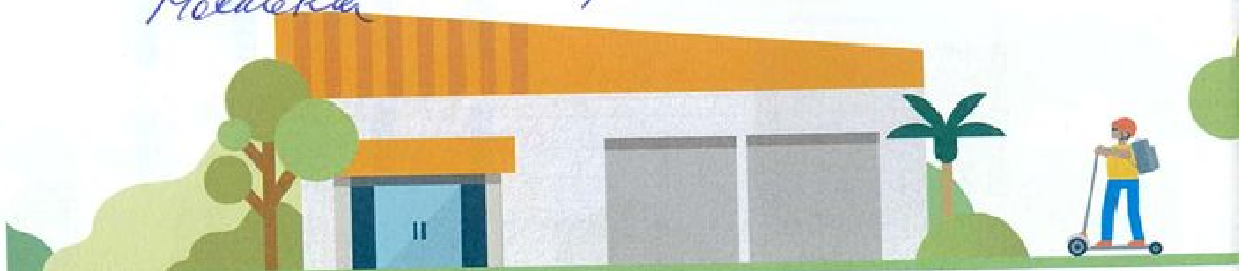
19. Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?

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

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

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

*Agree to the level of intensification being
Tasmanian Village as part of Greenfield for
Motueka*



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

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

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

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

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

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

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

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

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

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

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

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



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

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

*Tasman Village can be used as
Greenfield area*

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 Atiawa

*A new community near Tasman Village will
create a connection between Māpua and the
existing Tasman Village.*

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.

*Kindergarden near the church
Industrial land*



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?

Make small allotments, townhouses, affordable land for young couples. Allow 500 sqm sites to build small homes near the school and the community centre.

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 #31788

Mr Roderick J King

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly disagree	Please see attached: Very few of the Nelson - Tasman employing industries can be served by public transport. Only combined local & central would feature in top 10. MBIE Fact sheet 2020 - Nelson.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Disagree	Please see attached: Majority of Nelson - Tasman employment is not in the two main centres. Most businesses serve the region from outside the CBD.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly disagree	Please see attached: Nelson Tasmanshorticultural, forestry, processed seafood and processed wood products are not in urban areas.
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	Please see attached: Multi story accommodation is not suitable for the very young and elderly. Green space and fresh air should be priority.
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	Please see attached: Infrastructure and employment should come before more residential building.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	Most existing infrastructure is in need of updating and upgrading before any new infrastructure is delivered.

	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	Please see attached; Existing natural environment is being ransacked. Green space and tress are disappearing all too quickly. Coastal waters are being pumped full of toxic waste,
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Disagree	Seems that the current philosophy is to retreat without taking even the simplest of measures to help with erosion.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly disagree	Please see attached: Development of the proposed greenfield development areas seems indifferent to runoff and slip hazards and the effects on existing properties.
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	Nelson Tasman is vitally important as NZ's horticultural and primary production region. NZ (and Nelson Tasman) need to be more self sufficient to cut down on transport.

	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	In plain English what does it mean to the ratepayer?
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Please see attached: NZ and Nelson-Tasman in particular is not post WW2 Europe. People move to Nelson for open space, natural environment, clean air and water and somewhere healthy for their kids to grow up. Most of the FDS is not that.
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	Consolidating growth along a state highway is a backwards step. Should be a limited access road. Nearby housing is subject to noise fumes, vibration. Southern link from Wakefield to Atawhai would help.
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		Ticked: Creating towns away from existing centres: Wakefield - west of SH6

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly disagree	Nelson will always be a regional centre serving Nelson-Tasman rural area and export industries. Retail and restaurants bring tourists but the city itself is not a destination.
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Disagree	Most of Stoke is already intensified with subdivided sections. The entire infrastructure needs rebuilding and not just stressed even more.
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>	Disagree	Apart from apartments what businesses would it attract. Its already got a mall, most businesses serve the rural community.
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	Only if it is away from SH6 with limited access. Otherwise a bypass will be required for residents health and wellbeing.

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	Wakefield should be developed on the foothills away from SH6. Probably already should have a bypass.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	Motueka could be expanded but road to Nelson would need four laning the whole way. Not enough population for public transport.
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	We need to keep Mapua as a tourist destination- so not intensive residential development.
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	Please see attached: Maitai Valley and Maitai River need protecting. Greenfield housing would ruin the river through excessive stormwater run off.
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	Stoke foothills needs protecting from development. With an inland route to Nelson it may become more practical. Infrastructure required would be massive and across fault zones.
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	SH6 needs upgrading before any more development occurs in Richmond. Southern link needs priority.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Disagree	Any more development would require prioritizing a southern link road and bypass around Brightwater.

	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	Wakefield could be further developed in the foothills towards the west. But Southern Link would be required first.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	To far from Motueka for alternative transport - not enough population to sustain public transport.
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	Keep more development out of Mapua. Primary production should be priority.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less intensification	
TDC - Environment and Planning	30 If you don't think we have the balance	Less greenfield expansion	

	right, let us know what you would propose. Tick all that apply.		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	Only accessible by car not sustainable for public transport.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	Seems to be a lot of commercial/industrial locations becoming vacant due to centralization of businesses out of the region or out of the city.
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.		First need to look at what industries might be attracted to Nelson-Tasman that might determine what is required.
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?	Disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		St Arnaud is more a holiday resort the detour during Kaikoura earthquake SH1 restoration was temporary.
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: Are we trying to repeat the mistakes made overseas post war. The infrastructure is in need of rebuilding judging by the continual water leaks and sewage spills. Before any intensification or new development occurs the infrastructure needs to be sorted & roads, wastewater, stormwater & portable water & power.

Roderick J King - 31788 - P1/7

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: Roderick J King

Organisation represented (if applicable): _____

Address: _____

Email: Do you wish to speak at a hearing? Yes No Phone number: a/y _____

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

VERY FEW OF THE NELSON-TASMAN EMPLOYING INDUSTRIES CAN BE SERVED BY PUBLIC TRANSPORT. ONLY COMBINED LOCAL & CENTRAL WOULD FEATURE IN TOP 10. MAJOR FACTOR NEXT 2020 NELSON

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 major settlements. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

MAJORITY OF NELSON-TASMAN EMPLOYMENT IS NOT IN THE TWO MAIN CENTRES. MOST BUSINESSES SERVE THE REGION FROM OUTSIDE CBDS.

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

NELSON-TASMAN'S HORTICULTURAL, FORESTRY, PROCESSED SEAFOOD AND PROCESSED FOOD PRODUCTS ARE NOT IN URBAN AREAS.



P2/7

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

MULTI STORY ACCOMMODATION IS NOT SUITABLE FOR THE VERY YOUNG AND ELDERLY. GREEN SPACE AND FRESH AIR SHOULD BE PRIORITY

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

INFRASTRUCTURE AND EMPLOYMENT SHOULD COME BEFORE MORE RESIDENTIAL BUILDING.

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

MOST EXISTING INFRASTRUCTURE IS IN NEED OF UPDATING AND UPGRADING BEFORE ANY NEW INFRASTRUCTURE IS DELIVERED.

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

EXISTING NATURAL ENVIRONMENT IS BEING RANSACKED. GREEN SPACE AND TREES ARE DISAPPEARING ALL TOO QUICKLY. COASTAL WATERS ARE BEING PUMPED FULL OF ^{TOXIC} WASTE.

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

SEEMS THAT THE CURRENT PHILOSOPHY IS TO RETREAT WITHOUT TAKING EVEN THE SIMPLEST OF MEASURES TO HELP WITH EROSION.

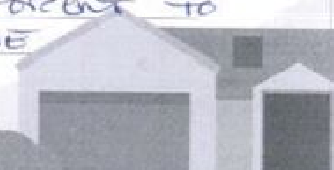
9. Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice.

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

DEVELOPMENT OF THE PROPOSED GREEN FIELDS DEVELOPMENT AREAS SEEMS INDIFFERENT TO RUNOFF AND SLIP HAZARDS AND THE EFFECTS ON EXISTING PROPERTIES.



68



P3/7

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

NELSON TASMAN IS VITALLY IMPORTANT AS NZ'S AGRICULTURAL AND PRIMATE PRODUCTION REGION. NZ (AND NELSON-TASMAN) NEED TO BE MORE SELF SUFFICIENT TO CUT DOWN ON TRANSPORT.

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

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

IN PLAIN ENGLISH WHAT DOES IT MEAN TO THE RATEPAYER?

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

NEW ZEALAND AND NELSON-TASMAN IN PARTICULAR IS NOT POST WWII EUROPE. PEOPLE MOVE TO NELSON FOR OPEN SPACE, NATURAL ENVIRONMENT, CLEAN AIR AND WATER AND SOMEWHERE HEALTHY FOR THEIR KIDS TO GROW UP. MOST OF THE FDS IS NOT THAT.

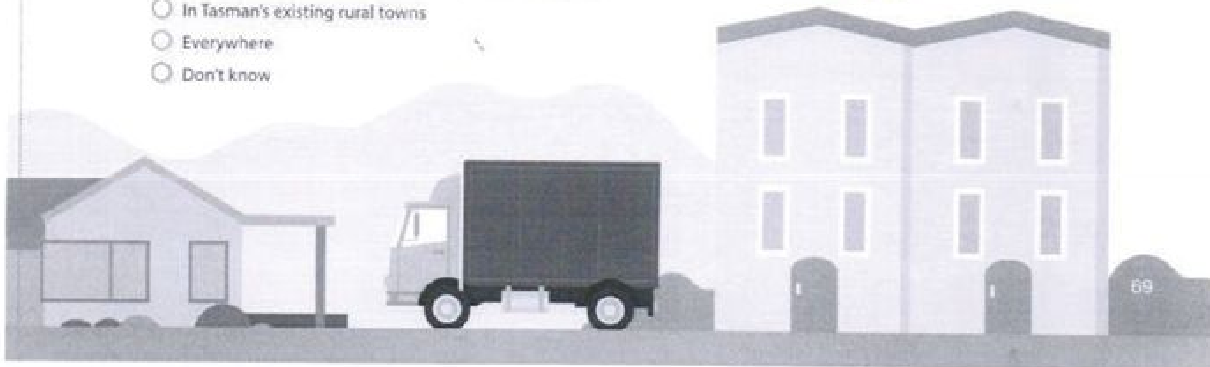
13. Do you support the proposal for consolidated growth along State Highway 6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?

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

CONSOLIDATING GROWTH ALONG A STATE HIGHWAY IS A BACKWARD STEP. SHOULD BE A LIMITED ACCESS ROAD. NEARBY HOUSING IS SUBJECT TO NOISE, FUMES, VIBRATION, SOUTHERN LINK FROM WAKEFIELD TO

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

- 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): WAKEFIELD - WEST OF SH6
- In coastal Tasman areas, between Māpua and Motueka
- In Tasman's existing rural towns
- Everywhere
- Don't know



P4/7

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

NELSON WILL ALWAYS BE A REGIONAL CENTRE SERVING NELSON-TAKAMAN RURAL AREA AND EXPORT INDUSTRIES, RETAIL AND RESTAURANTS BRING TOURISTS BUT THE CITY ITSELF IS NOT A DESTINATION

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

MOST OF STOKE IS ALREADY INTENSIFIED WITH SUBDIVIDED SECTIONS, THE ENTIRE INFRASTRUCTURE NEEDS REBUILDING AND NOT JUST STRESSED DOWN MORE.

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

APART FROM APARTMENTS WHAT BUSINESSES WOULD IT ATTRACT. IT'S ALREADY GOT A MALL. MOST BUSINESS'S SERVE THE RURAL COMMUNITY.

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

ONLY IF IT IS AWAY FROM SH16 WITH LIMITED ACCESS. OTHERWISE A BYPASS WILL BE REQUIRED FOR RESIDENTS HEALTH AND WELLBEING.

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

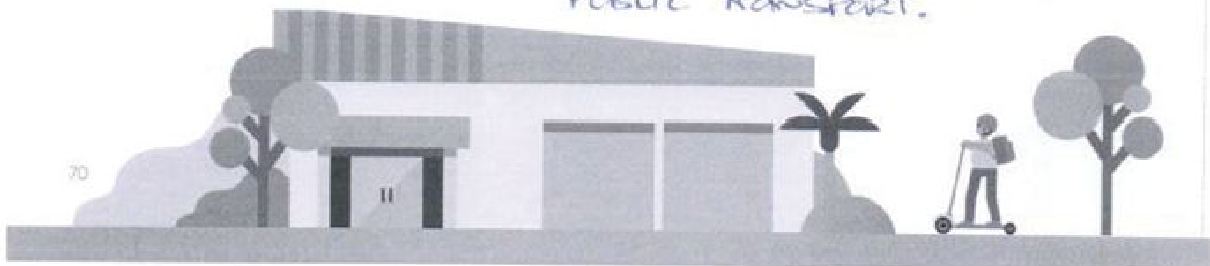
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

WAKEFIELD SHOULD BE DEVELOPED ON THE FOOTHILLS AWAY FROM SH16. PROBABLY ALREADY SHOULD HAVE A BYPASS.

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

MOTUEKA COULD BE EXPANDED BUT ROAD TO NELSON WOULD NEED FOUR LANEING THE WHOLE WAY. NOT ENOUGH POPULATION FOR PUBLIC TRANSPORT.



P5/7

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

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

WE NEED TO KEEP MAPUA AS A TOURIST DESTINATION - SO NOT INTENSIVE RESIDENTIAL DEVELOPMENT.

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

MATAI VALLEY AND MATAI RIVER NEED PROTECTING. GREEN FIELD HOUSING WOULD RUIN THE RIVER THRU EXCESSIVE STORMWATER RUN OFF.

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

STOKE FOOTHILLS NEED PROTECTING FROM DEVELOPMENT, WITH AN INLAND ROUTE TO NELSON IT MAY BECOME MORE PRACTICAL. INFRASTRUCTURE REQUIRED WOULD BE MASSIVE AND

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

SH6 NEEDS UPGRADING BEFORE ANY MORE DEVELOPMENT OCCURS IN RICHMOND. SOUTHERN LINK NEEDS PRIORITY

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

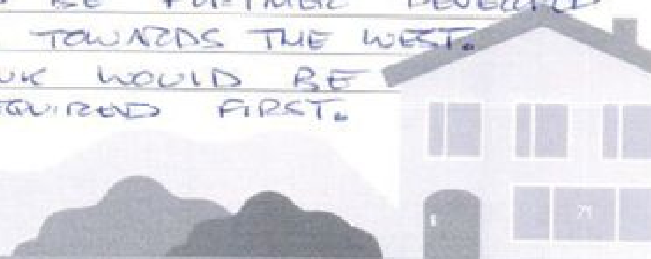
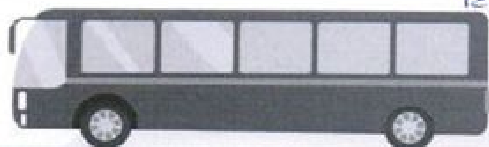
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

ANY MORE DEVELOPMENT WOULD REQUIRE PRIORITISING A SOUTHERN LINK ROAD AND BYPASS AROUND BRIGHTWATER

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

WAKEFIELD COULD BE FURTHER DEVELOPED IN THE FOOTHILLS TOWARDS THE WEST. BUT SOUTHERN LINK WOULD BE REQUIRED FIRST.



P6/7

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

TO FAR FROM MOTUEKA FOR ALTERNATIVE
TRANSPORT - NOT ENOUGH POPULATION TO
SUSTAIN PUBLIC TRANSPORT.

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

KEEP ANY MORE DEVELOPMENT OUT
OF MĀPUA. PRIMARY PRODUCTION SHOULD
BE PRIORITY.

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 tower Moutere (Braeburn Road)? Please explain why.

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

ONLY ACCESSIBLE BY CAR NOT SUSTAINABLE
FOR PUBLIC TRANSPORT.

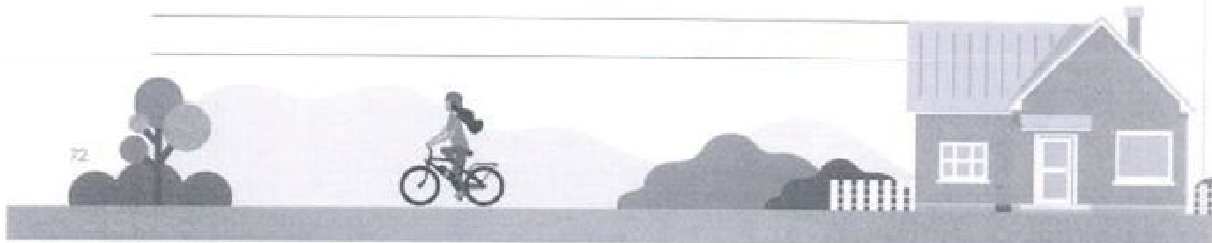
32. Do you agree with the locations shown for business growth (both commercial and light industrial)?
Please explain why.

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

SEEMS TO BE A LOT OF COMMERCIAL/
INDUSTRIAL LOCATIONS BECOMING VACANT
DUE TO CENTRALISATION OF BUSINESS'S OUT
OF THE REGION OR OUT OF THE CITY.

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.

FIRST NEED TO LOOK AT WHAT INDUSTRIES
MIGHT BE ATTRACTED TO NELSON-TASMAN.
THAT MIGHT DETERMINE WHAT IS REQUIRED.



97/7

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?

ST ARNAUD IS MORE A HOLIDAY RESORT
THE DETOUR DURING KAIKOURA E'QUAKE
SHI RESTORATION WAS TEMPORARY.

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?

ARE WE TRYING TO REPEAT THE MISTAKES
MADE OVERSEAS POSTWAR. THE EXISTING
INFRASTRUCTURE IS IN NEED OF REBUILDING
JUDGING BY THE CONTINUAL WATER LEAKS
AND SEWAGE SPILLS. BEFORE ANY INTENSIFICATION
OR NEW DEVELOPMENT OCCURS THE INFRASTRUCTURE
NEEDS TO BE SORTED & ROADS, WASTEWATER,
STORMWATER & POTABLE WATER. & POWER.

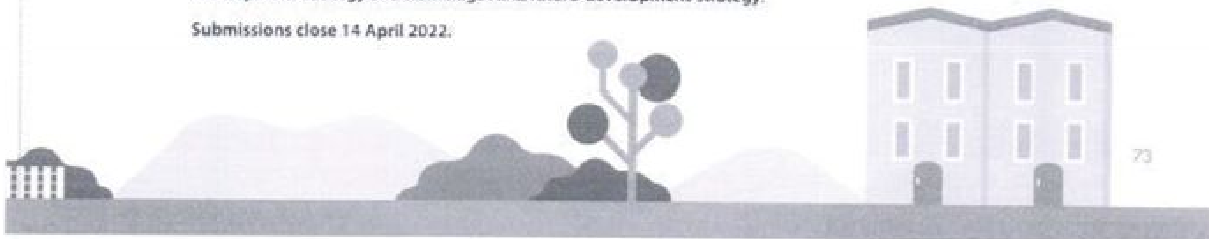
It's important to have your say on the big choices.

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 #31790

Ali Howard

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached for full submission - summarised below.</p> <p>Support's planning and funding for urban residential developments.</p> <p>Asks that council removes all references to possible mass housing in the Maitai Valley, Kaka Valley, Orchard Flats, Mahitahi, Maitahi, Bayview (on the Maitai Valley side of the Malvern Hills ridgeline) from the 2022 FDS.</p> <p>Notes many reasons why to not have large subdivisions in the Maitai.</p> <p>Questions how is NCC enabling "democratic local decision-making and action by, and behalf of, communities", when it ignores the thousands of people who don't wish to have large housing estates in the Maitai Valley.</p>

31790 - 1 - Ali Howard

From: ali howard [REDACTED]
Sent: Thursday, 14 April 2022 11:35 pm
To: Future Development Strategy
Subject: Re Feedback to the NT Future Development Strategy 2022.

CAUTION: External email.

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

Re Feedback to the NT Future Development Strategy 2022.

I support planning and funding for urban residential developments. The FDS maps clearly lay out plans for creating a Maitai Valley suburb with 1100 dwellings. I ask that council removes all references to possible mass housing in the Maitai Valley, Kaka Valley, Orchard Flats, Mahitahi, Maitahi, Bayview (on the Maitai Valley side of the Malvern Hills ridgeline) from the 2022 Future Development Strategy.

There are so many reasons why large subdivisions in the Maitai would be wrong & here are just a few:

- The only age group in Nelson that has a growing population is the over 60's. A Maitai Valley subdivision would not cater for this age group's housing requirements of small dwellings and plots, within easy walking distance to city centres and amenities.
- Allowing greenfield subdivisions in the Maitai Valley would disincentivize developers from progressing with urban residential development.
- NCC declared a 'State of Climate Emergency' and yet it continues with plans for greenfield developments which are well documented to have much greater carbon emissions than intensification and infill.
- The amount of infrastructure, (pipes, roading, water supply, earthworks, drainage, sewerage, etc) to service a large subdivision at Kaka Valley would be enormous, yet at an FDS webinar, NCC staff admitted that carbon emissions for the building of greenfield infrastructure were not taken into account.
- The disruption for such a large subdivision would be for many years and have an enormous adverse effect on the enjoyment and amenity of the Maitai Valley.
- We only have to look at the news of increased severe flooding around the world to know that building on a floodplain like Kaka Valley would not be a good idea. For each 1% rise in global average temperature, the atmosphere can hold approx 7% more moisture, increasing the likelihood of extreme downpours and subsequent flooding in the future.

Quoted from NZ Internal Affairs: *"The purpose of local government is -*

- *To enable **democratic** local decision-making and action by, and on behalf of, communities"*

How is NCC enabling "democratic local decision-making and action by, and behalf of, communities", when it ignores the thousands of people that have used every method available to them, through submissions to the Nelson Plan, the Long Term Plan, a large petition, emails to elected members, peaceful protests, speaking at council meetings etc to let NCC know that creating large housing estates in the Maitai Valley is not what they want for the future of Nelson?

I wish to speak at the hearing.

Ali Howard
[REDACTED]

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31791

Peter Olorenshaw
Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	<p>Please see attached - determined from feedback strongly agree.</p> <p>A: We strongly support this outcome: Sprawling low density suburbs such as you propose for the majority of the increase in people living in the area, inevitably comes with high greenhouse gas emissions. Building the infrastructure for new subdivisions inevitably comes with a higher GHG emissions than densifying existing settlements (see appendix where there are many actions that can be taken to if not obligate the need to increase infrastructure at all, despite supporting additional people, then can certainly minimise it) and the longer pipe lengths, longer road and footpath length, longer wire lengths have more embodied carbon emissions both initially and in maintenance over time. But more than that lower density Greenfield developments on the outskirts of urban areas or worse outlying villages, reinforce car dependency and at the same time low density makes servicing with frequent public transport less viable and cycling even with an e bike less likely. And we would emphasise that even if people are commuting in an electric car it is still a very energy inefficient way to transport 1 or 2 people in a two</p>

			<p>tonne, 10m2 metal box. And with sprawl they are being transported further - not just to work, but to school, after school activities, to the shops, to medical services. The era of profligate energy use is over, we need to be using less energy as well as putting out less GHG emissions.</p> <p>We are very disappointed that you made this statement in the document but ignored any climate change mitigation differences between the options in the MCA scoring. Any options that increase greenhouse gas emissions and car dependency should be automatically disallowed just like you have discounted building on flood and liquidation prone land.</p>
TDC - Environment and Planning	<p>02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice:</p>	Disagree	<p>Please see attached - determined Disagree from submission:</p> <p>A: No. We strongly support just consolidating existing urban areas. We show elsewhere in this submission how this can be accomplished with things you have missed or underestimated. We do not support expanding urban areas or growing existing country settlements that are not within easy cycling distance of existing main centres of Nelson Richmond and Stoke.</p>
TDC - Environment and Planning	<p>03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:</p>	Disagree	<p>Please see attached - determined Disagree from submission:</p> <p>A: No. Although we strongly support the first part of the question, the last part needs qualification. As we show in the rest of our submission, the Demand preferences survey is flawed as the only constraint on location (we believe) was price. The thing is we can't all live in spread out single story houses and expect to be able to easily drive into town centres in just a few minutes and park right outside where we want to go - it just doesn't work in other than small provincial centres. Richmond is not longer a small provincial town, it is an urban centre, really a conurbation with Nelson and Stoke. When everyone lives in sprawling</p>

			<p>low density subdivisions and everyone drives everywhere (because everything is so spread out its too far to bike, certainly to far to walk and public transport doesn't work because it's such low density), you inevitably end up with massive road congestion like we see in this region. So really the Demand Preferences study should have said, "Would you be prepared to live in a more compact townhouse where you could easily walk to many places, very easily bike to most of the rest and due to increased density have very frequent public transport, rather than being forced into car dependency and traffic jams every weekday and often during the weekend". And you need to show some appealing medium density housing pictures illustrating what this might be like otherwise what can you expect but biased negative responses— Please see the attached Appendix for some examples you should have used.</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:	Disagree	<p>Please see attached - determined Disagree from submission: A: No. People shouldn't be offered sprawl as an option as its not an option if we are serious about climate change.</p>
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	<p>Please see attached - determined Disagree from submission: A: No we strongly oppose this as its not land that matters, but housing - both for businesses and people. We can house people without sprawl, without adding new land on the periphery of our centres. There is actually a lot of unbuilt on land in the conurbation of Nelson, Stoke, Richmond and this needs to be used first. And as we have argued elsewhere, though simple partitioning of existing thousands of new dwellings can be created in the sizes that we are short of - 1 and 2 bedroomed houses (if 1 in 4 of the some 30,000 existing houses in Nelson-Stoke-</p>

			<p>Richmond was partitioned into 2 and 1 in 12 into 3, then that is 12,500 new dwellings. Add that to the 14,000 already catered for in existing residential zoned land, and you are up to 26,500 when you claim we need 24,000. And this is without allowing for any apartments, any townhouses and none of the few thousand tiny houses in the back or fronts of existing houses or in flood prone and liquefiable land unsuitable for other buildings. It is important to keep in clear focus that this is over 30 years, a generation.</p>
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Disagree	<p>Please see attached - determined Disagree from submission: A: No you are conflating population growth here with economic growth which is normally measured in the increase in GDP. We do not believe increasing GDP is compatible with the 1.5°C climate increase imperative and we actually need de-growth, we need prosperity without growth, we need growth in Gross Mutual Happiness not growth in more things, more stuff. The government issued a Wellbeing budget suggesting a move away from GDP . So GDP growth should specifically not be supported, degrowth should be promoted, making better use of what we already have rather than making new subdivisions, building new infrastructure.</p>
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	<p>Please see attached - determined Agree from submission: A: Yes we strongly support outcome 7. But that is not what this Strategy is based on. Its based on sprawl, on covering more Greenfield land with low density housing.</p>
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate	Agree	<p>Please see attached - determined Agree from submission: A: Yes of course, but this is not the only Climate Change impact we need to be cognisant of - We must determinedly push mitigation - measures that reduce climate change emissions at the same time as making us resilient to the effects of Climate Change.</p>

	change. Please explain your choice:		
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Agree	Please see attached - determined Agree from submission: A: Yes of course, who would be against this. However as with our ideas of using immediately and easily movable Tiny Houses on flood prone or liquefiable land, of floating townhouses, there are more ways than you suggest to do this.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Agree	Please see attached - determined Agree from submission: A: Yes but this does not go far enough. Expanding existing urban areas onto land that is currently not very productive is bad as well in that it has high Climate Change impacts in building the infrastructure, maintaining the infrastructure into the future and high climate change impacts from people living in far flung suburbs rather than close-in. Additionally so-called unproductive land often allows for wildlife corridors and areas of peaceful recreation.
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Disagree	Please see attached - determined Disagree from submission: A: We do not feel qualified to answer this well, but it appears to suggest that all change is good, which we don't agree with.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		A: Settlement patterns have a long shadow in setting the emissions intensity of an area. In this climate emergency, it is crucial that settlement patterns reflect a low energy, low emission ways of living. Your first FDS outcome does not make this clear enough, and the whole strategy ignores it.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including	Disagree	Please see attached - determined Disagree from submission: A: No, we support consolidated growth in the Nelson-Stoke-Richmond conurbation, not building up of outlying villages as dormitory towns

	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?		
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		Intensification within town centres and the areas between the town centres of Nelson-Stoke-Richmond.
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Disagree	Please see attached - determined Disagree from submission: A: No Richmond should be intensified too. And we disagree that this level of intensification will happen slowly. We show elsewhere in the submission that partitioning can happen very fast and in a widespread manner unconstrained by needing new infrastructure. The partitioning example we give in the appendix results in densities similar to what you assume

			<p>require 2 and 3 story townhouses. The thing is we need more small and two bedroom houses. But also there is a role here for local bodies or Kianga Ora to take the lead as land aggregators and townhouse development catalysers. Lastly if developers and people in general are not given the option of sprawling onto Greenfield sites and planning rules are changed to allow intensification, intensification will happen just as fast as it needs to happen.</p>
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Stongly agree	Please see attached - determined Agree from submission: Yes it looks fine.
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Disagree	<p>Please see attached - determined Disagree from submission: A: No. You show no intensification of the Wensley Road areas yet these are eminently walkable and bikable to the town centre. Curiously right in the centre of Richmond you show low density residential infill. Rather than mixed use business and apartments that you should be showing there.</p>
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	<p>Please see attached - determined Disagree from submission: A: No, Increasing the number of people living in rural towns is counter to our climate change imperatives of settlement patterns largely eliminating car commuting. We don't think many people living in Brightwater will be employed in Brightwater. Public Transport from Brightwater and Wakefield into Richmond and Nelson will most unlikely be quicker and more convenient than a car, 10 minute frequencies necessary for this, just aren't going to happen in these satellite towns. People are going to be using the least energy and space efficient means to get to their workplaces, the hospital, their pilates classes - extra residents in these far flung settlements are going to mean more cars on the road and more congestion, more energy expended in 2 tonne metal boxes, daily car dependence. This is last centuries thinking.</p>
TDC -	19 Do you agree	Disagree	Please see attached - determined Disagree

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		from submission: No for the same reasons as Brightwater given above.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Disagree	Please see attached: - determined disagree from submission: A: No we disagree with the rural residential Greenfield's development - this is not intensification as most commonly known, it will result in more car dependency, more traffic congestion and more climate change emissions. The intensification should be within the existing urban boundaries.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Disagree	Please see attached - Determined Disagree from submission: No for the same reasons as Brightwater given 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.	Disagree	Please see attached - Determined Disagree from submission: A: No we do not agree with the Orchard Flat area being included as potential future development. This is prime Maitai Valley recreational land. Having recreational land readily accessible by foot and bicycle from the centre of Nelson is a value most of us hold dear and development here should be resisted. With the Kaka Valley Greenfield development, although our convenor is in favour of it only the motor vehicle access is via Atawhai, the rest of our committee are not, so we reject this too.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Agree	A: Yes we agree with this, given its proximity to Stoke centre and its location between Nelson and Richmond. However this needs to be a higher density than the sprawling single story, large lot developments common in the area. The lots should be small, building 2 stories high up to side boundaries should be allowed and perhaps there should be a 2 story (minimum) height. The reason for asking for increased densities in any new subdivision is that with new houses it is very unlikely that increases in density will happen in the following 40 years. These need to be built right from the

			get go as higher density subdivisions
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	A: No there should be no sprawl to Richmond South and even T-114 has to be questioned being so far from the town centre and in the hills almost guaranteeing car dependency. There has been almost no intensification of Richmond to date and huge potential there given the older housing stock and large sections. Also the very centre of Richmond is shown as residential infill when it should be mixed use - shops and offices and car parking below, apartments above.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	A: No, Increasing the number of people living in rural towns is counter to our climate change imperatives of settlement patterns largely eliminating car commuting. We can't see how many people living in Brightwater will be employed in Brightwater. Public Transport from Brightwater and Wakefield into Richmond and Nelson will most unlikely be quicker and more convenient than a car, 10 minute frequencies necessary for this just aren't going to happen in these satellite towns, people are going to be using the least energy and space efficient means to get to their workplaces, the hospital, their pilates classes - extra residents in these far flung settlements are going to mean more cars on the road and more congestion, more energy expended in 2 tonne metal boxes, daily car dependence. This is last centuries thinking.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	Please see attached - Determined Disagree from submission: No for the same reasons as Brightwater given
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain	Disagree	A: No, this is a terrible option for Motueka, guaranteeing car dependency, traffic congestion and high carbon emissions both from the building of the subdivision and people living there (Note that even if they were all driving electric cars its still creates the same congestion as fossil cars, but also moving

	why.		just a few people in a 2 tonne metal box is a very energy inefficient way of moving people. We can no longer afford to be profligate with our energy consumption, climate change demands we do more things with renewable electricity, but all new electricity generation comes at a carbon cost. It is better to avoid having to use cars by intensifying urban areas)
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	Please see attached - Determined Disagree from submission: No for the same reasons as Brightwater given
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	A: No this is the absolute worst form of sprawl. Perhaps you keep this up your sleeve for if the population increase in our area is greater than you predict
TDC - Environment and Planning	32 Do you agree with the locations shown for business	Disagree	Please see attached: A: We think there should be some more business areas identified around Brightwater, Wakefield, Motueka and Mapua but also in Nelson City so

	growth (both commercial and light industrial)? Please explain why.		more of the existing residents might be able to get employment locally and avoid the need to 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.		A: We haven't identified any, but that is not to say they don't exist
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town.		Please see attached for further detail - refer to Q 34-38

	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?		<p>Please see attached for further detail - have determined answers to multi-choice based on answers in submission.</p> <p>A: Please see the rest of our submission. We think there is a lot you have missed and we will try to bullet point them here:</p> <ul style="list-style-type: none"> • Transport Emissions dominate our household emissions massively. We need to reduce our emission at 10% year on year, allowing for sprawl goes right against that. • Climate Change Mitigation is poorly covered by any MCA analysis - We are in a climate emergency - if any development doesn't result in lowered greenhouse emissions, less car use it should be stuck off the list. Massive reduction in our climate emissions is not optional, its essential. • 15% intensification in 30 years is just 0.5% per year. This is a pathetic amount, far below what could be achieved and far below what your advisors suggest would happen through medium density planning changes would give. • Asking people if they would prefer to live in standalone houses without given them information what that might mean (1/2 house commutes stuck in endless traffic, complete car dependence, increased climate emissions, never being able to walk or bike to places you want to go to) • Partitioning Potential (the built of our existing housing stock is 3 or more bedrooms, but the demand is for more 1 and 2 bedroomed places - we can partition these under-utilised buildings very fast at very low cost both in dollar and carbon terms without the need of new infrastructure (see appendix for how) • Tiny Houses on flood and liquifaction prone land that might otherwise be ruled ineligible for intensification • Floating houses that are naturally see level rise resilient • Car dealerships should made an industrial activity, freeing up a lot off prime land in city centres and along transport routes that could then be put into apartments or mixed use

			apartments/offices/shops on the ground floor.
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Peter Olorenshaw - NELSUST - 31791- 1

SUBMISSION to Nelson City and Tasman District Councils

On the Regional Future Development Strategy 2022

From:

The Nelson Transport Strategy Group, (NELSUST) Inc. www.nelsust.co.nz

██████████ Nelson 7010

Peter Olorenshaw Convenor ██████████

PUBLIC INFORMATION STATEMENT:

We are happy that our submission is included in reports available to the public.

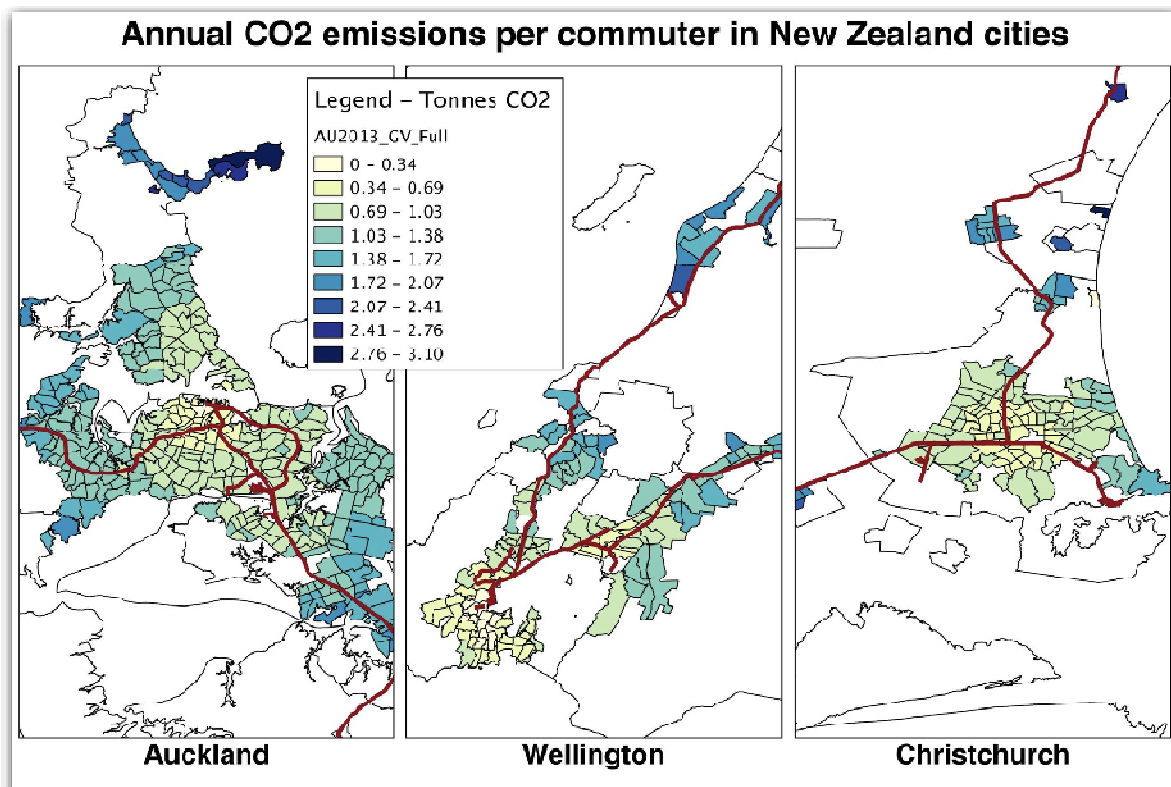
INFORMATION ABOUT NELSUST:

We are an incorporated society of 300 people who have wider sustainability interests as well as transport strategy. This submission is the result of committee consultation.

1. Introduction

We are concerned that you are proposing that more than half of the population growth will be housed in new Greenfield sites sprawling out into the countryside, locking in car dependence for these people. This is at odds with our climate change obligations and the need to reduce road congestion through appropriate settlement patterns.

The image below clearly shows how CO2 emissions for those living close in to city centres are radically lower than those in far flung suburbs even where there is good public transport

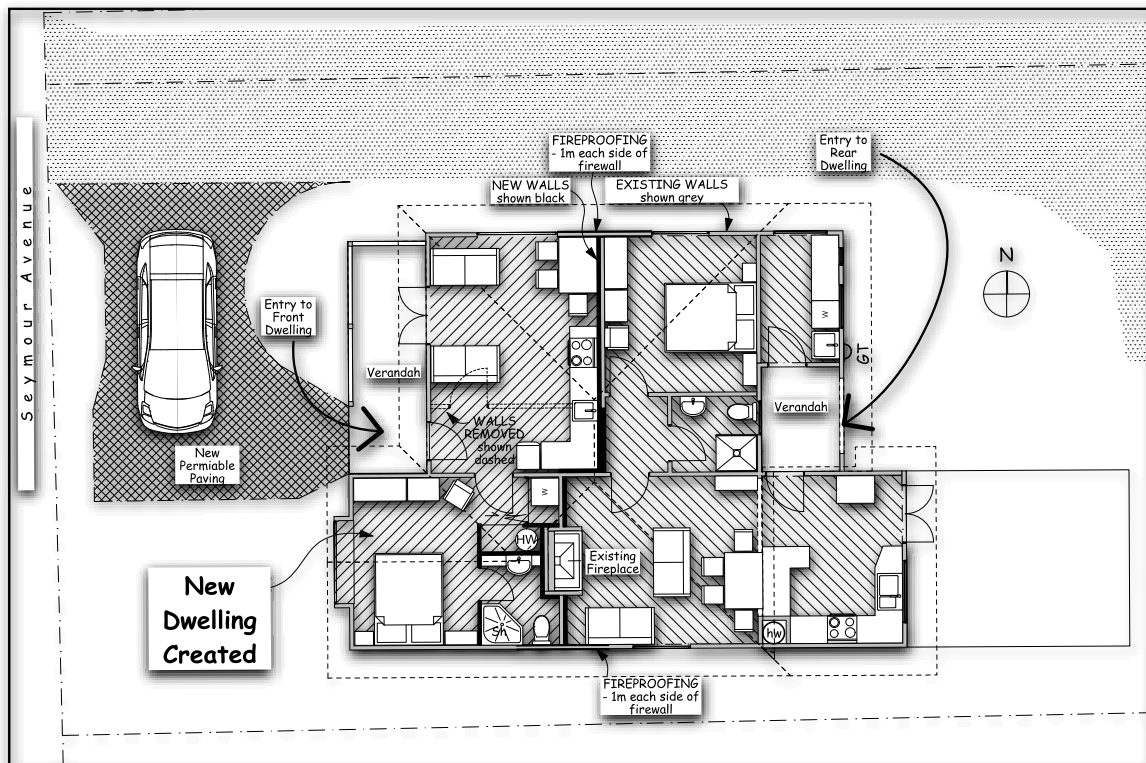


You jump from :”we are experiencing high population growth rates” to “We need to provide **land** to meet their growth” (page 2 summary document) when what we need is more kitchen sinks, not necessarily more land (adding a kitchen sink to an existing dwelling turns it into 2 dwellings) We think you have severely underestimated the potential for intensification of existing residential areas. We ask you to revise this strategy so that it does not allocate any new housing in any new Greenfield sites does not proactively provide infrastructure for future sprawl. We ask instead that work harder on intensification that matches our climate change emission and traffic reduction goals.

2. Body of Submission

2.1 Uptake of 0.5% per annum Densification Unrealistically Low - You suggest a 15% uptake rate over 30 years (0.5% p.a.) yet your own document suggests the central value should be double that from the Medium Density Residential Standard changes alone (The Memo from Sense Partners Appendix 3 Tech. Document) suggest the central value for increase in density from the MDRS would be around 6.8% over 5-8 years, this equates to 32% over 30 years, double your uptake

2.2 Partitioning Potential Undervalued It is not clear to us that Partitioning of an existing house into two has been adequately addressed in the draft FDS. It is missing entirely as a method of intensification and is conflated with adding an additional unit out the back of an existing dwelling.



The issue is that while adding an additional dwelling out the back of an existing house has limited applicability due to restrictions in spare site area in most sections, with partitioning literally any existing property can be partitioned into two. (The technical document (p54) has made the blanket assumption that anything less than 400m2 will not be developed into additional dwellings, please see appendix for a worked example on a 350m2 section in

Seymour Street that is partitioned without extending the building envelope out or up. And we note here that this resulted in a dwelling density of 39 dwellings per hectare (taking into account roading and footpaths) meeting your definition of standard medium density.

We think the potential of partitioning off just a room, adding a kitchenette on one side, an ensuite into the side yard and so creating a new 1 bedroom dwelling is completely underestimated. There are so many situations where this is precisely what people want - a small 1 bedroom unit for a live-in carer or conversely for an elderly relative, for a lodger, a student or student couple. This small scale almost under the radar development can create additional dwellings very quickly and for the very lowest carbon footprint AND no new infrastructure (see appendix for reasoning)

Partitioning hits 5 goals at once:

- very low cost creation of new dwellings (see [appendix](#) for 120k for the creation of a new dwelling all up including tooth brush holders ;))
- very low embodied carbon (essentially reusing 1 existing house to create 2 with little additional materials)
- very low to zero infrastructure cost (what is the difference in infrastructure between a family of 4 living in a 3 bedroomed house and two households of 2 each living in the same space?(see [appendix](#) for further commentary on this)
- very fast creation of new dwellings
- low carbon transport emissions required for new dwellings (because the houses most likely to be partitioned are those already close in to services, work, existing public transport routes and cycle paths)

2.3 Tiny House Pictures but no Consideration of Them: there are pictures of tiny houses dotted throughout the document, but their potential appears to be ignored.



It is entirely appropriate to have these in flood prone and liquifiable areas that are otherwise unsuited to intensification. Tiny houses by being on a trailer are very easily moved to a new location should an existing location become unsuitable through sea level rise being faster than assumed, as a result of land liquification following an earthquake etc. It appears you have assumed no increase in dwelling numbers be accommodated in these sort of sites, yet there is a growing tiny-house market and it would be unreasonable not to include a few thousand of these additional dwellings over the next 30 years. Being tiny they have a much smaller carbon footprint that bigger houses, by definition are easily transportable so can be made off-site, under cover.

2.4 Floating Houses in Nelson Haven not considered but may provide a few hundred extra dwellings with very good accessibility. They have the advantage that sea level rise would not affect them significantly and could provide unique communities as they do in Holland



2.5 Low Density Residential sprawl completely incompatible with lowering climate change emissions: The Document suggests that more than half of the proposed new dwellings in the region be accommodated through sprawl and over 70% sprawl in Richmond. This is simply incompatible with our climate change obligations, our declaration of a climate emergency and also to National Policy Statement on Urban Design which according to the strategy on page 22 requires the FDS to "Support reductions in greenhouse gas emissions"

People in these low density areas will never be able to be catered for with a viable public transport system, they will almost always be too far to comfortably bike to everyday destinations and so will trapped into daily use of the least energy and space efficient means of transport: the automobile. Even if they are electric, cars are a very energy

inefficient way of transporting one or two people in a 2 tonne metal box. And of course most of these vehicles for some time to come won't be zero tailpipe emissions. We need to reduce our emissions 10% per year, year on year. Allowing more low density sprawl into the countryside is in no way compatible with this 10% reduction. We should be providing ways of living where people don't need to use a car on a daily basis, your FDS fails to do this.

2.6 Multi Criteria Analysis does not score Climate Change Emissions The MCA analysis should have struck off any potential development that might increase car dependency, any that results in more carbon emissions per person accommodated than intensification does and any that result in more carbon emissions from building the infrastructure to a greater extent than intensifying existing urban areas. These outlying Greenfield sites should simply be ineligible, just like building on flood prone land or highly productive soils was.

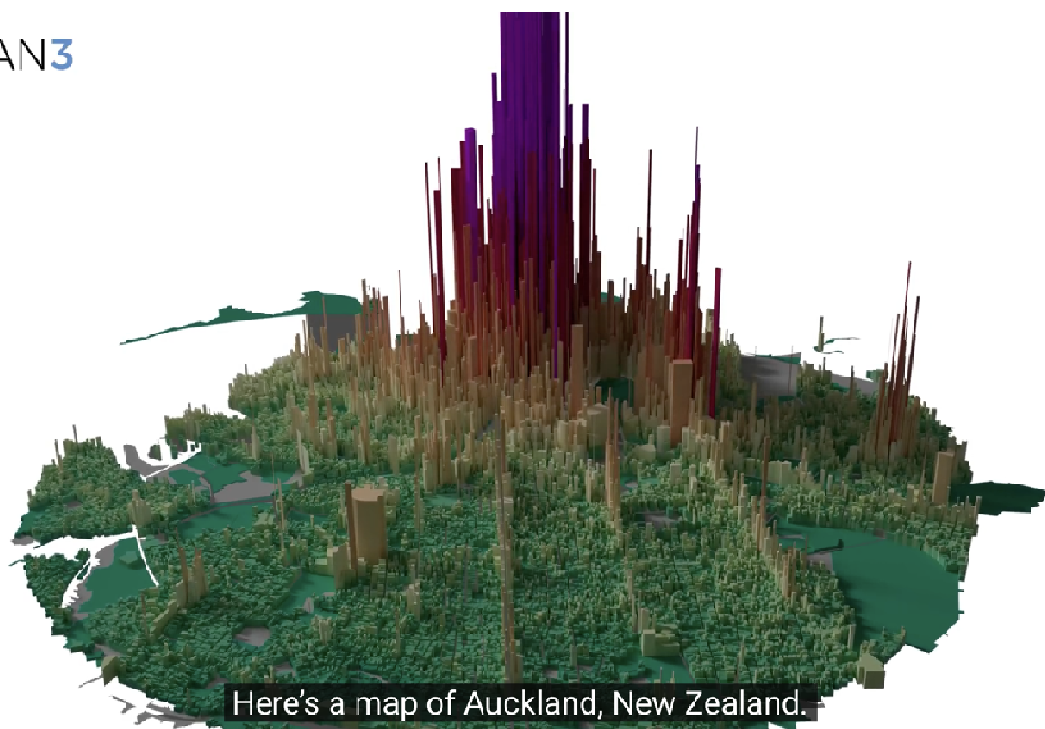
2.7 Residents Desire for Rural Residential should not be met: it is incompatible with climate change emission reductions. If people voted for naked dancing girls on Queen Street should you provide them? You have an obligation not to saddle the district with high emission settlement patterns. You do not have an obligation to appease those who disregard their climate emissions.

2.8 Surveyed Current Community Preferences queried: You base a lot on a Demand Preferences survey, but the point is we don't have a choice over high emissions development or low emissions provision for population growth - We have no option but to choose low emission. If you ask people where they want to live, many will say they want to live in a standalone house the country and be able to easily drive to services in a few minutes and park outside the door. But of course that doesn't work for our urban centres if more than a few people do it. What the survey should have said was "Given the imperative to swiftly reduce our carbon emissions would you be prepared to live in a more compact dwelling with attached walls that is inherently low carbon and has low energy travel requirements over a standalone house some way from services with its high initial and ongoing carbon footprint? And the pictures of terraces and apartments given with the questionnaire were far from appealing Please see appendix for examples shown to respondents and those much more appealing ones you could have used. Secondly there is a real paucity of good medium density housing examples in the region. Asking people their opinion on something unfamiliar to them is a fraught business. Henry Ford apparently rejected the notion of surveying people about whether they wanted a car, suggesting that if he'd asked them what they wanted in terms of transport, people would have said a faster horse, if Steve Jobs had asked people what they wanted in a phone people would have said a longer cord. Fundamentally you have gone with a poor process here and the community preferences study needs to be if not ignored, then treated with significant caution.

2.9 Infrastructure costs of Sprawl an order of magnitude higher than Intensification

We do not see where the infrastructure costs of intensification are compared to the infrastructure costs of sprawl. This cost is not just in terms of initial costs but legacy costs of maintaining those long lengths of roads, footpaths, pipelines and wires into the future. Furthermore its not just dollar costs but CO2 emissions costs. We would draw your attention to the Strong Towns USA presentation that show low density sprawling Greenfield subdivisions are the poorest performing financially and are in fact bankrupting councils over there. Their analysis includes Auckland to show that it is not unique to the US. <https://www.youtube.com/watch?v=7Nw6qyyrTel> (Auckland is at the 10 minute mark)

URBAN3



In the 3D image above, the vertical size represents the cost effectiveness to the council of rates versus infrastructure costs. It is very clear that the inner city and areas along transit routes are carrying the costs for the sprawl.

2.10 Transport Emissions Dominate Individual Emission profile We shouldn't be adding to it: At a household level 94% of our emissions are from transport - everything else is just noise. If we are to reduce our emission 10% every year, which is what is required, it is crucial we have housing typologies support those reductions. Through allowing sprawl your proposals would make it hard for people to live without a car. By allowing sprawl you are locking people into high energy efficient lifestyles. The FDS needs to support low emission lifestyles.

Household emissions by region

Just over 90 percent of total household emissions come from transport. Heating and cooling contribute 7.0 percent, and 'other' (household emissions from, for example, inhalers, septic tanks, etc) contributes 2.8 percent to total household emissions.

The largest changes in regional household emissions in 2019 compared with 2018 were:

- Waikato, up 65 kilotonnes (6.0 percent)
- Canterbury, down 47 kilotonnes (4.1 percent)
- Auckland, down 43 kilotonnes (1.3 percent).

The Auckland region is home to 34 percent of the population, who emitted 3,311 kilotonnes (34 percent) of New Zealand's household emissions in 2019. This was 1.3 percent down on the previous year.

Auckland households emitted 2.0 tonnes of carbon dioxide equivalents (CO₂-e) per capita, equalling the national household emissions per capita average. From 2007–2019, Auckland's household emissions increased 16 percent, slower than its population growth of 21 percent.

Households in the Tasman region emitted the most per capita, at 2.9 tonnes of CO₂-e per capita. Households in the Waikato region were the second largest emitters, at 2.4 tonnes of CO₂-e per capita. Households in the Marlborough region emitted the least at 1.6 tonnes of CO₂-e per capita.

The changes in household emissions were largely driven by transport emissions, which accounted for just over 90 percent of total household emissions for all regions in 2019. Nationally, household transport emissions declined slightly in 2019. The Auckland regional fuel tax, regional fuel price variation, and changes in household behaviour may have affected household transport emissions.

Source Stats NZ: <https://www.stats.govt.nz/information-releases/greenhouse-gas-emissions-by-region-industry-and-household-year-ended-2019>

2.11 Accessibility Confused with Carbon Emissions

The document says:
“Locally, transport is a key contributor to greenhouse gas emissions in Nelson and Tasman¹. The FDS can support a reduction in greenhouse gas emissions by promoting a compact urban form that minimises the need for people to travel by car and promotes the use of public transport, walking and cycling. This is embedded within the outcomes of the FDS”

But this is simply untrue - by going for more than half of the additional dwellings going into Greenfield sites you are doing the opposite. Rural residential properties are the worst in this aspect but your other Greenfield developments proposed are almost as bad. See the illustration in the introduction - outlying areas carbon emissions are massively more than those living close in. Even with electric vehicles, the energy expenditure would be similar. This is made worse by your suggesting that people in Pigeon Valley, Tasman and Lower Moutere have the same accessibility (and by implication carbon emissions) as people in Monaco, the lower Brook Valley and Atawahai. You can not believe this, so why do you have it in your documents? (figure 3 Technical documents)

2.12 Car Dealerships on Prime Urban Land: A useful amount of extra lane in prime urban locations and along public transport routes could be made available for housing if car dealing was made an industrial activity. This would free up a significant amount of very prime land for apartments, perhaps with shops or offices below. In fact there is some evidence that car dealerships as presently seen are a redundant business model: witness Tesla having almost zero showrooms but explosive growth - most people order their cars online perhaps after going for a test drive from a yard located out of town, but often just through word of mouth and seeing other people's cars. At the very least you should do a sensitivity analysis to see what additional households could be accommodated in these prime areas.

Currently 44% of Nelson inside the ring roads is given over to cars: either in roads, car parking or car dealerships (see Appendix). There is no way this is compatible with being a smart little city or with encouraging mode shift. Moving car dealers away would be a very good start in actually becoming a city focused on people and not cars.

2.13 Comments on Specific Locations:

Mahitahi - Whilst our convenor may be in favour of the Mahitahi residential zone change (provided the motor vehicle access is solely over the Atawhai hills), this group as a whole is not. None of us are in favour of the Orchard Flats residential zoning

Tasman & Pigeon Valley - This is just creating commuter suburbs, the exact opposite of what we should be doing. These are a long way from potential employment, secondary schools, after school activities and would lock people into car dependency

Richmond South - should only be developed once intensification of Richmond (and Nelson) has been exhausted first. This is sprawl onto the "frost free mile" of productive flat land and should be built over only as a last resort.

3. Answers to Questions Posed

01 Do you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport.

A: We strongly support this outcome: Sprawling low density suburbs such as you propose for the majority of the increase in people living in the area, inevitably comes with high greenhouse gas emissions. Building the infrastructure for new subdivisions inevitably comes with a higher GHG emissions than densifying existing settlements (see appendix where there are many actions that can be taken to if not oblige the need to increase infrastructure at all, despite supporting additional people, then can certainly minimise it) and the longer pipe lengths, longer road and footpath length, longer wire lengths have more embodied carbon emissions both initially and in maintenance over time. But more than that lower density Greenfield developments on the outskirts of urban areas or worse outlying villages, reinforce car dependency and at the same time low density makes servicing with frequent public transport less viable and cycling even with an e bike less likely. And we would emphasise that even if people are commuting in an electric car it is still a very energy inefficient way to transport 1 or 2 people in a two tonne, 10m² metal box. And with sprawl they are being transported further - not just to work, but to school, after school activities, to the shops, to medical services. The era of profligate energy use is over, we need to be using less energy as well as putting out less GHG emissions.

We are very disappointed that you made this statement in the document but ignored any climate change

mitigation differences between the options in the MCA scoring. Any options that increase greenhouse gas emissions and car dependency should be automatically disallowed just like you have discounted building on flood and liquidation prone land.

02 Do you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and are supported by a network of smaller settlements.

A: No. We strongly support just consolidating existing urban areas. We show elsewhere in this submission how this can be accomplished with things you have missed or underestimated. We do not support expanding urban areas or growing existing country settlements that are not within easy cycling distance of existing main centres of Nelson Richmond and Stoke.

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:

A: No. Although we strongly support the first part of the question, the last part needs qualification. As we show in the rest of our submission, the Demand preferences survey is flawed as the only constraint on location (we believe) was price. The thing is we can't all live in spread out single story houses and expect to be able to easily drive into town centres in just a few minutes and park right outside where we want to go - it just doesn't work in other than small provincial centres. Richmond is not longer a small provincial town, it is an urban centre, really a conurbation with Nelson and Stoke. When everyone lives in sprawling low density subdivisions and everyone drives everywhere (because everything is so spread out its too far to bike, certainly to far to walk and public transport doesn't work because it's such low density), you inevitably end up with massive road congestion like we see in this region. So really the Demand Preferences study should have said, "Would you be prepared to live in a more compact townhouse where you could easily walk to many places, very easily bike to most of the rest and due to increased density have very frequent public transport, rather than being forced into car dependency and traffic jams every weekday and often during the weekend". And you need to show some appealing medium density housing pictures illustrating what this might be like otherwise what can you expect but biased negative responses— Please see the Appendix for some examples you should have used.

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:

A: No. People shouldn't be offered sprawl as an option as its not an option if we are serious about climate change.

Q 05 Do you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand.

A: No we strongly oppose this as its not land that matters, but housing - both for businesses and people. We can house people without sprawl, without adding new land on the periphery of our centres. There is actually a lot of unbuilt on land in the conurbation of Nelson, Stoke, Richmond and this needs to be used first. And as we have argued elsewhere, though simple partitioning of existing thousands of new dwellings can be created in the sizes that we are short of - 1 and 2 bedroomed houses (if 1 in 4 of the some 30,000 existing houses in Nelson-Stoke-Richmond was partitioned into 2 and 1 in 12 into 3, then that is 12,500 new dwellings. Add that to the 14,000 already catered for in existing residential zoned land, and you are up to 26,500 when you claim we need 24,000. And this is without allowing for any apartments, any townhouses and none of the few thousand tiny houses in the back or fronts of existing houses or in flood prone and liquefiable land unsuitable for other buildings. It is important to keep in clear focus that this is over 30 years, a generation.

06 Do 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.

A: No you are conflating population growth here with economic growth which is normally measured in the increase in GDP. We do not believe increasing GDP is compatible with the 1.5°C climate increase imperative and we actually need de-growth, we need prosperity without growth, we need growth in Gross Mutual Happiness not growth in more things, more stuff. The government issued a Wellbeing budget suggesting a move away from GDP. So GDP growth should specifically not be supported, degrowth should be promoted, making better use of what we already have rather than making new subdivisions, building new infrastructure.

07 Do you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised.

A: Yes we strongly support outcome 7. But that is not what this Strategy is based on. Its based on sprawl, on covering more Greenfield land with low density housing.

08 Do you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change.

A: Yes of course, but this is not the only Climate Change impact we need to be cognisant of - We must determinedly push mitigation - measures that reduce climate change emissions at the same time as making us resilient to the effects of Climate Change.

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:

A: Yes of course, who would be against this. However as with our ideas of using immediately and easily movable Tiny Houses on flood prone or liquefiable land, of floating townhouses, there are more ways than you suggest to do this.

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:

A: Yes but this does not go far enough. Expanding existing urban areas onto land that is currently not very productive is bad as well in that it has high Climate Change impacts in building the infrastructure, maintaining the infrastructure into the future and high climate change impacts from people living in far flung suburbs rather than close-in. Additionally so-called unproductive land often allows for wildlife corridors and areas of peaceful recreation.

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:

A: We do not feel qualified to answer this well, but it appears to suggest that all change is good, which we don't agree with.

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

A: Settlement patterns have a long shadow in setting the emissions intensity of an area. In this climate emergency, it is crucial that settlement patterns reflect a low energy, low emission ways of living. Your first FDS outcome does not make this clear enough, and the whole strategy ignores it.

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?

A: No, we support consolidated growth in the Nelson-Stoke-Richmond conurbation, not building up of outlying villages as dormitory towns

14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d)

Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know

A: Intensification within existing town centres and the areas between the town centres of Nelson-stoke-Richmond

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?

A: No Richmond should be intensified too. And we disagree that this level of intensification will happen slowly. We show elsewhere in the submission that partitioning can happen very fast and in a widespread manner unconstrained by needing new infrastructure. The partitioning example we give in the appendix results in densities similar to what you assume require 2 and 3 story townhouses. The thing is we need more small and two bedroom houses. But also there is a role here for local bodies or Kianga Ora to take the lead as land aggregators and townhouse development catalysers. Lastly if developers and people in general are not given the option of sprawling onto Greenfield sites and planning rules are changed to allow intensification, intensification will happen just as fast as it needs to happen.

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

A: Yes it looks fine

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?

A: No. You show no intensification of the Wensley Road areas yet these are eminently walkable and bikable to the town centre. Curiously right in the centre of Richmond you show low density residential infill. Rather than mixed use business and apartments that you should be showing there.

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

A: No, Increasing the number of people living in rural towns is counter to our climate change imperatives of settlement patterns largely eliminating car commuting. We don't think many people living in Brightwater will be employed in Brightwater. Public Transport from Brightwater and Wakefield into Richmond and Nelson will most unlikely be quicker and more convenient than a car, 10 minute frequencies necessary for this, just aren't going to happen in these satellite towns. People are going to be using the least energy and space efficient means to get to their workplaces, the hospital, their pilates classes - extra residents in these far flung settlements are going to mean more cars on the road and more congestion, more energy expended in 2 tonne metal boxes, daily car dependence. This is last centuries thinking.

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

A: No for the same reasons as Brightwater given above

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

A: No we disagree with the rural residential Greenfield's development - this is not intensification as most commonly known, it will result in more car dependency, more traffic congestion and more climate change emissions. The intensification should be within the existing urban boundaries.

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

A: No for the same reasons as Brightwater given above

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

Please explain why.

A: No we do not agree with the Orchard Flat area being included as potential future development. This is prime Maitai Valley recreational land. Having recreational land readily accessible by foot and bicycle from the centre of Nelson is a value most of us hold dear and development here should be resisted.

With the Kaka Valley Greenfield development, although our convenor is in favour of it only the motor vehicle access is via Atawahai, the rest of our committee are not, so we reject this too.

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

Please explain why.

A: Yes we agree with this, given its proximity to Stoke centre and its location between Nelson and Richmond. However this needs to be a higher density than the sprawling single story, large lot developments common in the area. The lots should be small, building 2 stories high up to side boundaries should be allowed and perhaps there should be a 2 story (minimum) height. The reason for asking for increased densities in any new subdivision is that with new houses it is very unlikely that increases in density will happen in the following 40 years. These need to be built right from the get go as higher density subdivisions

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

Please explain why.

A: No there should be no sprawl to Richmond South and even T-114 has to be questioned being so far from the town centre and in the hills almost guaranteeing car dependency. There has been almost no intensification of Richmond to date and huge potential there given the older housing stock and large sections. Also the very centre of Richmond is shown as residential infill when it should be mixed use - shops and offices and car parking below, apartments above.

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

Please explain why.

A: No, Increasing the number of people living in rural towns is counter to our climate change imperatives of settlement patterns largely eliminating car commuting. We can't see how many people living in Brightwater will be employed in Brightwater. Public Transport from Brightwater and Wakefield into Richmond and Nelson will most unlikely be quicker and more convenient than a car, 10 minute frequencies necessary for this just aren't going to happen in these satellite towns, people are going to be using the least energy and space efficient means to get to their workplaces, the hospital, their pilates classes - extra residents in these far flung settlements are going to mean more cars on the road and more congestion, more energy expended in 2 tonne metal boxes, daily car dependence. This is last centuries thinking.

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

Please explain why.

A: No, for the same reasons as Brightwater above

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

Please explain why.

A: No, this is a terrible option for Motueka, guaranteeing car dependency, traffic congestion and high carbon emissions both from the building of the subdivision and people living there (Note that even if they were all driving electric cars its still creates the same congestion as fossil cars, but also moving just a few people in a 2 tonne metal box is a very energy inefficient way of moving people. We can no longer afford to be profligate with our energy consumption, climate change demands we do more things with renewable electricity, but all new electricity generation comes at a carbon cost. It is better to avoid having to use cars by intensifying urban areas)

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

Please explain why.

A: No for the same reasons as Brightwater given above

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

A: Not at all. As stated in the rest of our submission, we need to go all-in on intensification and have no Greenfield development outside of existing urban boundaries

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

A: Please see the rest of our submission. But to reiterate: We should go for only intensification, We think surveys of people finding they preferred Stand alone houses were significantly flawed, they didn't give people relevant constricted choices, favourable images of townhouses, didn't include the imperatives of avoiding emissions from sprawling settlement patterns. We think you have significantly underestimated both the speed that intensification can happen (you assume 0.5% per annum) and the types of intensification (partitioning creating more smaller dwellings which is just what we need, Tiny houses on fronts and backs of properties and as a means of intensifying flood and liquidation prone land that would otherwise be ineligible for intensification)

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.

A: No this is the absolute worst form of sprawl. Perhaps you keep this up your sleeve for if the population increase in our area is greater than you predict

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

A: We think there should be some more business areas identified around Brightwater, Wakefield, Motueka and Mapua but also in Nelson City so more of the existing residents might be able to get employment locally and avoid the need to travel

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.

A: We haven't identified any, but that is not to say they don't exist

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

A: No - the areas proposed are sprawling resulting in car dependency. Growth should be close in around the existing township

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

A: No - the areas proposed are sprawling resulting in car dependency. Growth should be close in around the existing township

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

A: Yes

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

A: Yes - it is good to see business sites there so more local people can be employed locally

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

A: Yes

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?

A: See above

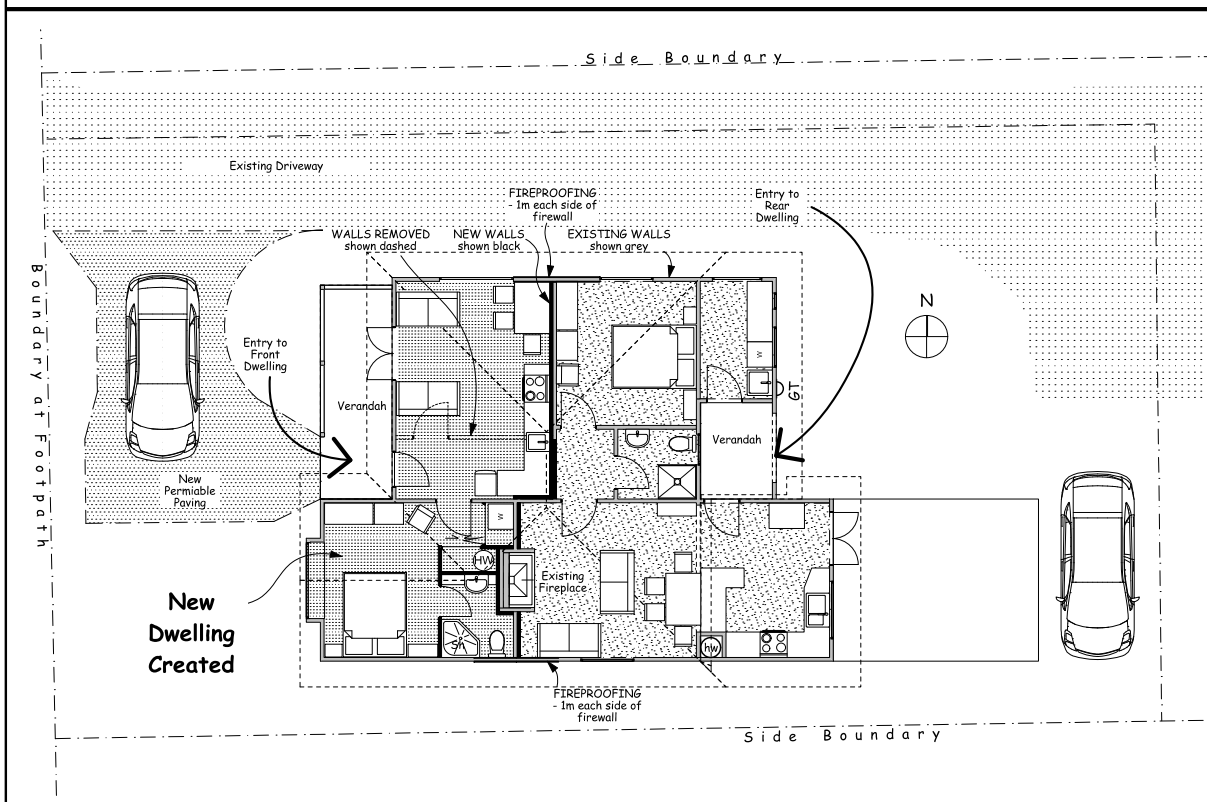
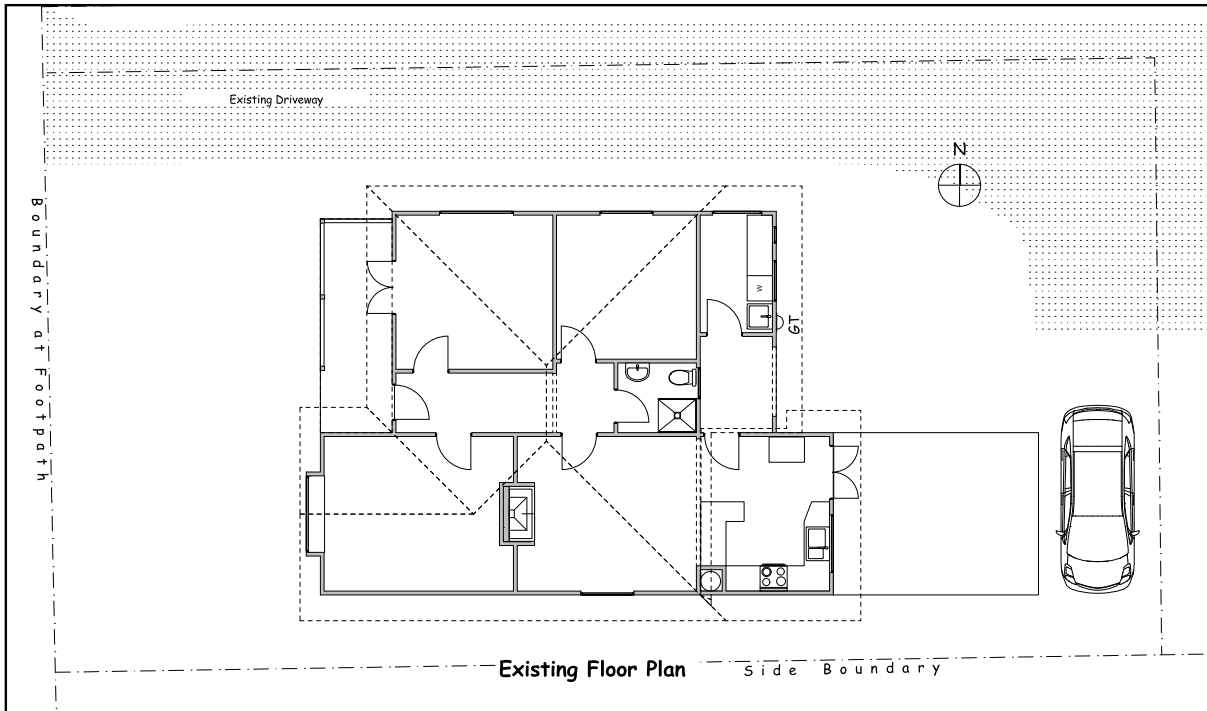
40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?

A: Please see the rest of our submission. We think there is a lot you have missed and we will try to bullet point them here:

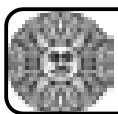
- Transport Emissions dominate our household emissions massively. We need to reduce our emission at 10% year on year, allowing for sprawl goes right against that.
- Climate Change Mitigation is poorly covered by any MCA analysis - We are in a climate emergency - if any development doesn't result in lowered greenhouse emissions, less car use it should be stuck off the list. Massive reduction in our climate emissions is not optional, its essential.
- 15% intensification in 30 years is just 0.5% per year. This is a pathetic amount, far below what could be achieved and far below what your advisors suggest would happen through medium density planning changes would give.
- Asking people if they would prefer to live in standalone houses without given them information what that might mean (1/2 house commutes stuck in endless traffic, complete car dependence, increased climate emissions, never being able to walk or bike to places you want to go to)
- Partitioning Potential (the built of our existing housing stock is 3 or more bedrooms, but the demand is for more 1 and 2 bedroomed places - we can partition these under-utilised buildings very fast at very low cost both in dollar and carbon terms without the need of new infrastructure (see appendix for how)
- Tiny Houses on flood and liquifaction prone land that might otherwise be ruled ineligible for intensification
- Floating houses that are naturally see level rise resilient
- Car dealerships should made an industrial activity, freeing up a lot off prime land in city centres and along transport routes that could then be put into apartments or mixed use apartments/offices/shops on the ground floor.

PTO for Appendix

Appendix 1 Partitioning Real World Example Costed



"Partitioned" Floor Plan



**Peter Olorenshaw
Architect**
0-3-546 6176
peter@peteroarchitect.co.nz
10 Raiphi Way Maitai Valley Nelson

Drawing Title **Floor Plans**

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Project **"Partitioning" Example**

Issued For Information	
Scale 1:100	Drawing No.
Drawn Peter Olorenshaw	1 of 2
Date 18/06/20	

Notes for "Partitioning" Example

Costing "Partitioning" of an Existing House into Two Dwellings - a real worked example
 Showing how an existing 2 bedroomed Villa in Seymour Avenue is divided into two 1 bedroom houses

Total Cost of New dwelling is less than **\$120,000** - this includes land, consents, consultants, GST.

It includes everything involved in creating this new dwelling, including all the new plumbing and drainage, firewalls, new joinery, painting and floor coverings ready to move in.

In this case no extension to the existing house was required, it was all internal alterations. The existing kitchen, bathroom and laundry were retained for what becomes the rear dwelling, with the new dwelling created in what was the front two rooms. We would like to point out that the land costs of this new dwelling are zero.

Background: Most of the houses in the region are 3 and 4 bedroomed houses yet almost all of the population growth is in the over 65 year old age groups. These are not the people needing family homes - they only need and want 1 and 2 bedroomed houses. However almost all these 3 & 4 bedroomed existing houses could be "partitioned" into two 1 or 2 bedroomed houses without significant extension of the buildings.

Little Material Resources, Low Climate Load: Any building work requires resources and other things being equal, the fewer resources required to build a new dwelling, the lower climate change footprint it has. Utilising space within an existing dwelling, even if sometimes requiring extensions out into an under-utilised side yard is a great, low climate load way of creating a new dwelling. Furthermore, unlike a new stand-alone house, most of the cost in "partitioning" a house is in labour, not materials. So this is a way of stimulating the local economy with a low carbon footprint.

The Council should not charge Development Contributions for Additional Dwellings created by partitioning like this, if there is no load on infrastructure. The roads are already there, the footpaths, the water supply, the sewerage and stormwater are already in place. After all what is the difference in infrastructure load between a fully occupied larger house and that same house split into two? The number of bedrooms is not increasing and will often decrease.

ESTIMATE TRADE SUMMARY			<i>(In approximate order of construction - refer full estimate for notes)</i>		
NOTE: REFER ALSO TO CAVEATS AND CAUTIONARY NOTES ON MAIN ESTIMATE					
PRELIMINARY & GENERAL	16.1%		13,534.01		
DEMOLITION	3.6%		3,007.50		
EXCAVATION & HARDFILL ETC.	1.0%		804.50		
REINFORCING STEEL	0.0%		0.00		
CONCRETE FORMWORK VAPOUR BARRIER	1.3%		1,032.57		
CONCRETE BLOCKWORK	0.0%		0.00		
CARPENTRY SECTIONS					
Sub floor framing	8.5%	2,101.78			
Floor framing & flooring	1.2%	275.31			
Wall framing	18.6%	4,634.98			
Posts & beams	0.0%	0.00			
Roof framing	8.1%	2,019.34			
Other framing (decks, pergolas etc)	0.1%	23.84			
External claddings & trim	23.1%	5,760.20			
Internal linings & trim	21.2%	5,281.30			
Gibraltar board (not stopping)	19.5%	4,852.64			
CARPENTRY TOTAL			29.6%	24,949.39	
STRUCTURAL STEEL	0.0%		0.00		
SPOUTING, GUTTERING & DOWN PIPES	0.0%		0.00		
ROOFING (including membranes & rooflights)	0.9%		703.00		
BRICKWORK	0.0%		0.00		
SOLID PLASTER INSULCLAD HARDITEX STOPPING	0.0%		0.00		
TIMBER METAL WINDOWS, DOORS & GLAZING	0.0%		0.00		
GLAZING	2.0%		1,625.00		
GIBRALTAR BOARD STOPPING FIBROUS PLASTER	2.5%		2,078.95		
METALWORK (custom made & balustrading)	0.0%		0.00		
STAIRCASES & BALUSTRADING (internal only)	0.0%		0.00		
DOORS AND FRAMES (including glazing)	1.7%		1,382.93		
KITCHEN FITTINGS	5.9%		4,950.00		
HEATING APPLIANCE HEATING SYSTEM	0.0%		0.00		
PLUMBING (including shower doors & screens)	13.3%		11,233.85		
ELECTRICAL (including any related work)	7.5%		6,318.00		
DRAINAGE (sewer & stormwater)	1.3%		1,095.00		
PAINTING (new & altered work only)	5.1%		4,238.10		
RESILIENT FLOOR COVERINGS (carpet vinyl cork)	3.3%		2,743.50		
CERAMIC TILING (floor walls deck)	0.0%		0.00		
SITE WORKS	5.8%		4,830.80		
OTHER WORK (specify)	0.0%		0.00		
TOTAL ESTIMATE NET			\$	84,527.10	
*** ADD PROFIT & OVERHEAD MARGIN ON MATERIALS & SUBBIES***			12.5%	7,626.99	
*** ADD PROFIT & OVERHEAD MARGIN ON LABOUR ***			0.0%	0.00	
				92,154.09	
			G.S.T.	13,823.11	
TOTAL ESTIMATE				105,977.20	
*** ADD CONTINGENCY SUM ***			AS SPECIFIED INC GST & MARGINS	10.0%	10599.45
*** ADD CONTINGENCY SUM ***			BUILDER'S CONTINGENCY FOR CONCEPT	0.0%	0.00
					116,576.65

Council Rules presently stop this happening: are just 2: the minimum section size per dwelling (Rule REr.23) and the maximum amount of the site allowed to be covered by buildings (REr.24). The number of on-site carparks could also be a stumbling block as present rules ask for two on-site car parking spaces for every dwelling with more than one bedroom in it. However these rules are outdated and counterproductive to getting additional housing density in parts of our town close to the shops, town centres or main public transport routes. Although these three rules will change significantly in the new Nelson Plan, that will be years away. However you can apply to do things which are don't fit the rules by applying for a resource consent to do so. It is fairly clear that as these things are about to change in the new plan it is likely a resource consent to partitioning would be granted. There is a cost of a resource consent which is unlikely to be less than \$1000, but also unlikely to be more than \$10,000. Even if it was \$10,000, \$130k for a new dwelling is very cheap.



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Drawing Title
Notes & Estimate Summary
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 Project **"Partitioning" Example**

Scale **n.a.** Drawing No.
 Drawn Peter Olorenshaw
 Date 18/06/20
2 of 2
 Revision

Appendix 2: More Appealing Examples of Townhouses you should have used

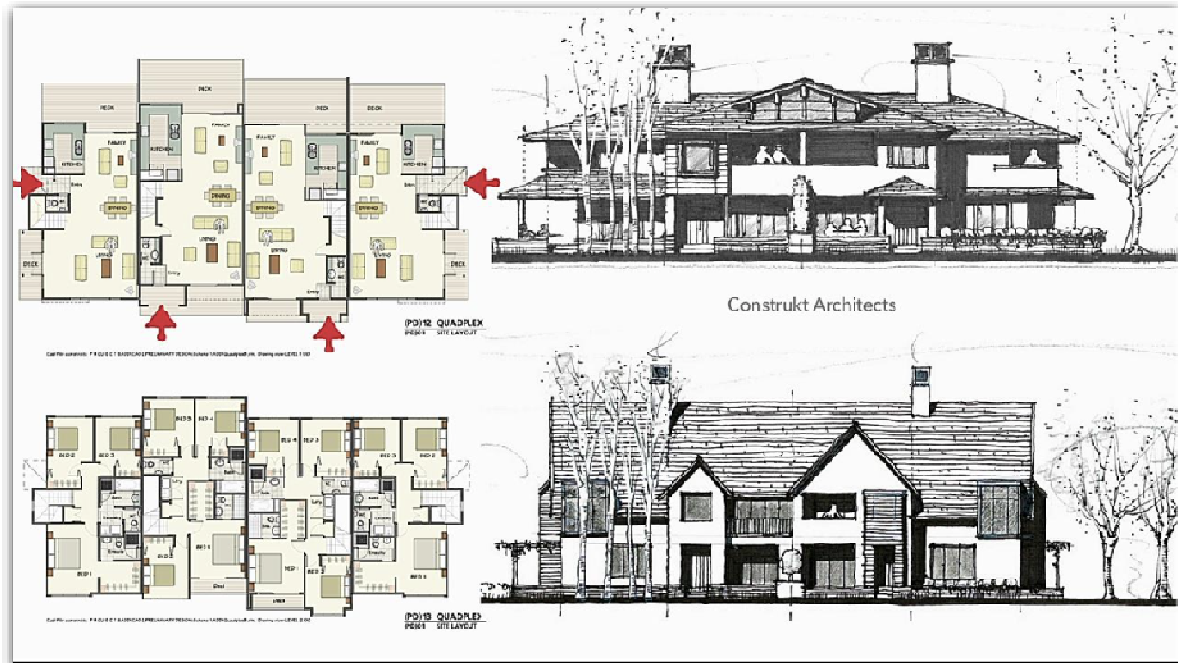


New Townhouses on Tasman St Nelson

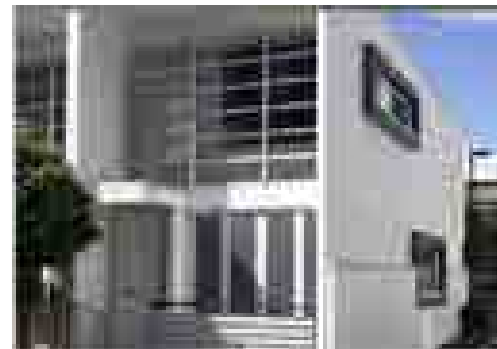


Hathaway Court Terrace Houses

Character and Density not incompatible, people could have been asked if they would have liked to live in a Quadruplex like this (two different elevational treatments are shown here for the same floor plans at the left. The red arrow point to the entrances, ground floor on the upper plan, first floor on the lower plan.



Rather than these images below that you used in the Housing Choices survey:



Appendix 3

Infrastructure Upgrade Unnecessary in many cases when Densifying Existing Areas -

While an increase in some of the existing infrastructure will be necessary for the very high density areas, there is much less new infrastructure required than with Greenfield sites. Indeed for a lot of densifying there is no increase in infrastructure required.

1. The roads and footpaths are already there. One of the very reasons people want to live in higher density areas is so they will be close to amenities, services and workplaces and so either won't be forced into using a car, will be within walking distance or at least easy cycling distance of places they want to go to. And with increasing density goes increasing frequency of public transport making that a more viable option for more people. All these things mean we don't have to have roading expansion with increasing density.
2. With Water Supply, higher density housing will have new much more efficient water fittings meaning the same amount of water can support many more people. Older houses typically have toilet pans that use 12 litres per flush, whereas new ones typically use 6 litres for a full flush but only 3 or 4 litres for a small flush. This means 4 flushes where you previously had 1 for the same amount of water. Likewise with shower heads and basin taps, we now have aerated ones that give you a good shower and a good hand wash with much less water. With washing machines, the older houses would have had a top loader than use a lot more water than the now more popular front loading machines. One of the keys here is with the water meters and pricing. You should set the water meter fees at a modest level for the minimum amount a frugal household might use, but have it rapidly ramping up in costs per litre for more profligate use. Those that install drencher shower heads and have long showers should be paying for their overuse of water supply and overuse of the sewerage system.
3. Sewerage volume decreases in step with increases in water efficiency of fittings: With water efficient fittings, you can have many times the number of people living in an area without an increase in sewerage volumes. Water supply pricing set for big increases for bigger users can help further with this
4. Stormwater pipe requirements can be no more if people are required to put in stormwater detention tanks equivalent to any increase in roof area. And here we need to bear in mind that we will often be talking about replacing a single story house with a 2 or 3 story building that may have a not much bigger roof area. And when we partition 3 bedroom houses into 2, there is often very little if any increase in roof area. We know how to do permeable paving for paths and vehicles and if people have to detain any increase in roof area or hard standing they will be incentivised to do this. There are now many many types of stormwater detention tanks, from the slimline and even fence type above ground tanks to ones used under floors and floor slabs. With these tanks installed some people will be using some of the water in them for garden watering which will again reduce water supply quality required and stormwater volumes.

PTO

Appendix 4

44% of Central Nelson given over to Cars



END

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31794

Mr Alastair Cotterill

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 for further detail - summary below: Opposes 6 & 3 storey buildings in Tahunanui. Opposes intensification in the Tahunanui area.

31794 - 1 - Alastair Cotterill

To : Nelson City Council.

①

From : Alastair Cotterill

Email : [REDACTED]

Mobile: [REDACTED]

I wish to make a submission against 6 storey and 3 storey buildings in Tahunanui in the Future Development Strategy.

I am against intensification of buildings up to 6 storey high especially when it could be 18m to 20m high and the Sands apartment in Tahunanui is 10-8m high. I am against for intensification of buildings from Tahunanui Drive from the Rocks Road lights, bounded by Beach Road, Centennial Road, Munitai Street, Parkers Road, and the western side of Chamberlain Street and Tossell Road.

I am against another intensified zone planned for up to 3 buildings in the Roto Street area. This area is bounded by Centennial Road, Munitai Street, Parkers Road and Golf Road.

It is clear developers don't have to provide off street parking and I can see there will be no off-street parking in Tahunanui.

Please consider the Tahunanui Community otherwise you are going to knock the soul out of Tahunanui Community.

When you hearing I am happy to ^②
speak in person and if done on zoom
I will not speak.

Please remember councillors we have
wonderful community in Tahumanui.

Thank you for your time and look
forward to your decision to be against
intensification in Tahumanui area.

Alastair Cotterill

[REDACTED]
13/4/2022.

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31800

Helen & Graham Phillips

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		I am opposed to any housing development on site T163 at 42 Keoghan Road.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		I have lived in Rangihaeata for 40 years. It is an area of quiet lifestyle blocks with narrow rural lanes and road. it is not suited to multi housing development. That would be out of character here. My husband and I value the peace and privacy we enjoy here.

Helen & Graham Phillips - Sub # 31800 - 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: Helen & Graham Phillips

Organisation represented (if applicable): _____

Address: _____

Email: _____

Do you wish to be heard at a hearing? Yes No

Hearings are held in person or online. If you wish to be heard at a hearing, please indicate the date you wish to attend. If you do not tick one date, we will assume you do not wish to be heard. If you wish to present your submission at the hearing in Te Reo Māori or New Zealand sign language please indicate here: Te Reo Māori New Zealand sign language

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

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know



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

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

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

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

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

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

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

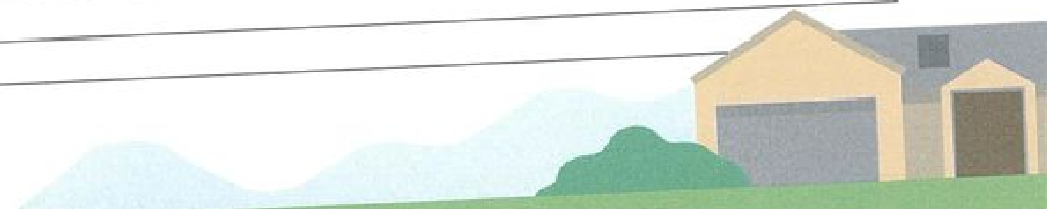
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

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

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

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



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

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

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

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

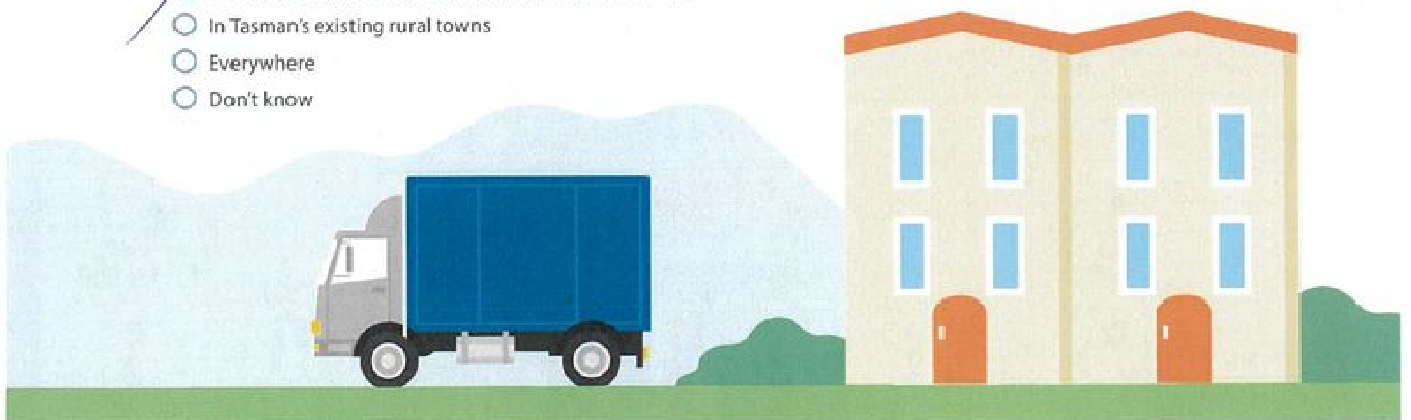
12. Regarding the FDS outcomes, do you have any other comments or think we have missed anything?

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

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

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

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



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?

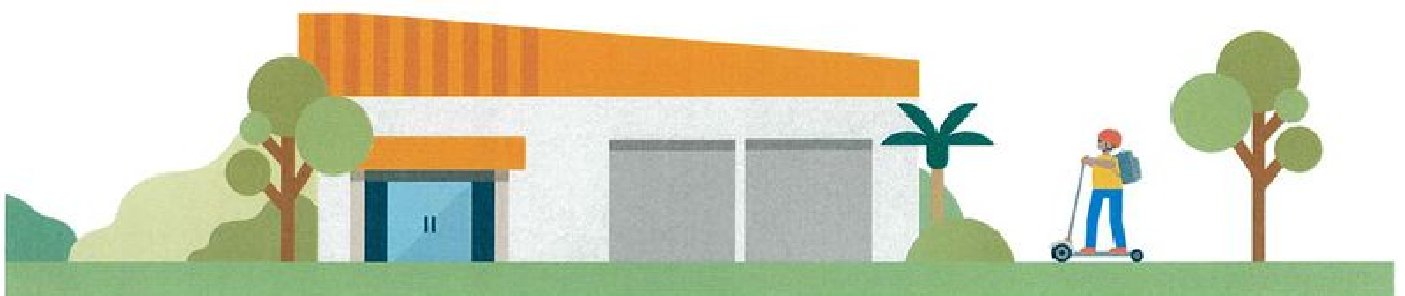
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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.

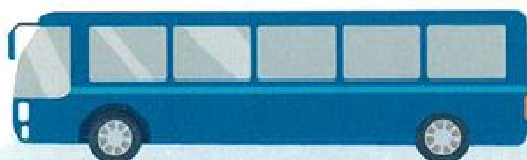
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

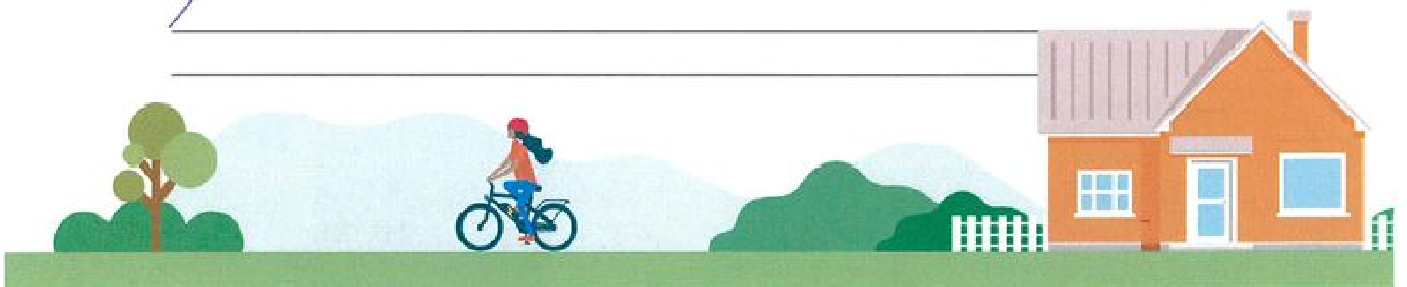
31. Do you support the secondary part of the proposal for a potential new community near Tasman Village and lower Moutere (Braeburn Road)? Please explain why.

- 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?

I am opposed to any housing development on site T163 at 42 Keoghan Rd.

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

I have lived in Rangitikeata for 40 years. It is an area of quiet lifestyle blocks with narrow rural lanes and roads. It is not suited to multi housing development. That would be out of character here. My husband and I value the peace and privacy we enjoy here.

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 #31801

Joan Skurr

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	Please see attached.. Integrating land transport to me means, reducing the use of fossil fuels by ensuring densification not by stringing out housing along the highways. Reducing emissions means more densification, not green field building.
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 see attached.. I agree as long as the these are not "supported by a network of smaller settlements, unless these are within the '20 minute zone' for accessibility. We need a wider range of housing types making better use of the current built up area.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Please see attached.. "The locations where people want to live" must include access to jobs, services and amenities by public and active transport within 20 minutes as a goal. In 30 years time there will not be enough energy for longer commutes.
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	Please see attached.. First priority is to determine the needs of the community. Second priority is to plan how best to meet these needs. Third priority is to plan and design where and what best meets these needs. This means also planning where amenities will be sited, work, green spaces, small shops, cafes, etc.
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	A government directive to provide such land may be in force. This supports those who speculate by buying land close to cities in order to capitalise. Re-use of land where there is change must be encouraged.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	New infrastructure needs to be efficient, sufficient, and long-lasting. Less infrastructure is needed if intensification to reduce the need for roads and future travel is carried out. Think ahead 30 years.

	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	To minimise impacts on the natural environment new building development should remain within current boundaries. In addition the planting of trees and/or shrubs in areas of housing should be increased.
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	I support this but in order to encourage and ensure adaptation, councils will need to motivate the public to accept the necessary changes and set a good example.
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 been involved with the Nelson/Tasman Climate Forum who are working hard to encourage resilience, but this strategy covers the next 30 years and some council decisions do not seem to fully recognise the possible changes ahead.
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 will need as much productive farm land close to urban areas as we can get to reduce the needs for transporting food. Building on green field productive land seems to be the opposite objective. Less productive slopes could be a consideration.

	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	It is important to include the protection and restoration of the natural world in the strategy. Not all change would help with this unless the change carefully considers its long term effects.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I don't know enough about the current rules and regulations to do more than comment. It seems to me that town planning, rather than individual choices about any development, should determine what is built. There are many ways to intensify housing with attractive buildings as we can see from overseas. The first priority seems to be to discover what is needed, then to address those needs in the best way possible. Accommodation suitable for elderly (not retirement villages) needs to be prioritised.
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 a continuation of current thinking. It does not realistically look ahead to realities of transport. Housing needs to relate to community and employment, all within proximity.
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		Intensification within existing town centres. In Tasman's existing rural towns.

	<p>the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	<p>The centres could retain their character, and Nelson, its attractiveness, if intensification could be planned and overseen by planners and architects to ensure bit by bit comprehensive change.</p>
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Agree	<p>See the comments above, ?Haphengard? (please refer to attached) individual choices could lead to a less attractive result and not provide what is needed.</p>
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Disagree	<p>Why is intensification limited to these areas? the whole of Richmond should be planned as a whole community. Housing needs, some close to amenities, require planning.</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the</p>	Disagree	<p>The people who live in Brightwater should, ideally, be able to find suitable employment there. Expanding housing without providing employment locally leads to commuting - to be avoided.</p>

	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	A survey carried out on housing needs showed that different types of housing are needed. These should be encouraged close to the centre of Wakefield and further employment opportunities to present commuting.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Intensifying should fit into an overall plan prepared by planners and based on meeting the needs of the population.
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 likely to act as a satellite suburb. To find what housing is needed there is a priority. Maybe a collection of small houses for elderly within the village could release larger houses for occupation?
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	Current greenfield development or planning is encouraging more commuting because public transport is not planned alongside the design, nor is a small amenity centre eg. The Wood, in Milton St. Trees would be more appropriate on some of the stages.
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	Once again, this leads to more commuting and does not include planning for amenities. New roads and infrastructure are costly.
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	Land around Richmond on the Plains is needed for food production. Some of the sloping land could be used if it is not suitable for crops. Employment needs to be close by.
TDC -	25 Do you agree	Strongly	As above for Richmond.

Environment and Planning	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.	Strongly disagree	As above for Richmond.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	If part of Motueka is threatened by sea level rise, then provision should be made for replacement housing.
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 would encourage commuting unless sufficient employment is available locally.
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	The land is needed for food production, and houses would encourage commuting.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	Commerce and light industry should be established near population hubs. The village of Hope needs to remain separate from Richmond, with strengthening employment sites.
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.		Businesses and industry should be established within current population areas if possible in order to provide work close to where people already live.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and	Neutral	

	business growth sites in Tapawera?		
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
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?		If there is creation of employment then I agree that intensification should be planned in each small town. Think ahead 30 years to cut down on infrastructure costs, and carbon emissions.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		It seems that not enough consideration has been given to the changes which we anticipate over the next 30 years because of climate change. There are likely to be reductions in availability of fossil fuels leading to the need to be less dependent on road transport for all needs. However, intensification needs planning to ensure that there are a range of options and that needs are met. I am particularly concerned for older people living on their own.

Joan Skurr - 31801 - 1

SUPPORTING DOCUMENTS

Please have a look at the draft FDS (and submit a comment or share feedback) on shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy. If you are interested in further details on the proposal 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, Rotoliti

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 Bengosl 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.

Received at Nelson City Council

14/04/2022 11:21:59 AM

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Sue Garside

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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: Joan Skurr

Organisation represented (if applicable): _____

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

Integrating land transport to me means, reducing the use of fossil fuels by ensuring densification, not by stringing out housing along the highways. Reducing emissions means more densification, not green field building.

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.

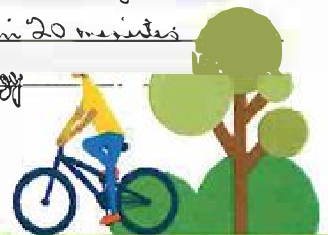
Strongly agree Agree Neutral Disagree Strongly disagree Don't know

I agree as long as the these are not "supported by a network of smaller settlements, unless these are within the '20 minute zone' for accessibility. We need a wider range of housing types making better use of the current built up area

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

"The locations where people want to live" must include access to jobs, services and amenities by public and active transport within 20 minutes as a goal. In 30 years' time there will not be enough energy for longer commutes.



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

First priority is to determine the needs of the community. Second priority is to plan how best to meet these needs. Third priority is to plan and design where and what best meets these needs. This means also planning where amenities will be sited, work, green spaces, small shops, cafés, etc.

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

A government directive to provide such land may be in force. This supports those who speculate by buying land close to cities in order to capitalise. Re-use of land where there is change must be encouraged.

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

New infrastructure needs to be efficient, sufficient and long-lasting. Less infrastructure is needed if intensification to reduce the need for new roads and future travel is carried out. Think ahead 30 years.

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

To minimise impacts on the natural environment new building development should remain within current boundaries. In addition the planting of trees and/or shrubs in areas of housing should be increased.

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

I support this but in order to encourage and ensure adaptation, Councils will need to motivate the public to accept the necessary changes and set a good example.

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

I have been involved with the Nelson/Tasman Climate Forum who are working hard to encourage resilience, but this strategy covers the next 30 years and some Council decisions do not seem to fully recognise the possible changes ahead.

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

We will need as much productive farm land close to urban areas as we can get to reduce the need for transporting food. Building on green-field productive land seems to be the opposite objective. Less productive slopes could be a consideration.

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

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

It is important to include the protection and restoration of the natural world in the strategy. Not all change would help with this unless the change carefully considers its long term effects.

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

I don't know enough about the current rules and regulations to do more than comment. It seems to me that Town Planning, rather than individual choices about any development, should determine what is built. There are many ways to intensify housing with attractive buildings as we can see from overseas. The first priority seems to be to discover what is needed, then to address those needs in the best way possible. Accommodation suitable for elderly (not retirement villages) needs to be prioritised.

13. Do you support the proposal for consolidated growth in 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

This is a continuation of current thinking. It does not realistically look ahead to realities of transport. Housing needs to relate to community and employment, all within proximity.

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

The centres could retain their character, and Nelson, its attractiveness, if intensification could be planned and overseen by planners and architects to ensure bit by bit comprehensive change.

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

See the comments above. Haphazard individual choices could lead to a less attractive result and not provide what is needed.

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

Why is intensification limited to these areas? The whole of Richmond should be planned as a whole community. Housing needs, some close to amenities, require planning.

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

The people who live in Brightwater should, ideally, be able to find suitable employment there. Expanding housing without providing employment locally leads to commuting – to be avoided.

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

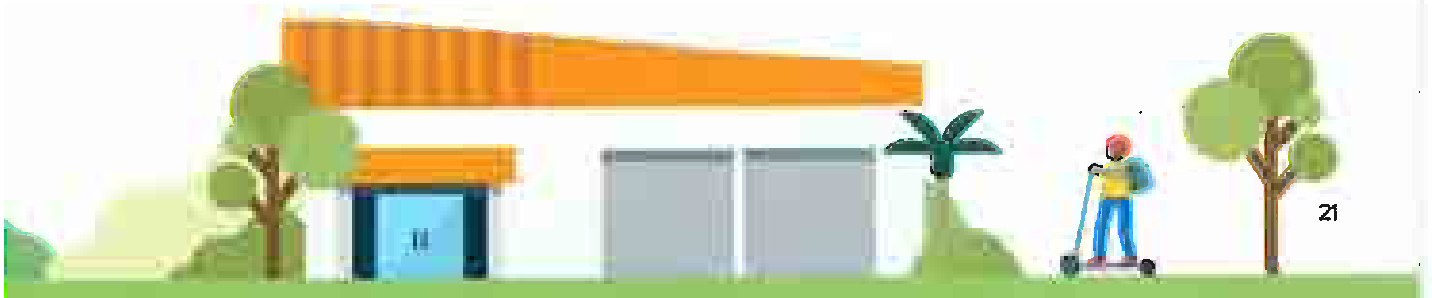
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

A survey carried out on housing needs showed that different types of housing are needed. These should be encouraged close to the centre of Wakefield and further employment opportunities to prevent commuting.

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

Intensifying should fit into an overall plan prepared by planners and based on meeting the needs of the population.



21. Do you agree with the level of Intensification proposed in the Mapua (intensive rural residential area) residential density? Any comments?

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

Mapua is likely to act as a satellite suburbs. To find what housing is needed there is a priority. Maybe a collection of small houses for elderly within the village could release larger houses for occupation?

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

Current greenfield development or planning is encouraging more commuting because public transport is not planned alongside the design, nor is a small amenity centre eg. The Wood, in Milton St. Trees would be more appropriate on some of the slopes.

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

Once again, this leads to more commuting and does not include planning for amenities. New roads and infrastructure are costly.

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

Land around Richmond on the Plains is needed for food production. Some of the sloping land could be used if it is not suitable for crops. Employment needs to be close by.

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

As above for Richmond.

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

As above for Richmond.



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

If part of Motueka is threatened by sea-level rise, then provision should be made for replacement housing.

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

This would encourage commuting unless sufficient employment is available locally.

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
but with supportive 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 No Don't know Yes provided agreement can be reached with Te Ātāwa

The land is needed for food production, and houses would encourage commuting.

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

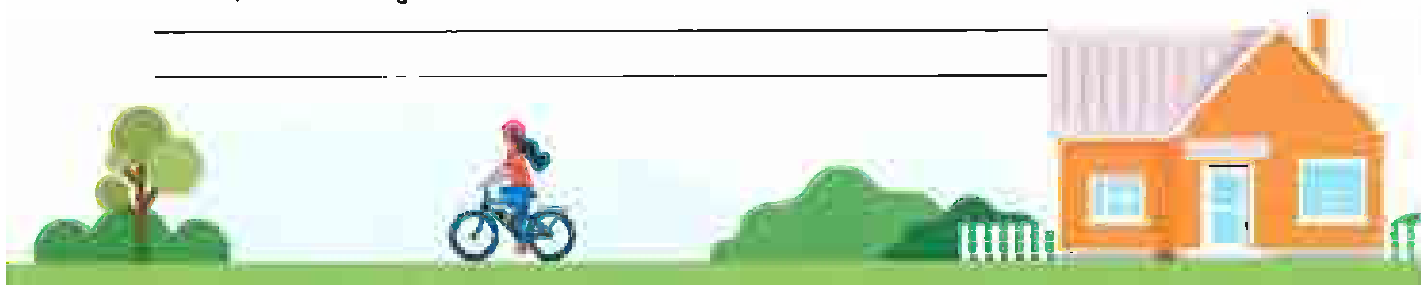
Please explain why.

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

Commerce and light industry should be established near population hubs. The village of Hope needs to remain separate from Richmond, with strengthening employment sites.

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.

Businesses and industry should be established within current population areas if possible in order to provide work close to where people already live.



34. Do you agree with the proposed residential and business growth sites in Takaka?
 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 Invercargill?
 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 rural towns. Any other comments on the growth needs for these towns?

If there is creation of employment then I agree that intensification should be planned in each small town. Think ahead 30 years to cut down on infrastructure costs, and carbon emissions.

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

It seems that not enough consideration has been given to the changes which we anticipate over the next 30 years because of climate change. There we likely to see reductions in availability of fossil fuels leading to the need to be less dependent on road transport for all needs. However, intensification needs planning to ensure that there are a range of options and that needs are met. I am particularly concerned for older people living on their own.

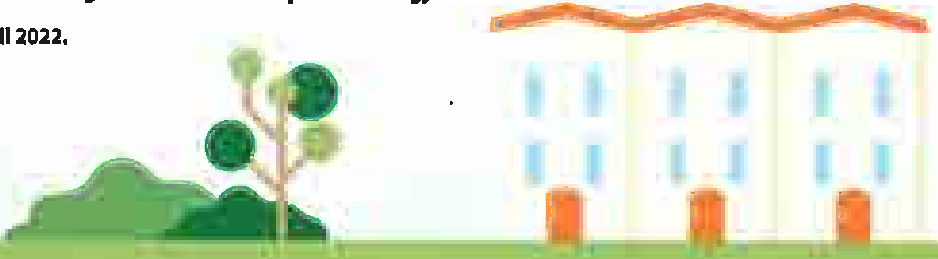
It's important to have your say on the big choices.

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 shapa.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 #31802

Iain Sheves
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 attachment. We have concerns with the proposal for a new community near Tasman. It is understood that this catchment has limited access to water.</p> <p>We support intensification in principle, however, the market conditions, building requirements and topography all make multi-story residential projects challenging to deliver in the region at an affordable level.</p> <p>The submitters recommend that any greenfield development needs to be within defined development zones and that greenbelt zones are introduced around all settlements in suitable locations to provide focus to development and servicing plans, avoid sprawl and promote intensification and provide distinct settlement character.</p> <p>We support the development of N-11 Saxton – 900 – Med Density N- 100 – Griffin – Developer – led</p> <p>We support the development of this land T – 15 – Te Āwhina Marae Papakainga – Low density.</p> <p>T- 102 – 100 Bryant Road, Brightwater – Standard density. Wakatū is currently developing the adjacent Wairoa Subdivision and the associated upgrade of services will allow 100 Bryant Rd to be developed in the short term to medium term to increase housing supply in Brightwater.</p> <p>T – 189 Motueka Intensification (north)</p>

			<p>T – 190 Motueka Intensification (South) We support the intensification of housing in Motueka and sees this as a key part to the provision of alternative housing models to increase housing provision across a range of housing typologies.</p>
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Wakatu House & Ngati Rarua Atiawa Iwi Trust - sub # 31802 - 1



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

JOINT SUBMISSION

FDS CONSULTATION

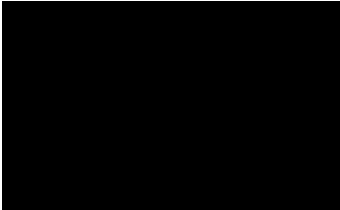
Submitter details:

Wakatū Incorporation, Nelson

Ngāti Rārua Ātiawa Iwi Trust

Contact details:

c/- Iain Sheves,



Ko wai mātou? Who are we?

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

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

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

Ngāti Rārua Ātiawa Iwi Trust

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

Submission

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

New Community Near Tasman

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

Intensification

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

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

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

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

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

Managed Greenfield Expansion – key points

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

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

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

Submissions in support

N-11 Saxton – 900 – Med Density

N- 100 – Griffin – Developer – led

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

T – 15 – Te Āwhina Marae Papakainga – Low density

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

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

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

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

T – 189 Motueka Intensification (north)

T – 190 Motueka Intensification (South)

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

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31803

Jackie McNae
Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>See attachment. The submitters own a 18.2971ha property within the identified Rural Residential Growth</p> <p>Option T17 described as the Mytton Heights Hills area. The submitters support this growth option for the reasons set out below.</p> <p>The submitters land holding of 18.291ha of land was until recently in forestry which has now been logged. The submitters are aware that under the current 2019 FDS their landholding sits within an identified growth area for Rural Residential development.</p> <p>Since the harvesting of the forest over their land, the submitters have been going through a process of assessing the suitability of their land for a rural residential subdivision. They have assembled a project team to assist with the assessment of their landholding and the design of a rural residential subdivision.</p> <p>The submitters support the identification of their land as a Rural Residential area. The submitters wish the land to be able to be subdivided down to a minimum of 5000m², though the eventual development of their land will most likely produce a range of allotment sizes reflecting land contour and suitable building sites over the landholding.</p> <p>The submitters seek the confirmation of their land as part of the Rural Residential Growth options for T17 Mytton Heights Hills. The submitters seek that the FDS flags the potential density for this growth option being a minimum subdivision area of</p>

			<p>5000m². The submitters seek that the Council rezones this land area at the earliest opportunity to Rural Residential with a minimum 5000m² subdivision standard. There is no need for this land to be introduced as a Deferred Rural Residential option as there is no proposal to extend reticulated services into this part of Motueka Valley. The demand exists now and this growth area should be brought on for development as soon as possible.</p>
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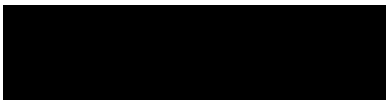
Selwyn & Deborah King - Sub #31803 - 1



**FUTURE DEVELOPMENT STRATEGY
SUBMISSION ON T17 MYTTON HEIGHTS**

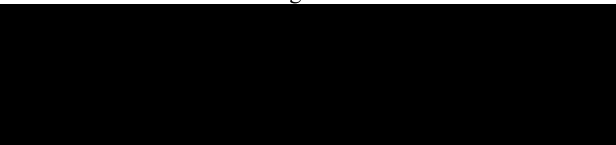
Submitter:	Selwyn and Deborah King
Location:	Stony Ridge Way, Motueka Valley
Legal Description:	Lot 1 DP18558, RT NL12A/796
Submission Summary:	The Submitters own a property of 18.2971ha within an area identified within the Draft FDS. The submitters support the inclusion of their landholding within the FDS for the reasons set out in the attached submission.

Dated this 14th day of April 2022



.....
(Signed by the Submitter's authorised agent)

Address for Service:
Staig & Smith Ltd



SUBMISSION ON FUTURE DEVELOPMENT STRATEGY **S & D KING**

1.0 INTRODUCTION

- 1.1 The submitters own a 18.2971ha property within the identified Rural Residential Growth Option T17 described as the Mytton Heights Hills area. The submitters support this growth option for the reasons set out below.

2.0 THE SUBMISSION

- 2.1 The submitters land holding of 18.291ha of land was until recently in forestry which has now been logged. The submitters are aware that under the current 2019 FDS their landholding sits within an identified growth area for Rural Residential development.
- 2.2 Since the harvesting of the forest over their land, the submitters have been going through a process of assessing the suitability of their land for a rural residential subdivision. They have assembled a project team to assist with the assessment of their landholding and the design of a rural residential subdivision.
- 2.3 Figure 1 below identifies the submitter’s landholding which as can be seen is surrounded by a range of lifestyle allotments of varying sizes.



Figure 1: S & D King Landholding

- 2.4 Land to the south of the submitter’s land is already zoned for Rural Residential development (see Figure 2 below) and a range of Resource Consents have been granted to different parties for a range of densities of rural residential development.



Figure 2: S & D King Landholding highlighted in yellow. Grey area is Rural 2 Zoning, Pink area Rural Residential Zone

- 2.5 In the 2019 FDS the Submitter’s land as noted was identified, along with land adjoining for a future growth area for rural residential development. However in the 2019 FDS the identification of the timeline when this area would be required for development was between 2029 – 2038. The submitters do not support the timeline identified, as there is demand now for further rural residential development options.
- 2.6 The submitters have harvested the forest on this land and wish to progress with their development as soon as possible, as given the size of their property some 18ha of land, together with the contour of land, it is not a practical option to maintain this property as a large lifestyle property. If the land is not developed for rural residential purposes then the most suitable option would be replanting the subject property as a forest block, which is now not a compatible land use given the surrounding rural residential community.
- 2.7 The submitters support the identification of their land as a Rural Residential area. The submitters wish the land to be able to be subdivided down to a minimum of 5000m², though the eventual development of their land will most likely produce a range of allotment sizes reflecting land contour and suitable building sites over the landholding.

3.0 OUTCOMES SOUGHT

- 3.1 The submitters seek the confirmation of their land as part of the Rural Residential Growth options for T17 Mytton Heights Hills. The submitters seek that the FDS flags the potential density for this growth option being a minimum subdivision area of 5000m².
- 3.2 The submitters seek that the Council rezones this land area at the earliest opportunity to Rural Residential with a minimum 5000m² subdivision standard. There is no need for this land to be introduced as a Deferred Rural Residential option as there is no proposal to extend reticulated services into this part of Motueka Valley. The demand exists now and this growth area should be brought on for development as soon as possible.

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31804

Jackie McNae
Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>The Submitters own land in Golden Hills Road which they seek to be added to the Future Development Strategy as a Rural Residential Growth Area. The reasons for their Submission are attached.</p> <p>The Submitters landholdings were part of an enclave of land in Golden Hills Rd where back at the time of the notification of the Tasman Resource Management Plan (TRMP) the owner of the Submitters' land and others adjoining sought through the TRMP that the land be rezoned Rural Residential. At the same as the previous owner sought the zoning, they pursued a subdivision of the landholding. The subdivision involved the creation of a Right of Way to the west of what are now the Submitters' landholdings and created seven allotments of varying areas, including one large allotment with the homestead, that the then landowner, had planted in grapes.</p> <p>The Submitters seek their landholdings be identified as a Rural Residential Growth option. The Submitters wish to be heard in respect of their Submission</p>

N & S McCliskie - Sub # 31803 - 1



**FUTURE DEVELOPMENT STRATEGY
SUBMISSION ON RURAL RESIDENTIAL AREAS**

Submitter:	N & S McCliskie and J & S Marr
Location:	[REDACTED]
Legal Description:	Lot 1 DP446909, RT 563505, Lot 2 DP446909, Lot 2 DP334017, RT 563506
Submission Summary:	The Submitters own land in Golden Hills Road which they seek to be added to the Future Development Strategy as a Rural Residential Growth Area. The reasons for their Submission are attached.

Dated this 14th day of April 2022

[REDACTED]

.....
(Signed by the Submitter’s authorised agent)

Address for Service:
Staig & Smith Ltd

[REDACTED]

SUBMISSION ON FUTURE DEVELOPMENT STRATEGY N&S McCLISKIE AND J&S MARR

1.0 INTRODUCTION

- 1.1 The Submitters own landholdings at Golden Hills Road, with McCliskies owning an area of 11.5729ha and the Marrs an area of 13.0985ha.
- 1.2 The two properties are shown in Figure 1 and Figure 2 below.



Figure 1: McCliskie Landholding



Figure 2: Marr Landholding

2.0 BACKGROUND TO THE SUBMISSION

- 2.1 The Submitters landholdings were part of an enclave of land in Golden Hills Rd where back at the time of the notification of the Tasman Resource Management Plan (TRMP) the owner of the Submitters' land and others adjoining sought through the TRMP that the land be rezoned Rural Residential. At the same as the previous owner sought the zoning, they pursued a subdivision of the landholding. The subdivision involved the creation of a Right of Way to the west of what are now the Submitters' landholdings and created seven allotments of varying areas, including one large allotment with the homestead, that the then landowner, had planted in grapes.
- 2.2 The original landowner's submission to the TRMP for rezoning was declined and the matter was appealed to the Environment Court. A mediated settlement was reached at the Environment Court that the Council would not rezone the land but would write in an exemption to the TRMP Rural 1 zone rules enabling the Submitters proposed subdivision layout at that time.

- 2.3 In addition to writing in the special ‘*exception*’ subdivision rule to enable the enclave to be subdivided into largely lifestyle blocks, the Council also inserted into the TRMP that this area of Golden Hills Rd was a Closed Rural 1 Zone. The implication of that being that any further subdivision, other than boundary adjustments, was a prohibited activity.
- 2.4 The lifestyle development proceeded and the original landowner sold on their land and homestead. Since that time there have been some boundary adjustments, resulting in the current Submitters, the McCliskies and Marrs, owning the larger blocks that had been planted out as a vineyard.
- 2.5 The vineyard planted by the original landowners has reached the end of its useful life, the Marrs removed the grapes from their property some years ago and their property is now just in rough pasture. The McCliskies will be removing the grapes from their block in the next few years and a decision will then need to be made on the future land use.
- 2.6 The McCliskies own a range of landholdings over the Waimea Plains that are in productive vineyard. The Golden Hills land is their home block. The quality of the Golden Hills land is significantly less productive than their Waimea Plains landholdings. Yields are significantly lower as the Golden Hills site, as per hectare the Golden Hills vineyard produces only a third of the production compared to the Waimea Plains land. The McCliskie home block at Golden Hills Rd is a lifestyle block, albeit a very large one.
- 2.7 Recently Council went through Plan Change 73 which was referred to as the Omnibus Plan Change which dealt with a range of miscellaneous tidy up issues in the TRMP. One of those issues was to remove some of these Special Rules relating to the subject area of land in Golden Hills, in particular the Subdivision Rule written into the TRMP for the original landholding to be subdivided into seven allotments. The reason the Council chose to pursue this change was they considered the provisions redundant as the subdivision was completed some years ago. However while the Council pursued the deletion of the site specific Rule for the 7 allotments, the Council maintained the Prohibited Activity rule for subdivision over this enclave.
- 2.8 The Submitters opposed the Plan Change on the basis that the Council should not undertake a Plan Change to remove a portion of the rules without replacing those rules with provisions that were appropriate to the location. In particular the Prohibited Activity status made no sense, as there was no reason to prohibit subdivision within this enclave. The Submitters preference at that time was to remove the Prohibited Activity Rule and have the land zoned Rural Residential.
- 2.9 The Council was not able to consider any rezoning through the limited scope of Plan Change 73, and further considered they did not have scope to remove the Prohibited Activity Rule.
- 2.10 The above sets out the history to the zoning on the Submitter’s landholding. The Submitters position has not changed, the subject land should be zoned Rural Residential, it is not high quality land and the land sits within an area of lifestyle allotments.

3.0 **OUTCOMES SOUGHT**

- 3.1 The Submitters seek their landholdings be identified as a Rural Residential Growth option.
- 3.2 The Submitters wish to be heard in respect of their Submission.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31805

Ian Shapcott
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	Lessening impacts on Te Taiao
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	No new smaller settlements. Lessening impacts on Te Taiao

	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	Lessening impacts on Te Taiao
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	But don't support large foot-print low density housing - reduce related impervious surfaces.
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	Open-ended growth is unacceptable re impacts on the host natural environment. Importantly: calculate and apply carry-capacity determinants, with precaution.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	Again, growth per se is not defensible. It is progressively responsible for eco-collapse/climate change. "Carrying capacity" - as above based on science & Mātauranga Māori.

	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	Firstly, a moral responsibility to other species. Partnership engagement with Iwi is essential.
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 the first priority for adaption and retreat applies to eco-systems and natural habitat.
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	Resilience will decrease if growth continues to increase.
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	Within the suite of upper loc land capability, a network of ecosystems must link and underpin the use of productive 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	Develop implementation with Iwi. Refer directly to the ATTACHED submission, which seek all change results in Net Enduring Restorative Outcomes.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Totally insufficient time and capacity for TDC's and NCC's co-management partner - Tangata Whenua Iwi - to be meaningfully involved.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	No, particularly no more greenfield expansion. History confirms that this will not enable Net Enduring Restorative Outcomes.
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) - limited, targeted, defensible growth which is not open-ended. (f) - note engage with Te Ātiawa personnel, who manage the land portfolio.

	<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	Intelligently developed & defensible "carrying capacity" as moderator.
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	Net Enduring Restorative Outcomes and carrying capacity apply.
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	Net Enduring Restorative Outcomes and carrying capacity apply.
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Agree	Net Enduring Restorative Outcomes and carrying capacity apply.

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	Net Enduring Restorative Outcomes and carrying capacity apply.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	No greenfields. Net Enduring Restorative Outcomes and carrying capacity apply.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Disagree	This is a quasi and unacceptable greenfields move in principle. Net Enduring Restorative Outcomes and carrying capacity apply.
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	No other greenfields beyond plan changes in process. Net Enduring Restorative Outcomes and carrying capacity apply. Must be Papakainga opportunities.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	History confirms that greenfields do not attain Net Enduring Restorative Outcomes and carrying capacity to the detriment of Te Taiao.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	History confirms that greenfields do not attain Net Enduring Restorative Outcomes and carrying capacity to the detriment of Te Taiao.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Strongly disagree	History confirms that greenfields do not attain Net Enduring Restorative Outcomes and carrying capacity to the detriment of Te Taiao. Particularly in the context of commuting

	greenfield housing areas in Brightwater? Please explain why.		emissions.
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	History confirms that greenfields do not attain Net Enduring Restorative Outcomes and carrying capacity to the detriment of Te Taiao. Particularly in the context of commuting emissions.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	History confirms that greenfields do not attain Net Enduring Restorative Outcomes and carrying capacity to the detriment of Te Taiao. Particularly in the context of commuting emissions. But there must be opportunities for "Papakainga".
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	History confirms that greenfields do not attain Net Enduring Restorative Outcomes and carrying capacity to the detriment of Te Taiao. Particularly in the context of commuting emissions. But there must be opportunities for "Papakainga".
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part	Yes provided agreement can be	Other issues remain to be resolved with the restoration of Te Taiao - viz: 1 Net Enduring Restorative Outcomes; 2 carrying capacity.

	of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	reached with Te Atiawa	Significant sites for Te Ātiawa - see generic submission - this is one aspect.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	With the caveat of "informed limits to growth" - Net Enduring Restorative Outcomes and carrying capacity.
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.		There must be opportunities for settled Māori/Iwi to develop sustainable businesses. Meet with our commercial portfolio holders.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	

TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Growth, progress and developments are indefinable and misleading terms. Refer to "change" which must result in Net Enduring Restorative Outcomes.
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?		Yes, the fundamental principles have been missed. Business as usual underpins the FDS. Science and Mātauranga Māori explicitly confirm that this is irresponsibly unacceptable. See other "Generic" part of this submission

Net Enduring Restorative Outcomes (NERO) defined

The Kaitiaki o te Taiao Team (the KT Team) for Te Ātiawa Manawhenua Ki Te Tau Ihu Trust understands/is advised, from the current findings of Mātauranga Māori and Western Science, that the natural world, which includes the socio-cultural world of the human species, is being progressively degraded by unwise human activity/behaviour. (Climate change impacts are an overt expression/symptom of this continuing process, as is the widening gap in wealth-equity between *Haves* and *Have-nots* in Aotearoa.).

This situation, which adversely confronts the exercise of kaitiakitanga (the role of the KT Team in supporting the cultural responsibilities of Te Ātiawa Whānau), has arisen as a consequence of a long sequence of human decisions/actions that have enabled collective, unsustainable change. We have reached a point at which it is clear that human survival is at stake (also noting that this outcome has meant the extinction of many other species).

To halt and attempt to reverse this unacceptable outcome, all decisions/actions that deliver change must improve our current situation – be **restorative**. The changes must also **endure** if they are to be meaningfully contributory. Change is mostly multi-factorial in its implications. So, for the aggregated elements of any particular change, e.g. housing development, the **net outcome** of those collective elements of change must be positive/restorative.

Accordingly, the KT Team, in undertaking its day-to-day mahi, in evaluating and responding responsibly to proposals for change¹ and their related implications for Te Taiao, is seeking that resulting change(s) delivers:

Net Enduring Restorative Outcomes – (elevating / strengthening Mauri).

Incremental Definitions

(Lexico on-line Dictionary: <https://www.lexico.com/>)

NET: Remaining after all factors have been taken into account; overall.

ENDURING: Lasting over a period of time; durable.

RESTORATIVE: Having the ability to restore health, strength, or well-being.

OUTCOME(S): The way a thing turns out; a consequence.

¹ A proposal for prospective *change* is not about *growth, development, progress* or any other inherently flawed and deceptively positive notion, it is simply about a proposal for 'change' and needs to be exhaustively evaluated and progressed in that context, with precaution consciously applied to decision-making, where there is inadequate information/doubt.

What sort of change might there be, negative, positive or no change at all? In today's known collapsing natural / social world, there is no defensible choice other than supporting action that enables 'Net Enduring Restorative Outcomes', with a view to ultimately achieving a *regenerative state*. (KT Team – 2020)