

# Nick Clarke - Habitat for Humankind - 31724 - 1

We build strength, stability, self reliance and shelter

14 April 2022

Nelson City Council  
PO Box 645  
Nelson 7040

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

## Re: Draft Nelson Tasman Future Development Strategy 2022-2052

Thank you for the opportunity to provide feedback on the Draft Nelson Tasman Future Development Strategy 2022-2052. Habitat for Humanity Nelson supports all 11 of the intended outcomes of the strategy. We do, however, consider that both NCC and TDC will need to be far more proactive in the implementation of the strategy than the draft suggests, if the outcomes are to be achieved.

Habitat for Humanity Nelson believes that everyone should have a decent place to live. As a Community Housing Provider with over 25 years' experience in the Nelson Tasman region, we fully understand the role that decent housing plays in the wellbeing of families and individuals, and the implications for us as a community when that need is not met.

Tasman and Nelson are New Zealand's second and third least affordable regions outside of Auckland. Housing affordability should therefore be a priority issue for the Future Development Strategy to address. It will not however, be addressed by simply allowing for additional greenfield land development, or by making broad statements about intensification of existing urban areas. Councils need to proactively facilitate and incentivize the type of development that the community has said it wants to see, rather than rely solely on the Resource Management Act as a method of control. In particular:

- Affordable, innovative, low carbon, and centrally located development should all be prioritized over standard greenfield subdivision, rather than *'as well as.'* Further consultation should be undertaken with affordable housing providers and commercial land-owners to identify exactly what incentives Council could offer, within the constraints of the Resource Management Act, to facilitate these outcomes. Examples of incentives that are successfully used in other jurisdictions include: discounted consent fees and/or expedited consenting processes; a relaxation of building setback or height controls (additional development yield); reduced requirements for carparking, driveways and off-site infrastructure upgrades; council funding and coordinating adjoining public realm works (e.g. footpaths, playgrounds, etc).
- High quality, mixed use and mixed tenure development should be mandated for any council-led developments (such as on council owned land). Councils have the opportunity to provide exemplar developments on their own land, and in their partnerships with private developers and community housing providers, as a clear signal of expectations to the community and development industry.

Many of the greenfield development areas identified in the strategy are located a long way from town, with poor provision of public transport or local jobs, services and amenities. While this is a quick and easy way to simply build more houses, it does nothing to address affordability, housing diversity, or environmental sustainability – it simply allows subdivision developers to produce more of the same – large, detached houses, with high environmental costs, high infrastructure and servicing costs, and high transport and living costs to households. The ability for some subdivision developers to impose a minimum house size requirement in their covenants is inappropriate and needs to be addressed immediately. Not only does it remove the *choice* for people to build a type of housing they may want, it mandates an unsustainable and unaffordable form of living. New subdivisions should allow for modular and moveable housing that can be reconfigured and added to over time and incorporate design features that contribute to both affordability and sustainability, e.g. compulsory rainwater tanks.

Inclusionary zoning is an essential tool for NCC and TDC to provide for affordable housing and should be implemented as part of the Future Development Strategy. We acknowledge that Central Government doesn't encourage local councils to be flexible or innovative in their approach and engagement on housing. However, the inclusionary zoning model has already been proven in other jurisdictions such as Queenstown Lakes, and we see the Future Development Strategy as an excellent opportunity for leadership from the Nelson Tasman region.

Habitat for Humanity Nelson, alongside the other Community Housing Providers in our region have the experience, capability, and community goodwill to make a significant impact on housing diversity and affordability for our community if we are given the opportunity to access land and resources through an inclusionary zoning scheme. We are ready and willing to partner with councils, iwi, other organisations, developers and the community to reduce inequities in the housing system, and to deliver the outcomes that our community expects from the Future Development Strategy.

We would welcome the opportunity to speak at a hearing on the Future Development Strategy, on 3 May, if possible.

Sincerely,

Nick Clarke



## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31725

**Ian Williamson**

4 Wilkie Street  
Motueka 7120

03 5284499  
03 5284499

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>See attached. The Braeburn Rezoning project is an excellent proposal for the TDC to be involved with and I wholeheartedly support it. Its advantages are:</p> <ol style="list-style-type: none"> <li>1. Above sea level rise.</li> <li>2. not that far from our town centre and commercial area.</li> <li>3. Close to a connection with the main highway to Richmond.</li> <li>4. Close to a potential site for a replacement "sewerage treatment station' which will eliminate the need for 'septic tanks'.</li> </ol>

A submission from: Ian Williamson  
 Motueka. Cell [REDACTED] or H/Lin [REDACTED]  
 in support of: [REDACTED]  
Future Development Strategy - Braeburn Rezoning Proposal P.D.F. 42709.

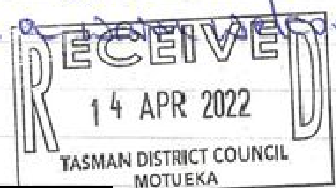
For several years now I have supported our "Motueka Community Board" and regularly present feedback from members of our town in the Public Forum. As a consequence I became aware of difficulties that are being experienced across our community and a major one has been lack of suitable residential properties. I have witnessed first-hand my grandson who monitored both houses and sections coming on the market for the past 3-4 years with no success until finally just before he married at 22 years of age he and his wife decided the most prudent move would be to start-off where they wanted to finish. They were fortunate and purchased a section on Memorial Drive the right shape to fit their planned 4 bedroom home and now they are settled in with a new baby daughter and very happy with their decisions.

So as you can see by my experience that the "Braeburn Rezoning" project is an excellent proposal for the Tasman District Council to be involved with and I whole heartedly support it. Its advantages are:-

- 1) Above sea-level rise naturally.
- 2) Not that far from our town centre and commercial area.
- 3) Close to a connection with the main highway to Richmond.
- 4) Close to a potential site for a replacement "Sewerage Treatment Station" which will eliminate the need for "Septic Tanks" and large sections for disposal regulations.

I really look forward to the success of "Braeburn Proposal to Rezone to Residential" and awaits new residents to Motueka.

Yours sincerely,  
 [REDACTED]



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31726

**Mr John Jackson**

john@drysdale.net.nz

142 Stafford Drive Ruby Bay  
Mapua 7005

0212530220  
0212530220

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	Urban form must reduce GHGs. Also, transport connections between communities but do the same. Are we planning for a reduction in VKT?
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	There is insufficient information to form an opinion with respect to plans for smaller settlements.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	<p>Agree in principle. However, information is needed in these areas to confirm level of support:</p> <p>1) How will the locations of facilities (shops, schools, parks, health, etc) be optimised? Will there be a policy of the X-minute community and, if so, how will inequity at the tail-end of the distribution of housing be avoided?</p> <p>2) What scenarios have been considered for resilience in the event of inundation, earthquake, flood, etc.?</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:	Agree	<p>Agree if equity and transport choices are considered and iwi are consulted (not necessarily in connection with papakainga).</p> <p>While housing standards are not included they will impact aspects of the plan. For example, rainwater collection and energy use.</p> <p>Housing choices will be impacted by different scenarios for transport infrastructure. For example, will cars be permitted in all streets?</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>The plan appears to be a 'predict and provide' model i.e. demand is predicted. A preferred planning model is to plan for what people desire i.e. a desired future for our communities.</p> <p>Personally, I do not want more housing if it simply means getting more people into homes. Communities must be designed for what people want in terms of wellbeing, accessibility, equity, Nature services and liveability.</p>
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	<p>Infrastructure must be one step ahead of growth to avoid the deficit which is prevalent across New Zealand.</p>

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	The Dasgupta Report commissioned by the UK government suggests strongly that Nature is vitally important.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	What is the policy for access to services in the event of a natural disaster not necessarily to do with climate change?
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	All productive land must be preserved. Development must take place on unproductive land.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I recommend the use of futures/foresight tools are used to develop the plan - see the DPMC website for more information.  I recommend that investment decisions are based on the long term and use appropriate decision making tools such as must-criteria decision analysis.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Disagree	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		Nowhere until I can see the detail.

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

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Strongly disagree	Current transport infrastructure does not support 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?	Strongly disagree	The nature of the community will change in ways I do not want.
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.	Disagree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Strongly disagree	



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

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Disagree	
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 #31727

**Mr Philip Jones**

Manager/Owner Pipiroa Fruits Ltd

home@vibrantearth.co.nz

548 Appleby Highway Appleby  
Richmond 7081

0276472258  
0276472258

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Absolutely! That would immediately cut down how much time we spend in our cars. With the price of petrol today, not everybody can afford commuting long distances anymore. However, the proposed strategy is not going to achieve this. Many of the greenfield developments proposed in the strategy are actually located far away from any jobs and will only lead to more cars on the road, not less.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	This is so important. I know so many people, who simply can't afford a standard house in the suburbs, but there are hardly any other options! This proposed strategy is not going to achieve much more diversity of housing options or support community-led housing initiatives and social housing. Building a lot of housing development on the edge of towns is nothing new. So why should we expect lots of housing choices all of a sudden? I think we will only get more developer-led large stand-alone houses if we follow this strategy. How does the FDS ensure that more community-led initiatives are supported? In its current form, the strategy supports more of the same developer-led housing.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	I'm not sure about that. We seem to predominantly provide for large stand-alone houses, but there is a lot of demand in our community for smaller, more affordable, and other housing options. It seems like we are selling out our valuable and irreplaceable productive land to accommodate everybody who wants to buy a house here. Maybe we should protect what makes our region so special and focus more on providing cheaper housing options in our towns and centres, that our community so clearly needs.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Yes, this is important, but we need to make sure that we focus is on infrastructure that we can afford in the long term. Our rates keep going up because maintaining the spread out infrastructure in our sprawling suburbs costs so much. It would be better to pay a little bit more up front to have a more efficient system that

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		enables intensification and is also cheaper to maintain in the long term - infrastructure that supports healthier and less carbon-intensive modes of transportation, prioritising walking, cycling, as well as efficient and convenient public transport.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We need to protect and restore our natural environment. However, I can't see where and how the proposed strategy is really going to achieve this. The best strategy would be to confine development to our existing urban areas. Turning more of our beautiful countryside into concrete and tarmac monotony will only put further strain on our natural environment. This quote is an example of why we cannot allow more of our flat productive land to be lost. "Fruit and vegetable growers are warning Auckland's urban sprawl could push prices up sharply and jeopardise the country's produce supply. A new report commissioned by Horticulture New Zealand says vegetable growing land has decreased by nearly a third between 2002 and 2016. It says even more market gardens around Pukekohe are under threat if Auckland's housing advance on Pukekohe's market gardens isn't reined in. Horticulture NZ's chief executive Mike Chapman told reporter Chris Bramwell that report should compel the government and councils to act." We are now facing higher prices for fruit and vegetables.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	Yes, we have to plan for the effects of climate change. Shouldn't we therefore protect our rural and natural land as areas to mitigate future flood risks, fire risks, provide security of local food production, etc.? It seems that the proposed strategy is reducing these areas even more. Wouldn't that do the opposite and increase the overall risk to our assets and population?
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	However I'm missing a strategy for how our future urban areas will be resilient and future proof.

<p>TDC - Environment and Planning</p>	<p>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:</p>	<p>Strongly agree</p>	<p>Of course we need our land for food production and for mitigating the effects of climate change by storing carbon in our soils and plantings. However, I'm not sure that the proposed strategy is really going to achieve this. The strategy proposes many greenfield expansions that eat into our productive countryside. Shouldn't we better limit development to our existing urban areas? The proposed NPS-HPL is to promote the sustainable management of New Zealand's productive land. The government is proposing new policy to better safeguard highly productive land that could be used for food production from being subdivided or used for urban expansion. How come the TDC is not following this policy. Is it rushing this project through to avoid the new protections coming through?</p>
<p>TDC - Environment and Planning</p>	<p>11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:</p>	<p>Strongly agree</p>	<p>Tangata Whenua Te Pae Tawhiti (Vision) and Te Kaupapa (mission), especially with regard to the protection and revival of Te Taiao / the natural world is not clearly reflected in the proposal. The mauri of Te Taiao can only be regenerated with the help and knowledge of Tangata Whenua. I don't see in the current strategy enough holistic partnership with iwi to ensure this outcome. The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support.</p>
<p>TDC - Environment and Planning</p>	<p>12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?</p>		<p>I wonder if calling the objectives "outcomes" is actually misleading, given that the strategy does very little to achieve these. It seems like we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. Maybe we should protect what makes our region so special and focus more on providing more variety in housing choices, which will also provide for cheaper options in our towns and centres, helping our resident population. TDC said that the projected very high growth (compared to Nelson) is due to being able to offer stand-alone houses on the edge of town. TDC also says that we need greenfield development to accommodate all that growth and that we cannot do that in our existing towns and centres. Here's an idea: why don't we stop offering houses in greenfield developments and focus instead on what we really need? This will help deter people looking for houses from outside the region. Wouldn't that immediately make it much easier for us to cope with a more manageable growth rate? The FDS seems to provide capacity for houses that are known to sell well rather than</p>

			<p>considering first what our community really needs.</p> <p>It looks to me that 99% of our existing housing stock consists of large stand alone houses. There is a lot of unmet demand for smaller houses and units though. Some people are worried that intensification would make us all live in apartments. I think that our councils need to communicate a bit clearer that by redeveloping house sites to accommodate more smaller units, we would actually get closer to a housing mix that is better aligned with our real demand. There would still be plenty of traditional houses left for people who prefer them - even without building any new ones.</p> <p>The FDS, or better TDC and NCC, are relying on the market to provide for all housing needs. This hasn't worked thus far and I can't see how this will work in the future with just an 'enabling' and 'leave it to the market' strategy. The current toolbox hasn't worked. The FDS needs to identify better delivery mechanisms to achieve what we need.</p> <p>Why do we have such strict zoning rules in our centres that hardly let us build up or house more residents on our land and then argue that we need greenfield expansion to cope with growth? Wouldn't it make more sense to allow people to build up.</p>
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	<p>There is too much greenfield expansion - the same mistakes we have made in the past. Instead the FDS should concentrate development on existing centres in close proximity to employment, services and public transport. Neither greenfield land expansion nor more rural residential housing actually deliver the outcomes claimed in the FDS.</p> <p>All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development must be limited to development that increases the number of jobs locally.</p> <p>We need to protect our natural and productive landscape better from development, as this is what makes our region so special after all. Let's not kill the golden goose!</p> <p>The 'along SH6' jargon as a selling point is disingenuous. It's a highway that will need to cater for many more cars and probably need to be upgraded when the proposed developments go ahead. More kilometers driven, more greenhouse gases, and higher rates. I cannot see how this proposal meets the objectives. I think that the proposed strategy needs to be reconsidered to better reflect the Council's objectives.</p>
TDC -	14 Where would		(b) Intensification within existing town centres

<p>Environment and Planning</p>	<p>you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		<p>and (f) In Tasman's existing rural towns Growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance residential with jobs. If there are no local jobs then there should be no new houses, but business opportunities instead - otherwise people will only have to commute long distances.</p>
<p>TDC - Environment and Planning</p>	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	<p>Agree</p>	<p>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets. Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living. I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough.</p>
<p>TDC - Environment and Planning</p>	<p>16 Do you agree with the level of intensification proposed right</p>	<p>Agree</p>	<p>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back</p>



	around the centre of Stoke? Any comments?		sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living. I would also like to see more mixed use in and near the centre of Stoke as well as a priority for comprehensive housing developments.
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Strongly disagree	We need more intensification here. Why is the area along Queen Street only identified for "residential infill"? Shouldn't we allow for the highest intensity here? I would like to see comprehensive mixed use redevelopment along Queen Street. Also, can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Motueka has a housing shortage and is an employment centre. There should be more intensification here. The greenfield land of Motueka-South should be used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre. It needs some serious planning before developers should be allowed to blitz this area (in the traditional way). I think TDC needs to be more proactive in the development of this area

			with the community and creative thinkers and not leave it entirely to private developers.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	<p>Māpua does not have enough jobs. Residents are already commuting long distances to work. Why should we make a bad situation worse? Māpua does not need any more new residents until there is enough employment for everybody.</p> <p>The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this “intensification” is ludicrous. We don’t need any more sprawling suburbs.</p> <p>What is missing for Māpua (and many other rural towns) are smaller housing options to cater for local needs. Currently members of the local community that want or need to downscale are forced out of their local community. There is already greenfield capacity available in Māpua and the rules for these areas should be changed so that a variety of housing requires a significant percentage of smaller housing options. The same applied for existing residential areas in and near the town centre.</p>
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don’t need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don’t need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don’t need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in	Strongly disagree	For all the reasons pointed out above, we don’t need to turn any more of our landscape into concrete and tarmac covered monotony.

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

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

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

## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31728

**Mr John Molyneux**

jfmolyneux@xtra.co.nz

16 Champion Terrace Moana  
Nelson 7011

0212219144  
0212219144

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly disagree	On greenfields sites maybe. But on others without community buy in absolutely not. Tahunanui is not mentioned in the intensification yet shown on the map. Why? Another intensification by stealth? This community has repeatedly over many years stated its desire to be the seaside village close to the beach, not a comedic copy of the gold coast. There is no collaboration or sharing of the planning with the community. No planning has occurred here for many years and leading planning consultants reports such as Boffa Miskell report ignored. At best Tahunanui should have a maximum of medium density housing in keeping with the existing neighbourhood.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31729

**Andrew McLean**  
Waimea Group

andrew.mclean@waimea.co.nz

444 High Street  
Motueka 7120

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>Braeburn 42709 FDS. I am in full support of the plan to rezone this property.</p> <p>We have lived in High Street Motueka for 62 years and have searched the town for housing/sections as our family has grown up and for the wider Whanau too. This has been a frustrating exercise, due to the lack of development in town and now with current sea level rise concerns, almost an impossibility!</p> <p>There is a very great need for more suitable land for all types of building.</p>

Andrew McLean - Sub # 31729 - 1



For entry

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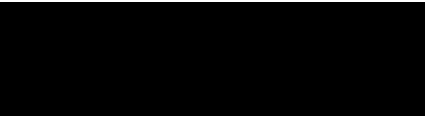
**From:** Andrew McLean | Waimea Group <[redacted]>  
**Sent:** Thursday, 14 April 2022 12:34 pm  
**To:** Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz>  
**Subject:** FW: Braeburn 42709 FDS

See below

**Andrew...**  
IS OPTIMIZING VEHICLE PERFORMANCE



Andrew Mclean | Technical Support



in the property of Waimea Group.

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**From:** Andrew McLean | Waimea Group  
**Sent:** Thursday, 14 April 2022 12:28 pm  
**To:** [futuredevelopmentstrategy@tasman.govt](mailto:futuredevelopmentstrategy@tasman.govt)  
**Subject:** Braeburn 42709 FDS

To whom it may concern,

I am in full support of the plan to rezone this property.

We have lived in High Street Motueka for 62 years and have searched the town for housing/sections as our family has grown up and for the wider Whanau too. This has been a frustrating exercise, due to the lack of development in town and now with current sea level rise concerns, almost an impossibility!

There is a very great need for more suitable land for all types of building.

Kind regards

Andrew McLean

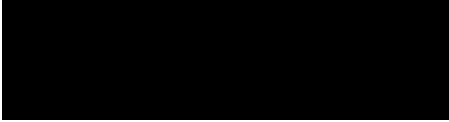


**Andrew...**  
IS OPTIMIZING VEHICLE PERFORMANCE





**Andrew Mclean | Technical Support**



the property of Waimea Group.

## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31730

#### Ms Sandy Armstrong

sandrajarmstrong23@gmail.com

166 Fairfax Street  
Murchison 7007

0272793665  
0272793665

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Obviously I'm opposed to the proposed rezoning in Fairfax Street, Murchison as it directly impacts my lifestyle and, to me greatly reduces the value of my home. My partner and I bought this home for its quiet, rural outlook which, under the proposal would disappear. I am aware that there is some need for growth in Murchison, but given that the towns unique beauty will be compromised by any new growth I would like to see strict rules on how and where this growth is to happen. I am particularly concerned that new housing will resemble any new suburbs in our cities, with ugly ticky-tacky houses tightly packed together. I am also concerned that the established trees in Kiwi Park will be removed for housing and the town will lose an amenity that is a true asset to the town and which supports a good variety of native fauna. Many people in the town are unaware of the proposed changes and community engagement has been poor with no community meetings taking place. Community meetings allow all people to bounce ideas around, not just the greedy, self-interested few. What hasn't been addressed is the need for self-care housing for our elders and medical and school services for the proposed increased population. I don't believe that

			Murchison requires an extra 250 new homes and that the area in Hotham Street would be sufficient for the required growth with minimal impact on the towns aesthetics.
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 think you have totally missed the true sense of community. In an effort to shove as many people as possible wherever you can you have completely forgotten to ask the whole community what they actually want. There is no vision of beauty in this plan and you have forgotten that what brings the tourists here is its beauty. What you are creating is something that can be found anywhere in the world. This is your opportunity to make a plan that allows for growth and a healthy environment and something that encompasses all the good that New Zealand can offer. Please create something that we can all be proud of in 30 years time, something the whole world can look at and aim for.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31731

**Ms Jessica Bell**

Director Scott Brown Carpentry

scottbrowncarpentry@gmail.com

18 Sutton Street  
Richmond 7020

0221916671  
0221916671

Speaker? False

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

	settlements. Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Absolutely! That would immediately cut down how much time we spend in our cars. There are so many better things I can think of for spending my time, than sitting in a traffic jam. Also, with the price of petrol today, not everybody can afford commuting long distances anymore. However, I'm not sure that the proposed strategy is really going to achieve this. Many of the greenfield developments proposed in the strategy are actually located far away from any jobs and will only lead to more cars on the road, not less.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	This is so important! I know so many people, who simply can't afford a standard house in the suburbs, but there are hardly any other options! However, I'm not sure that the proposed strategy is really going to achieve much more diversity of housing options or support community-led housing initiatives and social housing. Building a lot of housing development on the edge of towns is nothing new. So why should we expect lots of housing choices all of a sudden? I think we will only get more developer-led large stand-alone houses if we follow this strategy. How does the FDS ensure that more community-led initiatives are supported? In its current form, the strategy supports more of the same developer-led housing.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	I'm not sure about that. We seem to predominantly provide for large stand-alone houses, but there is a lot of demand in our community for smaller, more affordable, and other housing options. It seems like we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. Maybe we should protect what makes our region so special and focus more on providing cheaper housing options in our towns and centres, that our community so clearly needs.
TDC - Environment and Planning	06 Please indicate whether you support or do not support	Agree	Yes, this is important, but we need to make sure that we focus is on infrastructure that we can afford in the long term. Our rates keep going up because maintaining the spread out

	Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		infrastructure in our sprawling suburbs costs so much. It would be better to pay a little bit more up front to have a more efficient system that enables intensification and is also cheaper to maintain in the long term - infrastructure that supports healthier and less carbon-intensive modes of transportation, prioritising walking, cycling, as well as efficient and convenient public transport.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We need to protect and restore our natural environment. However, I can't see where and how the proposed strategy is really going to achieve this. The best strategy would be to confine development to our existing urban areas. Turning more of our beautiful countryside into concrete and tarmac monotony will only put further strain on our natural environment.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	Yes, sadly we have to plan for the effects of climate change. Shouldn't we therefore protect our rural and natural land as areas to mitigate future flood risks, fire risks, provide security of local food production, etc.? It seems that the proposed strategy is reducing these areas even more. Wouldn't that do the opposite and increase the overall risk to our assets and population?
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	I have noticed that most proposed new greenfield areas have stayed away from areas at risk of flooding (including inundation due to sea level rise), fault lines and slip prone areas. However I'm missing a strategy for how our future urban areas will be resilient and future proof.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly	Strongly agree	For me this question goes beyond productivity. Of course we need our land for food production, but it also needs protecting to preserve the wonderful landscape character that makes our region so special. However, I'm not sure that the proposed strategy is really going to achieve this. The strategy proposes many greenfield

	productive land is prioritised for primary production. Please explain your choice:		expansions that eat into our productive countryside. Shouldn't we better limit development to our existing urban areas?
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	Tangata Whenua Te Pae Tawhiti (Vision) and Te Kaupapa (mission), especially with regard to the protection and revival of Te Taiao / the natural world is not clearly reflected in the proposal. The mauri of Te Taiao can only be regenerated with the help and knowledge of Tangata Whenua. I don't see in the current strategy enough holistic partnership with iwi to ensure this outcome. The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I wonder if calling the objectives "outcomes" is actually misleading, given that the strategy does very little to achieve these. It seems like we are selling out the character and productivity of our beautiful landscape. Maybe we should protect what makes our region so special and focus more on providing more variety in housing choices, which will also provide for cheaper options in our towns and centres, helping our resident population. TDC said that the projected very high growth (compared to Nelson) is due to being able to offer stand-alone houses on the edge of town. Some people are worried that intensification would make us all live in apartments. I think that our councils need to communicate a bit clearer that by redeveloping house sites to accommodate more smaller units, we would actually get closer to a housing mix that is better aligned with our real demand. There would still be plenty of traditional houses left for people who prefer them - even without building any new ones. The FDS, or better TDC and NCC, are relying on the market to provide for all housing needs. This hasn't worked thus far and I can't see how this will work in the future with just an 'enabling' and 'leave it to the market' strategy. The current toolbox hasn't worked. The FDS needs to identify better delivery mechanisms to achieve what we need. Why do we have such strict zoning rules in our centres that hardly let us build up or house more residents on our land and then argue that we need greenfield expansion to cope with growth? Wouldn't it make more sense to allow people to build up and provide more and smaller units (e.g. divide their large house into a number of independent flats) in our existing centres? It would be good to see a stronger strategy for Nelson City Centre, where 6000 people come to work everyday but only about 100 people live... When we try to get more people to live in our

			centres, how do we make sure that they don't have to live in slums? Are there any controls to make sure that everyone has a nice view, gets sunlight and that there are playgrounds for children and families, parks etc.? There is a lot of talk about packing more people into our centres, but not a lot about the quality of living conditions that we should provide to make urban living an attractive choice. It appears that the council is reluctant to intensify and is afraid of local backlash, people objecting against change that may change their views or bring more people to their neighbourhoods.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	There is too much greenfield expansion - the same mistakes we have made in the past. Instead the FDS should concentrate development on existing centres in close proximity to employment, services and public transport. Neither greenfield land expansion nor more rural residential housing actually deliver the outcomes claimed in the FDS. All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development must be limited to development that increases the number of jobs locally. We need to protect our natural and productive landscape better from development, as this is what makes our region so special after all. Let's not kill the golden goose! The 'along SH6' jargon as a selling point is disingenuous. It's a highway that will need to cater for many more cars and probably need to be upgraded when the proposed developments go ahead. More kilometers driven, more greenhouse gases, and higher rates. I cannot see how this proposal meets the objectives. I think that the proposed strategy needs to be reconsidered to better reflect the Council's objectives.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please 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		b & f Growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance residential with jobs. If there are no local jobs then there should be no new houses, but business opportunities instead - otherwise people will only have to commute long distances.



	<p>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>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.                  With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets.                  Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.                  I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough.</p>
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>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.                  Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.                  I would also like to see more mixed use in and near the centre of Stoke as well as a priority for comprehensive housing developments.</p>
TDC - Environment	<p>17 Do you agree with the level of</p>	Strongly disagree	<p>We need more intensification here. Why is the area along Queen Street only</p>

and Planning	intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?		identified for “residential infill”? Shouldn’t we allow for the highest intensity here? I would like to see comprehensive mixed use redevelopment along Queen Street. Also, can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. I think we would get more people to live centrally a lot quicker if we didn’t provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	I’m not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	I’m not sure if there is enough employment in Wakefield to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Motueka has a housing shortage and is an employment centre. There should be more intensification here. The greenfield land of Motueka-South should be used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre. It needs some serious planning before developers should be allowed to blitz this area (in the traditional way). I think TDC needs to be more proactive in the development of this area with the community and creative thinkers and not leave it entirely to private developers.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to	Strongly disagree	Māpua does not have enough jobs. Residents are already commuting long distances to work. Why should we make a bad situation worse? Māpua does not need any more new residents until there is enough employment for everybody. The type of intensification proposed here is

	residential density)? Any comments?		largely converting rural residential into standard low-density housing. Even calling this “intensification” is ludicrous. We don’t need any more sprawling suburbs. What is missing for Māpua (and many other rural towns) are smaller housing options to cater for local needs. Currently members of the local community that want or need to downscale are forced out of their local community. There is already greenfield capacity available in Māpua and the rules for these areas should be changed so that a variety of housing requires a significant percentage of smaller housing options. The same applied for existing residential areas in and near the town centre.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don’t need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don’t need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don’t need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don’t need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield?	Strongly disagree	For all the reasons pointed out above, we don’t need to turn any more of our landscape into concrete and tarmac covered monotony.

	Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea level rise. The proposed rural residential developments only fragment our landscape and compromise rural productivity. There is no justification to provide for more of this.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. This area is far away from jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village. This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years. It is also not supported by iwi.
TDC -	32 Do you agree	Disagree	We should be providing more opportunities for

Environment and Planning	with the locations shown for business growth (both commercial and light industrial)? Please explain why.		businesses in areas, including rural towns, that have a known employment shortage - not just roll out more light industrial along SH6 in Hope. A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond). Otherwise Hope will just feel like a bad suburb of Richmond, surrounded by car yards.
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		As per Q32, we should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly agree	
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	Strongly disagree	

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

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31733

**Mr Ray Hellyer**

Resident

ray.hellyer@icloud.com

11 Edwards Road RD 2  
Upper Moutere 7175

035267750  
035267750

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?		I do not agree with the proposals for Braeburn because the existing infrastructure is not satisfactory for an increase of population in this area, the Council has proved its not competent to maintain the present infrastructure to an adequate standard, and in the past has ignored requests for even the slightest infrastructural improvements!

## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31734

#### Eric Thomas

thomasholdings@farmside.co.nz

70 Glenroy Road  
Murchisen 7077

03 5239463  
03 5239463

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	Doubt its viable for public transport but make access under foot as best we can.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	Yes, these main centres support the smaller settlements.

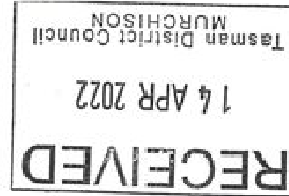


	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Neutral	But not everyone must live in Richmond/Nelson. We have to have growth in our smaller areas both for our areas to alleviate pressure on bigger areas provides for all life styles.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	Yes not everyone has \$ but everyone has to have home to live in that is affordable to there needs. Areas will only grow if we provide a balance for that.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly agree	Yes, not just for today growth is rampant in NZ. We here in Murchison have some older buildings so need to be mindful of not only current needs growth but likely replacement of some of those.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Don't know	Not sure the meaning behind this.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Neutral	Of course must protect current. It is a given that one cares, protects and improves on what is currently there.
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	Is it? Do we even know what will happen? Lets look after what we have and keep working ahead but different areas need different things addressed. One size does not fit all.
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	Yes we will as always address whatever as and where it happens. You cannot plan for what we do not know. Prevention is better than cure.
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	It must take 1st priority we have to feed our folk employment. Build on/in non productive. To much top land has been lost to concrete forever. Stop it now. You look after land it will look after us.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Disagree	Any change should help here but focus on the total big picture of why and the needs of the communities and balance out from there.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Rural areas need different approaches to towns. Look listen to these areas requirements. What has worked best in past and the needs there now. Town ideas do not totally fit rural townships needs. Draw on knowledge in centres currently. There is a natural resource that can be used within.
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		The growth situation in this area in general v. good not bits and bobs. Utilize infrastructure there as upgrades needed restricted to part of area now. Also create "growth community" within our township and provide for future now.
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 in our growth for Murchison to plan opportunities for future tech. Eg. not all houses need to have electricity off main grid. Use solar or whatever future brings. Water collect rainwater tanks, top up if dry. Give people options/choices and all this will minimize upgrades to provide for growth.

Eric Thomas - Sub # 31734 - 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](https://shape.nelson.govt.nz/future-development-strategy) and [tasman.govt.nz/future-development-strategy](https://tasman.govt.nz/future-development-strategy).

Name: Eric Thomas

Organisation represented (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

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

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

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

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

Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

Doubt its viable for public transport but make access under foot as best we can.

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

Yes for the fill in for those that have however for Whararua & smaller outlying settlements we can not use that as living quarters but similar needs to apply.

*no support for smaller settlements.*

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

But not everyone must live in RWD and we have to have growth in our smaller areas both for our areas & to allow pressure on bigger areas provide for all life styles & grow our cluster service areas.



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

Yes not every one has x \$ but everyone has to have a home to live in that is affordable to those needs - mass will only grow if we provide a balance for that

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

Yes & not just for today growth is rampant in NZ. We have in Auckland have some older buildings so need to be mindful of not only current needs growth but likely replacement of some of those.

We need land for light industrial as my planter <sup>these provides</sup> like <sup>to work in</sup> Meremere ✓ ?

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

Not sure the meaning behind this. How do you / we know what our future will want need some best guess for options but don't put up with electricity now because it will be wrong. Positive yes, unless what current time is over

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

of course must protect current. Not sure in Auckland of restoration areas referred to. It's a given natural to me that one cares protects & improves on what is currently there.

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

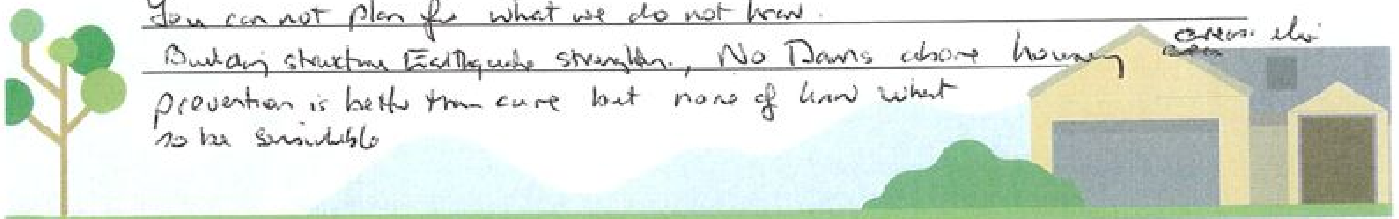
Is it? Do we even know what will happen. Lets look after what we have & keep working ahead but different areas need different things addressed. One size does not fit all.

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

Yes we will as always address what sees us & where it happens. I can not plan for what we do not know.

Building structure earthquake stronger, No Dams above housing <sup>can be</sup> prevention is better than cure but none of know what so be sensible



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

It must take 1st priority we have to feed our folk employment & support our area  
to bring farms in. Build on/in non productive. To ensure top land has been lost  
to concrete floors. Stop it now. You look after land & it will look after us.

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

Any change should help here but focus on the total big picture of  
why & the needs of the communities & balance out from there.

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

Rural areas need different approaches to towns. Look listen  
to those areas requirements what has worked best in past & the needs  
there now. Town ideas do not totally fit rural townships needs. Draw  
on knowledge, actual income community there & resources that can be used  
within

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

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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

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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

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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

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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

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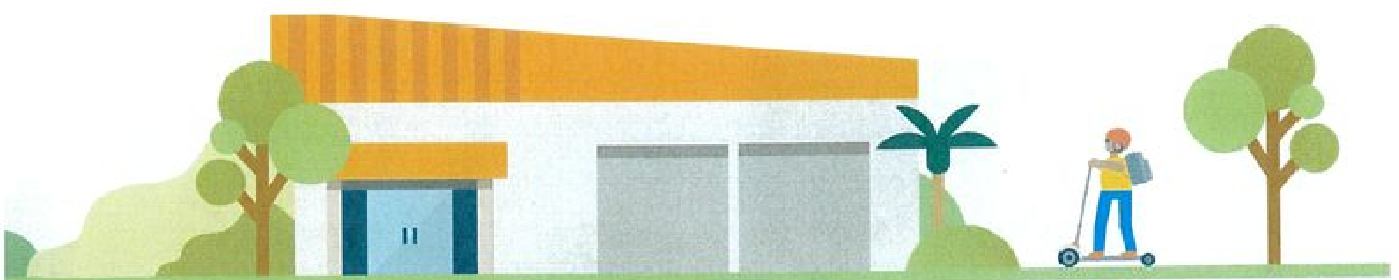
20. Do you agree with the level of intensification proposed in Motueka (greenfield intensification and brownfield intensification)? Any comments?

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

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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

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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

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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

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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

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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

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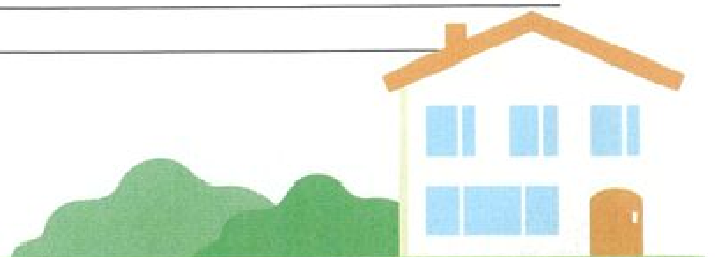
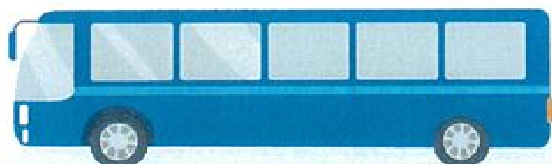
26. Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield? Please explain why.

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

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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

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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

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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

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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

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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.

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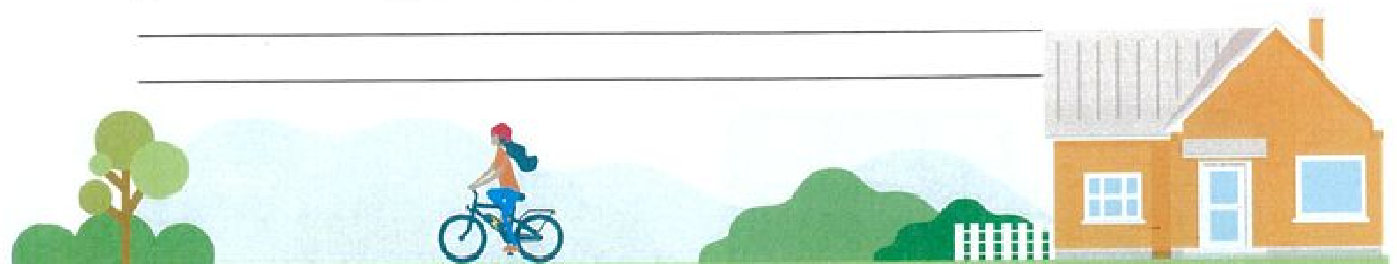
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34. Do you agree with the proposed residential and business growth sites in Tākaka?

- 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?

*The growth situation ID in this area is general w. good. Not both sides. Utilises infrastructure there as upgrades needed restructured to part of area now also create growth community within an township, provides for future: now.*

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

*We need in our growth for Murchison to plan opportunities for future tech. Big not all houses need to have electricity off main grid. ~~Some~~ Use Solar as what our future brings. Waste collect rain water tanks top up if dry. Wastewater - toilet Sectors Give people options choices & call this will minimize upgrades to provide for growth. Who's making opportunities so people have own ID. 15-20 years ago we all had land lines - Now nearly gone so future? We must look of licencing infrastructure but future choice options. Good under foot access to walking, e-bikes even smaller cars in future but don't necessarily need "2 lane" highways.*

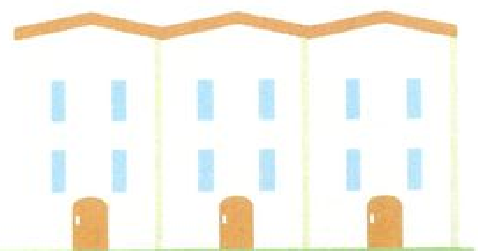
**It's important to have your say on the big choices.**

Once you've filled out this submission form:

- Email it to [futuredevelopmentstrategy@ncc.govt.nz](mailto:futuredevelopmentstrategy@ncc.govt.nz) or [futuredevelopmentstrategy@tasman.govt.nz](mailto: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](http://shape.nelson.govt.nz/future-development-strategy) and [tasman.govt.nz/future-development-strategy](http://tasman.govt.nz/future-development-strategy).

Submissions close 14 April 2022.



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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31735

#### Mrs Ashleigh Calder

ash@caldertennis.co.nz

172 Pigeon Valley Road RD 2  
Wakefield 7096

0278599359  
0278599359

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly agree	Strongly agree with the proposal to allow for growth in these areas (in particular, rural residential in Pigeon Valley, Wakefield). There is a huge demand for land and housing here - it has become really difficult to find homes outside the main centres (South of Richmond) - especially anything with a reasonable section size.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor		A

	<p>as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?</p>	Agree	<p>Agree with the proposal for Wakefield overall yes. It would be wonderful to see more opportunity for extra amenities/services in Wakefield as well - to create more jobs for those who prefer to spend time nearer to home (and less time travelling by car), but also to encourage visitors to enjoy the area (much like the experiences now provided at Mapua). This could be cafes/a boutique wine bar/boutique retail/fitness services/gym space/accommodations etc.</p> <p>Pigeon Valley would also be a great addition to the Great Taste Trail, the Totara trees up the valley are extremely scenic! Safe access to the village by a dedicated trail would be appreciated too - many already walk/bike up the valley, but often feels unsafe sharing the road with vehicles.</p>
TDC - Environment and Planning	<p>26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.</p>	Agree	<p>Agree, but would have liked to have seen a bit more of lower Pigeon Valley (specifically 172 Pigeon Valley) as rural residential.</p> <p>It would be nice to see some of the lower valley preserved as lifestyle blocks, rather than &lt;400sq sections.</p> <p>I assume that the install for services on 950 homes (sewer, roading etc) would be a large scale investment and therefore also take some time to achieve.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31736

**Ms Carol Curtis**

Architect (NZRAB, NZIA) CarolCurtis design

carol@solander.com

53 Martin Street Monaco  
Nelson 7011

021979862  
021979862

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	More multi-unit compact and low carbon residential developments should be prioritised centred around communities with lifestyle services and amenities within 10 minute walking distance, or 10min cycleway options.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	intensification near the town centres is paramount, but the option to also provide the "network of smaller settlements" does not meet the objective. to make this work, do not encourage the smaller settlements UNTIL the intensification occurs.

	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	agree with the first part, but question the need for the qualifier "in locations where people want to live". The objective should be for Councils to only support areas which are meet the other Outcomes, it is considered, that if these are well designed and planned for now and the future, then of course they will be where people want to live. (preferably not where real estate agents or developers, or school zones tell people where they want to live)
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	goes without question, but these housing choices also need to meet 01 and 02 objective, and 03.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Neutral	this Outcome needs to be weighed up with the first 4 Outcomes, and "business" needs to be defined, as sustainable, low carbon, future forward/ flexible and climate conscious, as per the residential outlook.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	this Outcome needs to be weighed up with the first 4 Outcomes, and "infrastructure" needs to be defined/ clarified, as being only sustainable, low carbon, future forward/ flexible and climate conscious.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly disagree	this is still too vague as a Councils climate conscious awareness, but in regards to the proposed plans to open up more "greenfield" developments based on projected population growths, does not seem to be offering the first mechanism to help with climate change, ie: leave existing land alone, and put the resources into facilitating solutions to make existing areas "resilient to and able to adapt to" the likely future effects of climate change.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly disagree	the current strategy does not meet this Outcome, refer answer to question 09.
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	agree with the outcome BUT with the proviso that this existing highly productive land is assessed for sustainable/ ethical / carbon neutral, practices that enhances the environment surrounding it, and is also tested for resilience and adaption options.
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	Agree	Agree with the protection and revival of Te Taiao, "the natural world" but this is not reflected in the proposal, and at times the current strategy negates the opportunity's this could offer. For example the feedback on the recent Tasman Village Proposal.



	choice:		
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		<p>All of the OUTCOMES could offer a good way for future development of the Nelson Tasman Region, HOWEVER, the current strategies being offered do not MEET THE OUTCOMES.</p> <p>The city zones, and inner suburbs, (urban suburbs) all need less restrictions on the zones to encourage QUALITY, low carbon, small scaled living environments, shared living communities to minimise the built environment, with a focus on centres with good quality services and natural amenities, for more than just people, native fauna and flora, and food production.</p> <p>Also the FDS does not critically evaluate the recent "greenfields" examples to then understand and recommend how these new "greenfield" developments could be different from these. The recent Built greenfield areas supported by Tasman and Nelson all fail on most of these current objectives / OUTCOMES as proposed in this FDS strategy.</p>
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	Stop the mindless, developer led, infrastructure driven, greenfield expansion. These do not meet the OUTCOMES objectives.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing		(b) Intensification within existing town centres

	<p>town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	<p>the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough.</p>
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Agree	<p>I would also like to see more mixed use in and near the centre of Stoke as well as a priority for comprehensive housing developments.</p>
TDC - Environment and Planning	<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>There is more opportunity to allow more intensification in Richmond's centre, careful design solutions to the sea level, flooding, stormwater and sewer all need to be prioritised by the council to ensure this is resilient.</p> <p>Also the bike lanes need to be developed better to be proper CYCLE WAYS, to encourage commuting, and to prioritise the bike pathway over the car traffic.</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Don't know	
TDC - Environment	<p>19 Do you agree with the level of</p>	Don't know	

and Planning	intensification proposed near the centre of Wakefield? Any comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	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?	Strongly disagree	where would these people work? is this holiday homes, and life stylers??
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	<p>Greenfield housing as a concept should be banned. to protect the objectives of the OUTCOMES, the whole strategy of developing both housing, business, local food growing, lifestyle, nature/nurture, etc, ALL need to be rigorously assessed through these OUTCOMES. single large stand alone houses which have huge garages and no sense of community, on single parcels of legally inflexible land, are not good for society, for the environment and for resilience.</p> <p>envisioning built environments which offer flexible and multiple end-users, whether sleeping, working, educating, playing, shopping all need to be considered at the same time, within the same land. open up opportunity, diversification, and collaboration in all areas of life, with shared resources.</p>
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	as above.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in	Strongly disagree	

	Richmond? Please explain why.		
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpuā? Please explain why.	Strongly disagree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance	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	assuming the idea of "new community" is different for "greenfield developments".  can NelsonTASMAN clearly define these terms in relation to the main OUTCOMES.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	How is this really supported? better to encourage growth, shared resources and better use of existing land, "intensification" of commercial and light industry, and shared use, with residential.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide		assuming the idea of "new community" is different for "greenfield developments".  can NelsonTASMAN clearly define these terms in relation to the main OUTCOMES.

	growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31737

#### Ms Amanda Young

amandayoungarchie@gmail.com

308 Wakapuaka Road RD1  
Nelson 7070

021758964  
021758964

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	We need to mitigate climate change by reducing urban sprawl; and using the "20 minute" principle.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	The intensification and concentration of Nelson and Richmond are worthy outcomes for many reasons - reduce emissions / mitigate climate change; reduce impacts on valuable soils; reduce adverse effects on landscape values; reduce impacts on much loved recreation areas but not developing adjacent to them; make everyday living cheaper; make the town centres vibrant and lively; provide smaller dwellings for those that want them (like my aged parents).

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	I strongly believe we should be moving towards the "20 minutes" principle of urban living - everything you need including jobs, schools, recreation etc is within 20 minutes of where you live. And provision of public and access transport should be part of the concept. As it stands the FDS will not achieve this - there are too many greenfield developments that are too far away from jobs, amenities and services. The commuter traffic on the main routes into Richmond and Nelson is already far too great. We also need to ensure that we do not wreck recreation areas and rural landscapes in the process, for example, development up the Maitai Valley will disenfranchise many Nelson people from active and peaceful recreation.
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 more varied housing - terrace housing; affordable flats; conversion of commercial heritage buildings in central Nelson; small houses, community houses such as papakianga housing as well as stand alone houses. My elderly parents would love to move out of their 2-storied terrace house into something on the flat within walking distance of Nelson amenities (library, doctor etc). There is nothing available that is not hugely expensive and impractical. My husband and I would also love the option in the future to be in a townhouse with only a small garden that was within walking or biking distance of town. My children when they buy their first homes would also love to be in a flat in inner city Nelson (a heritage building preferably) or a small townhouse. They don't want a large house on a small section miles out of town in a cookie cutter suburb. The developer friendly strategy of stand-a-alone houses on a separate section should only be a small proportion of new housing stock.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly disagree	I think the FDS is providing too much greenfield development land. If we look at other housing options then there is already enough land either already consented, or within the urban boundaries. We should not be providing a stand alone house on a separate section for "everybody". Not all want it and we can't justify the urban sprawl (and all the appalling outcomes that goes with it) to cater for a perceived need.
TDC - Environment and Planning	06 Please indicate whether you support or	Agree	I agree that infrastructure needs to keep up with growth - it certainly is not at the moment. However, the rate payer / tax payer base cannot afford to



	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:		cater for far flung development requiring huge costs to install the infrastructure. I object to paying large amounts of extra rates to provide services to greenfield developments because developers get a better profit margin and people "want" (NOT need) a stand alone house. There also needs to be better consideration of requiring any new housing more self sufficient i.e. requiring all houses, and where possible multi-units, to have rain water tanks and solar power.
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	As it stands the impacts on the natural environment are great from the FDS. Development is allowed on our good soils (anywhere on the Waimea Plains) and up valleys such as the Maitai Valley and Marsden which has huge adverse and reversible impacts on the natural environment. For these reasons I do not support any new greenfield development on the Waimea Plains and in the Maitai Valley.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	We need to do this but I'm not sure this FDS provides for that.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson	Strongly agree	The proposed FDS does not do this as it allows further greenfield development of good soils.

	Tasman's highly productive land is prioritised for primary production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	I can't see how the FDS does this.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	There is too much greenfield development. It doesn't encourage people living within 20 minutes of their job, facilities, ammenities etc.
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		Intensification of the existing town centres and areas already developed i.e. within existing rural towns. There are many vacant areas within the existing urban boundaries that could be developed ie. the Wakatu / Bishopdale hills; the Marybank hill, the innumerable car yards.

	existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly agree	I agree but we also need very good planning controls and urban design to ensure that developments are done in a such a manner that they are wonderful places to live and respect their neighbourhood. There needs to be an exception for heritage areas such as behind the Cathedral (areas N19, N20 and N21) where intensification should be controlled to protect and preserve heritage values. Note - this is NOT just those "heritage areas" on the NRMP. Encouragement / incentives should be given to encourage the adaptation and reuse of commercial heritage buildings in the town centres to provide some residential accommodation.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Stongly agree	As above regarding good urban design.
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Strongly disagree	There needs to be more intensification across a wider area.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Strongly agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification	Strongly agree	

	proposed near the centre of Wakefield? Any comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	There needs more provision of a variety of housing. Any greenfield development should be a mix of housing types and sizes, and carefully located to avoid flooding.
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 should only occur to provide different sized and type of housing. No more stand alone houses are needed. There are already too many commuters living in the area. There needs to be a very tight boundary. And the proliferation of rural residential subdivisions also needs to cease.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	I strongly disagree with development up the Maitai Valley. The other valleys have already been severely compromised so I am neutral regarding the continuation of development up those areas. I do not want the Maitai Valley turned into another Dodsons Valley or Todd Valley where growth has wrecked any rural qualities they had. I speak from personal experience of the huge increase in noise and traffic, and reduction in landscape qualities that has occurred in both valleys.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	See above comments.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	They are on productive soils and/or areas of landscape values.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Strongly disagree	They are on productive soils, and encourage sprawl and commuter issues with no mitigating factors.

	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	They are on productive soils, and encourage sprawl and commuter issues with no mitigating factors.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	We don't need any more rural-residential developments.
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 comments above.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal	No	No definitely not. It is just urban sprawl encouraging commuting (with all the attendant problems), and destroying good soil and rural landscapes.

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		In rural towns to encourage employment.
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?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC -	38 Do you agree	Neutral	

Environment and Planning	with the proposed residential and business growth sites in St Arnaud?		
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		We need a great variety of houses within the already established urban areas. This will provide for growth and reduce house prices. I strongly object to the changes I have seen over the last 20 years or so with sprawling subdivisions, horrendous traffic, infrastructure that can't cope and the eroding of rural areas of quiet and/or productive rural areas. It is not somebody's right to move here and demand a stand alone house (lots of people don't want or need these), or to make money from the land in such a way that causes harm to the natural and physical environment.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31738

#### Mrs Ngaire Calder

ngairecalder@gmail.com

172 Pigeon Valley Road RD 2  
Wakefield 7096

0272799938  
0272799938

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly agree	Strongly agree with the proposal to allow for growth in these areas (in particular, rural residential in Pigeon Valley, Wakefield). There is a huge demand for land and housing here - it has become really difficult to find homes outside the main centres (South of Richmond) - especially anything with a reasonable section size.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor		A



	<p>as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?</p>	Agree	<p>Agree with the proposal for Wakefield overall yes. It would be wonderful to see more opportunity for extra amenities/services in Wakefield as well - to create more jobs for those who prefer to spend time nearer to home (and less time travelling by car), but also to encourage visitors to enjoy the area (much like the experiences now provided at Mapua). This could be cafes/a boutique wine bar/boutique retail/fitness services/gym space/accommodations etc.</p> <p>Pigeon Valley would also be a great addition to the Great Taste Trail, the Totara trees up the valley are extremely scenic! Safe access to the village by a dedicated trail would be appreciated too - many already walk/bike up the valley, but often feels unsafe sharing the road with vehicles.</p>
TDC - Environment and Planning	<p>26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.</p>	Agree	<p>Agree, but would have liked to have seen a bit more of lower Pigeon Valley (specifically 172 Pigeon Valley) as rural residential.</p> <p>It would be nice to see some of the lower valley preserved as lifestyle blocks, rather than &lt;400sq sections.</p> <p>I assume that the install for services on 950 homes (sewer, roading etc) would be a large scale investment and therefore also take some time to achieve.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31739

#### Phillipa Hellyer

philippahellyer1947@gmail.com

11 Edwards Road RD 2  
Upper Moutere 7175

035267759  
035267759

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Disagree	I automatically disagree because I have no confidence that any of the proposals will be explained honestly and have the interests of the real people at their core.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly disagree	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly disagree	The Lower Moutere sites will not be suitable for access to jobs, services and amenities. Entirely unsuitable for urban development.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Disagree	Same reason as above in question 1.
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	Who decides what "demand" is? This whole exercise is just like the bloke who decides to build a new shed with lots of storage space even though he doesn't have stuff to put in it. But do it anyway and sure enough the stuff will materialise to fill the space created! Remember you are planning to spend someone else's money and try and tell that someone else that there is a "demand" for whatever you are using the money for.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	There should be a lot less talk of "new infrastructure" and lots more talk and action over the failing infrastructure we currently have. Fix what we have first. There is certainly no infrastructure in the Braeburn Road area which can be integrated with. Get real. Money does not grow on trees. Rural areas should not be

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		destroyed by allowing housing areas to be "integrated" where it is clearly inappropriate to try to do so.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Disagree	See comment under question 1.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	This is not something that can be measured in a meaningful way. Stop wasting so much energy on this topic.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	This was consulted about many years ago and it was very clear then that our rural productive land should NOT be used for housing or industry. Yet you have proceeded to ignore the wishes of the ratepayers and highly productive land has been put into that revolting urban sprawl near Richmond! STOP STOP STOP following the instructions of the United Nations. The destruction of our beautiful country must not be allowed to happen.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Yes, you have definitely missed taking notice of what the current ratepayers have been telling you for years. Your modus operandi is totally flawed. An absolute disgrace.
TDC - Environment	13 Do you support the	Strongly disagree	Whilst there may be a few areas in the proposal that could cope with a few more houses, I

and Planning	proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?		cannot express my opposition strongly enough when it comes to the area in the vicinity of Braeburn Road. The mix of farming and cropping and horticulture is a vital part of the future prosperity of our district and should not have to fight off the pressures of the so-called "demand" for more houses. <b>DO NOT INCLUDE THE BRAEBURN ROAD/FLETTS ROAD AREA IN ANY PROPOSALS FOR NEW HOUSES.</b>
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		(e) but not at the expense of existing orchards or vineyards or well-run farms.
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of	Don't know	

	intensification is likely to happen very slowly over time. Do you have any comments?		
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Don't know	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Neutral	
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	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment	30 If you don't think we have	Less intensification	

and Planning	the balance right, let us know what you would propose. Tick all that apply.		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	This particular proposal needs to be removed immediately from the plan. It would only pander to the greed of the developers. Greed is a sin.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31740

#### Mr Kevin Calder

kevinjosephcalder@gmail.com

172 Pigeon Valley Road RD 2  
Wakefield 7096

0278961745  
0278961745

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly agree	Strongly agree with the proposal to allow for growth in these areas (in particular, rural residential in Pigeon Valley, Wakefield). There is a huge demand for land and housing here - it has become really difficult to find homes outside the main centres (South of Richmond) - especially anything with a reasonable section size.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor		A



	<p>as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?</p>	Agree	<p>Agree with the proposal for Wakefield overall yes. It would be wonderful to see more opportunity for extra amenities/services in Wakefield as well - to create more jobs for those who prefer to spend time nearer to home (and less time travelling by car), but also to encourage visitors to enjoy the area (much like the experiences now provided at Mapua). This could be cafes/a boutique wine bar/boutique retail/fitness services/gym space/accommodations etc.</p> <p>Pigeon Valley would also be a great addition to the Great Taste Trail, the Totara trees up the valley are extremely scenic! Safe access to the village by a dedicated trail would be appreciated too - many already walk/bike up the valley, but often feels unsafe sharing the road with vehicles.</p>
TDC - Environment and Planning	<p>26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.</p>	Agree	<p>Agree, but would have liked to have seen a bit more of lower Pigeon Valley (specifically 172 Pigeon Valley) as rural residential.</p> <p>It would be nice to see some of the lower valley preserved as lifestyle blocks, rather than &lt;400sq sections.</p> <p>I assume that the install for services on 950 homes (sewer, roading etc) would be a large scale investment and therefore also take some time to achieve.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31741

**Mr Robert Stevenson**

Convenor

robwave@xtra.co.nz

605 Rocks Rd Nelson  
Nelson 7011

+6421548571

+6421548571

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	This will not work in a region where the private car use is preeminent
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	New greenfield sites should only have new intensive housing. Why create poorly designed ghettos in existing suburbs and towns

	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:	Neutral	Affordable options only in greenfield sites. Do not create large affordable or social housing areas. as they create problems with crime 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:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	All new Housing must be supported with appropriate infrastructure esp roads and 3 waters

	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	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	Risks are exaggerated to drive political agendas
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Agree	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and	Neutral	

	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		Mapua and Motueka
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	Should only be done in greenfield sites.
TDC - Environment	16 Do you agree with the level of	Disagree	

and Planning	intensification proposed right around the centre of Stoke? Any comments?		
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Disagree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield	Agree	

	housing areas in Nelson? Please explain why.		
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Agree	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Agree	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	
TDC - Environment	30 If you don't think we have	Less intensification	

and Planning	the balance right, let us know what you would propose. Tick all that apply.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Disagree	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		There should only be limited intensification in Tahuna, with building heights of no more than 3 levels



## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31742

#### Mr tim manning

timmann31@gmail.com

40 Langford Drive  
Mapua 7005

035403104  
035403104

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	But why is a new settlement in Tasman village proposed when it involves destruction of productive land, increased car usage and the need for a substantial investment in infrastructure? Will those who live there and work in Motueka, Richmond, Stoke or Nelson really take the bus to work or go by bicycle rather than by car?
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Agree	The proposed development at Tasman Village appears to fly in the teeth of this suggestion
TDC -	13 Do you	Disagree	Growth should be in established areas - not

<p>Environment and Planning</p>	<p>support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?</p>		<p>involving ribbon development</p>
<p>TDC - Environment and Planning</p>	<p>14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		<p>(b)</p>
<p>TDC - Environment and Planning</p>	<p>21 Do you agree with the level of intensification proposed in</p>	<p>Neutral</p>	<p>If additional housing is required, it should be provided within or adjacent to existing settlements and should cater for a variety of different lifestyles and living requirements. Infrastructure</p>

	Māpua (intensifying rural residential area to residential density)? Any comments?		improvements will be required, not limited to roads, schools, drains etc but also social, wellbeing and recreational facilities and amenities of a scale and type that will support the increased population and the types of people comprising that population.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31743

#### Mr Zak Lyttle

zakivanlyttle@gmail.com

172 Pigeon Valley Road RD 2  
Wakefield 7096

0278710737  
0278710737

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly agree	Strongly agree with the proposal to allow for growth in these areas (in particular, rural residential in Pigeon Valley, Wakefield). There is a huge demand for land and housing here - it has become really difficult to find homes outside the main centres (South of Richmond) - especially anything with a reasonable section size.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor		A

	<p>as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?</p>	Agree	<p>Agree with the proposal for Wakefield overall yes. It would be wonderful to see more opportunity for extra amenities/services in Wakefield as well - to create more jobs for those who prefer to spend time nearer to home (and less time travelling by car), but also to encourage visitors to enjoy the area (much like the experiences now provided at Mapua). This could be cafes/a boutique wine bar/boutique retail/fitness services/gym space/accommodations etc.</p> <p>Pigeon Valley would also be a great addition to the Great Taste Trail, the Totara trees up the valley are extremely scenic! Safe access to the village by a dedicated trail would be appreciated too - many already walk/bike up the valley, but often feels unsafe sharing the road with vehicles.</p>
TDC - Environment and Planning	<p>26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.</p>	Agree	<p>Agree, but would have liked to have seen a bit more of lower Pigeon Valley (specifically 172 Pigeon Valley) as rural residential.</p> <p>It would be nice to see some of the lower valley preserved as lifestyle blocks, rather than &lt;400sq sections.</p> <p>I assume that the install for services on 950 homes (sewer, roading etc) would be a large scale investment and therefore also take some time to achieve.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31744

**Mrs Lorna CRANE**

Vice-President Rural Women New Zealand Murchison Branch

murchallo@hotmail.com

130 Fairfax Street Murchison  
Murchison 7007

+64210719512  
+64210719512

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	Integration of transport could be applied to the Murchison area. Public transport is not available but School buses run regularly. If rules were changed to allow adult residents in country areas to use these facilities it would improve access for rural dwellers and reduce fuel consumption.
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	It does not appear to us that there is any need to support growth in these areas, it is already happening.

	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	We believe that new housing should be developed in areas where people want to live. This may not necessarily be where there are jobs. Provision should be made for a variety of living styles including "off grid".
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	Murchison as a community thrives on co-existence of people from all ages, ethnicities and occupation and ideologies. We do not want to see exclusive settlements established to the detriment of social cohesion.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Neutral	While it appears that provision has been made for foreseeable growth in Murchison, there may be need for more sections within the centre of town. There is scope for subdivision of several sections but this is hindered by cost and lack of vision. Lifestyle options may also be insufficient as families moving to the country are more likely to thrive with a larger area of land than provided in current residential subdivisions.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	Funded? By whom? It seems obvious that infrastructure costs should be designed with efficiency in mind but this should not be at the expense of living conditions. For example, it may be really cost-efficient to service twice as many sections of 500sqm as quarter-acre sections, but the larger sections allow for more family freedom

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		and better relationships between residents.
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	We are all aware of the potential for disruption due to climatic events. In the case of flooding it makes sense not to allow development in areas known to have flooded in the past and to consider the potential for floods to be higher in the future. In terms of earthquakes, we consider that construction materials that withstand seismic activity be recommended and that masonry and brick buildings be discouraged in Murchison.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	We have seen other areas where urban spread has eaten into some of the best arable land. Designating "Green Belt" zones makes good sense.



	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	When considering changes to the District Plan we would emphasize that living in harmony with Nature is paramount for a healthy society.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Rental accommodation to be provided by Council?
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		(f) Murchison

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

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Neutral	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Neutral	

	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Neutral	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	Murchison areas for industrial/commercial growth seems ok. We have confined our attention to Murchison.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31745

#### Mrs Johanna Markert-Watene

Johanna\_markert@windowslive.com

39 Main Road Lower Moutere Lower Moutere  
Upper Moutere 7175

0210490210  
0210490210

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	Keeping people close to services reduces travel
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	Infrastructure is already present there

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	This reduces travel
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	I think it is important to provide housing for all ages and stages, this helps a community feel within communities
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	It is important to keep up with the regions growth to not run into bigger problems in the future
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	Same as previous

	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	Environment and what makes our area unique needs to be considered as once its lost, there's no going back
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Neutral	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	I am concerned of erosion
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	This is important but not its only concern



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

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

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

	greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	I am concerned of infrastructure in this area
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	I believe the number of houses proposed in this area is too dense

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 #31746

**Chris & Gill Knight**

gilleknight@gmail.com

Nelson 7010

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 - text copied below: Dear NCC counsellor</p> <p>This is a hasty submission to register our rejection of the proposed Tahunanui high rise developments. In our view this plan will continue the destruction of the much celebrated and beautiful Tahunanui Beach and its charming recreation areas. High-rise compacted intensive apartment dwelling will add to an already increasingly noisy area. There is nothing low-key or any sympathy for the environment about this plan.</p> <p>This proposal will surely bring more noise and destruction to the environment and area where already the short-sighted proposal of a planned 4-laned highway will ensure NCC will win the award for the 'most destructive council'. It will go down in history as being best ever to remove charm and charisma to a once beautiful peaceful area.</p> <p>We would like the opportunity to speak to this submission. Please confirm.</p> <p>Yours sincerely</p> <p>Chris and Gill Knight</p>

## Chris & Gill Knight - 31746 - 1

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**From:** Gillian Knight [REDACTED]  
**Sent:** Thursday, 14 April 2022 3:07 pm  
**To:** Future Development Strategy  
**Subject:** 6 Storey High Rise Submission

CAUTION: External email.

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

Dear NCC counsellor

This is a hasty submission to register our rejection of the proposed Tahunanui high rise developments. In our view this plan will continue the destruction of the much celebrated and beautiful Tahunanui Beach and its charming recreation areas.

High-rise compacted intensive apartment dwelling will add to an already increasingly noisy area. There is nothing low-key or any sympathy for the environment about this plan.

This proposal will surely bring more noise and destruction to the environment and area where already the short-sighted proposal of a planned 4-laned highway will ensure NCC will win the award for the 'most destructive council'. It will go down in history as being best ever to remove charm and charisma to a once beautiful peaceful area.

We would like the opportunity to speak to this submission.  
Please confirm.

Yours sincerely

Chris and Gill Knight

## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31747

**Mr (Tom) Neil BRETT**

livfree@outlook.co.nz

1A Golf Road Tahunanui  
Nelson 7011

021438690  
021438690

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	Yes, intensification can reduce emissions. No, quality of urban life in NZ is drastically reduced.
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	Depends on how public transport is addressed. past experience tends to suggest that public transport in Nelson is not well supported.

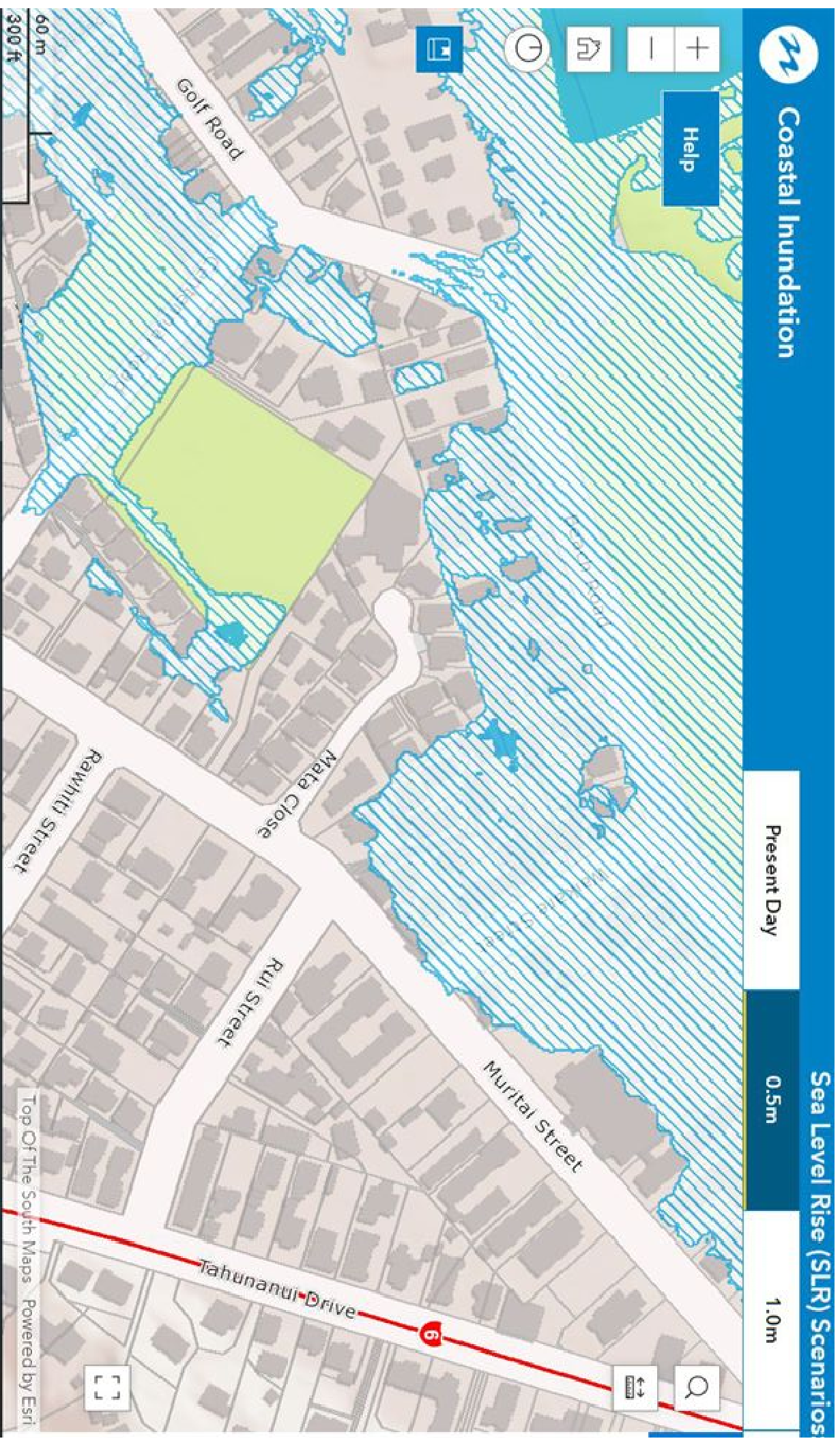


	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly disagree	Access to jobs and services is a red herring as most Nelson residents are already within reasonable travelling distances to these facilities. Also address the public transport issue first.
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	Reality check. The proposal for high rise intensification is not related to affordable options in housing. As already indicated by the new high rise block in Beach Road.
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	Obviously, there is a requirement for residential and business land. It is the methodology of providing this land that is the real debate.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	I feel that this is already a given irrespective of the other outcomes.

	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	As for Q6.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly disagree	Nelson Tasman is not resilient as evidenced by the poor decision making in allowing developments to proceed in known areas of inundation. Eg. Beach Road high rise and development on the northern side of Lower queen Street.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Disagree	Similar to Q8.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	This aim does not seem to be a priority on the South side of Lower Queen Street

	production. Please explain your choice:		
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		<p>I feel that the inundation issue has not been adequately addressed and that affected residents are being sold a big problem that insurance companies will react to in the first instance. If infrastructure is affected by sea level rise whether it is private or publicly owned, the owners will immediately approach the local authority for redress. This will definitely be a burden on future ratepayers unless the reasoning is "buyer beware".</p> <p>The issue of speed of sea level rise is in all probability being under-estimated to not "scare the horses" and possibly could well happen sooner than presently expected.</p> <p>It seems absolutely crazy to propose high rise housing in the areas adjacent to Beach Road and Muritai Streets when the NCC have only just finalised a potential inundation zone of 0.5m which covers the area bounded by the above streets. Remembering that intensification of housing also means intensification of capital value whether it is privately or publicly owned. To be clear, the developers will not take any responsibility. See portion of NCC Inundation overlay attached.</p>
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and		Utilize the lower hilly areas between Brightwater and Atawhai.

	Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less intensification	



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31748

#### Jo Brooks

jbrooks6pggwrightson.co.nz

89 Fairfax Street  
Murchison 7007

Speaker? False

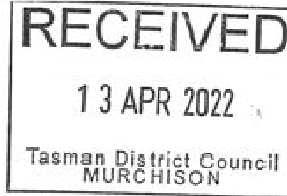
Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Agree	
TDC - Environment and Planning	02 Please indicate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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Question 3 to 7 is strongly AGREE
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	Question 8 to 9 agree
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	Perfect horticultural land providing jobs + Food. Don't want to see it turned in to property development.
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your	Don't know	

	choice:		
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		NO
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Any site a family could build a home on is a good site. Other towns are 100km away. My concerns is Murchison and lack of homes.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Like to see our town developed in to a town of the future not a town in the past. We are the getaway to Tasman region and top of the south and our image should reflect that. Murchison is literally the hottest little gem in TASMAN and we could be a showcase to the region .



# Jo Brooks - Sub#31748



## 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](http://shape.nelson.govt.nz/future-development-strategy) and [tasman.govt.nz/future-development-strategy](http://tasman.govt.nz/future-development-strategy).

Name: Jo Brooks

Organisation represented (if applicable): N/A

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone number: \_\_\_\_\_

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

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

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

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

Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

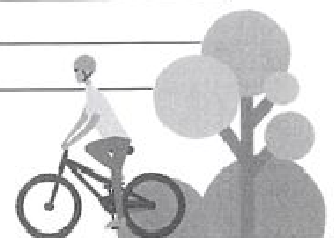
Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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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

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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

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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

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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

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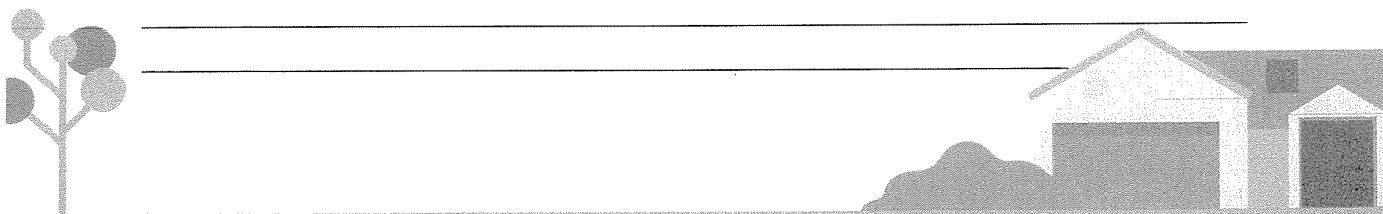
9. Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice.

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

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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

Perfect horticultural land providing jobs + food.  
Dont want to see it turned into property development

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?

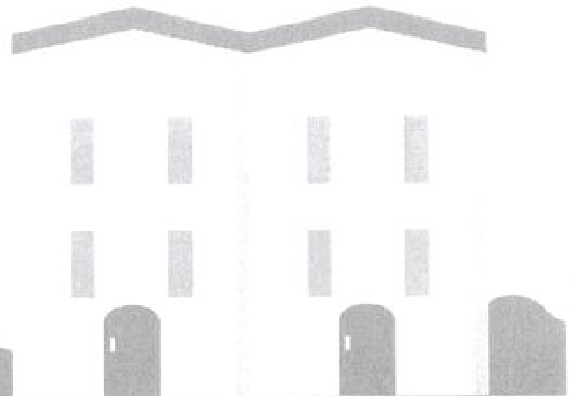
no

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

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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

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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

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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

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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

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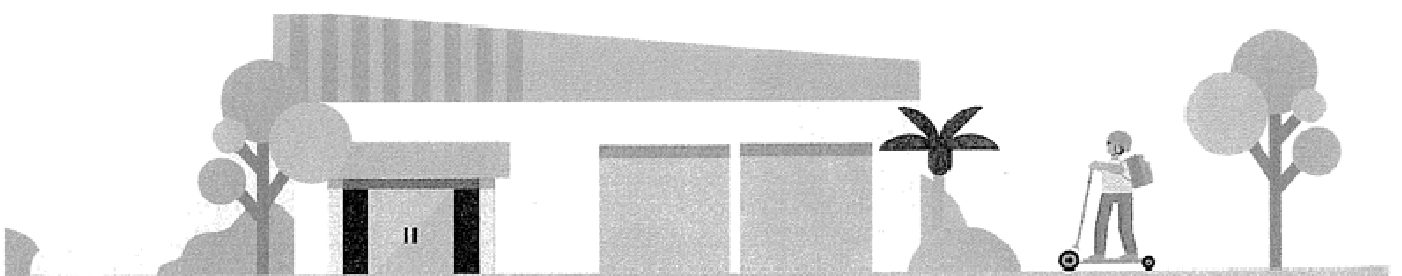
20. Do you agree with the level of intensification proposed in Motueka (greenfield intensification and brownfield intensification)? Any comments?

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

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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

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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

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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

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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

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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

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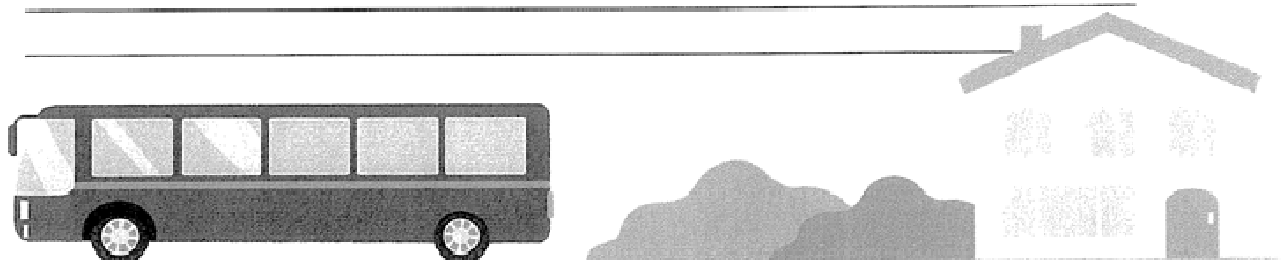
26. Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield? Please explain why.

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

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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

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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

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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

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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

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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.

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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?

Any site a family could build a home on is a good site.  
Other towns are 100 km away  
My concern is Murchison and a lack of houses.

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

Like to see our town developed into a town of the future not a town in the past. We are the gateway to Tasman region and top of the South and our image should reflect that. Murchison is, literally, the hottest little gem in TASMAN and we could be a showcase to the region.

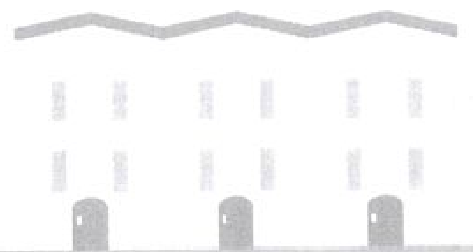
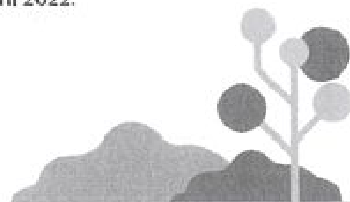
It's important to have your say on the big choices.

Once you've filled out this submission form:

- Email it to [futuredevelopmentstrategy@ncc.govt.nz](mailto:futuredevelopmentstrategy@ncc.govt.nz) or [futuredevelopmentstrategy@tasman.govt.nz](mailto: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](http://shape.nelson.govt.nz/future-development-strategy) and [tasman.govt.nz/future-development-strategy](http://tasman.govt.nz/future-development-strategy).

Submissions close 14 April 2022.







## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31750

**Mark Lile**

Wakefield Developments Ltd

mark@landmarklile.co.nz

51 Halifax Street  
Nelson 7010

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>This submission supports planning for the high growth scenario, as not keeping up with the demand will continue to have a serious negative impact on affordability of housing in New Zealand. WDL has been working with TDC (and its consultants) over its planned expansion to its residential subdivision in Wakefield for at least 18 months. This has involved considerable time and resources invested to ensure the masterplanned expansion of residential development achieved the sustainable management of natural and physical resources in this location.</p> <p>The applicant has also been working along building companies about providing a range of typologies, with potential also for community housing development. This process of collaboration and consultation has been very positive for all involved, with a clear signal that the subject land would contribute significantly toward meeting the TDC obligations under the NPS UD, while also contributing to a well-functioning urban environment.</p> <p>Given the above, WDL supports the inclusion of T-107 (177 Edward Street) in the draft FDS 2022.</p>

Wakefield Developments - Sub # 31750 - 1



Luxon House, 51 Halifax Street, Nelson

14 April 2022

Tasman District Council  
[futuredevelopmentstrategy@tdc.govt.nz](mailto:futuredevelopmentstrategy@tdc.govt.nz)  
Nelson City Council  
[futuredevelopmentstrategy@ncc.govt.nz](mailto:futuredevelopmentstrategy@ncc.govt.nz)

Dear Sir/Madam,

**Draft Future Development Strategy 2022-2052**  
*Submission from Wakefield Developments Limited*

Thank you for this opportunity to provide feedback on the Draft Future Development Strategy 2022. This is a very important piece of work for the Nelson and Tasman communities given the considerable demand on residential land caused by regional migration of population, exacerbated by COVID-19.

This submission supports planning for the high growth scenario, as not keeping up with the demand will continue to have a serious negative impact on affordability of housing in New Zealand.

WDL has been working with TDC (and its consultants) over its planned expansion to its residential subdivision in Wakefield for at least 18 months. This has involved considerable time and resources invested to ensure the masterplanned expansion of residential development achieved the sustainable management of natural and physical resources in this location. Particular consideration has been given to:

- (a) providing for a range of housing typologies to ensure the land use density is efficient and serves a range of needs;
- (b) flooding risks from the Pitfure Stream;
- (c) alongside the management of stormwater and flooding, the enhancement of freshwater values as per Te Manao te Wai;
- (d) cultural values, including consultation and obtaining a cultural impact assessment;
- (e) infrastructure services, and importantly, being part of the Infrastructure Acceleration Fund process with TDC;
- (f) reserves planning;
- (h) community feedback and expectations, determined through numerous discussions with the Wakefield Community.

The applicant has also been working along building companies about providing a range of typologies, with potential also for community housing development.

This process of collaboration and consultation has been very positive for all involved, with a clear signal that the subject land would contribute significantly toward meeting the TDC obligations under the NPS-UD, while also contributing to a well-functioning urban environment.

Given the above, WDL supports the inclusion of T-107 (177 Edward Street) in the draft FDS 2022.

Wakefield Developments Limited would like to speak in support of this submission when the opportunity arises.

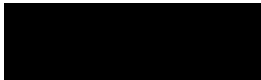
Please contact me if you have any queries.

Yours sincerely,



Mark Lile  
**Landmark Lile Limited**  
*Resource Management Consultancy*

cc. *Wakefield Developments Limited*  
*Attn: Duane Whiting*



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31751

#### Hazel Pearson

hazelconversations@yahoo.co.nz

Takaka

02040005325

02040005325

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	I support reductions in green house gases by evidence based strategies. I don't know what you mean by 'urban form' or 'integrating' or 'land use transport'.
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	You have no limit/ goal re population. Cannot agree if no limit/ end goal.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Neutral	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	But still need to have big picture limits. The region area is finite.
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	Demand is not know to be a driver of environmentally conscious outcomes.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	Growth by itself is not known to be an environmentally conscious driver.

	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	If done in a practical way.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Neutral	As long as climate change reductions - prevention - is given equal or greater priority.
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	Only if prevention of climate change is given equal or greater priority.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Agree	Translation would be useful.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Incomplete, cannot have growth without limits in a finite area.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	More than one question here.
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman		Whole region limits. So each outcome has to take into account the limit. If one thing is bigger another thing must be smaller.

	over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31752

**Jill Pearson**

jmpearson64@gmail.com

Takaka 7142

0273848165

0273848165

Speaker? False

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

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

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

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly Disagree	I don't know what this is talking about.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		It is important to know the maximum sustainable population number that for the District that TDC is aiming for, and the timeframe it is considering. Maybe TDC thinks 5 million might be nice? We cannot go into the future REACTING to the situation. In 30 years' time I don't want grandchildren to be saying "but granny, why did you do nothing way back then when it would have been so easy?"
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	Needs to be thought out before it happens, not after. What are all these people doing for a living anyway?
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)		There probably should be no expansion till we know what it is. We need to look at our young people.

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

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Neutral	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Neutral	

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

	of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide		We know the planet is finite. Currently human population is not. We have to match them and we have to start very very soon.



	growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31753

#### Mr Gerald Thomas

ianthomas20@hotmail.com

68 Weka Street The Wood  
Nelson 7010

035468209  
035468209

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Disagree	Intensification within inner suburban areas, especially The Wood, would be undesirable. Buildings over two storeys would damage the overall character of the area, reducing privacy and general amenity. Any new buildings should have off-street parking to avoid the growing parking congestion in The Wood and areas between The Wood and City Centre. However, intensification within the narrower confines of City Centre itself, i.e. within the boundary of the Maitai, could bring benefits to the life and commerce of the city centre and beyond.
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	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31754

#### Ms Joanna Hopkinson

joannahopnz@gmail.com

8 Brunner Street  
Murchison 7007

Speaker? True

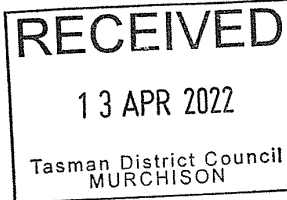
Department	Subject	Opinion	Summary
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice:	Strongly agree	The "smaller settlements" need their own institutions, offices + services. "Supporting" Richmond is a smoke screen for spending large on Richmond + then requiring the smaller settlements like Murchison to travel risks on dangerous roads to access service.
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	Strongly agree	But not necessarily bigger towns. There is plenty of opportunity in small towns such as Murchison, if only the TDC would support this growth.

	public and active transport, and in locations where people want to live. Please explain your choice:		
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Housing must meet the needs of a wide range of the population - life style blacks, high density urban and affordable.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly agree	The housing shortage is directly by the lack of land. The main reason why in Christchurch there is no lack of land is because the council freed up land after the earthquakes. this has also kept access down.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Strongly disagree	With Regard to Murchison which has ample water + sunshine, the need for respective infrastructure needs to be reevaluated.
TDC - Environment and Planning	07 Please indicate whether you support or do not support	Strongly agree	

	<p>Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:</p>		
TDC - Environment and Planning	<p>08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:</p>	Don't know	
TDC - Environment and Planning	<p>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:</p>	Disagree	<p>it depends upon the definition of prioritised. So far it has been deprioritised around Richmond and Prioritised around Murchison, Debilitating Murchison growth.</p>
TDC - Environment and Planning	<p>14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from</p>		<p>Expansion in to greenfield areas close tot he existing urban areas.</p>

	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	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	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		in Murchison it is crucial rezoning occur + land freed to create lifestyle blocks to attract professionals the town is in a need of, also smaller blocks for smaller homes for families of workers for the new, Innovative businesses in town and commercial sites plumbers + other tradespeople, also sorely needed.

Joanna Hopkinson - Sub #31754



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: JOANNA HOPKINSON

Organisation (if applicable):

Address:

Email: Phone number:

Do you wish to speak at a hearing? [X] Yes [ ] No If yes, which date? [X] 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.

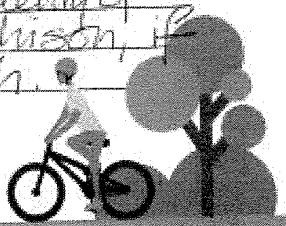
1. Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in greenhouse gas emissions by integrating land use transport. Please explain your choice. [ ] Strongly agree [ ] Agree [ ] Neutral [ ] Disagree [ ] Strongly disagree [ ] Don't know

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 [X] Strongly disagree [ ] Don't know  
The "smaller settlements" need their own institutions, offices, services. "Supporting" Richmond is a smoke screen for spending large on Richmond & then requiring the "smaller settlements" like Murchison to travel & stick on dangerous roads to access services.

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.

[X] Strongly agree [ ] Agree [ ] Neutral [ ] Disagree [ ] Strongly disagree [ ] Don't know  
But not necessarily larger towns. There is plenty of opportunity in small towns such as Murchison, if only the TDC would support this growth.



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

*Housing must meet the needs of a wide range of the population - life style blocks, high density, urban + affordable*

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

*The housing shortage is directly caused by the lack of land. The main reason why in Christchurch there is no lack of land is because the council freed up land after the earthquakes. This has also kept prices down.*

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

*With regard to Murchison which has ample water + sunshine, the need for respective infrastructure needs to be reevaluated.*

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

\_\_\_\_\_

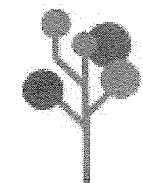
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9. Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice.

- 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

*It depends upon the definition of prioritized. So far it has been deprioritized around Richmond & prioritized around Murchison, debilitating Murchison's growth.*

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

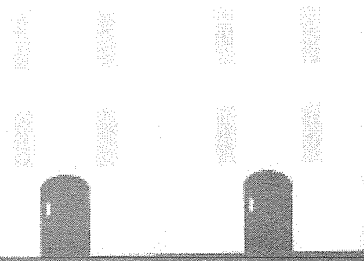
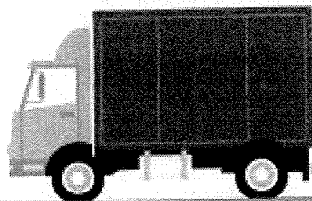
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14. Where would you like to see growth happening over the next 30 years? Tick as many as you like.

- 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

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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

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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

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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

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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

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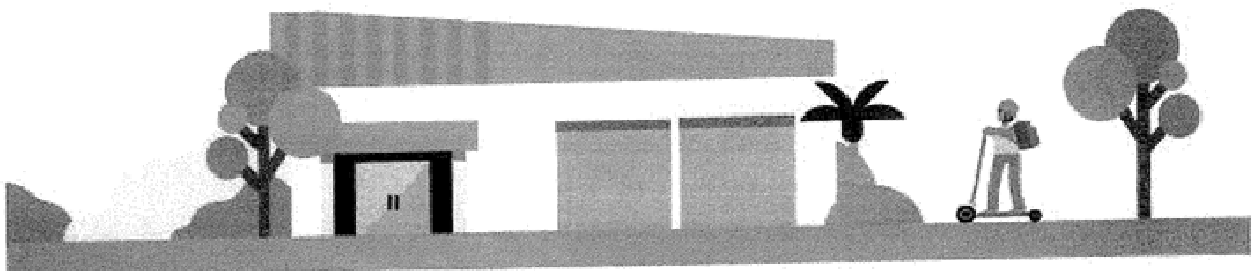
20. Do you agree with the level of intensification proposed in Motueka (greenfield intensification and brownfield intensification)? Any comments?

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

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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

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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

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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

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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

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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

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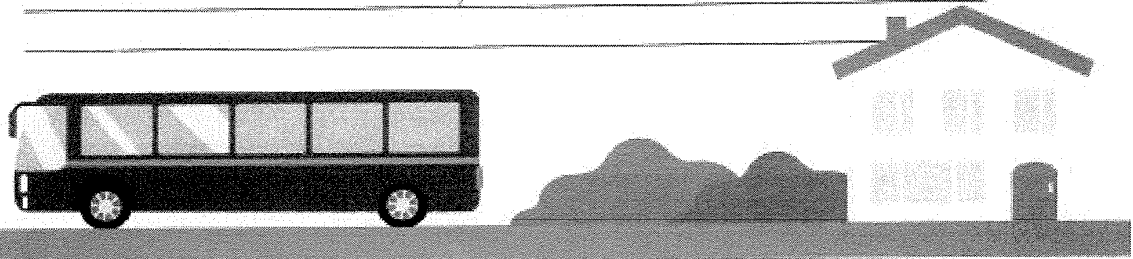
26. Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield? Please explain why.

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

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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

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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

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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 (Braburn Road)? Please explain why.

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

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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

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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.

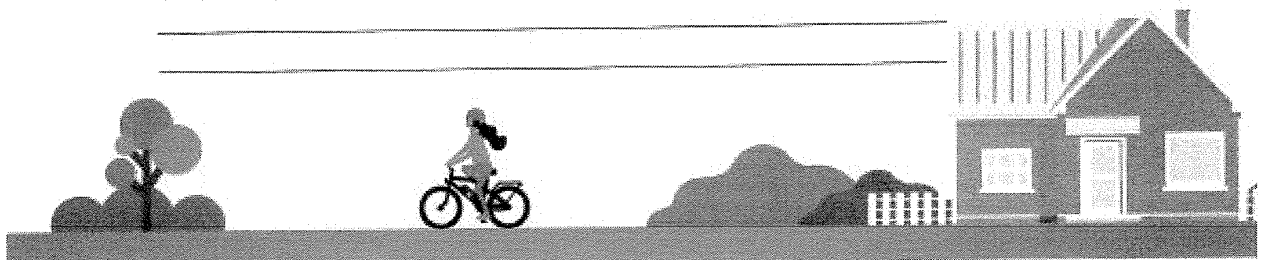
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34. Do you agree with the proposed residential and business growth sites in Takaka?

- 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 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?

*In Murchison it is crucial rezoning occur + land freed up to create lifestyle blocks to attract professionals the town is in need of, also smaller blocks for*

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?

*-> smaller homes for families of workers for the new, innovative businesses in town, and commercial sites for plumbers, + other tradespeople, also sorely needed.*

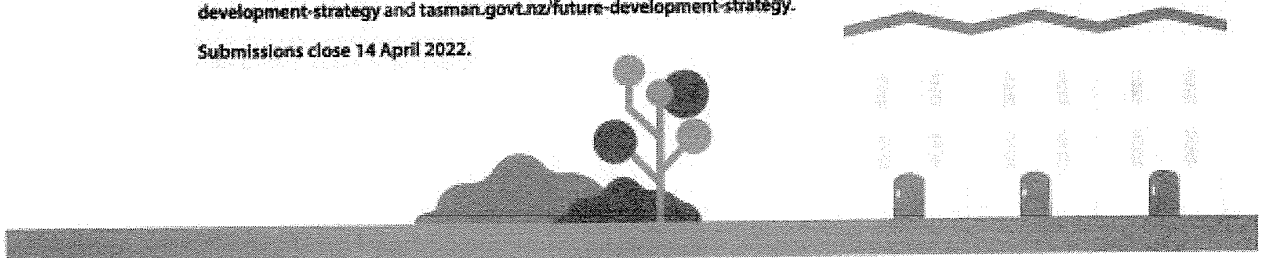
It's important to have your say on the big choices.

Once you've filled out this submission form:

- Email it to [futuredevelopmentstrategy@ncc.govt.nz](mailto:futuredevelopmentstrategy@ncc.govt.nz) or [futuredevelopmentstrategy@tasman.govt.nz](mailto: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.

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Submissions close 14 April 2022.



## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31755

**Dr Gwen Struk**

fishbooknz@gmail.com

29 Brook Street  
Nelson 7010

03 548 3323  
03 548 3323

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	Please see attached - Intensification of Brownfield areas (those already developed with Infrastructure) preferable to Greenfield development

	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	Please see attached: Also focus on areas which already have infrastructure. Each building/dwelling as self contained as possible e.g collection of water stored on property, energy from solar (or wind) on property, access to composting facilities.
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	Emphasis on affordable - most housing built for investment or as a 2nd, 3rd home being empty much of year. Suggest inventory unoccupied houses and increase rates to encourage renting these empty buildings.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	Please see attached: Meeting demand not a good idea. Best to meet need. Essential to determine the maximum and optimum population. Infinite growth is no longer an option (and it never was). Make plans based on optimum populations.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	Please see attached: Need to work towards stability not growth. Do not build at or near sea level. For example present sewage infrastructure inadequate for present population with untreated overflows now regularly in coastal areas.

	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	Please see attached: Restoration essential and not just left to volunteers as in the past. e.g Marine Reserves by volunteer groups. David Attenborough (with 70+ years experience with world wide ecosystems state human survival requires efforts towards biodiversity wild and away from (?? refer to submission)
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	Time will tell. One lives in hope. With a growth model no amount of resilience will be effective.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Don't know	We (the planet) is experiencing larger and more common natural hazards so difficult to know the future.
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	Please see attached for further detail (summarised): Do not use land/greenfield land for housing.



	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Don't know	Didn't answer multi choice question - Please see submission for further detail - stated question is unclear.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Please see submission for further detail (summarised) Essential to decide the maximum and optimum population. that land, air, water, costal zone can accommodate. At present all are under stress.
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	Minimise Greenfield development - keep greenfield's green!
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		Please see attached for more details.

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	Please see attached for further detail (summarised) Concerned with homeless people and retirement villages should be for people to live in not the rich get richer.
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Don't know	Please see attached: 16-20 Don't know enough, 16-20 However intensification needs to be for residents not for absent owners using area for investment purposes.
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Don't know	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Don't know	

TDC - 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.	Strongly agree	Very opposed to building in greenfield - prefer brownfield intensification.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Don't know	

	greenfield housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More 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	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth	Don't know	

	sites in St Arnaud?		
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# Dr Gwen Struk 31755 -1

14 APR 2022

## SUBMISSION FORM

Customer Service

### 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](https://shape.nelson.govt.nz/future-development-strategy) and [tasman.govt.nz/future-development-strategy](https://tasman.govt.nz/future-development-strategy).

*could not type comments with the online survey.*

Name: Dr. GWEN STRUK (PhD plant & air meteorology)  
Organisation represented (if applicable): \_\_\_\_\_

Email: \_\_\_\_\_ Phone number: 03- \_\_\_\_\_

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  
Intensification of Brownfield areas (those already developed with infrastructure) preferable to Greenfield development.  
\_\_\_\_\_  
\_\_\_\_\_

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  
also: Focus on areas which already have infrastructure. Each building/dwelling as self contained as possible e.g. collection of water stored on property, energy from solar (or wind) on property, access to composting facilities  
\_\_\_\_\_  
\_\_\_\_\_



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

*EMPHASIS on Affordability — not having built for investment or as 2<sup>nd</sup>, 3<sup>rd</sup> home being empty much of year. Suggest inventory ~~low~~ reoccupied houses and increase rates to encourage renting these empty bwd/otings.*

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

*"Meeting Demand" Not a good idea. Best to MEET NEED. Essential to determine the MAXIMUM and OPTIMUM population... infinite Growth is no longer an option (and it never was). Make plans based on optimum population.*

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

*Need to work toward STABILITY ~~not~~ Growth. Do Not build at or near sea level. For example present sewage infrastructure inadequate for present population with untreated overflows now occur regularly in COASTAL area.*

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

Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

*Restoration essential and not just left to volunteers as in the past. e.g. Marine Reserves initiated by volunteer groups. David Attenborough (with 70+ years experience with world wide ecosystems state HUMAN SURVIVAL requires efforts toward Biodiversity) WILD and away from monocultured TAME.*

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.

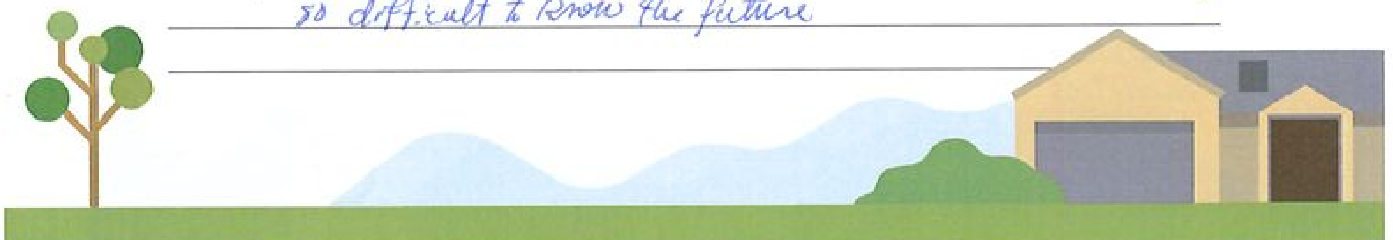
Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

*Time will tell. One lives in hope. With a Growth model no amount of resilience will be effective*

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

Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

*We (the planet) is experiencing larger & more common natural Hazards so difficult to know the future*





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

*Do NOT use land/Greenfield land for housing - development results in loss of topsoil, overwhelming rivers and causing sediment in the water column & further of the estuaries and Bay. Greenfield development reduces area for absorbing heavy rainfalls. This is evident in our streams & rivers after rainfalls. Sediment traps are inadequate.*

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

*UNCLEAR question. Some change is good e.g. restoration. Some is bad e.g. destruction of natural systems such as increasing sediment loading of rivers and coastal waters. I agree we must revive & enhance the mauri of Te Taiāo*

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

*Essential to decide the MAXIMUM, and preferably OPTIMUM population that land, air, water, coastal zone can accommodate. At present all 4 of these are under stress. AIR (mask wearing since air may be unhealthy) LAND (loss of topsoil - we can see that in streams & coastal WATERS). COASTAL zone very altered in productivity in last decades. Industry has totally, permanently destroyed the Waimānui Inlet & Nelson Harbour. The Haven is one third "reclaimed" i.e. permanently destroyed!*

13. Do you support the proposal for consolidated growth along State Highway 6 between Alawhai 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?

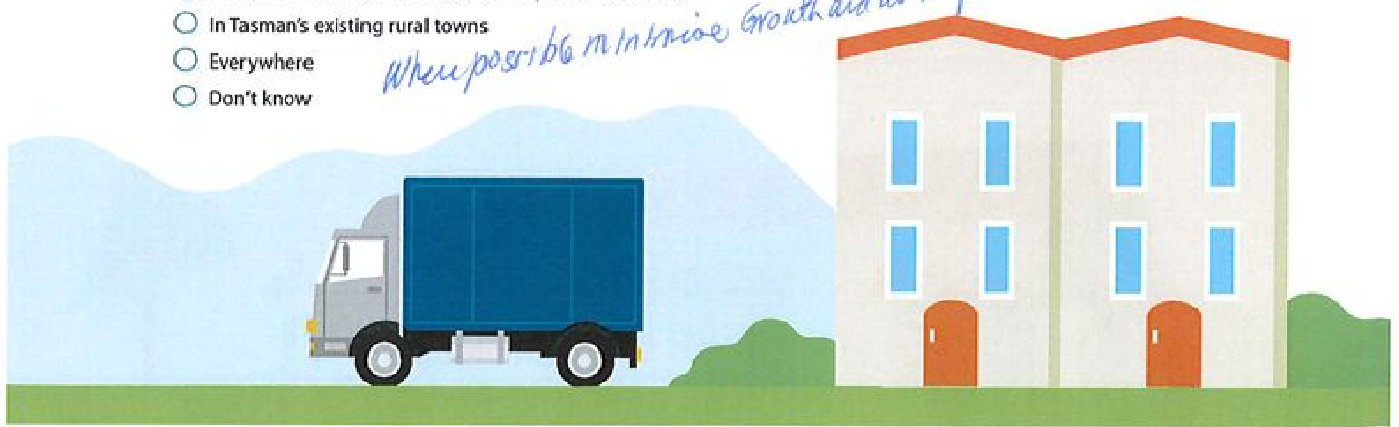
- Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

*Minimise Greenfield development - Keep Greenfields Green!*

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

*Town intensification with affordable housing. No building as investment or 2nd, 3rd, 4th etc. homes. When possible minimise growth and its impacts.*



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

*Doing it well is better than doing it fast.*

*I am concerned with homeless people/families and am concerned with expensive advertising for places in retirement villages. Clearly the homeless need to fill retirement villages. Homes and Retirement Villages are for people to live in NOT for the rich to get rich. - in my opinion*

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

*16-21 Don't know enough*

*16-21 However -> Intensification needs to be for residents NOT for speculative owners who are for investment purposes*

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?

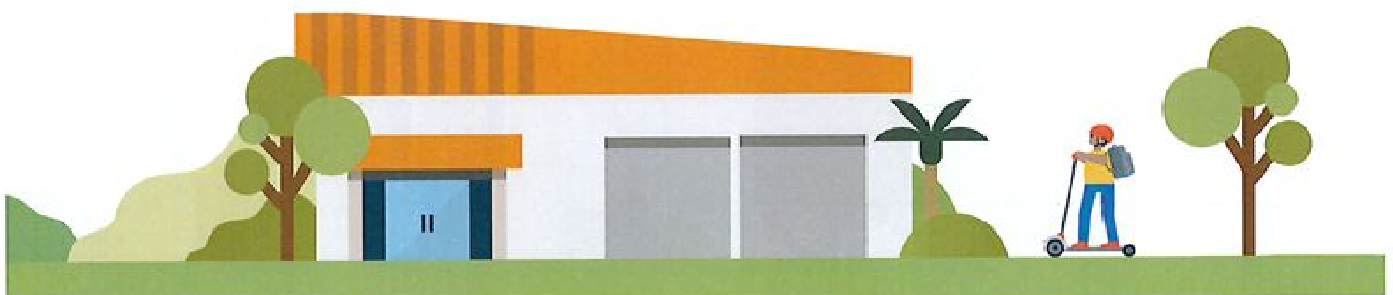
- Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

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

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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

*Very opposed to further in Greenfield - prefer "Brownfield" intensification*

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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

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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

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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

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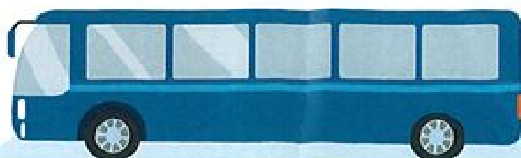
26. Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield? Please explain why.

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

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

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

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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

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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

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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

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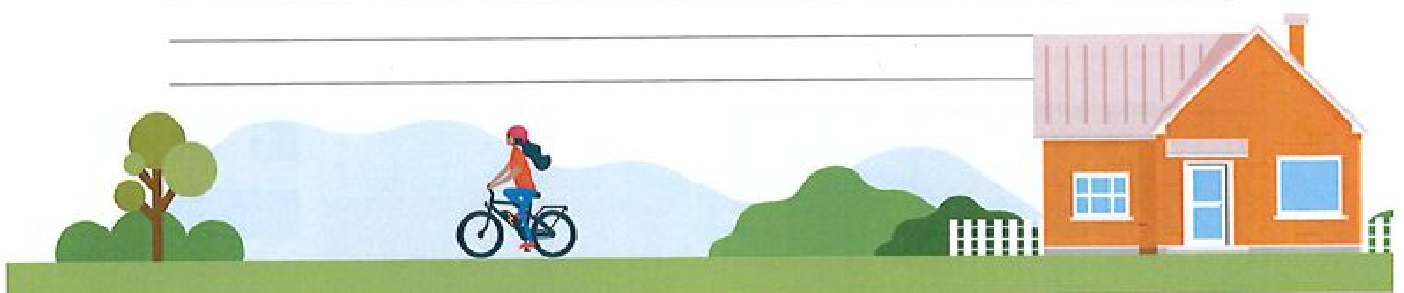
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33. Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.

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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?

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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?

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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](mailto:futuredevelopmentstrategy@ncc.govt.nz) or [futuredevelopmentstrategy@tasman.govt.nz](mailto: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.

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Submissions close 14 April 2022.





## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31756

#### Ronald Alfred & Phylis Kinzett

kinzettfarming@gmail.com

68 Chalgrave Street  
Murchison 7007

03 2539156  
03 2539156

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	The demand for residential sections in smaller towns is long overdue.
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	You need a choice and range of housing to support budgets.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly agree	We have lived in Murchison for over 50 years and sections have never been so short.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	With growth some new infrastructure will be needed.

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



	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Very happy to see light industrial and residential being provided for. Long overdue.
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		Largely along the SH6 corridor. 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>35 Do you agree with the proposed residential and business growth sites in Murchison?</p>	Strongly agree	
TDC - Environment and Planning	<p>39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?</p>		All sites in Murchison
TDC - Environment and Planning	<p>40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>		<p>Cycle and walkways everywhere in Murchison. To seal the Hothom/Chalgave Street. This street is used by a large amount of vehicles and is considered one our town streets.</p>

Ronald Kinzett - Sub 31756 - 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](https://shape.nelson.govt.nz/future-development-strategy) and [tasman.govt.nz/future-development-strategy](https://tasman.govt.nz/future-development-strategy).

Name: Ronald Alfred + Phylis Kinzett.

Organisation represented (if applicable): \_\_\_\_\_

Address: [Redacted]

Email: [Redacted]

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

Need smaller settlements to get around the parking problem.

\_\_\_\_\_

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 demand for residential sections in smaller towns is long overdue.

\_\_\_\_\_



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

You need a choice + range of housing to support budgets.

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

We have lived in Murchison for over 50 years + sections have never been so short.

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

with growth some new Infrastructure will be needed.

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.

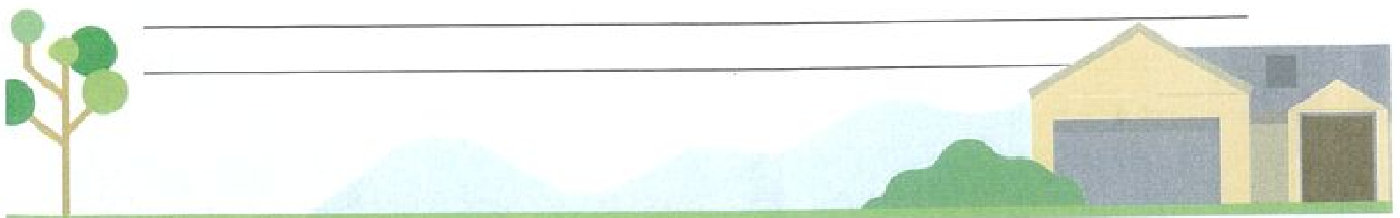
Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

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

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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

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

*Very happy to see light industrial and Residential being ~~encouraged~~ provided for. - Long overdue*

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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

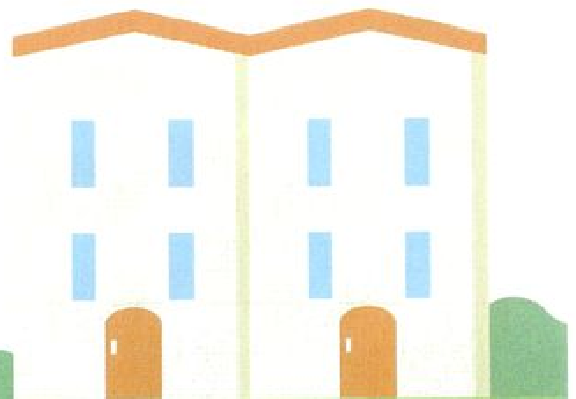
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14. Where would you like to see growth happening over the next 30 years? Tick as many as you like.

- 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

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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

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

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

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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

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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

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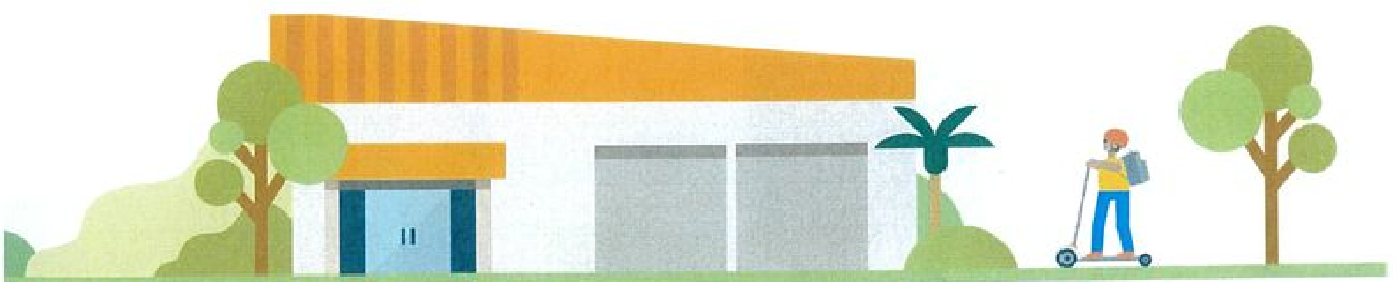
20. Do you agree with the level of intensification proposed in Motueka (greenfield intensification and brownfield intensification)? Any comments?

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

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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

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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

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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

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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

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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

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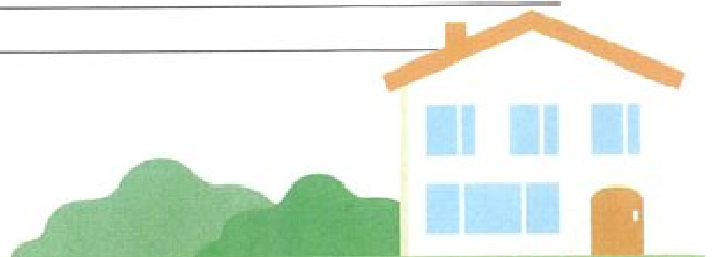
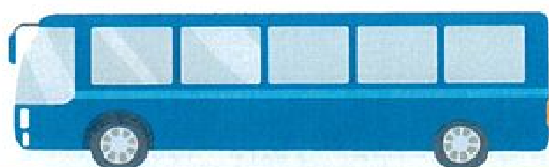
26. Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield? Please explain why.

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

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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

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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

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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

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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

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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.

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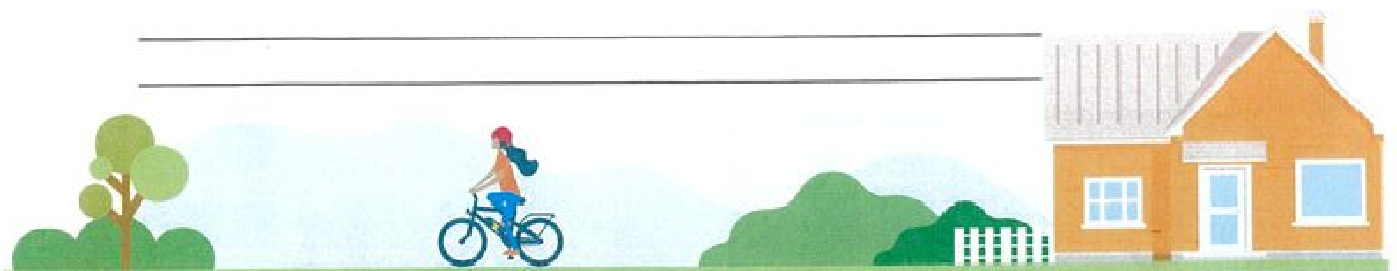
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34. Do you agree with the proposed residential and business growth sites in Tākaka?

- 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?

*All sites in Murchison.*

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

*Cycle and walkways everywhere in Murchison.  
- Tar seal the Hotham/Chalgave st. This street is used by a large amount of vehicles, and is considered one of our town streets.*

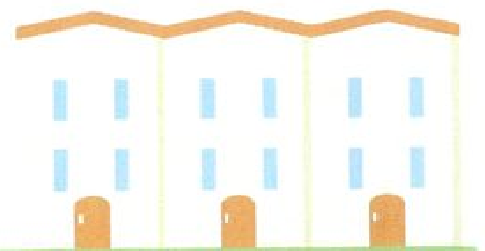
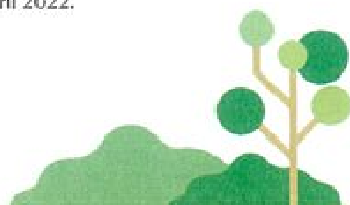
### It's important to have your say on the big choices.

Once you've filled out this submission form:

- Email it to [futuredevelopmentstrategy@ncc.govt.nz](mailto:futuredevelopmentstrategy@ncc.govt.nz) or [futuredevelopmentstrategy@tasman.govt.nz](mailto: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](http://shape.nelson.govt.nz/future-development-strategy) and [tasman.govt.nz/future-development-strategy](http://tasman.govt.nz/future-development-strategy).

Submissions close 14 April 2022.





## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31757

#### Mr Duncan Thomson

duncst@hotmail.com

21A Dorset Street Richmond  
Richmond 7020

021768764  
021768764

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	Protection of high quality soils is more important than GHG as we can plant additional trees to reduce GHG
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	In the correct location
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	With good policy and planning, i.e. joining Hill Street and Suffolk Road to provide additional roading resilient
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	This should be the TDC number one priority !! Richmond South should not proceed

	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	All change should assist all people
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	Richmond South should be cancelled. Focus on Richmond foothills and rezoing Rural 3 near Mapua to Rural Residential  Protect the Waimea Plains quality soils
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		Richmond South should be cancelled.  Focus on Richmond foothills, hills to the east of Wakefield and rezoing Rural 3 near Mapua to Rural Residential  Intensification with existing town centres, yes  Grow Tasman existing rural towns, Upper Moutere, St Arnaud, Belgrove, Mapua

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

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Disagree	Additional intensitation should be added to Mapua
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly agree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly agree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	T-040 and T-114, yes  T-035, T-038, T-039, T120, T-121, no. Stop destorying quality land with housing
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	Cancel T-002 and T-005. No more housing on high quality soils.  Agree with housing on the hills south of Brightwater, T-001 and T-003, with the TDC doing all they can to open up these two areas
TDC - Environment and Planning	26 Do you agree with the location and scale of		T-108 should be at the start of Pigeon Valley.  For visual aspect, we do not want a business



	proposed greenfield housing areas in Wakefield? Please explain why.		area at the entrance to Wakefield Village.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	Make better use of Rural 3 land. Rezone Rural 3 to Rural Residential
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	Expand Mapua, as there is already a good community there and existing infrastructure  The Mapua area should be the new Motueka. Mapua should have hundreds of more homes in the surrounding area. Plan for a High School across the road from the existing Primary School

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	T-035 (Richmond South) no, as we should be protecting high quality soils  T-108 (Wakefield) should be at the start of Pigeon Valley. For visual aspect, we do not want a business area at the entrance to Wakefield Village.  T-148 (Murchison), should be in the Hotham Street area. For visual aspect, we do not want a business area at the entrance to Murchison Village
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?	Disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Disagree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	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?		Upper Moutere: a great community which additional families would like to join. 1308 Moutere Highway should be rezoned to residential  Belgrove: southern side of Pretty Bridge Valley Road should be rezoned to rural residential  Tapawera: T-157, at base of hill. Not ideal for healthy homes. Eastern side of Tapawera Sports Grounds would be better

		<p>79 Main Road Tapawera should be rezoned to Residential, along with paddock south of 37 Main Road Tapawera</p> <p>Tapawera: T-192, should be located beside Tapawera Township to create a inclusive township and minimise travel between work and home (GHG)</p> <p>St Arnaud: with more people working from home, additional residential land should be zoned beside the township</p> <p>Tophouse: 3177 Korere - Tophouse Road (southern side of T-181) should be included in the rezoning to Rural Residential. This property has low quality soils and wetlands that can be protected / enhanced, plus has minimal visual impact from the road</p>
<p>TDC - Environment and Planning</p>	<p>40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31758

#### Mr Brayden Calder

bcalder73@gmail.com

172 Pigeon Valley Road RD 2  
Wakefield 7096

0278087153  
0278087153

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly agree	Strongly agree with the proposal to allow for growth in these areas (in particular, rural residential in Pigeon Valley, Wakefield). There is a huge demand for land and housing here - it has become really difficult to find homes outside the main centres (South of Richmond) - especially anything with a reasonable section size.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor		A

	<p>as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?</p>	Agree	<p>Agree with the proposal for Wakefield overall yes. It would be wonderful to see more opportunity for extra amenities/services in Wakefield as well - to create more jobs for those who prefer to spend time nearer to home (and less time travelling by car), but also to encourage visitors to enjoy the area (much like the experiences now provided at Mapua). This could be cafes/a boutique wine bar/boutique retail/fitness services/gym space/accommodations etc.</p> <p>Pigeon Valley would also be a great addition to the Great Taste Trail, the Totara trees up the valley are extremely scenic! Safe access to the village by a dedicated trail would be appreciated too - many already walk/bike up the valley, but often feels unsafe sharing the road with vehicles.</p>
TDC - Environment and Planning	<p>26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.</p>	Agree	<p>Agree, but would have liked to have seen a bit more of lower Pigeon Valley (specifically 172 Pigeon Valley) as rural residential.</p> <p>It would be nice to see some of the lower valley preserved as lifestyle blocks, rather than &lt;400sq sections.</p> <p>I assume that the install for services on 950 homes (sewer, roading etc) would be a large scale investment and therefore also take some time to achieve.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31759

#### Mr Damian Campbell

damian.campbell.tasman@gmail.com

Upper Moutere 7173

02040701475

02040701475

Speaker? False

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

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

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



	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Don't know	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Agree	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Don't know	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around	Don't know	

	the centre of Brightwater? Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	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?	Agree	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Don't know	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	
TDC -	25 Do you agree	Don't	

Environment and Planning	with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	know	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Agree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Agree	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and	Yes provided agreement can be reached with Te Atiawa	

	Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31760

**Andrew John Guy**

Marchwood Holdings

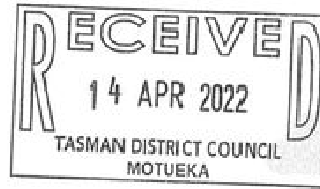
ajguy2015@gmail.com

3A Old Wharf Road  
Motueka 7120

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes	Residential sections near Motueka township.
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.		Rural Industrial Zone Marchwood Park Road, Motueka. Lot 1 DP 2823 1.5580 hectares. The property is currently rural 1 and is next to industrial activity at Motueka Airport.

Andrew John Guy - Sub # 31760



# 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](http://shape.nelson.govt.nz/future-development-strategy) and [tasman.govt.nz/future-development-strategy](http://tasman.govt.nz/future-development-strategy).

Name: Andrew John Guy

Organisation represented (if applicable): Marchwood Holdings

Address: [Redacted]

Email: [Redacted]

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.

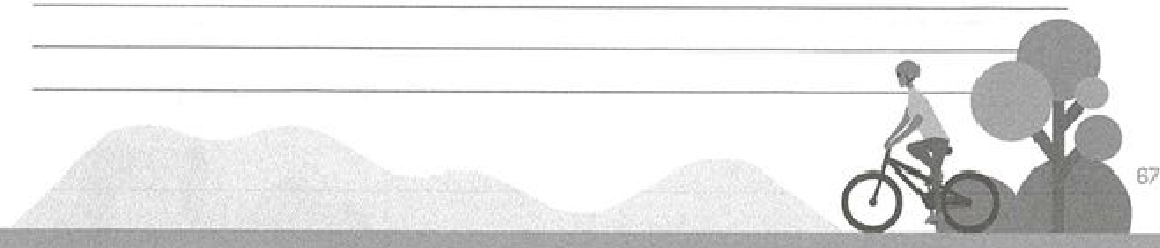
Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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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

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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

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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

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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

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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

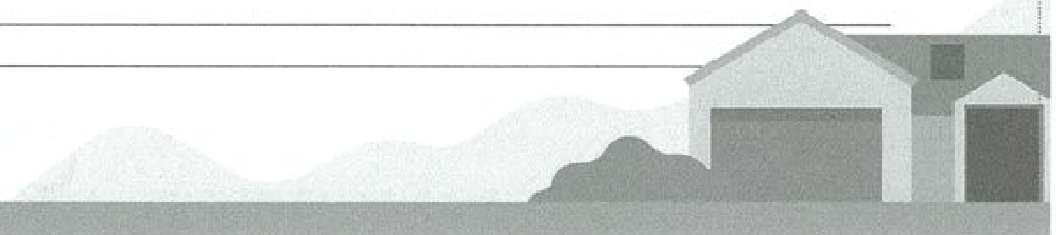
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68



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

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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

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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

Residential sections near Motueka township.

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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

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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.

Rural Industrial Zone  
o Marchwood Park Road, MOTUEKA.  
Lot 1 DP 2823 1.5580 hectares.  
The property is currently Rural 1 and is next to industrial activity at Motueka Airport.







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

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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

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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



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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

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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

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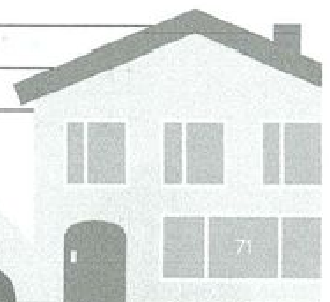
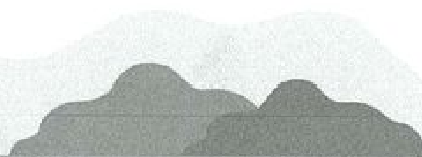
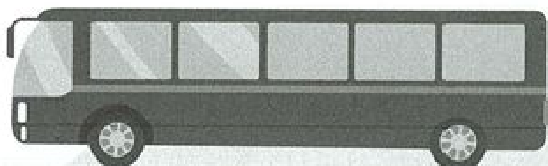
26. Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield? Please explain why.

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

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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31761

#### Karen Steadman

karensteadman@gmail.com

2595 State highway 6 RD3  
murchison

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Disagree	we don't have public transport in Murchison.
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	Richmond is 120km from Murchison - to far to travel. not practicle. If TDC was half it size then it would work - You are proposing spending more money in Richmond and neglecting the other towns.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	A double sided coin, Murchison has jobs, but no public transport. People want to live here, Which in turn creates jobs. Future jobs can be anywhere. Trying to bunch people together where jobs are currently is short sighted.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Yes all ranges - price - location
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	Yes Murchison needs more residential lite industrial and rural residential land made available.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	I think the infrastructure you deliver needs to look at new options for the future of Murchison.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Neutral	Murchison is a town where the natural environment largely takes care of itself - The geography of the area - but the Rivers - defiantly need protecting.
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	People will always live where there is sun
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	we will deal with whatever happens.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Neutral	I think the production of the ford will work very different in the future.

	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	have no idea what Mauri of tetaiao means.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Yes I think you have overlooked the vast area of the TDC region - Not all of the region will have access to public transport - "Bigger is not better" - more development in the smaller towns would work better - 120km away from Richmond is Murchison - we will need more of just about everything in the near future.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly agree	it makes sense.
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		1,2,3,6 where ticked

	<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>35 Do you agree with the proposed residential and business growth sites in Murchison?</p>	Strongly agree	
TDC - Environment and Planning	<p>39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?</p>		<p>Rural residential is the most requested - in Murchison followed by residential. My property I would propose - up to 5A lots ( Rural residential)</p>
TDC - Environment and Planning	<p>40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>		<p>There will be a need for more retail space in Murchison, create an overall plan for future growth - after the current plan - The town I believe could double in size in the next ten years. - The town needs a revamp - beautification by a consultant. we need to develop as a stand alone town - we are not a village on the outskirts of Richmond.</p>

Karen Steadman - Sub #31761

At - Belgrave



# 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](http://shape.nelson.govt.nz/future-development-strategy) and [tasman.govt.nz/future-development-strategy](http://tasman.govt.nz/future-development-strategy).

Name: \_\_\_\_\_

Organisation represented (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone number: \_\_\_\_\_

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

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

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

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

Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

We dont have public transport in Murchison.

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

Richmond is 120 km from Murchison - Too far to travel. Not ~~practically~~ practical. If TDC was half its size then it would work - You are ~~proposing~~ <sup>proposing</sup> Spending More Money in Richmond and neglecting the outer towns.

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

- A Double sided coin - Murchison has jobs - but no public transport - people want to live here, - which in turn creates jobs - Future jobs can be anywhere - trying to bunch people together ~~is~~ <sup>is</sup> ~~in one spot~~ where jobs are currently is short sighted.

24/4



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

Yes all ranges - price - location

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

Yes Murchison needs More Residential, Late Industrial and Rural Residential land made available

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

I think the infrasture you deliver - needs to look at new options for the future of Murchison.

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

Murchison is a town where the Natural environment largely takes care of itself - The Geography of the area - but the Rivers - definitely need protecting.

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.

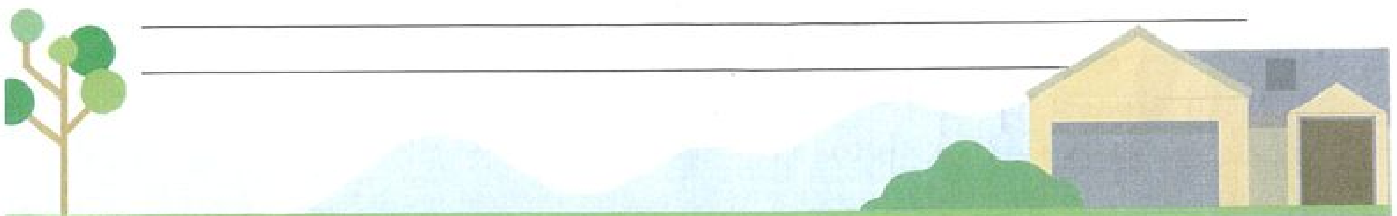
- Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

People all always live where there is Sun.

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

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

- We will deal with whatever happens





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

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

*I think the production of food will look very different in the future.*

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

*Have no idea what Mauri of Te Taiao means.*

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

*Yes I think you have overlooked the vast area of The TDC Region – Not all of the region will have access to Public Transport – "Bigger is not better." – More development in the smaller towns would work better – 120km away from Richmond is Hurohuro – we will need more of just about everything in the near future.*

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?

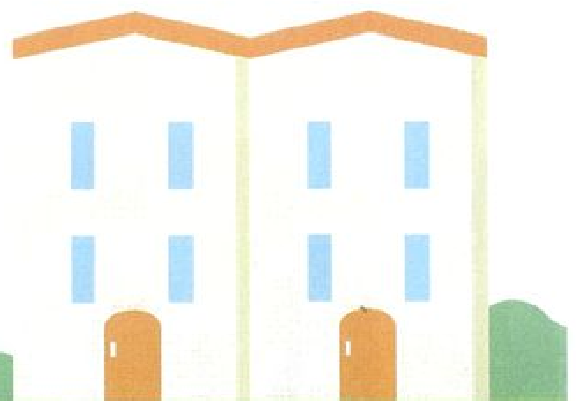
- Strongly agree 
  Agree 
  Neutral 
  Disagree 
  Strongly disagree 
  Don't know

*It makes sense –*

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

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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

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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

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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

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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

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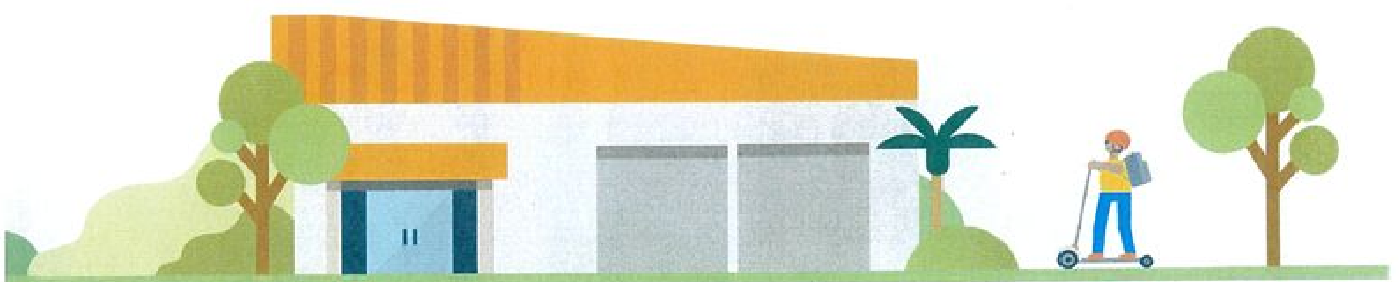
20. Do you agree with the level of intensification proposed in Motueka (greenfield intensification and brownfield intensification)? Any comments?

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

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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

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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

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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

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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

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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

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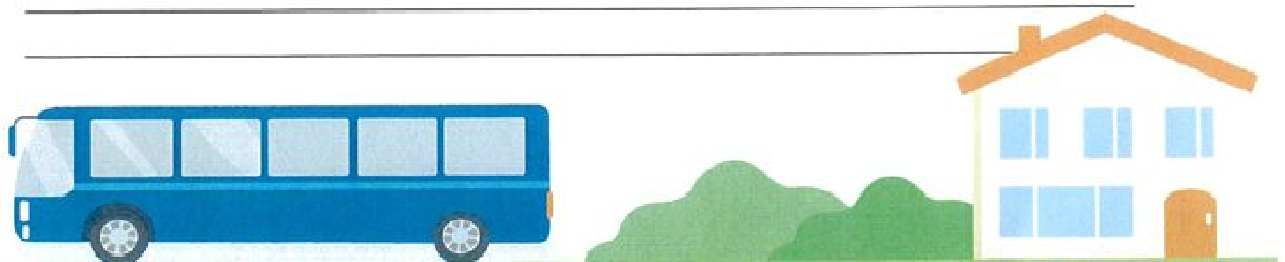
26. Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield? Please explain why.

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

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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

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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

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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

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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

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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.

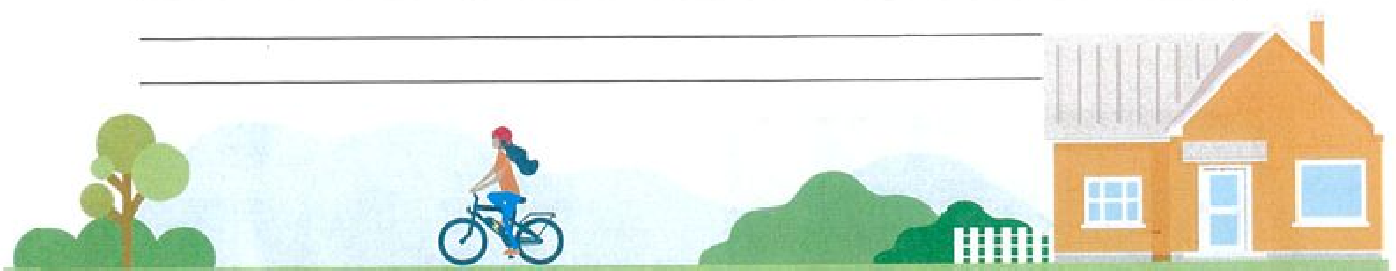
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34. Do you agree with the proposed residential and business growth sites in Tākaka?

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?

Rural Residential is the most requested - in Murchison followed by Residential  
My property I would propose - up to 5<sup>new</sup> Lots. (Rural Residential)

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?

create There will be a need for more Retail space in Murchison  
on overall plan for future growth - after the current plan:- The Town I believe could double in size in the next ten years. - The Town needs a revamp - beautification by a Consultant:- We need to develop as a stand alone town - we are not a village on the outskirts of Richmond.

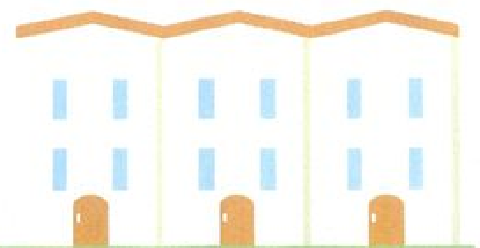
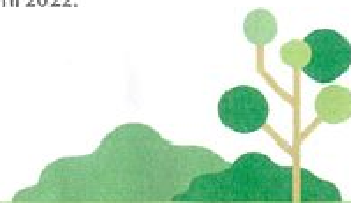
### It's important to have your say on the big choices.

Once you've filled out this submission form:

- Email it to [futuredevelopmentstrategy@ncc.govt.nz](mailto:futuredevelopmentstrategy@ncc.govt.nz) or [futuredevelopmentstrategy@tasman.govt.nz](mailto: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](http://shape.nelson.govt.nz/future-development-strategy) and [tasman.govt.nz/future-development-strategy](http://tasman.govt.nz/future-development-strategy).

Submissions close 14 April 2022.





## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31762

**Mr Mark Hewetson**

Director MLC Group T/A Genia

mark.hewetson@genia.co.nz

491 High St  
Motueka

+64212425827  
+64212425827

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:	Neutral	
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by	Neutral	transport is a personal choice

	public and active transport, and in locations where people want to live. Please explain your choice:		
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	access to a range of housing options is a basic human right
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	assume this means sufficient capacity is provided by the FDS, rather than at present
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Strongly agree	a basic need
TDC - Environment and Planning	07 Please indicate whether you support or do not support	Disagree	important, but people come first



	Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:		
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	consider the extremist views to be grossly overstated
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	demonstrated by history
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Agree	yes, but sometimes the definition of productive appears misapplied
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	Strongly agree	fully support the FDS statement of proposal, that a range of density and affordability choices for housing should be available to district residents, and in particular statements such as ... the FDS must be flexible to respond to growth as it occurs and ...mix of growth accommodated through intensification and greenfield

	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		fully support the FDS statement of proposal, that a range of density and affordability choices for housing should be available to district residents, and in particular statements such as ... the FDS must be flexible to respond to growth as it occurs and ...mix of growth accommodated through intensification and greenfield also support the secondary proposal of a new community near Tasman village and the Lower Moutere area near Braeburn Rd, especially due to the ongoing restrictions being placed on development in the Motueka township
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Neutral	
TDC - Environment and Planning	16 Do you agree with the level of intensification	Neutral	

	proposed right around the centre of Stoke? Any comments?		
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly agree	For the past 18 months we have had ongoing challenges finding accommodation for staff, with a shortage across a range of needs, from basic flat to mid-range 4 bedroom home to lifestyle blocks This is despite our attempts to offer at or above market value remuneration. The type of problems are - existing staff finding the only options available to rent or purchase are at unaffordable values - Staff applying for positions to move into the area but unable to find any accommodation, and significant queues for anything that comes available - Staff leaving to cheaper districts as their accommodation becomes unaffordable Changes in personal circumstances leaving some staff in quite desperate positions due to lack of accommodation options
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	Strongly agree	

	region.)?		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes	We support the secondary proposal of a new community near Tasman village and the Lower Moutere area near Braeburn Rd, especially due to the ongoing restrictions being placed on development in the Motueka township from sea level and flood risk limits, which we consider to be a crisis situation that needs urgent resolution
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?		The request to speak is not ticked, however we are willing to be contacted to further support the proposal as needed

## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31763

#### Susan Rogers

srogers778@yahoo.com

Nelson 7010

0223646699

0223646699

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	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
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	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.

	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	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
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	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
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	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.

	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	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly disagree	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
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	Absolutely! Who would disagree? You will see by my address that I have a personal interest (as well as a large group of residents on the Tahunanui slump who have been meeting about unconsented work on four properties being 'developed' in Moncrieff Ave, Grenville Tce and The Cliffs). The proposed infill on the Tahunanui slump will make it even less resilient. Reference the BECA Report Nov 2020 outlining geotechnical requirements in areas of slope instability and run out zones.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly disagree	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly Disagree	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		YES this survey has not considered any of the natural hazards or desires of the people in Nelson to preserve their environment
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	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
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		This type of question is an example of a survey designed to have only the answers desired by the creator.



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

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Strongly disagree	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
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	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
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	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Strongly disagree	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.

	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	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
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	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Strongly disagree	Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
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.		Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads only to answers desired by the maker of the survey.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Strongly disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and 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	39 Let us know which sites you		Survey is flawed from the beginning. You need to redesign this entire line of questioning. It leads

and Planning	think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		only to answers desired by the maker of the survey.
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?		40. It beggars belief that even in a Draft Strategy you would include the Tahunanui slump as a possible area for infill housing given its past history, current restrictions on property owners and the probable future effects of climate change. One has to presume that this was a bureaucratically lazy oversight that was never seriously discussed or meant to be included. You will see by my address that I have a personal interest (as well as a large group of residents on the Tahunanui slump who have been meeting about unconsented work on four properties being 'developed' in Moncrieff Ave, Grenville Tce and The Cliffs). The proposed infill on the Tahunanui slump will make it even less resilient. Please reference the BECA Report Nov 2020 outlining geotechnical requirements in areas of slope instability and run out zones.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31764

#### Mr Dylan Mackie

dmackie+NCC@mailbox.org

Nelson

0223601451

0223601451

Speaker? False

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

	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	Strongly agree regarding transport.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	<p>I am concerned that building new homes does not have as great an impact on poor people as we hope. Arguments I have heard are based on new homes increasing supply, and having some vague effect through the market.</p> <p>Why can we not directly target those who we most want to help?</p> <p>What new development caters directly to the most vulnerable?</p> <p>Consider how affordable tiny homes are. Though, I have not compared a dozen tiny homes to an apartment complex - perhaps the latter would out perform the former.</p> <p>I encourage you to support those who are trying community living. That is - people who are trying to share facilities etc. - this can bring efficiencies in use of land and resources.</p> <p>In expectation of difficult times ahead: I have observed that in times of crisis people become more active locally. I believe that having buildings that a community can use - and having one near you - is an amazing resource. What building did Kai Rescue start in? Where do people meet in civil emergency etc etc. I mention this, because I do not see any type of community hall or similar included in new subdivisions. Why? This is such a loss.</p>
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land	Neutral	

	capacity is provided to meet demand. Please explain your choice:		
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Don't know	
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	<p>This deserves more attention.</p> <p>As an example, the new development near Snowdens Bush is changing the drainage of the area, which is negatively impacting this reserve of low-lying podocarp forest.</p> <p>I also have concerns about the massive increase in cats the new development will bring, so close to a rare preserved(ish!) treasure.</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 change. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please	Strongly agree	



	explain your choice:		
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	Food resiliency needs to be given a higher consideration given the climate crisis.
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 are wholly supported by the environment. With our plans, ideas, and designs, we may account for some ways we interact with the environment. But we need to be humble. Until we have a deeper understanding of our relationship with the natural world, a very good shortcut is respect. Acting with reverence. Because more likely than not, the science will wash out in decades to come that actions motivated by reviving the mauri of Te Taiao were in our own interests after all.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		More weight on the climate impact of further development.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Disagree	Low density development leads to higher carbon emissions. Currently productive land is best kept for production - especially land already close to towns. If greenfield development is used - why not have it as a high density development? At least that way the downsides are reduced.
TDC - Environment	14 Where would you like to see		(b) Intensification within existing town centres

and Planning	<p>growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Don't know	
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Don't know	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen</p>	Don't know	

	Avenue and Salisbury Road? Any comments?		
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Don't know	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Don't know	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Don't know	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Don't know	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Don't know	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	24 Do you agree with the location and scale of	Don't know	

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

TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	No, the proposed Tasman Village is a greenfields development. It does not appear to be needed unless the 'high growth' scenario occurs.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment	38 Do you agree with the	Don't know	

and Planning	proposed residential and business growth sites in St Arnaud?		
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Thank you. Good luck!

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31765

**Mrs Lorna Ivy Cooper**

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	I am submitting this more to be involved with the project; thinking if I show no interest now, I may not be able to later. At this point it sounds like you are looking more for feedback; Objections/approval may be more relevant later.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Neutral	

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



	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Agree	Whatever happens these are considerations that need to be considered
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	Dont agree with the concept 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:	Agree	I believe people can adapt to the conditions.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Agree	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Being in an area tagged for rural residential I am more concerned about the effect it may have on rates. Especially if the property is left as farmland.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Neutral	
TDC - Environment and Planning	16 Do you agree with the level of intensification	Neutral	

	proposed right around the centre of Stoke? Any comments?		
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Neutral	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Neutral	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please	Neutral	

	explain why.		
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core	Neutral	

	proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and	Neutral	

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

## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31766

**Ms Pooja Khatri**

Lawyer & Independent Filmmaker

khatripooja.24@gmail.com

Nelson

0272392516

0272392516

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	The Nelson Tasman area does not have the capacity to support a significant increase in population size. New homes and developments should be focussed in bigger cities like Auckland, Wellington and Christchurch.
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 agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Disagree	From the science, it is evident that Nelson Tasman is incredibly vulnerable to changes in the climate including increasing temperatures, flooding and land slips.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly disagree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Agree	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Disagree	Changes need to be balanced with both old and new ideas of the land.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Disagree	We need more time to identify what the needs of these areas are.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from		(b) Intensification within existing town centres being mindful of the fact that vehicle congestion and access to services is already a problem with the existing population

	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	However, this needs to be balanced with the fact that Nelson residents are already struggling to meet their needs.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly disagree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	
TDC -	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.	Strongly disagree	I am opposed to the plans to create a satellite suburb in the Maitai valley, as it will adversely impact on the incredible amenity value to Nelson of the beautiful Maitai valley & its walking tracks, swimming holes, public reserves, amazing views, peaceful landscape etc.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	
TDC - Environment and Planning	26 Do you agree with the location and scale of	Disagree	

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

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Disagree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Disagree	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		This survey is flawed and needs to be redesigned. Greater community consultation is required.



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31767

#### Eleanor Greenhough

eleanorgr2017@gmail.com

2284 Moutere Highway  
Upper Moutere 7175

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 attached. Summarised - opposes secondary part of the proposal, particularly T136, local landowner, loss of biodiversity and productive land, generally opposes greenfield growth and supports intensification.</p> <p>My submission is to comment and oppose the secondary part of the proposal. The potential new community particularly T136 at Braeburn Road. Quite a while back the council also stated that all future development was going to be on the coastal side of the district, not on the Moutere side of the district. There is a lot of land behind Tasman that has been allowed to be developed into what appears to be rural residential blocks. A lot of this housing is on ex pine tree country and had not been developed into productive farm land. This is the area that houses should be intensified in. I would not like to make too much comment about the spiritual values of this area but my understanding is that when Te Rupraha was annihilating the local iwi they spread far and wide through the Moutere not just in Tasman.</p> <p>If this development is allowed to go ahead it will have created urban sprawl from Lower Moutere through to Mapua and beyond. This is a unique area and should not be split up into blocks for houses. It has the options for horticulture on the easier land as per existing crops. (hops, apples, grapes). I understand that one person around the area is trialling a small plot of saffron and it is appearing successful. We cannot afford to keep chopping up land to grow houses on.</p> <p>The development of Berryfields in Richmond is a</p>



		<p>prime example of a total and utter waste of good productive land. Why did the council allow this? I am totally opposed to the greenfield idea. Housing needs to be intensified in areas of existing housing or pushed back on to areas of hills where there are existing houses but the size of the section needs to be decreased.</p> <p>Housing creeping out into rural areas leads to complaints about what farmers do. The noise they make, the smells that happen, sheep worrying etc and all farmers are trying to do is get on with the job of looking after their land and animals or crops and contributing to feeding the population. Farmers and councils do not need the hassle of people ringing the council every five minutes to complain about what they are doing because urban people have no comprehension as to what goes on on a farm.</p>
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Eleanor Greenhough - Sub # 31767 - 1

Submission on Draft Nelson Tasman Future Development Strategy 2022-2052

My Submission is to comment and oppose the secondary part of the proposal. The potential new community particularly T136 at Braeburn road.

I have lived in the Tasman District most of my life and have watched with dismay as the council have allowed large areas of productive land to go into life style blocks with the creation of rural three land. I understand that the average time that people stay on a life style block is around eight to ten years. They are not called a life sentence block for nothing.

Mr Trent bought large areas of orchard land just out of Tasman village a number of years ago and it was due to him that the Tasman District Council introduced rural 3 land. If you have enough money and the right contacts it seems that you can persuade the council to do what you want. The land Mr Trent bought at Tasman has gone from highly producing orchards to scattered housing with land producing nothing in between and having to be mown with machinery producing CO2 emissions for no gain to the country in over seas revenue.

Quite a while back the council also stated that all future development was going to be on the coastal side of the district, not on the Moutere side of the district. There is a lot of land behind Tasman that has been allowed to be developed into what appears to be rural residential blocks. A lot of this housing is on ex pine tree country and had not been developed into productive farm land. **This is the area that houses should be intensified in.** I would not like to make too much comment about the spiritual values of this area but my understanding is that when Te Rupraha was annihilating the local iwi they spread far and wide through the Moutere not just in Tasman.

I have a huge objection to T-136 Tasman View Road and Braeburn road block being included as a potential new community. I boundary this block with two blocks of my land which I have farmed for the last 22 years. Any one who says that the Moutere clay is unproductive and not good farm land does not know how to farm it. I have farmed this land very successfully and contributed to over seas earnings considerably over time.

Mr Malcolm rang and asked me if I had heard about this proposal and I replied not really so he asked if he could come and see me so I agreed to a meeting with him which I thought was going to be private and confidential. I have been very shocked to hear that he has betrayed my confidence and trust and gone to other land owners in the vicinity of this proposal and said that I was warming to the idea. I gave him no indication as to what my thoughts or feelings were other than I was going to discuss it with the other trustee of the family trust that the farm land is in. Mr Malcolm also told me that the council had approached him about putting his land forward for rezoning. I am intrigued as to how this came about as I understand that this land is not required under the FDS even for the high growth forecast.

Mr Malcolms land at the moment is being leased to Mr Ian Parkes who is Alliances third biggest supplier of prime lambs so it must be a fairly useful piece of land. It is also bringing in much needed overseas revenue with the selling of export lambs and contributing as a local employer of on farm workers, Alliance workers and local contractors.

Do the council know that when Mr Malcom originally cleared this land from pine trees he buried all the stumps that would not burn in the gulleys. This has all ready caused a reasonable sized slip in one rain event on the south west side of the T-136 block beside a previously subdivided property. This slip is below that properties house. So there would have to be incredible amount of earth works to ensure the ground was stable for houses and stable enough to allow water etc. service pipes to be installed without ground movement. (Ruptured pipes = wet unstable ground = slips = Why did the council allow housing on unstable land?)

If this development is allowed to go ahead it will have created urban sprawl from Lower Moutere through to Mapua and beyond. This is a unique area and should not be split up into blocks for houses. It has the options for horticulture on the easier land as per existing crops. (hops, apples, grapes). I understand that one person around the area is trialling a small plot of saffron and it is appearing successful. We cannot afford to keep chopping up land to grow houses on.

The development of Berryfields in Richmond is a prime example of a total and utter waste of good productive land. Why did the council allow this? Is it money speaking louder than words. Are we going to be importing all our vegetables and food from China by 2050? Do you want to feed your kids or grand kids from a box labelled Made in PRC . ?

The council have stated that we do not need T136 as a growth area to meet demand even under a high growth scenario. So why are the councils even looking at this proposal. What is to be gained from this exercise? The area is stuck at the moment in the middle of no where. Jobs will be either in Motueka, Richmond or Nelson with no public transport in the foreseeable future so an increase in commuters greenhouse gasses. Whilst some of the land is almost flat some is quite steep. So are these areas left free of houses or is this where the very expensive houses are put because there will be a lot of work to get houses and roads in to them. There is also an area where Mr Malcolm quarried gravel out of and sold under a resource consent. I understood he was meant to have reinstated this land to the similar contour of what was all ready there. There still seems to be a good bluff at one end of the quarry. Do the TDC ever check to see that people have complied with their consents or is it only when some one complains. The infrastructure in the way of water supply, waste water or storm water will all be part of the cost of the development. I cannot see any affordable houses being created around here.

I am totally opposed to the greenfield idea. Housing needs to be intensified in areas of existing housing or pushed back on to areas of hills where there are existing houses but the size of the section needs to be decreased. As down Harley road where there are already houses on very generous sections. Areas like this need to be intensified.

Housing creeping out into rural areas leads to complaints about what farmers do. The noise they make, the smells that happen, sheep worrying etc and all farmers are trying to do is get on with the job of looking after their land and animals or crops and contributing to feeding the population. Farmers and councils do not need the hassle of people ringing the council every five minutes to complain about what they are doing because urban people have no comprehension as to what goes on on a farm.

I hope the council will not consider Steve Malcolms proposal just because it is easy for the council to only deal with one person. There are not many other buildings in the way of a new development so it makes it easy for developers to go in and put a real blot on the landscape.

Steve Malcolm will have no emotional attachment to the land as he has never lived in the area. The idea of making a lot of money is obviously far more important than the environment.

When Steve cleared his land he pushed in a lot of wetlands that had been hidden under the pine trees particularly the one at the back of the most spectacular wetland on my property. Since the land has been cleared there is a huge volume of water comes off his property down in to my wetland and it has taken out the boundary fence on several occasions in high rain events. Which had not happened when the land was under pine trees.

The biodiversity that I find around the farm is fascinating. I would assume that it is the same on the next door farm. All this will be lost as soon as earth works start for a major subdivision.

I would like to speak to my submission.

Eleanor Greenhough



## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31768

**Ms Julie Cave**

juliegetsemail@gmail.com

141 Holdaway Road Lower Moutere  
Motueka 7175

0279066394  
0279066394

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	We need to take urgent climate action. However, this strategy does not reflect this urgency adequately. It includes lot of out-of-town developments, which means people will have to drive cars more, to get to work and the shops, thus raising not lowering the carbon footprint. Also, Stand-alone houses do not support reductions in GHG emissions. More multi-unit compact and low carbon residential developments should be prioritised.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	Intensification and consolidation of existing main centres is a great objective, as, if more people live in our centres, then these will become more vibrant and interesting, and the carbon footprint will go down. But this strategy has too many greenfield sites, so, many people who would otherwise buy a house in the towns centres, will be more likely to buy in the suburbs.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Yes! This is what we need to lower our ecological footprint, but this strategy with so many out of town and sprawling developments, will prevent this objective being achieved! Stop the suburban sprawl, to achieve your objective!
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	This is really important, but there is not much planning for this in the strategy. Your strategy, with it's focus on suburban sprawl, will not achieve much diversity of housing options or support community-led housing initiatives and social housing. Building a lot of housing developments on the edge of towns is nothing new. So why should we expect lots of housing choices all of a sudden? How does the FDS ensure that more community-led initiatives are supported? In its current form, the strategy supports more of the same developer-led housing.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	I'm not sure about that. The demands (especially of housing developers with their profit first focus) needs to be balanced with protection of the environment, with the accordant priority on green, town centre living. Housing developers seem to predominantly prefer to provide large stand-alone houses on the outskirts of town, but there is a lot of demand in our community for smaller, more affordable, accessible, and different types of housing options.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Yes, but this new infrastructure needs to enable intensification and also be cheaper to maintain in the long term - infrastructure that supports healthier and less carbon-intensive modes of transportation, prioritising walking, cycling, as well as efficient and

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		convenient public transport.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	This is important for mitigating climate change and wider ecological overshoot, but with all the greenfield development in this strategy, I don't see how this will be achieved. Intensification of existing towns are the best way to achieve this outcome.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	Yes, this would include going all out to become carbon neutral, including using arable, low lying land for food crops rather than suburban sprawl.
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	Because there will be increasing natural disasters due to climate change, this is very important, every development needs to take into consideration how it will mitigate risks.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	Yes, preserving fertile land for food production is vital, but this strategy is going to use lots of productive farming land for housing!

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	Tangata Whenua Te Pae Tawhiti (Vision) and Te Kaupapa (mission), especially with regard to the protection and revival of Te Taiao / the natural world is not clearly reflected in the proposal. The mauri of Te Taiao can only be regenerated with the help and knowledge of Tangata Whenua. I don't see in the current strategy enough holistic partnership with iwi to ensure this outcome.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		<p>Calling the objectives “outcomes” is actually misleading, given that the strategy does very little to achieve these. We should focus on providing more variety in housing choices, which will also provide for cheaper options in our towns and centres, helping our resident population.</p> <p>TDC said that the projected very high growth (compared to Nelson) is due to being able to offer stand-alone houses on the edge of town. TDC also says that we need greenfield development to accommodate all that growth and that we cannot do that in our existing towns and centres. Why don't we stop offering houses in greenfield developments and focus instead on what we really need? The FDS seems to provide capacity for houses that are known to sell well rather than considering first what our community really needs. Most of our existing housing stock seems to consist of large stand-alone houses. There is a lot of unmet demand for smaller houses and units though. Some people are worried that intensification would make us all live in apartments. I think that our councils need to communicate a bit clearer that by redeveloping house sites to accommodate more smaller units, we would actually get closer to a housing mix that is better aligned with our real demand. There would still be plenty of traditional houses left for people who prefer them. TDC and NCC are relying on the market to provide for all housing needs, this is not appropriate as it doesn't work in terms of lowering the ecological including carbon, imprint. The FDS needs to identify better delivery mechanisms to achieve what we need. Why do we have such strict zoning rules in our centres that hardly let us build up or house more residents on our land and then argue that we need greenfield expansion to cope with growth? Wouldn't it make more sense to allow people to build up and provide more and smaller units? It would be good to see a stronger strategy for Nelson City Centre, where 6000 people come to</p>



			<p>work everyday but only about 100 people live...When we try to get more people to live in our centres, how do we make sure that they don't have to live in slums? It appears that the council is reluctant to intensify and is afraid of local backlash, people objecting against change that may change their views or bring more people to their neighbourhoods. I feel that the Council needs to look past such individual concerns and prioritise doing what is right for all of us as a community.</p>
TDC - Environment and Planning	<p>13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?</p>	Strongly disagree	<p>There is too much greenfield expansion - the same mistakes we have made in the past. Instead the FDS should concentrate development on existing centres in close proximity to employment, services and public transport. Neither greenfield land expansion nor more rural residential housing actually deliver the outcomes claimed in the FDS. All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development must be limited to development that increases the number of jobs locally.</p> <p>We need to protect our natural and productive landscape better from development, as this is what makes our region so special after all. Let's not kill the golden goose!</p>
TDC - Environment and Planning	<p>14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman</p>		<p>(b) and (f)</p>

	<p>areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	<p>Great plan, but can we make sure that intensification is balanced with better living conditions? With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets. Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living. I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough.</p>
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>Great plan, but can we make sure that intensification is balanced with better conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and we would start to see some really positive examples of higher density urban living. I would also like to see more mixed use in and near the centre of Stoke as a priority for comprehensive housing developments.</p>
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Strongly disagree	<p>We need more intensification here. Why is the area along Queen Street only identified for "residential infill"? Shouldn't we allow for the highest intensity here? I would like to see comprehensive mixed use redevelopment along Queen Street. Also, can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. I think we would get more people to live centrally a lot quicker, and start to see some really positive examples of higher density urban living, if we didn't provide all these other new alternatives on the edge of town</p>

TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village centre.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	I'm not sure if there is enough employment in Wakefield to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village centre.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Motueka has a housing shortage and is an employment centre. There should be more intensification here. The greenfield land of Motueka-South should be used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre. It needs some serious planning before developers should be allowed to blitz this area (in the traditional way). I think TDC needs to be more proactive in the development of this area with the community and creative thinkers and not leave it entirely to private developers.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	Māpua does not have enough jobs. Residents are already commuting long distances to work. Why should we make a bad situation worse? Māpua does not need any more new residents until there is enough employment for everybody. The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this "intensification" is ludicrous. We don't need any more sprawling suburbs. What is missing for Māpua (and many other rural towns) are smaller housing options to cater for local needs. Currently members of the local community that want or need to downscale are forced out of their local community. There is already greenfield capacity available in Māpua and the rules for these areas should be changed so that a variety of housing requires a significant percentage of smaller housing options. The same applied for existing residential areas in and near the town centre.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

	housing areas in Nelson? Please explain why.		
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	As for 23. above
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	Reasons as above
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	As above
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
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea level rise. The proposed rural residential developments only fragment our landscape and compromise rural productivity. There is no justification to provide for more of this.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	As for 23.
TDC -	29 Do you think	Strongly	

Environment and Planning	we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. This area is far away from jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village. This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years. It is also not supported by iwi.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	We should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage - not just roll out more light industrial along SH6 in Hope. A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond). Otherwise Hope will just feel like a bad suburb of Richmond, surrounded by car yards.
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less		As per Q32, we should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage

	suitable.		
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Strongly disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Strongly disagree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Generally, growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance housing with jobs. If there are no local jobs then there should be no new houses, but business opportunities instead - otherwise people will only end up having to commute long distances. We also need to recognise the needs of other members of our communities such as retired people that are looking to downscale. So some intensification targeted at those needs would be acceptable.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you		We need to fundamentally change the way we approach growth. Instead of focusing on short term budgets we need to take a longer view - isn't that exactly what a 30 year strategy should be doing? Then why do we still promote sprawling suburbs, when we already know that energy will only become more expensive, resources sparser and when we already know that we will have to live a lot more efficiently? We need a

	think we have missed? Do you have any other feedback?		strategy that also provides direction and actions on how to deliver on the need for climate friendly, well-functioning towns and villages. This strategy, as proposed at the moment, does the opposite.
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## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31769

#### Ms Jo Gould

jomarygo@gmail.com

19 Avon Terrace Maitai  
Nelson 7010

0272811548  
0272811548

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Agree	I think investment in dedicated and safe cycle routes is important to reduce GHG emissions, ideally separated from vehicles
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	It makes sense to consolidate and intensify existing town centres. A mix of retail and residential in the city centre would be good and bring life and vibrancy to the town.



	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	Agree, this supports outcome 1 and reduction of GHG emissions as well as providing a better work/life balance
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	It makes sense to provide a mix of housing, particularly affordable options
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	It sounds like this means making more land available to meet demand. If so, demand might be the wrong driver. Our future development strategy should be clear on the constraints for residential and business capacity and clear on how much development is enough. Whilst strategic constraints are identified and discussed in the Strategy (Fig 22), the constraints exercise should be carried out at a more granular level.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Agree, this makes sense. Particularly safe and dedicated cycle routes. Provision for green, open space needs to be integrated into development as this is important for wellbeing.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	This is an important outcome. Our wellbeing depends on the health of our natural ecosystems. High freshwater quality is very important.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	Future development needs to take into account the future effects of climate change, particularly increased flooding events. Natural buffers for flood water retention need to be integrated into development plans.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	As above, the potential effect of natural hazards needs to be integrated in development planning.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	This totally makes sense. It's a finite resource and highly productive land shouldn't be used for housing or lifestyle blocks.

	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	If all development or change revived and enhanced the mauri of Te Taiao that would be a great thing!
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		<p>The outcomes also need to include maintaining and enhancing amenity values and recreation values.</p> <p>The high amenity and recreation value of Nelson is a key reason many, including myself, choose to live here. Both are critical to our wellbeing. It includes the existing green, leafy and heritage character of many of our residential streets and buildings. It also includes easy access to the Maitai River and the high quality of that river which means we can swim in it. It includes our access to open green spaces, both on the town fringe, along the river and within our residential neighbourhoods. Creating dedicated and safe cycleways is a part of this too.</p> <p>Balancing decisions on intensification with impacts on our currently high amenity and recreation values should be a key requirement.</p>
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	

<p>TDC - Environment and Planning</p>	<p>14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		<p>I think intensification of existing town centres makes sense. However, the extent of this beyond the immediate core of the town needs to be well thought through. I do not favour expansion into Greenfield areas, as this has high potential to impact on existing amenity values and natural values.</p>
<p>TDC - Environment and Planning</p>	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	<p>Agree</p>	<p>Agree with prioritising intensification in Nelson city, as there are already multi-storey buildings in town. I also agree with prioritising intensification over greenfields development in Nelson.</p> <p>However, this question doesn't ask about the level of proposed intensification. I have a concern with the level and extent of intensification proposed, particularly in zones N-107, N-019, N-109 and N-110.</p> <p>If N-107 is being described as the 'city centre', this is quite a broad interpretation of what constitutes the centre of the town or city.</p> <p>Proposing buildings of 4 to 6 storeys in the adjacent zones (N-019, N-109 and N-110) has the potential to greatly impact on existing amenity values and the character of Nelson. I do not agree with spreading out the intensification with multi-storey buildings into the zones around the city edge. A more granular approach to this, taking into account existing</p>

			<p>amenity value and heritage character would be helpful. A broad-brush approach is not helpful as it drives concern that the current character of the place we live will irrevocably be changed through the impact of multi-storey buildings.</p> <p>Retaining a strong balance between intensification and amenity values, including the existing character and heritage character of our residential areas close to the city is required. Figure 5a is too broad and vague, referring to 'some' multi storey buildings, which provides no certainty or confidence that this type of development would be appropriate in terms of amount or location.</p> <p>Encroaching into existing parks (eg. Neale Park and Fairfield Park) is not appropriate.</p>
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Neutral	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Neutral	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification)	Neutral	

	and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Neutral	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	I think the greenfield housing area in the Maitai Valley has the potential for negative impact. I do not agree with intensive greenfield housing development on the flat area of the Bayview / Maitai Valley development (close to the Maitai River). This has the potential for negative impact on river water quality. The Orchard Flat area is very close to the river, with the potential for flooding risk and negative effects on river water quality. Both greenfield sites in the Maitai valley could negatively impact on the current amenity and recreation values of that area.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed	Neutral	

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

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Yes, we should be clear on what decision making criteria are used to determine what level and extent of intensification or greenfield development is appropriate. I think you have missed from the outcomes the importance of amenity and recreation values to Nelson residents. Intensification should be done in ways which enhance a range of values - natural values, amenity values, recreation values.





## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31770

**Mr Simon Barr**

Commercial Manager Nelson Airport Limited

simonb@nelsonairport.co.nz

Nelson Airport  
Nelson

0273551673  
0273551673

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached for further detail - briefly summarised below:</p> <p>NAL acknowledge that 'Airport Noise' is identified as a Strategic Constraint in the FDS.</p> <p>NAL support the overall approach undertaken within the FDS, as the provision of housing supply and choice will be a critical component of providing for the growth needs of the Region. However, NAL seek to ensure that residential development, as sensitive to noise from Airport Operations is not intensified in close proximity to Nelson Airport, as represented by the 55dBA airnoise contour. NAL opposition to the extent of intensification for N-102 (Roto Street and surrounds) or N-034 (Tāhunanui Drive West) is predicated on the current operative Natural Resources Plan contours.</p> <p>NAL seeks that the operative Airport Effects Advisory Overlay is appropriately recognised as a qualifying matter preventing additional residential intensification in those areas identified as N-102 (Roto Street and surrounds) or N-034 (Tāhunanui Drive West) (Figure 1), and to a lesser degree for Allport Place (Figure 2).</p>

# Simon Barr - Nelson Airport Ltd - 31770 - 1 -



14 April 2022

Futures Development Strategy  
Nelson City Council  
PO Box 645  
Nelson 7040

Email: [futuredevelopmentstrategy@ncc.govt.nz](mailto:futuredevelopmentstrategy@ncc.govt.nz)

Dear Sir / Madam,

**RE:** Draft Nelson Tasman future development strategy 2022 – 2052

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## Overview

1. Nelson Airport Limited (**NAL**) welcomes the opportunity to provide feedback on the draft Nelson Tasman Future Development Strategy (**the Draft FDS**). NAL sees this feedback as important to manage the safe and efficient operation of its infrastructure as a 'qualifying matter' to the Draft FDS.
2. NAL wishes to acknowledge the endeavours by Nelson City Council (**NCC**) in undertaking a consultative exercise associated with the Draft FDS.
3. Nelson Airport plays a significant role in supporting the economic and social development of Nelson, and the top of the South Island. The Airport is a key strategic gateway that enables air travel, connectivity, and freight transport for around 104,000 residents in the Nelson Tasman region. The Airport is also the gateway for visitors flying into the region from other parts of New Zealand and from overseas to visit friends and relatives, and for business, education, leisure, and tourism.
4. To remain viable, and for it to compete successfully with other airports, it is important that Nelson Airport is not unduly constrained, and that Airport operations and functions into the future are safeguarded.
5. Under the Operative Nelson Resource Management Plan, restrictions are placed on residential density to minimise the intensity of development that is potentially exposed to airport operational noise – both in terms of avoiding amenity effects on residents and the potential for reverse sensitivity effects on airport operations.
6. Nelson Airport is conducting its own strategic planning exercise through its review of the Airport Master Plan. Part of that exercise is considering how its infrastructure and services can be designed to meet annual average growth rates, as New Zealand pivots out of COVID 19 restrictions. Nelson Airport forecasts it will potentially be servicing some 1.8 million passengers annually by 2050.
7. At 1,347m long Nelson Airport's existing runway is amongst the shortest in the world catering for Code C (Turbo-Prop) aircraft. The existing runway requires payload and passenger restrictions for some aircraft in some weather conditions and is at risk of having insufficient length for future aircraft types that airlines may wish to introduce to Nelson (including sustainably powered aircraft). The existing runway also lacks the inclusion of runway end safety areas at each end of the runway (RESA). NAL will be seeking to facilitate and provide statutory support for an extension to the runway and the provision of RESA through a Notice of Requirement and Plan Change process.

8. The current District Plan provisions relevant to Airport operations are also some ten years old, and there is a need to ensure that the requirements of NZS6805:1992 – Airport Noise Management and Land Use Planning are more appropriately applied, especially to Noise Sensitive Activities such as Residential Development.
9. The FDS seeks to ‘influence where we will be able to live, and the types of houses we, our children and grandchildren will be able to live in’<sup>1</sup>.
10. NAL acknowledge that ‘Airport Noise’ is identified as a Strategic Constraint in the FDS<sup>2</sup>. However, it is unclear how that constraint is then accounted for in the subsequent proposals for intensification. In particular, within the multi-Criteria Analysis (MCA)<sup>3</sup> neither growth area N-102 (Roto Street and surrounds) or N-034 (Tāhunanui Drive West) are identified as vulnerable to reverse sensitivity (Category Infrastructure, criteria #10) despite both being contained within the 55 Ldn airnoise contour in the operative Resource Management Plan. For the reasons set out below, NAL consider such to represent a ‘Significant Issue’ using the criteria set out in the MCA, that where appropriately accounted for should preclude intensification within the contour.
11. NAL support the overall approach undertaken within the FDS, as the provision of housing supply and choice will be a critical component of providing for the growth needs of the Region. However, NAL seek to ensure that residential development, as sensitive to noise from Airport Operations is not intensified in close proximity to Nelson Airport, as represented by the 55dBA airnoise contour. This contour is currently notated by the Airport Effects Advisory Overlay (AD11.3.13) under the Operative Nelson Resource Management Plan.
12. The statutory basis for that constraint is that the Airport is identified as nationally significant infrastructure under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (“Housing Supply Act”), and therefore the noise contours are to be accounted for as “qualifying matters” under the Act acting as a restraint on intensification of housing.
13. For completeness, it is noted that the Select Committee report on the Housing Supply Bill explicitly outlined its intention that this qualifying matter was intended to enable reduced intensity of housing in aircraft noise areas, stating (emphasis added):
 

*[...] the qualifying matters set out in new section 77G include a matter of national importance and a matter required to ensure that nationally significant infrastructure operates safely or efficiently, and avoid reverse sensitivity concerns. This could include ensuring residential housing is safely set back from high voltage transmission lines, **and other infrastructure such as airport noise areas, in order to avoid reverse sensitivity concerns.***
14. NAL seeks that the operative Airport Effects Advisory Overlay is appropriately recognised as a qualifying matter preventing additional residential intensification in those areas identified as N-102 (Roto Street and surrounds) or N-034 (Tāhunanui Drive West) (Figure 1), and to a lesser degree for Allport Place (Figure 2).
15. NAL advise that it will be providing NCC in May 2022 with the amended 55dBA Ldn Airport Noise Control Overlay as associated with the proposed runway extension, as an initial step in terms of seeking to progress its Notice of Requirement and associated Plan Change request to refine and facilitate the runway extension.
16. Confirmation of that contour through the statutory Schedule 1 process in parallel with the FDS would be the more appropriate mechanism to reconcile airport operational noise and the potential for increased residential intensification in the Tāhunanui area under the FDS. NAL opposition to the extent of

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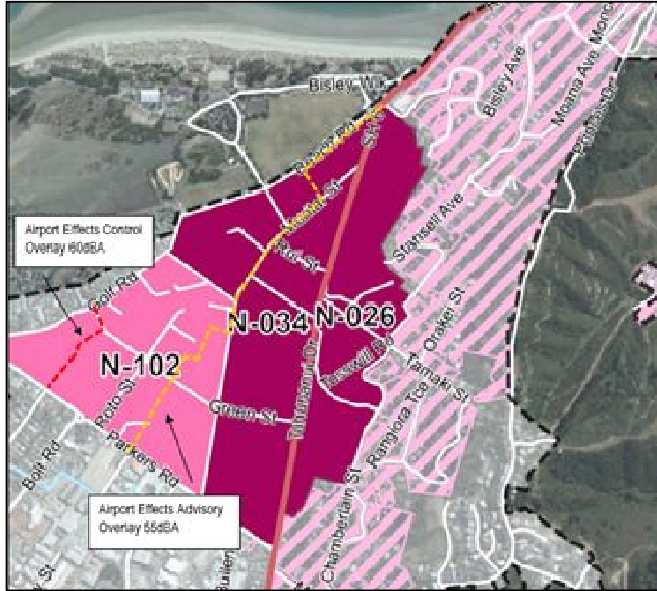
<sup>1</sup> Draft FDS. Summary

<sup>2</sup> Draft FDS [pg 8]

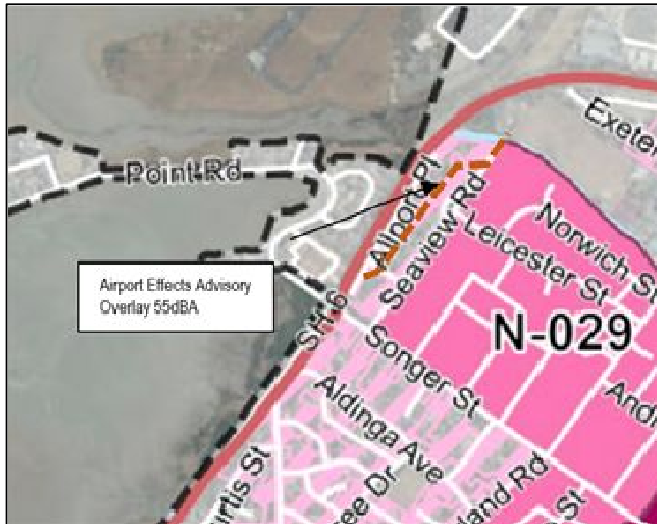
<sup>3</sup> FDS Technical Report [Appendix 4]

intensification for N-102 (Roto Street and surrounds) or N-034 (Tāhunanui Drive West) is predicated on the current operative Natural Resources Plan contours. NAL's amended contours are likely to be longer and thinner than currently, providing opportunities to revisit intensification in these areas prior to any First Schedule process to facilitate intensification following the FDS.

**Figure 1: FDS Areas Tāhunanui and Airport Effects Control and Advisory Overlays**



**Figure 2: FDS Areas Stoke and Surrounds – Allport Place**



**Airport Noise as a Qualifying Matter for the FDS**

17. The Nelson Tasman Urban Environment is identified as a Tier 2 urban environment by the National Policy Statement on Urban Development (2020) (NPS-UD). Subject to Clause 3.12 of the NPS-UD, Tier 2 local authorities are to prepare a FDS, for the purposes of Clause 3.13, including:
  - a. achieving a well-functioning urban environment; and
  - b. providing at least sufficient development capacity as required over the next 30 years to meet expected demand; and

- c. assist the integration of planning decisions under the (Resource Management) Act with infrastructure planning and funding decisions.
18. The Housing Supply Act (2021) includes a number of directions, alongside the NPS-UD, which require Specified Council(s) to undertake plan changes enabling more intensive residential development. Nelson and Tasman are not defined as a *specified territorial authority*<sup>4</sup>, nor have the Councils been co-opted into the more directive Tier 1 classification through an Order in Council<sup>5</sup>.
19. Section 2.1 of the Technical Report accompanying the Draft FDS ‘Statutory Requirements’<sup>6</sup>, explains that the FDS process for Nelson and Tasman is engaging with the requirements of the NPS-UD as a Tier 2 urban environment. There is therefore no suggestion that the Draft FDS is seeking to engage with, nor implement the more directive Medium Residential Intensity Standards (**MDRS**) through the streamlined planning process under the Act.
20. Pursuant to the NPS-UD, the preparation and implementation of the FDS is to engage with the requirements of the NPS-UD. Relevant provisions include (emphasis added):
- a. **Objective 1:** *New Zealand has **well-functioning urban environments** that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their **health** and safety, now and into the future.*
- b. **Objective 6:** *Local authority decisions on urban development that affect urban environments are:*
- (a) ***integrated with infrastructure planning and funding decisions;***
- c. **Policy 4:** *Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) **to accommodate a qualifying matter** in that area.*
- d. Nelson Airport is **nationally significant infrastructure** for the purposes of the qualifying matters, per the definition in the NPS-UD (which the Housing Act adopts) as a:
- (h) *airport (but not its ancillary commercial activities) used for regular air transport services by aeroplanes capable of carrying more than 30 passengers.*
- e. Clause 3.33:
- (1) *This clause applies if a territorial authority is amending its district plan and intends to rely on Policy 4 to **justify a modification** to the direction in Policy 3 in relation to a specific area.*
- (2) *The evaluation report prepared under section 32 of the Act in relation to the proposed amendment must demonstrate why the territorial authority considers that:*
- (i) ***the area is subject to a qualifying matter;** and*
- (ii) ***the qualifying matter is incompatible with the level of development** directed by Policy 3 for that area; and*
21. The Act and NPS-UD clearly set an expectation that any rezoning undertaken must balance the need for increased housing supply with important competing land-uses and the integration with infrastructure to support ‘well-functioning urban environments’. Nelson Council is to consider and ensure the efficient operation of Nelson Airport is not undermined by the FDS or any resultant plan changes developed.
22. As a Tier 2 urban area, NCC (and Tasman Council) retain a discretion as to how intensive a level of zoning is applied to each location. It would be a perverse outcome where the FDS fails to recognise and provide for Nelson Airport’s Airnoise Contours as a qualifying matter, where such would be directive under Policy 4 and Clause 3.33 as applied to a Tier 1 authority. Regardless, there is also the broader responsibility that the Councils in implementing the NPS-UD are to ensure that their functions under the Act are achieved.
23. The Draft FDS is seeking to provide building and density changes proximate to Nelson Airport, including Typology I3 with a density of 80 Households / Ha (Tāhunanui Drive West) and Typology I4 at 60 HH/ha (Roto Street). These

<sup>4</sup> Interpretation. Section 2. RMA1991

<sup>5</sup> s80(1)(1) RMA 1991.

<sup>6</sup> Technical Report accompanying the FDS

changes will also include reduced boundary setbacks and smaller private outlook spaces<sup>7</sup>. As identified in Figure 1, these ‘intensification areas’ are contained within the Airport Effects Advisory Overlay which corresponds with the 55 Ldn Airnoise contour.

24. NZS6805:1999 ‘Airport Noise Management and Land Use Planning’ identifies that the 55Ldn Airnoise contour acts as the Outer Control Boundary (**OCB**) in terms of aircraft noise and land use planning. The primary direction in NZS6805:1999 is that new noise sensitive activities are precluded within the OCB, unless a district plan permits such uses as subject to acoustic attenuation<sup>8</sup>. Contemporary District Plan engagement with NZS6805:1999 has resulted in precluding intensification of new noise sensitive activities, and particularly residential activities within the OCB.
25. On the basis of NZS6805, the area subject to the Airport Effects Advisory Overlay (55dBA Ldn contour) under the Operative Nelson Resource Management Plan is the appropriate spatial extent as a qualifying matter. NCC should consider the health of those communities subject to aircraft noise and prospect for reverse sensitivity on Airport operations that would arise from intensified residential activities and seek to ensure that the Draft FDS is amended such that this residential area is not intensified further.
26. Whilst not explicitly relevant as a Tier 2 authority, for the sake of completeness the following is noted:
  - a. *Location of where the existing qualifying matter should apply*<sup>9</sup>  
 The location of the qualifying matter for Airport Noise is considered to be Airport Effects Advisory Overlay, (AD11.3.13) maps the area between the 60dB and 55dB predicted noise level boundaries from the Airport. As discussed below, NAL is seeking to update that contour through the First Schedule and Notice of Requirement Process prior to the Draft FDS being finalised.
  - b. *Alternative Density Standards*<sup>10</sup>  
 The provisions contained within the Operative Plan are recommended to remain unchanged as a consequence of the Draft FDS. It is noted that within the Airport Effects Control Overlay a density of 1 Residential Unit / 600m<sup>2</sup> is imposed<sup>11</sup>.
  - c. *Why the qualifying matter applies to the location identified*<sup>12</sup>  
 As explained above, both NZS6805:1999 and contemporary District Plans that engage with the standard impose restrictions on density and noise sensitive activities at the Outer Control Boundary. Within the Nelson Plan the OCB is represented by the 55 Ldn Airnoise contour.
  - d. *What is the level of development that would be prevented*<sup>13</sup>  
 Retaining the existing provisions to protect Nelson Airport from reverse sensitivity effects is unlikely to mean a significant loss of development. The accompanying Technical Report to the Draft FDS<sup>14</sup> identifies a maximum yield of both Tāhunanui Drive West and Roto Street as 100 additional units respectively. The lost development potential is therefore minimal, especially as not all intensification would be precluded in these areas in acknowledging the 55 Ldn Airnoise contour. When balanced against the benefits associated with continuing to protect residential amenity and Airport operations, this outcome is reasonable, balanced and appropriate.

#### Nelson Airport – Updating the Contours

27. As discussed with Nelson Council, Nelson Airport is in the process of working through potential changes to its current aircraft noise contours. NAL is seeking to provide to the Council by May its proposed amended Airnoise

<sup>7</sup> FDS Technical Report. Table 7 [55]

<sup>8</sup> NZS6805:1999 (Table 2).

<sup>9</sup> s77K(1)(a) RMA

<sup>10</sup> s77K(1)(b) RMA

<sup>11</sup> District Plan REr.64

<sup>12</sup> s77K(1)(c) RMA

<sup>13</sup> s77K(1)(d) RMA

<sup>14</sup> FDS Technical Report [Table 7]

contours as associated with its proposed runway extension and updates in growth projections and inputs into the Noise Model.

28. Given the 'pause' by Nelson Council in finalising and notifying its review of its Resource Management Plan in late 2021, NAL will be seeking to lodge a Notice of Requirement and associated Plan Change in 2022 to insert the necessary planning mechanisms to ensure there is public certainty and associated planning regulation associated with Nelson Airport's longer-term growth and operation.

Yours faithfully,

Simon Barr



## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31771

**Colleen Shaw**  
Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	I think it is self-explanatory that when people live closer to schools and workplaces then transport needs will generate less GHG. For that reason I support intensification and medium intensification of existing city centres and surrounds. I do feel that the FDP does need to deal with the topic of our energy use in the next few years. We need to lower our emissions and do our part in mitigating the climate crisis which we are speeding headlong towards while rearranging the deck chairs on the Titanic.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	I agree but do not support greenfields development of the Maitai Valley, Kaka Valley and Orchard Flats as it would obliterate a valuable green recreational resource for the people of Nelson within walking or cycling distance from the city. More low density housing as well does not encourage lowered emissions. It is not efficient and supports a car-centric population which we have to move away from.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	There are not enough options for people in the Nelson and Richmond cities for people on low and middle incomes to have affordable accommodation. This should be a priority rather than the high priced accommodation and builds.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly disagree	Land use should in my opinion should not be planned for on solely on a 'growth' basis as we need to scale back our unsustainable demands on the environment which we are depleting as though we had 1 1/2 planet's resources.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	See previous answer. Efficiency is important but not as the handmaiden of growth when we vitally need to pull back as a community to more sustainable lifestyles and use of land.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	I fully support this outcome as we are stripping away biodiversity and green spaces. The importance biodiversity to the health of the environment and human beings is well documented. Also well-documented is the importance of accessible green space to people's mental health and optimum psychological and social functioning.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	I strongly agree we SHOULD be but the FDP does not provide scope for this resilience considering climate change or climate breakdown is already upon us.
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	I am not sure whether enough safeguards have been introduced to the FDP for natural hazards that have and will be occurring with more frequency.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	I support this outcome. I feel any incursion on highly productive land for 'growth' housing or commercial activity should be very circumspect as we need to protect our food security and minimize the cost of food transport as it becomes more expensive. We are seeing right now the inflationary effects of this and the suffering that is occurring because of it. Food banks are stretched to provide supplies for hungry families who are finding it hard to afford food and accommodation.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Disagree	All change is not necessarily beneficial change. There is no place for change for the sake of change or change for a few isolated goals such as unsubstantiated growth.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		-Focus on low to zero carbon housing developments - focus on increasing intensification in built-up areas at a greater rate rather than using low density housing by converting greenfields. -focus on affordable and effective low emission public transport
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Disagree	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		a) and b) in order to limit the need to transport to and from amenities and expansion into greenfield spaces which must be preserved.

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

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Disagree	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	As stated I strongly oppose the proposed greenfield housing areas in the Kaka Valley, Orchard Flats as there is too much incursion into precious recreational green spaces with housing that would be on the upper level of cost and not affordable. This would ruin an accessible recreational space with the proposed 1100 further housing and increase traffic density issues. (Even though it is accessible by bicycle, I would predict most house owners would be using cars and are likely to have 2 vehicles. )
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	I would like to minimize greenfield development as much as possible.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	I would like to minimize greenfield development as much as possible.
TDC - Environment	25 Do you agree with the location	Disagree	I would like to minimize greenfield development as much as possible.

and Planning	and scale of proposed greenfield housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	I would like to minimize greenfield development as much as possible.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	I would like to minimize greenfield development as much as possible. Motueka is a very productive agricultural/ horticultural area and these spaces should be respected for their food growing potential. Once its gone its gone and we need to be prepare for food insecurity.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	I would like to minimize greenfield development as much as possible but the proposed greenfield development here is minimal.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC -	31 Do you	No	I do not support policy that exploits the use of

Environment and Planning	support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		existing greenfield land especially used for agriculture which will accelerate greenhouse gas emissions with use of private vehicles, pollution of waterways, loss of soil carbon, traffic congestion. It was stated in the strategy that it is not needed now and therefore it should not be included just because there might be problems in providing housing in other ways.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	40 Is there anything else you think is		This strategy ignores the perilous state we as a planet, a country and a region are currently in and heading to more vulnerability to energy issues and



	<p>important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>	<p>climate breakdown. I think there should have been focus on this in the FDS. In 30 years we as a planet are supposed to have cut our emissions to be able to keep our increased temperature below 2.5° more than it has been. This document does not provide strategies for contributing to this end. As much of the population is sleep-walking because it is a distressing thing to face, I think there should be more emphasis on education about climate breakdown mitigation and adaptation that we will have to face. The fact that we are having to face it is not optional and this seems very much in the background of this document.</p>
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## Submission Summary

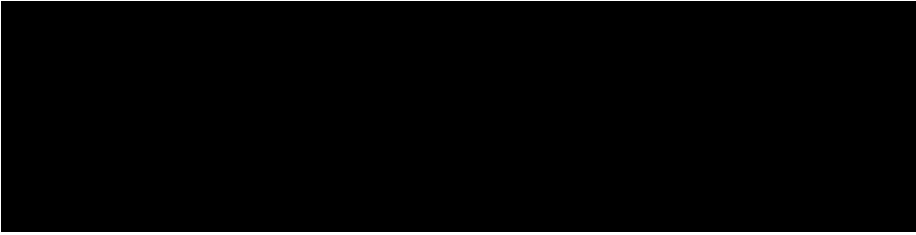
Nelson Tasman Future Development Strategy - Submission #31772

**Colin Ratcliffe**

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>A few years ago TDC made headlines in Nelson Mail "build up not out" but what have you done you have destroyed probably hundreds of hectares of good agriculture land and easy hill country. (almost 100 ha in the last few years with the berryfields and industrial estate -- Queen St)</p> <p>Now you are proposing to cut up more good hill country for residential development. The worst part of this of course is much will be "lifestile blocks" which will not really make much difference to the housing shortage , as it is the people with money who will buy these, and the unhoused will still remain unhoused. Also you could fit a lot more "sections" into the proposed areas by making the lot size smaller.</p> <p>And you are also proposing cutting up more agricultural land to the south and east of main road for residential !!!</p> <p>IT HAS TO STOP !!! you cant keep on cutting up good land</p>

Colin Ratcliffe - Sub # 31772 - 1



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**From:** Reception Richmond <Reception.Richmond@tasman.govt.nz>  
**Sent:** Thursday, 14 April 2022 2:41 pm  
**To:** Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz>  
**Subject:** FW: submission

**Reception Richmond**  
Customer Services Team  
DDI +64 3 543 8588

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**From:** Colin Ratcliffe <[REDACTED]>  
**Sent:** Thursday, 14 April 2022 1:52 pm  
**To:** Reception Richmond <[Reception.Richmond@tasman.govt.nz](mailto:Reception.Richmond@tasman.govt.nz)>  
**Subject:** submission

A few years ago TDC made headlines in Nelson Mail "build up not out" but what have you done you have destroyed probably hundreds of hectares of good agriculture land and easy hill country. (almost 100 ha in the last few years with the berryfields and industrial estate -- Queen St)

Now you are proposing to cut up more good hill country for residential development. The worst part of this of course is much will be "lifestile blocks" which will not really make much difference to the housing shortage , as it is the people with money who will buy these, and the unhoused will still remain unhoused. Also you could fit a lot more "sections" into the proposed areas by making the lot size smaller.

And you are also proposing cutting up more agricultural land to the south and east of main road for residential !!!

IT HAS TO STOP !!! you cant keep on cutting up good land

Colin R

(I am not a TDC resident but am concerned with what you are proposing)

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31773

**Ms Jo Leyland**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		See uploaded file. Summarised: concerned Tapawera is missed from FDS/growth is understated, supports intensifications, opposes greenfield expansion.
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 uploaded file. Summarised: concern about the proposed growth scenario creating ribbon development that does not support resilient communities, supports intensification to reduce emissions, opposes greenfield expansion, supports stronger directive on meeting district's housing needs equitably and with urgency that CC requires.

### **Submission on the FDS Consultation**

The ribbon development envisaged along SH6 to Wakefield in the FDS doesn't support developing resilient strong communities but provides an extension with transport corridor to Richmond, uses flat productive land and detracts from pressure to transform our urban spaces in Nelson and Richmond to better built, higher density provision of homes because of this availability of additional land.

Whilst priority should be given to intelligent residential (and commercial) intensification in our current urban areas that minimises emissions, both from the development work to be done but also from the ongoing travel patterns of residents, If there are new community housing areas required then they would be better on less productive land and designed to generate community cohesion.

There will be significant changes in people's affordability for owning fossil-fueled cars and the current inclination to get in the car for commutes, shopping trips, take the dog for a walk and longer distance trips etc. There will also be changes in the uptake of private electric vehicles and e-bikes. E-bikes have the capacity to increase comfortable cycling commuter distances which doesn't seem to be sufficiently reflected in considerations under the FDS.

There is barely a mention of Tapawera and the TDC webinar on the FDS understated potential growth here.

Focusing on Wakefield and its environs and on Tapawera and its close environs would consolidate population densities in those areas, create the demand and efficiencies in providing better services in those locations and service the dispersed populations in the hinterland for each. Done in a community collaborative way and with emphasis on being inclusive for all income brackets and addressing climate change challenges, there is the potential to establish stronger communities more widely spread within the District but concentrated in particular areas. That approach would encourage greater community spirit and provision of activities for residents there. Then also, public transport provision can be more economical and effective for those places in meeting the needs for accessing goods and services in the bigger town centres or commuters.

What we do need in the future are resilient communities, with strong intra-community relationships established and a change of travel behaviour away from the private car and single occupancy use. What is currently proposed in the FDS with the SH6 ribbon development is not in line with that.

Having smaller size properties/sections, community gardens, no garages, secure bike sheds etc are ways to design for better housing for the future. It is a shame that housing provision seems to be so dictated by developers and optimising their returns. I would certainly be supportive of local government having stronger directive on meeting the District's housing needs equitably and with the urgency that climate change requires than leaving it to the market and the shorter term cheaper options in servicing that.

Jo Leyland

Tapawera area

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31774

**Mrs Jane Sutherland**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Disagree	Long term I believe land use transportation will become more sustainable through developments in technology and focus on clean energy.
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	Would not like too much intensification of Nelson and Richmond. Prefer expansion of the smaller settlements.

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

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	Agree we should look to focus on areas that are resilient to climate change. It sounds like Motueka has some constraints and it is sensible to be cautious with development there.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Agree	



	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	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?	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) - to a certain extent, (c), (e) - I agree with the secondary part of the proposal (Tasman expansion) to reduce to some extent too much intensification elsewhere. (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?	Neutral	Some intensification is ok but it is a lovely town and too much intensification may impact the vibe.
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?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC - Environment	20 Do you agree with the level of	Agree	

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

	greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Agree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Agree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes	Given the limitations of expansion in Motueka I think the secondary part of the proposal of a new community in Tasman village is the way forward. To me expansion of the Tasman village area makes more sense than too much intensification of Nelson & Richmond as it is a lovely area to live, near the water & with easy access to Kaiteri and Golden Bay and a multitude of outdoor activities. All things that Kiwis value highly and will value more so as intensification of Nelson & Richmond increases. The Tasman village area also has pretty easy access into Richmond and Nelson. While I agree with some the intensification of

			Nelson & Richmond, it would be great overall to be able to provide enough housing that Kiwis can have the more traditional houses (with a backyard) at affordable prices. Something I appreciated growing up and appreciate even more having lived 20 years overseas.
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