

Submissions received on the DRAFT Nelson Tasman Future Development Strategy Statement of Proposal 2022-2052

Code:

Nelson	Richmond	Takaka	Attachment
--------	----------	--------	------------

#	Name	Attachment	Speaking
31098	Ella Mowat	N	N
31111	Tony Reilly	N	N
31112	Alvin Bartley	N	Y Nelson
31113	Roy Elgar	N	N
31114	Jill Rogers	N	N
31115	David Rogers	N	N
31117	Miriam Lynh	N	N
31118	Sarah Varey	N	N
31122	Johan Thomas Wahlgren	N	N
31123	Lindsay Powdrell	N	N
31124	Malin Wahlgren	N	N
31129	Gaynor Brooks	N	N
31130	Trevor James	N	N
31134	Martin Hudson, and attachment	Y	Y Richmond
31135 & 31138	Tony Haddon (as private Nelson resident) attachment 1, attachment 2 Tony Haddon for Save the Maitai Inc. , and attachment	Y	Y Nelson
31136	Sophie Bisdee	N	N
31137	Chrissie Ward	N	N
31139	Craig Allen	N	N
31140	Karen Gilbert, and attachment	Y	N
31141	Libby Newton	N	Y Nelson
31142	Robin Whalley	N	N
31143	Prudence Roborgh	N	N
31145	Maggie Sweetman	N	N
31146	Henry Wilson, and attachment	Y	N
31147	Janene Taylor, and attachment	Y	N
31148	Annette Le Cren, and attachment	Y	N
31149	Richard Friend	N	N
31150	Jo Anne Firestone, and attachment	Y	N
31151	Catherine Harper, and attachment	Y	N
31152	Ruth, and attachment	Y	N
31153	Fionna Heiton, and attachment	Y	N
31154	Gwen Daly, and attachment	Y	N
31156	Paul Jonkers, and attachment	Y	Y Nelson
31157	Dhara Stuart (on behalf of Peter Moot & Jasper Moot) , and attachment	Y	N
31160	Chris Louth, and attachment	Y	N
31165	Vincent Dickie	N	N
31171	Sallie Griffiths	N	N
31173	Roderick Watson	N	N
31174	Alison Westerby	N	N
31184	Stuart Campbell	N	N
31185	James Myfanway	N	N
31186	Gary Scott	N	N

FDS Submissions Received - Section 1 - Overview of submissions received

31187	David Ward	N	N
#	Name	Attachment	Speaking
31189	Marlene Alach	N	N
31191	Linda McDougall	N	N
31192	Rebecca Patchett	N	N
31193	Dan McGuire, and attachment	Y	N
31194	Todd Field	N	N
31195	Serge Philippe Crottaz	N	N
31196	Alli Jackson	N	N
31197	Catherine Parry	N	N
31200	Jo Watson, Graham Watson Publishing Ltd	N	N
31201	John Hunter Smith, and attachment	Y	N
31202	Jonas Asmussen	N	N
31204	Jack Bauer, and attachment	Y	Y Richmond
31206	Bev Brandes-Clatworthy, and attachment	Y	Y Richmond
31207	Solomon Adler, and attachment	Y	N
31209	Richard Martin, and attachment	Y	N
31210	Tim Rhodes, and attachment	Y	N
31211	Alison Pickford, and attachment	Y	N
31215	Glen Parson	N	N
31216	Judith Holmes	N	N
31218	RJ & LK Fitzgerald, and attachment	Y	N
31219	Kate Windle	N	N
31222	Andrew Leighton, and attachment	Y	N
31225	Beverley Diane Trengrove	N	N
31226	Dylan Menzies, Cameo Capital	N	N
31227	Lee Elliott	N	N
31229	Dave North	N	N
31230	Jenny Meadows	N	N
31231	Jean Edwards	N	N
31232	Margaret Meechang	N	N
31235	Scott Stocker	N	N
31237	David Powdrell	N	N
31238	Patrick Burke	N	N
31240	Michael Markert	N	N
31242	Suzie Iliina	N	N
31244	Avalon Walker	N	N
31245	Robyn Fitzsimons	N	N
31246	Dean Straker	N	N
31247	Gelato Roma – Artisan Gelato LTD NZ	N	N
31248	Wil Bosnich	N	N
31250	Richard Wyles, and attachment	Y	N
31251	Jacqui Tyrrel I	N	N
31252	Trevor Howie	N	N
31253	Karen Kernohan	N	N
31256	Michael Dover, and attachment	Y	N
31257	Kent Inglis	N	N
31258	Tristan and Stacey Strange, and attachment	Y	N
31260	Vivien Ann Peters, and attachment	Y	N
#	Name	Attachment	Speaking
31261	John Weston, and attachment	Y	N
31262	Martin John Shand	N	N
31263	Jean Gorman	N	Y Richmond

FDS Submissions Received - Section 1 - Overview of submissions received

31264	Maxine Leaning	N	N
31267	Donald Horn, and attachment	Y	Y Nelson
31270	Emma Coles	N	N
31271	Matt Taylor	N	Y Richmond
31273	Elizabeth Dooley	N	Y Nelson
31274	Nigel Whinney	N	N
31275	Kate Shaw, and attachment	Y	N
31276	Steve Richards, Jester House	N	Y Nelson
31277	Simon Jones	N	N
31278	Wendy Ross	N	N
31279	Jeremy Thompson	N	N
31280	Jenny knott	N	N
31281	Jennifer Bielby	N	N
31282 & 31357	Paul & Hazel Taylor, and attachment 31357 submission, and attachment	Y X2	N
31284	Jarmo Saloranta, and attachment	Y	N
31285	Dr Hamish Holland	N	N
31286	David Short (<i>Private Tasman resident</i>)	N	N
31386	David Short for Tasman Area Community Association, and attachment	Y	Y Richmond
31287	Suzanne Bateup	N	N
31288	Leanne Hough	N	N
31291	Ian Thompson	N	N
31292	Malcom McDonald, and attachment	Y	N
31293	Richard Osmaston, leader of Money Free Party NZ, and attachment	Y	Y Richmond
31294	Stephen Gray	N	N
31295	Brent Johnson	N	N
31296	Dr Elspeth Macdonald, and attachment	Y	Y Nelson
31298	Duncan MacNab	N	Y Nelson
31299	Gillian Gallacher	N	N
31302	Sylvia Shand, and attachment	Y	N
31304	Andrew Talijancich, and attachment, attachment 2 addendum	Y	N
31306	Jaye Barr	N	N
31307	Elaine Marshall , and attachment	Y	N
31308	John Elsom	N	N
31309	Rose & Philip Windle, Windle Bros Ltd, and attachment	Y	Y Takaka
31310	Patrick Steer, and attachment	Y	N
31311	Wendy Hardwick, and attachment	Y	N
31312 & 31415	Zanahé Ruth Galloway, and attachment 31415 Submission	Y	N
31315	Jess Currin-Steer, and attachment	Y	N
31316	John Heslop, Cotton & Light Ltd, and attachment	Y	N

FDS Submissions Received - Section 1 - Overview of submissions received

31316	John Heslop , Cotton & Light Ltd, and attachment	Y	N
#	Name	Attachment	Speaking
31318	Isobel Mosley	N	N
31322	Barbara and Tim Robson	N	N
31324	Brian Hawthorne	N	Y Nelson
31325	Dr Ann Briggs	N	Y Richmond
31326	Roger Percivall	N	N
31328	Karen du Fresne	N	N
31334	Diane Sutherland	N	N
31355	Gregorius Brouwer , Tapawera Campground, and attachment	Y	N
31337	Del & Sue Trew	N	N
31339	Karen Berge	N	N
31340	Kerry Bateman	N	N
31341	Dr Adam Friend	N	N
31343	Steve Anderson PLEASE NOTE: The "section 2" hyper links below wont work in the pdf version	N	N
31344	Cornelia Baumgartner (see section 2)	N	N
31345	Margaret Brewster (see section 2)	N	N
31346	Martin Hartman (see section 2)	N	N
31347	Paula Baldwin (see section 2)	N	N
31349	Laurien Heijs (see section 2)	N	N
31350	Janet Travener (see section 2)	N	N
31351	Robin Whalley (see section 2)	N	Y Takaka
31353	Hilary Blundell (see section 2)	N	N
31355	Barney Hoskins (see section 2)	N	N
31356	Stephen Williams (see section 2)	N	N
31358	George Harrison (see section 2)	N	N
31359	Dr Mike Ashley , The Breakthrough Company (see section 2)	N	Y Richmond
31360	Thuy Tran , and attachment (see section 2)	Y	N
31361	Lyn Crowlesmith (see section 2)	N	N
31362	Fiona MacDonald (see section 2)	N	N
31363	Steve Cross , and attachment one , and attachment two (see section 2)	Y X2	Y Nelson
31364	Christine Tuffnell (see section 2)	N	N
31365	Michael Monti (see section 2)	N	N
31366	Maree Sharland (see section 2)	N	Y Nelson
31367	Jill Southon , and attachment (see section 2)	Y	N
31369	Joseph Blessing , Yes Aotearoa (see section 2)	N	Y Nelson
31370	Deborah Knowler (see section 2)	N	N
31371	Gabriela Kopacikova (see section 2)	N	N
31373	Jenny Daniell (see section 2)	N	N
31374	Dr Inge Bolt (see section 2)	N	N
31376	Wayne Scott , Aggregate and Quarry Association, and attachment (see section 2)	Y	N
31377	Lutz Totzauer (see section 2)	N	N
31378	Liz Potter , and attachment (see section 2)	Y	N
31379	Alec Waugh , and attachment (see section 2)	Y	N
31381	Robert Haas , and attachment (see section 2)	Y	N
31382	James Moran , and attachment (see section 2)	Y	N

FDS Submissions Received - Section 1 - Overview of submissions received

31384	Jace Hobbs (see section 2)	N	N
31385	Gordon Hampson (see section 2)	N	N

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31098

Ms Ella Mowat

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	Believe this needs further work- strongly agree that the town centres need to be intensified and maybe this could be trickled down better to enabling it to happen. This may need to be in the form of a more comprehensive strategic plan for the centres and how this will look. I see Nelson City Council has a strategic town centre document.

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

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	Development should be encouraged in existing settlements and any natural areas of significance be maintained and enhanced. It is quite hard to respond to a strategic document without thinking what needs to change at a ground level-consenting and planning rules
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	Neutral as we have a lots of coastal settlements and coastal flooding issues already. Is the FDS providing sufficient land areas for existing coastal settlements to move to including future general population growth? also is there provision for services to be relocated in the event a coastal area is no longer viable to live nearby?
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	Same as above for number 8. Add in Coastal hazards of inundation from storms and future frequency of these
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	Wish this land was more protected and there was a strong emphasis on increasing density instead. The further out we push food production, the more expensive it becomes to produce and transport it to markets. Of coarse enabling this to occur is the role of resource management plans

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

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly agree	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly agree	Think Stoke may outpace Nelson for land development potential. There are opportunities here for potential town centre (bigger). Good transport links connecting Nelson and Tasman. Could potentially be an alternative town centre area to Nelson- if inundation occurs due to sea level rise and the subsequent issues that will affect Nelson.
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Strongly agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Strongly agree	Agree T-104 intensification- however this will conflict with neighboring rural land. Suggest that there is further residential or rural residential expansion adjoining this site to prevent a conflict of
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Strongly agree	
TDC -	20 Do you agree	Strongly	

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	agree	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly agree	Think some rural residential areas on the hill could be expanded to residential density- Pomona Road area.
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	Good. There are some future conflicts here regarding sea level rise and flooding issues. It may make development less viable. Also from a planning perspective, this needs to be enabled and Nelson has a lot of historic heritage buildings which may prevent some of this development taking place.
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	Just an expansion on existing areas.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly agree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly agree	Yes by T-104 has a conflict of land use next to it. Intensification of this area is not viable under the current district plan without proving reverse sensitivity issues effects are minor.
TDC - Environment and Planning	26 Do you agree with the location and scale of	Strongly agree	

	proposed greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly agree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly agree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly agree	
TDC - Environment and Planning	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	No point pushing development in an culturally sensitive area. It is insensitive and creates unnecessary conflict.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)?	Neutral	There could be more sites. Commercial areas currently don't cater well for businesses that are partially office related (commercial/business) and partially service related requiring a large amount of storage space for equipment (light industrial). Current areas don't cater for a mixed business activity.

	Please explain why.		
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		Richmond South- maybe more opportunities in Stoke or Richmond West. It would be ideal to have areas of mixed business/industry to allow greater freedom to businesses that do have mixed business
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly 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	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Strongly agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Strongly agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Strongly 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		Climate change provisions- where are coastal settlements going to move to?

	anything you think we have missed? Do you have any other feedback?		
--	--	--	--

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31111

Mr Tony Reilly
AP & KM Reilly Ltd

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly disagree	There has been little progress in allowing for the growth in coastal holiday home demand and first home land capacity. Golden Bay looks to be a last minute add-on to the Tasman Bay part of TDC Future Development Plan!
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Takaka requires an increased range of residential and rural residential development sites than indicated. Non productive land on Burnside Road should be considered for Rural Residential zoning. Iwi supported this area in 1995 Environment Court hearings and no historic Iwi sites are included. This is contrary to page 81 of the Technical Report and no new evidence has been provided. This site is close to Takaka, on a main road with a cycleway, keeping a low carbon footprint. The very values that I understand TDC are trying to implement!

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31112

Mr Alvin Bartley

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	<p>This is one of the biggest challenges facing the region and is an area I believe significant improvement is needed to make the region a more livable place. Having spent time in a number of other cities: Wellington, Melbourne, Amsterdam, the dependence that is placed on motor vehicles in the region is undeniably the biggest downside to living in this region. It is extremely pleasing that this issue has been listed first.</p> <p>The benefits from living with seamless transport across many facets of life.</p>
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	<p>As above, this is critical, the continuous expansion of the region to date does not help foster a vibrant and lively place to live. As the region is struggling to attract a young demographic of people, it is critical that a strong focus is placed on creating the infrastructure needed to create a region that is easy and fun to live in.</p> <p>I fully support the consolidation and intensification of the Nelson and Richmond 1000%.</p>

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Critical. A focus needs to be placed on bringing a range of people to the region and allowing them the opportunity to invest in their own housing, so they can invest themselves into the community (this can not always happen when people are only able to rent). So much of the new housing provided is largely high end (>\$750K). This is largely the result of private development driven housing. What is needed is housing (<\$500K) which is set up for first home buyers by local council and government. This is what will help the region.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	Key to managing environmental impacts is through good design at the start, particularly with greenfield development. It much easier to design and build environmental infrastructure at the start rather than retrofit ie (stormwater wetlands, rainwater tanks, cycleways etc.)
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	With climate change comes a move away from fossil fuels which currently the city depends on to move. In 10 years time, there will no longer be the choice to depend on petrol for transport so alternative mechanisms of transport must be prioritised in the immediate future. Other factors such as increased rainfall intensity are likely to significant challenges to low lying areas. New developments such as berryfields are very questionable from a flood perspective.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Disagree	The waimea plains are the productive lands of this region, and these must not be extended into.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	I dont think there is particularly clear evidence of this in this plan. With many of the waterways in a degraded state, intensification has the potential to push these beyond the tipping point. Water sensitive urban design is critical to development. The constructed wetlands practice note should be extensively implemented across the region in conjunction with new developments and intensification.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Change is needed in north nelson in the zoning from rural to another category that makes subdivision more attainable. This area has largely been excluded from this plan but has big potential to support a large community. However, the formation of a one key hub of north nelson (Glenduan, Wakapuaka, Hira, Delaware Bay, Cable Bay) is paramount to allow transport network into the city, and guide where intensification and development can be focused.
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	As above, north nelson has been excluded from this.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along		Intensification within existing town centres Note only one can be selected. Intensification is key.

	<p>the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	Intensification is a must in Nelson. I do not agree that this should happen slowly however.
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Neutral	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Agree	It doesnt go as far as it could. I do believe the focus should be placed in intensification in Nelson. Nelson has much more potential to be a beautiful place to live (more so than Richmond). However, with all the development that has already happened in Richmond, intensification is needed here.
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the</p>	Neutral	

	centre of Brightwater? Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	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	I believe intensification should be the priority over greenfield development particularly if there is a genuine interest to enhance the mauri of te taiao
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	Intensification
TDC -	25 Do you agree	Disagree	

Environment and Planning	with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	

TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	There are so many hubs already in existence, creating more is not the solution. Instead intensification will allow the existing hubs to become more vibrant places full of life rather than silence.
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	40 Is there anything else		North Nelson has been excluded from any planning??

and Planning	you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Transport is going to cripple this beautiful part of the region. A hub needs to be formalised with more options for community through public space, cafes, housing etc.
--------------	--	--	---

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31113

Mr Roy Elgar

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	Any Greenfield development must first have guaranteed public transport - funded for the first 5 years by the developer. It is an inherent cost of developing on greenfield sites to provide frequent (every 15 minutes) bus transport between 07:00 and 09:00, and 15:00 and 18:00 every weekday into the city centre (ie Bridge St/Trafalgar St). No new dwelling should be more than 300m from a bus stop. N-106 & N-032 turn rural into residential - developer-funded public transport must be mandated.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	We cannot lose more prime agricultural land to residential developments. N-106 & N-032 turn rural into residential - against the wished of more than 12,000 ratepayers

	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	Providing amenity (sites for pre-school and local shops) must be part of the cost of development, and borne by the developer.
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 a disingenuous question= what does "range" mean? Placement of the affordable units is as important as including some affordable units. The affordable units must be in full sun (poor families cannot afford heating) with immediate access to (developer-provided and subsidised) public transport. The proposed Kaka valley development placed affordable units in areas with very late winter sun - making the units damp and cold.
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	more than enough land is allocated. More intensification rather than sprawl is needed. N-106 & N-032 turn rural into residential - against the wished of more than 12,000 ratepayers
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	There is insufficient new infrastructure funded by the people who make money out of new developments - the developers.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly disagree	Re-zoning agricultural and rural land as residential does not minimise environmental impacts. There is no compunction on developers to pay for remediation of environmental impacts. N-106 & N-032 turn rural into residential - with significant environment impacts that are not mitigated by the developers.
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	Rocks Rd, access to Glenduan, Tahunanui beach area, the airport areas are all at immediate risk. The sewage treatment plant on the Boulder Bank needs re-siting
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	Rocks Rd, access to Glenduan, Tahunanui beach area, the airport areas are all at immediate risk. The sewage treatment plant on the Boulder Bank needs re-siting
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	N-106 & N-032, T-038 and T-039 turn rural into residential.

	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	The proposed developments create a bland and characterless spread of residential zones with no mana.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Disagree	Too much greenfield expansion without guarantees of developer-financed public transport and local amenity
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		Intensification within existing town centres It's only possible to 'tick' 1 option - not 'as many as you like'. That invalidates this process. Intensification AND limited greenfield expansion with developer-financed public transport and local amenity.

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly agree	Intensification needs to speed up. We cannot meet climate and GHG goals without intensification
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Disagree	More is needed
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Don't know	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Don't know	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Don't know	
TDC -	20 Do you agree	Disagree	Motueka is to far out from Nelson - any growth

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		will create more traffic and more GHGs and environmental impacts. That is counter to NCC's objectives.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	Mapua is to far out from Nelson - any growth will create more traffic and more GHGs and environmental impacts. That is counter to NCC's objectives.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	Greenfield housing without developer-financed public transport will increase GHGs and environmental impacts.
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	Disagree unless there is guaranteed frequent, reliable and cheap public transport into Richmond Centre and Nelson CBD (Bridge/Trafalgar St)
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Don't know	
TDC - Environment and Planning	26 Do you agree with the location and scale of	Don't know	

	proposed greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	Motueka is to far out from Nelson - any growth will create more traffic and more GHGs and environmental impacts. That is counter to NCC's objectives.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.		Mapuais to far out from Nelson - any growth will create more traffic and more GHGs and environmental impacts. That is counter to NCC's objectives.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	The new community would be to far out from Nelson - any growth will create more traffic and more GHGs and environmental impacts. That is counter to NCC's objectives.

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 #31114

Ms Jill Rogers

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	This statement does not make sense and needs to be further clarified - needs to be more specific
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	Makes sense provided green spaces are part of the design - Need more details on the smaller settlements to be able to comment on that.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	This is obvious but, as important is the fact those areas need to include land where crops can be grown and animals reared to feed the local people - as you say in your proposals reducing emissions means people should not need to travel by car so much. In all the areas you have outlined for new development you have not included this in your plan - it must be part of that. Huge growing/greenhouse areas when local people can work and grow their own food - that will bring employment and self sustainability - maybe done on a community level
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	Provided you confirm the demand is there and outline that to the public
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	These are meaningless words -

	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	In the housing development around Hope over the last few years this was clearly ignored. Where good agricultural land was used for housing so, clearly it appears you take no notice of your own reasoning. Also the development on Lower Queen Street in Richmond on the ocean side is clearly a potential for flooding and should never have been built on but, instead planting to stop flooding would have been a better option. But perhaps this is just about money?
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	At the present rate of development - not so.- to continue the rate of building in rural areas where there is not water is madness. We should all be about building areas to collect water - having local recycling plants - community growing gardens and various types of homes for different situations within a community - I dont see this in your plan
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Disagree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	But you are not doing this

	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	Ask the Mauri of Te Taiao - that is their decision
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	This question should deal with each area separately - Atawhai and Wakefield - yes - Mapua - no as currently the surgery has difficulty dealing with the number of residents which included developments along Harley Road and Redwood valley. The schools are full and any development will have significant effect on social, environmental and infrastructure. Tasman village (T168 - T166) proposed development would be a disaster for the same reasons as Mapua but there is no water in the proposed plans. The development of a village proposed off between Horton and Williams road would be an environmental disaster - this was proposed by Carsten Buschkuhle some time ago and was turned down and should be again - if the development is the same as Permin road that would be acceptable
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		Intensification within existing town centres

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Agree	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Neutral	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Don't know	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment	20 Do you agree with the level of	Disagree	Again there are two questions here - 1. Greenfield intensification - do not agree - see comments on

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		growing food locally and the need for water for that - 2. Brownfield " - yes agree - much needed infill with apartments and mixed housing.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	This would be a disaster - people come here for recreation - cycling kayaking etc and Mapua can only just cope with the increase in residents in the close rural areas over the last few years.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Disagree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	If this includes areas for livestock and growing food then no
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.	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	Have explained 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 for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	Strongly disagree as explained above - Notice this is a yes/no answer not a strongly agree/disagree - is this deliberate? If you add 3,200 houses - the infrastructure would not cope - water, schools, doctors and basic services would have to be upgraded and no one would want to visit as this area would become so crowded it would be another commuter town and not a village with community which it currently is. On the other hand the town of Motueka is in urgent need of upgrading for all the rural communities around and should be a place where more work opportunities are available.

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?		<p>Apartments are a good choice in town areas but in all developments green spaces and places for children to play and community to congregate are a must.</p> <p>I know of no-one in Taman village who has expressed a willingness of develop - (perhaps you are referring to the developer) At present people visit Tasman village and Mapua as part of a cycle tour or picnic on rabbit island - these areas are currently at capacity in summer but space enough for all - if development goes ahead as suggested it will become another sprawl an no longer be a village - It must keep its current rural status - there have been hundreds of houses built just outside</p>

			Mapua over the last few years - that the capacity
--	--	--	---

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31115

Mr DAVID ROGERS

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Agree	THE COUNCIL HAS TO ASK ITSELF THE VERY BASIC QUESTION "WHY DO YOU WANT TO EXPAND AND DEVELOP A REGION THAT HAS SUCH A WONDERFUL CHARACTER AS IT DOES TODAY WHERE THERE IS A STRONG AGRICULTURAL AND MARITIME BASE TO ITS ECONOMY" ADDING THE NUMBER OF HOUSES AND PEOPLE DEFEATS ALL ATTEMPTS AT GHG REDUCTION. MY MESSAGE IS PLEASE KEEP TASMAN AND WHAT IT OFFERS AS IT IS.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	AGREE SUBJECT THE BASIC FACT THAT TO ACHIEVE GHG REDUCTION YOU HAVE TO LOCATE PEOPLE AS CLOSE TO JOBS AS POSSIBLE AND REDUCE CAR TRANSPORT AND COMMUTING. THUS DEVELOPING EXISTING TOWNS AND JOB PRODUCTION AREAS IS THE LOGICAL WAY TO GO SO PEOPLE CAN ACTUALLY WALK OR CYCLE TO WORK. BUILDING A NETWORK OF COMMUTER VILLAGES DOES NOT ACHIEVE THAT GOAL. THE PRIMARY EXPANSION HAS TO BE IN OR IMMEDIATELY ADJACENT TO EXISTING URBAN COMMUNITIES.

	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 SUBJECT TO THE SAME BASIC QUESTION WHY DOES THE COUNCIL WANT TO EXPAND ITS EXISTING POPULATION AND ECONOMIC BASE. YOU RISK LOSING THE KEY STRENGTHS THAT TASMAN HAS TO OFFER CURRENTLY---LOW POPULATION,CLEAN AIR, TOP CLASS TOURISM,STRONG AGRICULTURAL BASE AND DECENT WATER SUPPLY.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly disagree	PER MY ABOVE COMMENTS YOU ARE SHOWING NO REGARD FOR THE AGRICULTURAL COMMUNITY NOR QUALITY OF LIFE FOR THE EXISTING POPULATION. EQUALLY PLEASE ILLUSTRATE WHERE THIS BUSINESS/ECONOMIC DEMAND IS COMING FROM THAT WILL CREATE EMPLOYMENT. THIS IS NOT A "FIELD OF DREAMS " STRATEGY OF "IF WE BUILD IT THEY WILL COME "APPROACH.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	YOU HAVE AN INFRASTRUCTURE ,ESPECIALLY WATER THAT IS STRETCHED ALREADY ----ADDING MORE PEOPLE TO THE REGION ONLY EXACERBATES THE PROBLEM. WHEN WILL THE COUNCIL TAKE A STAND OF HOLDING POPULATION GROWTH AT OR CLOSE TO WHERE IT IS.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		GROWTH ONLY MAKES TACKLING YOUR GHG CHALLENGE EVEN MORE PROBLEMATICAL.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	AGREE SO LONG AS THE POPULATION IS KEPT AT OR CLOSE TO EXISTING LEVELS.
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	WE DO NOT KNOW THE EXTENT OF CLIMATE CHALLENGES THAT ARE COMING SO IT IS IMPOSSIBLE TO ANSWER THE QUESTION . SAFE TO SAY WE HAVE HAD A FEW TASTES OF WHAT COULD COME ON AN EVER INCREASING BASIS AND GIVEN THE MORPHOLOGY OF THE REGION ESPECIALLY COASTAL AREAS WE ARE IN A HIGH RISK AREA.
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 WOULD HAVE TO ASK HOW OR WHY WAS THE PRIME PRODUCTIVE LAND AROUND HOPE ALLOWED TO BE DEVELOPED INTO RESIDENTIAL DEVELOPMENT. WHATA WASTE OF A WONDERFUL RESOURCE AND YOUR FUTURE PLANS RISK REPEATING THAT BASIC AND OBVIOUS MISTAKE. EQUALLY TAKE A STEP BACK AND ASK YOURSELVES WHAT MAKES TASMAN SUCH AN ATTRACTIVE PLACE TO LIVE AND THEN

	production. Please explain your choice:		ASK YOURSELVES WHY ON EARTH DO YOU WANT TO ALTER THAT BY LARGE SCALE DEVELOPMENT IN PRIME AGRICULTURAL LAND OR RECREATIONAL AREAS ----HOPE AND THE MAITAI VALLEY ARE EXAMPLES.
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	ONLY THE MAURI ARE QUALIFIED TO ANSWER THIS
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	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 INTENSIFICATION BUT STRONGLY DISAGREE GREENFIELD AND RURAL RESIDENTIAL HOUSING UNLESS ON A LOW INTENSITY BASIS I.E. MINIMUM 5 ACRE LOTS.
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		Intensification within existing town centres

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

	Brightwater? Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	STRONGLY AFGREE BROWNFIELD INTENSIFICATION BUT STRONGLY DISAGREE GREENFIELD INTENSIFICATION.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	HOW ON EARTH CAN THIS COMMUNITY HANDLE MORE EXPANSION---THE MEDICAL AND EDUCATIONAL FACILITIES ARE ALREADY OVERSTRETCHED---THE INFRASTRUCTURE CANNOT HANDLE MORE TRAFFIC ALONG A FRAGILE COASTAL ROAD PROVEN TO BE SUBJECT TO TIDAL INUNDATION AND ERODING CLIFF AS YOU CLIMB UP OUT OF MAPUA TOWARDS MOTUEKA. LASTLY THERE ARE NOT THE WATER RESOURCES TO HANDLE FURTHER EXPANSION. THIS AREA HAS BEEN DEVELOPED ALMOST TO ITS MAXIMUM SUSTAINABLE EXTENT .
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain	Strongly disagree	

	why.		
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would	More intensification	

	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	PER ALL PREVIOUS COMMENTS THE INFRASTRUCTURE CANNOT COPE WITH FURTHER LARGE SCALE DEVELOPMENT. THERE WAS A PROPOSAL SOME YEARS BACK FOR A NEW VILLAGE WHICH WAS TURNED DOWN AND CORRECTLY SO. ALL YOU WOULD DO IS DEFEAT YOUR PRIMARY PURPOSE OF TRYING TO CUT GHG AS ANY NEW DEVELOPMENT THERE WOULD BE BOOSTING COMMUTER TRAFFIC EITHER TO RICHMOND/NELSON OR MOTUEKA. YOU WOULD NEED NEW SCHOOLS,NEW MEDICAL FACILITIES AND A FAR MORE INTENSE PUBLIC TRANSPORT SYSTEM. YOU WOULD THEN RUIN THE BASIC CHARACTER OF THE AREA AND START CREATING AN URBAN CORRIDOR RUNNING FROM RICHMOND TO MOTUEKA . KEEP THE GREEN SPACE--KEEP THE AGRICULTURAL LAND--KEEP THE CLEAN AIR THAT XISTS TODAY.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	WITHOUT EXPLAINING WHAT THE BUSINESS GROWTH THAT IS FORESEEN THIS IS NOT A QUESTION THAT CAN BE ANSWERED. WHAT ARE THE INDUSTRIES THAT ARE EXPECTED,WHAT TYPE OF EMPLOYMENT IS EXPECTED,WHAT ARE THE BUILDING NEEDS OF THE BUSINESSES FORESEEN COMING. ARE THESE BUSINESSES DEPENDENT ON WORKERS ON SITE OR ABLE TO WORK FROM HOME. I SENSE THAT THIS WHOLE EXPANSION PLAN IS IN PART BEING PUSHED BY CENTRAL GOVERNMENT,S DEMANDS FOR PROVIDING MORE HOMES RATHER THAN LOOKING SPECIFRICALLY AT THE TASMAN REGION AND WORKING OUT WHAT IS IT THAT THE ECONOMY WILL BE SEEKING IN THE YEARS AHEAD AND WHAT ARE THE BUSINESS PRIORITIES OR ECONOMIC SECTORS THAT TASMAN COUNCIL WANT TO PRIORITISE.
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	Don't know	

	Murchison?		
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		BACK TO THAT BASIC QUESTION ----WHY IS THE COUNCIL SO ORIENTATED TO GROWTH--PRESERVE AND IMPROVE WHAT YOU HAVE DONT RUIN THE REGION BY LARGE SCALE URBAN AND RESIDENTIAL GROWTH--IT ISNT NEEDED.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31117

Mrs Miriam Lynh

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	The proposed development of land identified as T136 in the draft Future Development Strategy does not support a reduction in GHG emissions. There is no public transport for that area, nor currently any employment opportunities locally, so of the 1,000 dwellings proposed, that'll be 1,000 vehicles on the roads.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Neutral	I have no strong views on this outcome.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	This is sensible in existing urban areas, where there are plenty of existing jobs, services, amenities and public 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	Affordable housing is required in the Nelson/Tasman region to meet the needs of the region.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	I agree that land needs to be made available to meet demand; however, it is imperative not to develop productive land.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	I agree existing infrastructure should be used to support growth. I strongly disagree that productive land should be developed where there is no existing infrastructure, eg T136 in the draft FDS.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	I agree that impact on the natural environment should be minimised. With regard to T136 of the draft FDS, there would be a devastating impact on the natural environment and productive land, with no opportunity for restoration.
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	I strongly disagree that Nelson/Tasman is resilient to and can adapt to the likely future effects of climate change. Motueka is low lying and at particular risk of the 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:	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	I strongly agree that Nelson Tasman's productive land is prioritised for primary production and should not be available for development. In particular, I refer to T136 of the draft FDS. This is productive land and should remain productive land.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Yes, I am very concerned about the proposed development of T136. I strongly oppose the development of that block of land.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	As mentioned above, I strongly oppose the development of the block of land T136 set out in the draft FDS. Significant upgrades will be required to both roading and services to develop this property. There are absolutely no services, no water, no sewerage in that block. It will be an incredibly expensive undertaking and I believe there are better options available to the council. As the FDS states, this block is not required to meet the needs of housing requirements for the region and it will exceed the council's requirements. There is no public transport in the area and the development of this site will increase GHG emissions.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		Intensification within existing town centres

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Neutral	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Agree	There are existing services in place to support this.
TDC - Environment and Planning	<p>19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?</p>	Neutral	
TDC -	<p>20 Do you agree</p>	Strongly	As mentioned above, I strongly oppose the

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	disagree	development of the block of land T136 set out in the draft FDS. Significant upgrades will be required to both roading and services to develop this property. There are absolutely no services, no water, no sewerage in that block. It will be an incredibly expensive undertaking and I believe there are better options available to the council. As the FDS states, this block is not required to meet the needs of housing requirements for the region and it will exceed the council's requirements. There is no public transport in the area and the development of this site will increase GHG emissions.
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	There are existing services in place to support this.
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.	Agree	There are existing nearby services to support this.
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.	Strongly disagree	As mentioned above, I strongly oppose the development of the block of land T136 set out in the draft FDS. Significant upgrades will be required to both roading and services to develop this property. There are absolutely no services, no water, no sewerage in that block. It will be an incredibly expensive undertaking and I believe there are better options available to the council. As the FDS states, this block is not required to meet the needs of housing requirements for the region and it will exceed the council's requirements. There is no public transport in the area and the development of this site will increase GHG emissions.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Agree	There are nearby services in place to support this.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Don't know	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal	No	As mentioned above, I strongly oppose the development of the block of land T136 set out in the draft FDS. Significant upgrades will be required to both roading and services to develop

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		this property. There are absolutely no services, no water, no sewerage in that block. It will be an incredibly expensive undertaking and I believe there are better options available to the council. As the FDS states, this block is not required to meet the needs of housing requirements for the region and it will exceed the council's requirements. There is no public transport in the area and the development of this site will increase GHG emissions. I strongly oppose this development.
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	39 Let us know which sites you		As mentioned above, I strongly oppose the development of the block of land T136 set out in

<p>and Planning</p>	<p>think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?</p>		<p>the draft FDS. Significant upgrades will be required to both roading and services to develop this property. There are absolutely no services, no water, no sewerage in that block. It will be an incredibly expensive undertaking and I believe there are better options available to the council. As the FDS states, this block is not required to meet the needs of housing requirements for the region and it will exceed the council's requirements. There is no public transport in the area and the development of this site will increase GHG emissions.</p>
---------------------	---	--	--

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31118

Ms Sarah Varey
self-employed

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Neutral	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and	Agree	

	enhance the mauri of Te Taiao. Please explain your choice:		
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		Intensification within existing town centres
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	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	I think it is vitally important that the NCC is forward-thinking and does NOT consent to greenfield housing development in the Maitai Valley (Kaka tributary and Orchard Flats). This is a green space that is used recreationally by many - walkers, bikers, dogs, picnickers, swimmers. school and church groups etc. It is

			<p>SO close to town that it can be accessed by foot (or bike) making it an absolute gem.</p> <p>Planners in New York managed to ring-fence Central Park from housing development. Look at an aerial photo and see what an expanse of green is in this major city. Those planners knew how vital preserving it was. Similarly the large parks of London.</p> <p>You might say that New York or London are not Nelson, you're right, but they once were that size and planners with foresight kept precious green spaces for all.</p>
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31122

Mr Johan Thomas Wahlgren

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Don't know	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	Using existing infrastructure to intensify instead of spreading out the city over greenfield land. Everyone knows the most uneconomic and irrational way of building an expansion is sideways instead of upwards.

	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	A no brainer
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Neutral	As soon as developers are involved there won't be an affordable option. We need rentals managed by a renters organisation.
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	If this means building on greenfields no.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural	Strongly agree	Which obviously is not a serious option considering the plan is suggesting a monster development in the Maitai/Kaka valley and Orchard flats

	environment are minimised and opportunities for restoration are realised. Please explain your choice:		
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Disagree	We are not, just look at the flood zones and where new developments are suggested?! i.e Kaka Valley and Orchard flats.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	Don't know what this means.
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		Intensification within existing town centres That didn't work, can only tick one, but wanted to also tick in tasmans existing rural towns.

	town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Strongly disagree	Same argument
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	Infrastructure already in place so use it.
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	Absolutely against the destruction of the Maitai valley/ kaka valley/ orchard flats. Such an important asset for Nelsonians. Do not want any greenfield expansion, look at what is going on in the world, do you think it is a good trade - a house instead of food production??
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	Same argument
TDC -	24 Do you agree	Strongly	Same argument

Environment and Planning	with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	disagree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	Same argument
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	Same argument
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	Same argument
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	Same argument
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 disagree	

	region.)?		
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31123

Mrs Lindsay Powdrell

Retired

Speaker? False

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

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

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	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:	Neutral	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Don't know	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from		Intensification within existing town centres

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Agree	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC - 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?	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	Changing the rural landscape in the Maitai valley, Kaka valley and Orchard Flats will deprive both residents and visitors to Nelson of a special recreational area, used and appreciated both historically and currently by all. I object to the proposed housing development, and wish it to be left unchanged, as it is, for future generations to enjoy. For reasons of climate change, maintaining the health of the Maitai river, and avoidance of pollution in all its forms my preference is strengthened, and I cannot understand how a housing development has even been passed for consideration by council, on this very precious asset we have here in Nelson, so close to the CBD, and for everyone to enjoy.
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	I see Richmond as becoming the centre of the "Top of the south", with more available retail space, and flat land for affordable housing, where the builds would be cheaper, for that reason, and the climate sunnier and warmer, than some of the suggested sites in Nelson
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.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	Mapua is a lovely village.I think there has been enough residential expansion on green fields already.Let's avoid becoming a top of the south urban sprawl,and retain some character filled areas like this one,for recreation and enjoyment,otherwise our region will be totally without charm and individualism.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Neutral	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	

TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31124

Ms Malin Wahlgren

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice:	Agree	
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	Agree	As long it's not in any greenfield areas

	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:	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	As long as it is not on greenfield areas
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Agree	
TDC - Environment and Planning	07 Please indicate whether you support or do not support	Strongly agree	Due to our challenges ahead and current climate crisis anything we can do to miminse our impact on the environment is critical for the future of Nelson.

	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	It is already effected by climate change and must act now to make the damages minimized for the region
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	To not built or develop on areas that is already effected by natural hazards like floodings, slips etc.
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	We are already facing high food costs, do not develop on productive land areas for any development. Focus on keeping these areas for agriculture purposes.
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	Neutral	

	choice:		
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	However, any greenfield land should not be expanded for any proposed housing or other residential developments.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		Intensification within existing town centres
TDC - Environment	15 Do you agree with prioritising	Strongly agree	

and Planning	intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?		
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Neutral	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Neutral	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying	Neutral	

	rural residential area to residential density)? Any comments?		
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	Leave any greenfield area proposed for development alone, especially in Maitai valley as It would destroy the natural environment of the valley, ecosystems and create higher risks for flooding and contaminant of the Maitai River. The recreational opportunity for the community would be lost and the character of a beloved valley erased forever. The traffic would clog up the inner city and thousands of cars every day commuting through the valley leaving it polluted and unsafe for others to travel by bike, walking or running.
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	Leave any greenfield area alone
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	Leave any greenfield area alone
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	Leave any greenfield area alone
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	Leave any greenfield area alone
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in	Strongly disagree	Leave any greenfield area alone

	Motueka? Please explain why.		
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	Leave any greenfield area alone
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.	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	34 Do you agree with the	Neutral	

and Planning	proposed residential and business growth sites in Tākaka?		
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 #31129

Mrs Gaynor Brooks
Director R Brooks Estates

Speaker? False

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

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

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Neutral	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Neutral	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary		See No. 40 below.

	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?		See No. 40 below
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	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	40 Is there anything else		Planning should allow less restrictive allotment sizes for Rural 2 land 50 ha +, (see Nelson and

and Planning	you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		other districts), to take pressure off building on our most fertile land. The Emission Trading Scheme is also going to be a factor in Rural land use going forward.
--------------	--	--	---

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31130

Trevor James

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	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	This has so many advantages: cost of infrastructure (e.g. 3 waters, electricity) is lower per unit of housing, reduces commuting times and greatly reduces emissions from vehicles (including heavy metals from brakes), it makes public transport more viable, can make for more social cohesion if designed right (e.g. with parks, walkways and commuter paths creating meeting places), reduces the human footprint on the region that displaces ecosystems (single-story buildings cover a much larger area than multi-story buildings), large areas of impervious surface (roads, roofs etc) create major adverse environmental effect i.e. more erosion in our waterways, lower groundwater levels causing lower summer stream flows, more heating of our land and lower atmosphere. We need to get bold with intensification with a lot more 4-6 story buildings encouraged, but

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

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

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	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	Yes, but limit the greenfield expansion so we can achieve the outcomes of the FDS (eg reducing the human ecological footprint, productive land).
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along 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,c,e - providing the intensification is a considerable increase, not just a few double-story buildings here and there.

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

	for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in	Agree	

	Tapawera?		
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	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 FDS is a very important thing to get right and we will need to get the right economic instruments to allow the intensification to happen. We need to show to the community that intensive housing can be really nice to live in, if done right. There are too many examples of older 1000-1500m2 sections jammed full of units and no where near any parks. This is not good for establishing a vibrant community.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31134

Mr Martin Hudson

Speaker? True

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	As above. Services and amenities should be local, accessible by foot or bicycles as much as possible.
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	Self evident.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	Growth for it's own sake is not desirable, conservation and sustainability are more important.

	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	As for outcome 6.
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	To achieve this local resources must be conserved e.g farmland, water, forests.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	This means that resources and infrastructure are not overstretched, that reserve capacity is maintained.
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	There is already too much high quality land under housing and concrete.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Don't know	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Serious consideration needs to be given to limiting growth and development of the region. What makes Tasman such a great place to live is the open spaces and lack of overcrowding. This is already sadly changing with the rapid population rise.
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	As for 12 & 6. The population growth that will follow such development will reduce the quality of life for the people of the region.
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		As for 13.

	<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	This is likely to reduce the quality of life and character of the town.
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	As for 15.
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	The Richmond development has already devalued the township, it appears to be overcrowded, the roads always congested.
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?	Strongly disagree	Motueka's greenfield areas must be preserved. The roading use plus high street pressure already appears to be rising quickly.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Disagree	Mapua has already grown rapidly changing it's character. More housing will only make this worse.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Disagree	Greenfield areas should be preserved.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	As for 22.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	The town has already over expanded.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Disagree	The region needs to preserve it's green spaces and farmland.

	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	As for 25.
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	As for 20.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	As for 21.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less 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.	No	Please see attached for more detail - summarised below: Strongly oppose the proposed housing development at Braeburn Rd. - loss of agricultural land -No available untapped water resources -Run's counter to the FDS Outcome 10 -Runs counter to the FDS Outcome of 'Urban form supports reductions in greenhouse gas emissions by integrating land use & transport'
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?		
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 response to Question 12.

Martin Hudson - Sub # 31134 - 1

SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022-2052

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

Name: MARTIN HUDSON

Organisation represent (if applicable): _____

Address: _____

Email: _____ Phone numb _____

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

THE SMALLER SETTLEMENTS MUST BE AS CLOSELY LINKED AS POSSIBLE TO MINIMISE TRANSPORT NEEDS AND INCREASED INFRASTRUCTURE.

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

AS ABOVE SERVICES AND AMENITIES LOCAL, ACCESSIBLE BY FOOT OR BICYCLE AS MUCH AS POSSIBLE.



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

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

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

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

SELF EVIDENT

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

GROWTH FOR IT'S OWN SAKE IS NOT
DESIRABLE, CONSERVATION AND SUSTAINABILITY
ARE MORE IMPORTANT

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

AS FOR OUTCOME 6,

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.

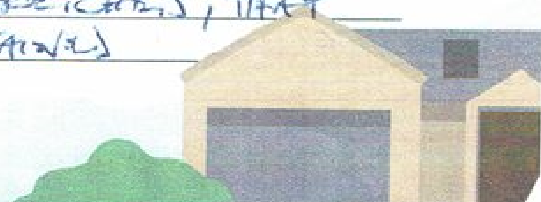
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

TO ACHIEVE THIS LOCAL RESOURCES MUST
BE CONSERVED E.G. FERTILAND, WATER, FORESTS

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

THIS MEANS THAT RESOURCES AND INFRA-
STRUCTURES ARE NOT OVERSTRETCHED, THAT
RESERVE CAPACITY IS MAINTAINED



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

THERE IS ALREADY TOO MUCH HIGH QUALITY LAND UNDER HOUSING AND CONCRETE.

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

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

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

SERIOUS CONSIDERATION NEEDS TO BE GIVEN TO LIMITING GROWTH AND DEVELOPMENT OF THE REGION.

WHAT MAKES TASMAN SUCH A GREAT PLACE TO LIVE IS THE OPEN SPACES AND LACK OF OVERCROWDING - THIS IS ALREADY SLOWLY CHANGING WITH THE RAPID POPULATION RISE.

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

AS FOR (12) + (6) -

THE POPULATION GROWTH THAT WILL FOLLOWING SUCH DEVELOPMENT WILL REDUCE THE QUALITY OF LIFE FOR THE PEOPLE OF THE REGION.

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

AS FOR (13)



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

THIS IS LIKELY TO REDUCE THE QUALITY OF LIFE AND CHARACTER OF THE TOWN

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

AS FOR 15

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

THE RICHMOND DEVELOPMENT HAS ALREADY DEVALUED THE TOWNSHIP, IT APPEARS TO BE OVERBUILT, THE ROADS ALWAYS CONGESTED

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

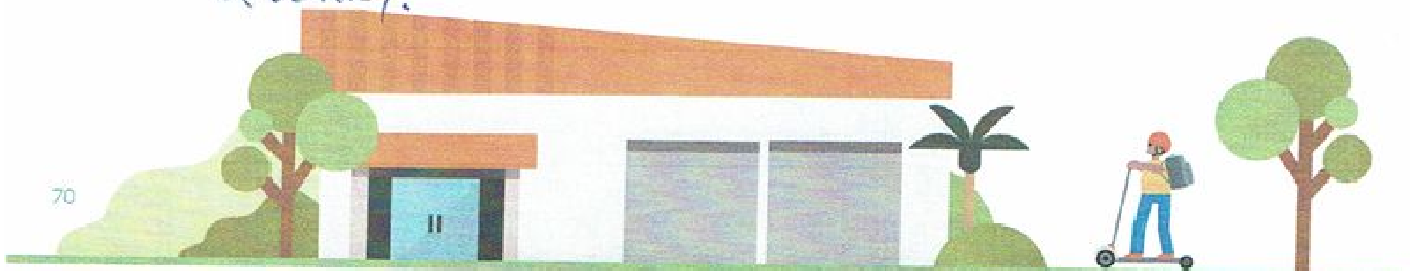
19. Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?

- 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

MOTUEKA'S GREENFIELD AREAS MUST BE PRESERVED. THE ROADING ^{USE} + HIGH STREET PRESSURE IS ALREADY APPEARING TO BE RISING QUICKLY.



02/11/19

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

MAPUA HAS ALREADY GROWN RAPIDLY,
CHANGING ITS CHARACTER. MORE HOUSING
WILL ONLY MAKE THIS WORSE.

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

GREENFIELD AREAS SHOULD BE PRESERVED

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

AS FOR (22)

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

THE TOWN HAS ALREADY OVEREXPANDED

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

THE REGION NEEDS TO PRESERVE ITS
(GREEN SPACES AND) FARMLAND

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

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

AS FOR (25)



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

AS FOR (20)

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

AS FOR (21)

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.

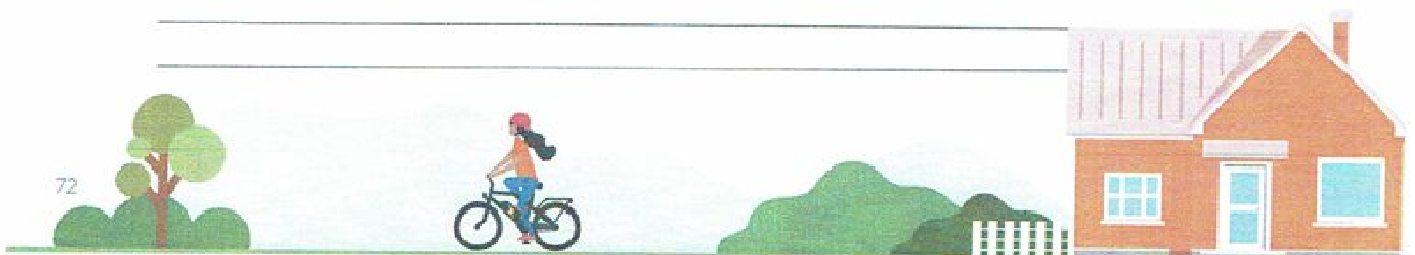
- Yes No Don't know Yes provided agreement can be reached with Te Ātiawa

SEE SEPARATE STATEMENT ATTACHED

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

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

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



4/12/2022

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

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

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

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

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

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

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

PLEASE RESPONSE TO QUESTION 12

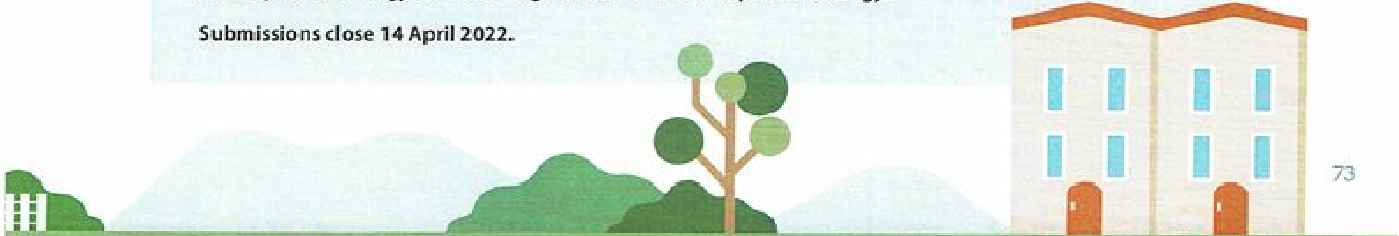
It's important to have your say on the big choices.

Once you've filled out this submission form:

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

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

Submissions close 14 April 2022.



Nelson Tasman Future Development Strategy 2022-2052 Survey

Submission re question 31., concerning the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road, T136)

I strongly oppose the proposed housing development at Braeburn Rd for the following reasons:

It would mean the loss of valuable agricultural land that is currently highly productive, mainly with sheep and beef grazing. But on the same type of land there are vineyards, one close by to the north showing that this type of clay soil supports good agriculture without the need for irrigation. Land that is productive without the need for irrigation will be increasingly important to adapt to the needs of climate change(Outcome 8 of the FDS). The construction activity involved in creating such a subdivision would require enormous amounts of energy and produce very large amounts of CO₂, further contributing to climate change.

The loss of this productive land runs contrary to the FDS Outcome 10 ' Nelson Tasman's highly productive land is prioritised for primary production.'

There are no available untapped water resources to provide for the proposed new housing development. Indeed the closest groundwater resource in the Moutere is already highly utilised and currently the subject of a challenged new use application.

The rising population will only increase the pressure on available water resources, we have already seen the effect of this on the Tasman region in recent dry years.

The proposed T136 land development runs counter to the FDS outcome 3 ' New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport' ; There are no local amenities, services or significant employment options in the Braeburn district. Residents of this suburban development would be isolated. It would be some 6 km distant from even the proposed Tasman Village, more than 10 km from Motueka and 32 km from Richmond. They would have to travel for all their needs; schooling, shopping, employment, thereby increasing their greenhouse gas production. There is no current public transport service for the area.

The FDS itself states that it would be expensive to provide infrastructure to this development; in addition to water there would need to be provision for sewerage, new roading and electric power supply. Who will pay for it?

The proposal also runs counter to the FDS Outcome of 'Urban form supports reductions in greenhouse gas emissions by integrating land use and transport'.

The FDS statement says that the development of the Tasman Village and Lower Moutere T136 would exceed the housing needs of the region, even under the highest growth estimates. Why then is it even being considered? Could it be that the desires of property developers are being prioritised over the real needs of the community?

Submitter: Martin Hudson, [REDACTED]

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31135

Mr Tony Haddon

nil

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	Council has over the years received considerable feedback opposing residential development of the Maitai Valley. It needs to take notice of this as required by the regional policy statement Pg44 DH1 Urban expansion "The people of Nelson also have opinions in terms of what they value in their environment. Some assessment of these values is required to indicate whether they are compatible with continued urban growth. "

Future Development Strategy consultation 2022

Addendum to Submission 31135 , Tony Haddon

It should by now be amply clear to councillors that urban development of the Maitai Valley is opposed by a great many people- in fact 12,804 have signed the Save the Maitai petition to date.

There are recreational, amenity, and ecological parallels between the Maitai Valley and Auckland's Waitakere Ranges which now has it's own zone which restricts inappropriate development. *H21. Rural – Waitākere Ranges Zone* is appended.

The NPS-UD does not specify where housing is to be provided. It does specify that varying housing types and density be provided.

If Kaka Valley has to be subdivided it should be no denser than the present zoning allows.

Regarding Orchard Flat. I don't believe given the topography of the area indicated on the map that it could ever be an economically feasible proposal. Who ever came up with the name Orchard Flat

H21 Rural – Waitākere Ranges Zone

H21. Rural – Waitākere Ranges Zone

H21.1. Zone description

The Rural – Waitākere Ranges Zone comprises most of the privately owned land around the periphery of the public open space and the regional park within the Waitakere Ranges Heritage Area. This typically contains small holdings and residential properties and has a natural character dominated by bush-clad land. It contains heritage features such as areas of contiguous native bush, coastal areas, significant landforms and geological sites and significant and other terrestrial and aquatic ecosystems.

In the centre of the zone is the Scenic Drive ridge and the forested upper reaches of the Ōrātia and Ōpānuku streams' catchments, the western and southern edges of which are bounded by large continuous areas of primary and regenerating indigenous rainforest, the Waitākere Ranges Regional Park and the public water supply catchments. The eastern edge is bounded by the orchards and farms of Ōrātia and Ōpānuku/Henderson Valley.

The zone provides limited opportunity for further growth and development. It recognises the local, regional and national significance of the area and aims to prevent subdivision, use and development from having adverse effects on the heritage features of the Waitakere Ranges Heritage Area. Existing and future land use and development is managed to maintain and protect heritage features. Activities provided for in the zone enable and support the social, economic, cultural and environmental well-being of the people that live and work in the zone and in its distinct communities, while protecting, restoring and enhancing the heritage features of the zone.

H21.2. Objectives

- (1) Activities, development, and subdivision in the Rural – Waitākere Ranges Zone achieve the objectives of the Waitākere Ranges Heritage Area Overlay in Section D12.2.
- (2) Activities, development, and subdivision achieve the objectives of the Rural – Rural Conservation Zone unless otherwise provided for in Objectives H21.2(1) and (3).
- (3) The forested character and natural landscape qualities of the Rural – Waitākere Ranges Zone are maintained and enhanced.

H21.3. Policies

- (1) Require subdivision, use and development to achieve the policies of the Waitākere Ranges Heritage Area Overlay in Section D12.3.
- (2) Provide for subdivision, use and development which supports the policies of the Rural – Rural Conservation Zone unless otherwise provided for in Policy H21.3(3).

H21 Rural – Waitākere Ranges Zone

(3) Design subdivision, activities and development to:

- (a) protect significant and outstanding native vegetation and fauna habitat, and where possible avoid clearance of, or damage to, this resource;
- (b) minimise adverse effects arising from placement of structures, roads and other infrastructure, on the overall resilience, biodiversity and integrity of ecosystems;
- (c) minimise adverse effects during the course of establishing the subdivision, activities and development including those arising from surveying; and
- (d) recognise the natural values of native vegetation and fauna habitat areas and the linkages between these areas.

H21.4. Activity table [rp/dp]

Table H21.4.1 Activity table specifies the activity status of land use and development activities pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table H21.4.1 Activity table

Activity		Activity status
(A1)	Activities not otherwise provided for	NC
Development		
(A2)	Demolition of buildings	P
(A3)	Buildings having a height exceeding the maximum specified in Standard H21.6.2.	D
(A4)	A building that does not comply with Standard H21.6.3(1) that has front, side and rear yards of not less than 3m	RD
(A5)	A building that does not comply with Standard H21.6.3(1) with front, side or rear yards of less than 3m	D
(A6)	A building that does not comply with Standard H21.6.4(1) and (2) where the building coverage does not exceed 15 per cent.	RD
(A7)	A building that does not comply with Standard H21.6.3(1) and (2) where the building coverage exceeds 15 per cent.	NC
(A8)	New buildings and additions	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to

H21 Rural – Waitākere Ranges Zone

		accommodate
Use		
Rural		
(A9)	Farming	P
(A10)	Farm visit for up to 20 visitors	P
(A11)	Post-harvest facilities	D
(A12)	Rural airstrips	D
(A13)	Greenhouses with a building coverage not exceeding 25 per cent of net site area	RD
(A14)	Greenhouses with a building coverage exceeding 25 per cent of net site area	NC
(A15)	Disposal of non-residential waste or composting complying with Standard H21.6.1.(1) and (2)	P
(A16)	Disposal of non-residential waste or composting not complying with Standard H21.6.1.(1) and (2)	D
(A17)	Effluent disposal systems complying with Standard H21.6.1.(3)	P
(A18)	Effluent disposal systems not complying with Standard H21.6.1.(3)	D
(A19)	Intensive farming	NC
(A20)	Intensive poultry farming	NC
(A21)	Free-range poultry farming	P
(A22)	Free-range poultry farming not complying with Standard H21.6.6	D
(A23)	Mustelid farming	Pr
(A24)	Forestry	P
(A25)	Forestry not complying with Standard H21.6.7	D
(A26)	Conservation planting	P
(A27)	Rural commercial services	NC
(A28)	Animal breeding or boarding	D
(A29)	Produce sales	P
(A30)	Produce sales not complying with Standard H21.6.8	D
(A31)	Rural industries	NC
(A32)	On-site primary produce manufacturing	NC
(A33)	Post-harvest facilities not exceeding 200m ² in gross floor area	RD
(A34)	Post-harvest facilities not complying with Standard H21.6.13	D
(A35)	Post-harvest facilities exceeding 200m ² in gross floor area	NC
(A36)	Equestrian centres	D

H21 Rural – Waitākere Ranges Zone

(A37)	Quarries - farm or forestry	NC
Accommodation		
(A38)	One dwelling per site	P
(A39)	Dwelling not complying with Standard H21.6.9	NC
(A40)	Minor dwellings	P
(A41)	Minor dwellings that does not comply with Standard H21.6.10	NC
(A42)	Subdivision of the minor dwelling from the site on which the principal dwelling is located	Pr
(A43)	Workers' accommodation	NC
(A44)	Home occupation	P
(A45)	Home occupation not complying with Standard H21.16.11	NC
(A46)	Visitor accommodation for no more than 20 people and located on a site greater than 20ha	RD
(A47)	Visitor accommodation for more than 20 people or located on a site less than 20ha	D
(A48)	Camping grounds	NC
Commerce		
(A49)	Restaurants and cafes accessory to farming carried out on the site with gross floor area up to 300m ²	D
(A50)	Restaurants and cafes accessory to farming carried out on the site with gross floor area greater than 300m ²	NC
(A51)	Garden centres	NC
(A52)	Markets	NC
(A53)	Storage and lock-up facilities	D
(A54)	Show homes	NC
(A55)	Veterinary clinics	D
(A56)	Rural tourist and visitor activities	D
Community		
(A57)	Care centres	D
(A58)	Community facilities	D
(A59)	Healthcare facilities	D
(A60)	Education facilities	NC
(A61)	Information facilities	D
(A62)	Artworks	P
(A63)	Outdoor recreational activities for up to 20 people	RD
(A64)	Informal recreation and leisure	P
(A65)	Organised sport and recreation	NC
(A66)	Emergency services	RD

H21 Rural – Waitākere Ranges Zone

(A67)	Clubrooms	RD
Coastal		
(A68)	Navigational aids	P
(A69)	Structures for boat launching activities	D
Mana Whenua		
(A70)	Urupa	D
(A71)	Marae	D
(A72)	Customary use	P
Mineral activities		
(A73)	Mineral extraction activities	NC
(A74)	Mineral prospecting	P
(A75)	Mineral prospecting that does not comply with standard H21.6.12	D
(A76)	Mineral exploration	NC
Cleanfill, managed fill and landfill		
(A77)	Cleanfill	NC
(A78)	Managed fill	NC
(A79)	Landfill	NC

H21.5. Notification

- (1) Any application for resource consent for an activity listed in Table H21.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

H21.6. Standards

All permitted and restricted discretionary activities listed in Table H21.4.1 Activity table must comply with Standard H21.6.1. In addition these activities must comply with standards in H21.6.2 to H21.6.14 where relevant.

H21.6.1. General

- (1) Areas used for disposal of non-residential waste or composting must be located at least 100m from the boundary of adjoining sites in the Rural – Waitākere Ranges Zone, Rural – Waitākere Foothills Zone, Rural – Countryside Living Zone, Future Urban Zone and residential zones.
- (2) Areas used for disposal of non-residential waste or composting adjoining all rural zones other than Rural – Countryside Living Zone, must be located at least 20m from the boundary of adjoining sites.

H21 Rural – Waitākere Ranges Zone

(3) Any effluent disposal system, including any area on which effluent is being disposed of by way of spray irrigation, or any treatment plant or ponds, or any composting area, must be at located at least:

- (a) 250m from any dwelling located on any site other than the site on which the activity is carried out; and
- (b) 100m from any boundary of the site on which the activity is located.

H21.6.2. Building height

Purpose: to manage the bulk and scale of buildings to ensure they are in keeping with the natural landscape, natural character and amenity values of the zone.

- (1) Dwellings and buildings accessory to dwellings including minor dwellings and garages must not exceed 8m in height.
- (2) Other accessory buildings must not exceed a height of 15m.

H21.6.3. Yards

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise:

- adverse effects of buildings on the natural character and amenity values enjoyed by occupiers of adjoining properties; and
 - opportunities for reverse sensitivity effects to arise.
- (1) The minimum depth of front, side and rear yards is 10m.
 - (2) For sites located within Overlay Subdivision Plan 7a-7g – Bush Living (Ranges) identified in D12 Waitākere Ranges Heritage Area Overlay, the minimum depth of front, side and rear yards is 3m.
 - (3) A building that does not comply with Standard H21.6.3(1) is a restricted discretionary activity provided that it has front, side and rear yards of a depth of not less than 3m.
 - (4) A building with front, side and rear yards of a depth less than 3m is a discretionary activity.

H21.6.4. Building coverage

- (1) The maximum building coverage within the Overlay Subdivision Plan 7a-7g – Bush Living (Ranges) identified in D12 Waitākere Ranges Heritage Area Overlay must not exceed ten per cent of net site area or 300m² whichever is the lesser.
- (2) The maximum building coverage outside the Overlay Subdivision Plan 7a-7g – Bush Living (Ranges) identified in the D12 Waitākere Ranges Heritage Area Overlay must not exceed 15 per cent of net site area or 300m² whichever is the lesser.

H21 Rural – Waitākere Ranges Zone

(3) A building that does not comply with Standard H21.6.4(1) and (2) is a restricted discretionary activity provided the building coverage does not exceed 15 per cent.

(4) A building that does not comply with Standard H21.6.3(1) and (2) and where the building coverage exceeds 15 per cent is a non-complying activity.

H21.6.5. Buildings housing animals – minimum separation distance

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise the:

- adverse effects of buildings on the natural character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunity for reverse sensitivity effects to arise.

(1) Buildings for the primary purpose of housing animals greater than 25m² gross floor area must be located at least 50m from any boundary of the site.

H21.6.6. Free-range poultry farming

(1) Coops and associated hard stand areas for free-range poultry farming must be set back at least 50m from the nearest site boundary.

H21.6.7. Forestry

The following standards apply to forestry:

- (1) forestry activity on a site must not exceed 2ha;
- (2) forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or the adjoining site is an area identified in the Significant Ecological Area Overlay or the adjoining site is already afforested;
- (3) forestry must be carried out at least 5m from the bank of any permanent stream, river, lake, wetland or coastal edge; and
- (4) forestry must be carried out at least 5m from an area identified in the Significant Ecological Area Overlay.

H21.6.8. Produce sales

The following standards apply to produce sales:

- (1) produce sales must not have their vehicle access from a State Highway or motorway;
- (2) produce that is not grown or produced on the site or on a site owned by the same landholder must not be sold or offered for sale;
- (3) the area set aside for produce sales (comprising any land, buildings, parts of a building, tables, tractors, barrows, platforms, boxes or any other structure or vehicle used for that purpose), must not exceed 100m²; and

H21 Rural – Waitākere Ranges Zone

- (4) the type of produce offered for sale on the site must be confined to the following:
 - (a) fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, wine, juices;
 - (b) produce or products from on-site primary produce manufacturing; or
 - (c) handcrafts or artworks made on the site.

H21.6.9. Dwellings

The following standards apply to dwellings:

- (1) there must not be more than one dwelling (not including a minor dwelling) on a site;
- (2) a dwelling must be constructed to have colour reflectivity limited to the following:
 - (a) between 0 and 40 per cent for exterior walls; and
 - (b) between 0 and 25 per cent for roofs;
- (3) standard H21.6.9(2) does not apply to unstained timber and natural materials;
- (4) fencing around dwellings must comprise rural post and wire or post and rail fencing;
- (5) water tanks must be buried or be screened from views; and
- (6) driveways must be constructed with material that is visually recessive e.g. exposed aggregate concrete, asphalt, chip seal, concrete with charcoal oxide tint.

H21.6.10. Minor dwelling

The following standards apply to minor dwellings:

- (1) a minor dwelling must be located on a site with a minimum net site area of 1500m²;
- (2) there must be no more than one minor dwelling per site;
- (3) the minor dwelling must be constructed to have colour reflectivity limited to the following:
 - (c) between 0 and 40 per cent for exterior walls; and
 - (d) between 0 and 25 per cent for roofs;
- (4) standard H21.6.10(3) does not apply to unstained timber and natural materials;
- (5) the proposed minor dwelling must have a floor area less than 65m² excluding decks and garaging;

H21 Rural – Waitākere Ranges Zone

- (6) the minor dwelling must share the same driveway access as the principal dwelling; and
- (7) the building must comply with the relevant standards H21.6.2, H21.6.3, H21.6.4 and H21.6.9 (4) to (6).

H21.6.11. Home occupations

The following standards apply to home occupations:

- (1) no more than five persons may be engaged in the home occupation.;
- (2) at least one person engaged in the home occupation must use the dwelling or minor dwelling on the site as their principal place of residence;
- (3) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation, and no more than 10 guests may be accommodated within an existing dwelling;
- (4) except for homestay accommodation, customers and deliveries must not arrive before 7am or after 7pm any day;
- (5) heavy vehicle trips must not exceed two per week;
- (6) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (7) at least one additional car parking space must be provided in addition to any car parking required for the dwelling except where the following apply:
 - (a) there are no employees of the home occupation who do not use the dwelling as their primary place of residence; or
 - (b) the home occupation does not involve the sale of goods from the site apart from those purchased electronically or by mail/courier;
- (8) storage for rubbish and recycling must be provided on site and screened from public view;
- (9) materials or goods manufactured, serviced or repaired as part of the home occupation activity must be stored within a building on the same site;
- (10) goods sold from the home occupation must comply with the standards in H21.6.8 for produce sales; and
- (11) home occupations involving homestays are limited to a maximum of 10 people. This includes the people who reside on the site.

H21.6.12. Mineral prospecting

- (1) Mineral prospecting must comply with all of the following:
 - (a) must not involve blasting; and
 - (b) must not be undertaken outside the hours of 7am to 10pm on any day.

H21 Rural – Waitākere Ranges Zone

H21.6.13. Post-harvest facilities

The following standards apply to post-harvest activities:

- (1) the activity is limited to sorting or processing of goods from agricultural or horticultural produce; and
- (2) the activity is located on a site with a net site area of greater than 2ha.

H21.6.14. Outdoor recreation activities

The following standards apply to outdoor recreation activities:

- (1) the activity may involve buildings or structures ancillary to the activity and must not be greater than 30m²; and
- (2) the activity must not involve motorsport and gun clubs.

H21.7. Assessment – controlled activities

There are no controlled activities in this zone.

H21.8. Assessment – restricted discretionary activities

H21.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) all restricted discretionary activities:
 - (a) natural character and amenity values;
 - (b) the scale and intensity of buildings and activities;
 - (c) retention and maintenance of indigenous vegetation;
 - (d) landscape treatment of sites;
 - (e) the duration and hours of operation of activities;
 - (f) parking, access and traffic movement;
 - (g) site restoration on completion of filming activities; and
 - (h) those matters set out in H19. Rural Zones under H19.12.1 Matters of discretion.
- (2) infringement of yard standard:
 - (a) location of buildings, privacy, screening and landscape treatment.
- (3) infringement of building coverage standard:
 - (a) building bulk, screening and landscape treatment; and
 - (b) provision of outdoor space.

H21 Rural – Waitākere Ranges Zone

H21.8.2. Assessment criteria

The Council will consider the relevant assessment criteria for restricted discretionary activities from the list below:

- (1) all restricted discretionary activities:
 - (a) the extent to which the character, scale, hours of operation and intensity of the activity is compatible with amenity values, natural character, and the natural landscape and does not result in cumulative adverse effects;
 - (b) the extent to which the activity adversely affects natural character;
 - (c) the extent to which buildings are compatible with the scale and appearance of other buildings in the neighbourhood;
 - (d) whether the activity results in adverse effects on water quality, native vegetation and fauna habitat;
 - (e) whether the activity individually or cumulatively leads to pressure for urban expansion or the fragmentation of sites leading to a reduction of natural character and amenity;
 - (f) the extent to which the activity provides adequate parking and safe driveway access and sight lines and limits the length of driveways;
 - (g) the extent to which the traffic movements of filming activities can be safely accommodated within the local road environment; and
 - (h) the assessment criteria in H19.12.2 Rural zones.
- (2) infringement of yard standard:
 - (a) the extent to which buildings are located:
 - (i) a sufficient distance back from the site boundary to avoid more than minor adverse effects on the natural landscape;
 - (i) in a position which maintains opportunities to retain vegetation around the edges of the site; and
 - (ii) a sufficient distance back from site boundaries of adjoining sites to ensure a minimum level of privacy.
- (3) infringement of building coverage standard:
 - (a) the extent to which the scale of buildings detracts from the natural landscape, in particular:
 - (i) the extent of landscape modification, including earthworks and vegetation alteration;
 - (ii) the visual prominence of the building; and

H21 Rural – Waitākere Ranges Zone

(iii) the relationship of buildings to neighbouring sites.

H21.9. Special information requirements

There are no special information requirements in this zone.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31138

Mr Tony Haddon

Chair Save the Maitai Incorporated

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	Council has over the years received significant feedback opposing residential development in the Maitai Valley. Please see attached file

Tony Haddon - Save the Maitai Inc - 31138 - 1

Nelson Regional Policy Statement

DH1 *"The people of Nelson also have opinions in terms of what they value in their environment. Some assessment of these values is required..."*

Opinions are expressed via the "Save the Maitai " petition which when presented to Nelson City Council on 3/11/2020 had 9,636 signatures, Nelson's biggest ever petition. As a "living" document it now carries close to 13,000 signatures.

Digital signatories were able to make additional comments, as follows:

Comments

Name	Location	Date	Comment
Jaimie Barber	Nelson, New Zealand	2020-07-13	"Anyone who knows Nelson knows the Maitai Valley is the gem of the city. Let's not lose it to large scale residential development."
Sarah Carnahan	Auckland, New Zealand	2020-07-13	"I grew up living near the Maitai and the damage that will be done to the environment and waterways will be a tragedy"
Megan Murphy	New Zealand	2020-07-13	"The Maitai River is a nature sanctuary for everyone to enjoy. Please recognise the people of Nelson and let them make the choice. It's an absolute shame to demolish the peace and quiet and place of refuge for many."
elizabeth carnahan	Nelson, New Zealand	2020-07-13	"It's natural beauty will be ruined by development and access to this valley is not good."
Julie Bennett	Nelson, New Zealand	2020-07-13	"To ruin this idyllic peaceful setting with 100's of houses would be dreadful."
Sally Haddon	Rotorua, New Zealand	2020-07-13	"Keep the Maitai for our kids to enjoy"
Rosie Carnahan Darby	Auckland, New Zealand	2020-07-13	"I grew up playing by the river, it is beautiful and should be a nature oasis for all."

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Lynette Day	Nelson, New Zealand	2020-07-13	"The Maitai Valley development of residential housing will spoil the unique charm of the Nelson city. The drawcard for visitors to the Nelson district the reason people have chosen and paid to live in this area are the immediate access to both the beach and river, with tree lined walking tracks and roads that follow the Maitai River from the town centre. Keep this gem, such a foolish move just for the monetary gain! Nelson is the Maitai Valley, it runs through town, nature at our back doorstep ... this very move will bring so much congestion and traffic to spoil the reality ...the very reason we live here and not Stoke or Richmond"
Clare Haig	Nelson, New Zealand	2020-07-13	"It is an ill thought out development. Where are all these people going to school, shop, hospital etc?"
riley gunn	Nelson, New Zealand	2020-07-13	"With humans come plastic! We do not need more pollution in the maitai valley and it should be preserved as an area of nature"
Caroline Vine	Nelson, New Zealand	2020-07-13	"I am concerned that this proposed development will destroy the beauty of the Maitai Valley and river and disturb the peacefulness so many Nelsonians and tourists enjoy."
Julie-Anne Stuart	Nelson City, New Zealand	2020-07-13	"A large satellite suburb in this area will be ruinous to the peaceful Rural valley that Nelsonians love to visit - what other NZ town has such a beautiful natural amenity available just 5 minutes from the city? - let's preserve this gem for future generations."
Name	Location	Date	Comment
Tara Gale	Nelson, New Zealand	2020-07-13	"I dont want it to be ruined by mass development."
Donna-Marie Quinn	Nelson, New Zealand	2020-07-13	"There is already enough housing in Nelson. Anymore and it will lose its unique feeling. Not to mention the environmental damage & disturbing the beauty that housing would do to the Matai area."
Jason Gibson	Stoke, Nelson, New Zealand	2020-07-13	"I signing because I dont want to see this beautiful area turned into yet another suburban jungle full of lawn mowers and traffic."
Mandy Preston	Nelson, New Zealand	2020-07-13	"I spent my teenage years at the Maitai because I kept my horses there as well as living there for a couple of years as a young adult. Such a special place for people to enjoy the river and nature. Would be such a shame to ruin that"
Julie Bird	Nelson, New Zealand	2020-07-13	"To add to my info. My Grandfather then sold land to the Nelson City Council to build the Water Dam. I am Maitai for 4 generations."
Mary Watson	Wellington, New Zealand	2020-07-13	"We need to keep our peaceful places. Where else can our minds and ears get a rest?"
Katrina Coupland	Auckland, New Zealand	2020-07-13	"Keep our beautiful slice of heaven free from rural development for our future kids and families to enjoy"

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Eva Maria Luise Pick-Stone	Nelson, New Zealand	2020-07-13	"From a UK paper, that discusses this issue:" ...greenfield sites (undeveloped land, which can include the green belt) are being favoured by developers because they are cheaper to exploit than brownfield sites (previously developed land, such as disused industrial estates), which have much higher transaction costs..."So - for the sake of profit, should we lose this Nelson treasure?Once it's gone it's gone..."
Carol Thomson	Australia	2020-07-13	"The Maitai is such a fabulous area for families to enjoy which is close to the city, it would be a crime to Rob the city of this?"
gwen daly	Reading, England, UK	2020-07-13	"I don't think NCC have been transparent with locals about this project. There are so many unanswered questions I have including how sustainable the houses would be, how affordable, is there any social housing, has provision for public transport been made. I would like to see everything stopped until the public has been advised on the above."
Debbie Jones	Sunnybank, Australia	2020-07-13	"It would be tragic to develop the Maitai. It needs to be left as is. There is already too many houses up there!"
Angela Cheruseo	Nelson, New Zealand	2020-07-13	"Because I do not wish this to be converted to a residential zone"
Brendan Santorini	Nelson, New Zealand	2020-07-13	"The Maitai Valley doesn't even handle the Traffic volumes as it .. but that's fine as is needs to be kept similar to as is ... as it is Nelsonians Close to Town Nature Escape ◆◆◆◆◆Perfect as it is.. Please Preserve it as it is ."
Name	Location	Date	Comment
Jane Tait	Sydney, Australia	2020-07-13	"Jane Tait"
Natasha Ray	Akaroa, New Zealand	2020-07-13	"I grew up in the Maitai Valley and it needs to be protected for the treasure it is."
Carolyn Sygrove	Nelson, New Zealand	2020-07-13	"I am signing because I believe that we must preserve the Maitai reserve as one of the few areas of reserve left, close to the city available to all Nelsonians no matter what their age or fitness. Young families, walkers, trampers and mountainbikers of all abilities through to cricketers, soccer teams, dog walkers and the elderly all enjoy the Maitai parks, river pools, tracks and grounds. This is a legacy we cannot afford to let slip through our fingers to line the pockets of shortsighted developers. Build in the inner city with architecturally designed buildings in keeping with Nelson's history (such as the beautifully designed 2 storey apartments next to Bobby Franks on Tasman Street)"
Kate alexander	nelson, New Zealand	2020-07-13	"Because this should not happen.. Damp. Cold. Valley.. U cannot change the course of the river.. Our beautiful maitai!!"
Kate McLaren	Auckland, New Zealand	2020-07-13	"I'm shocked that residential zoning has even been considered in the gorgeous Maitai"

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Jaynie Holmes	Nelson, New Zealand	2020-07-13	"I am a resident of the Maitai Valley and deeply oppose this subdivision, keep our valley natural and untainted for the sake of the wildlife, and all those who come here to enjoy her beauty"
Debbi Jeffries	Nelson, New Zealand	2020-07-13	"It's such a beautiful valley and river."
Jane Small	Christchurch, New Zealand	2020-07-13	"The maitai deserves to be kept as a clean haven as it has done for years"
rick miller	Nelson, New Zealand	2020-07-13	"The last and loveliest valley. Why would you!"
Bill Dahlberg	Nelson, New Zealand	2020-07-13	"The Maitai is a special place that enjoyed by a large number of Nelsonians plus visitors."
Angela Donaldson	Blenheim, New Zealand	2020-07-13	"This is where I grew up walking and swimming with friends and family. It is a beautiful part of Nelson that needs to be kept as reserve land not for residential development."
Violet hennessy	Nelson, Florida, US	2020-07-13	"I don't want this area to be destroyed by homes when they could be relocated elsewhere. Leave our recreational areas alone please. Search elsewhere."
cole ryan	San Francisco, California, US	2020-07-13	"The Maitai is special,."
Jemima Busch	Nelson, New Zealand	2020-07-13	"Ruining the natural beauty of this peaceful place would be a travesty. I live on Nile Street and already I wait several
Name	Location	Date	Comment
			minutes to get out of my driveway in the morning - the infrastructure can't cope with another 700+ households up the road. And what about schooling?? Our local schools are already bursting at the seams!! Save the Maitai 💎"
Pauline Miller	Nelson, New Zealand	2020-07-13	"The Maitai is an amazing recreational area, close to the city, that needs to be protected for future generations."
Maree Sharland	Nelson, New Zealand	2020-07-13	"I am signing this petition because I want to add my voice to the Campaign to Save the Maitai. Nelsonians have told the Council for years the Maitai Valley should be protected for recreation use. The Maitai is the very essence of Nelson. (NUGS 2004, FDS 2019) The current owners of the proposed residential subdivision, purchased the land knowing full well that it was zoned "rural smallholding," and therefore limited to up to about 40 sections. I don't believe these developers should now get to determine land use policy in Nelson. That is the role of our elected representatives, and those elected representatives, the Nelson Mayor and the Councillors, have NO MANDATE to allow re-zoning of the Kākā Valley. HANDS OFF THE MAITAI!"
Sascha Miller	Christchurch, New Zealand	2020-07-14	"It's a stupid idea and will ruin the beautiful Maitai valley"

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Suzanne Chesterman	Nelson, New Zealand	2020-07-14	"Please preserve The Maitai for generations to come. They d"
Suzanne Chesterman	Nelson, New Zealand	2020-07-14	"We owe our future children the safety and pleasure of The Maitai. Don't let them down."
Jenni Bancroft	Nelson, New Zealand	2020-07-14	"This is a beautiful part of Nelson that is local and accessible to all for leisure - swimming, walking, cycling or running. It is so well used by families, individuals and community groups. While there is a need for housing in Nelson, this is not the area for huge development. It would cause more damage than benefit to this special part of our Nelson."
Cara Christall	Nelson, New Zealand	2020-07-14	"It would be an utter travesty to our city to allow this development to go ahead. Of all the places! The tranquility, native wildlife, and swimmable river will be lost. A treasure for Nelson visitors and locals. The Nelson community have argued against this area being developed for decades for a damn good reason! Save the Maitai!"
Kathy Ruffell	Nelson, New Zealand	2020-07-14	"Leave our beautiful Maitai Valley recreation area alone! It is a much needed and enjoyed area for all of Nelson & shouldn't be ruined so developers can make more money!"
eve ward	nelson, New Zealand	2020-07-14	"The Maitai Valley is one of the reasons we are moving to Nelson. It is a gem - tranquil and unspoilt, with fantastic swimming, cycling and walking opportunities. Nelson needs to concentrate development in the centre of Nelson instead of spreading to our treasured green spaces."

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Name	Location	Date	Comment
Jo Rowland	Nelson, New Zealand	2020-07-14	"The walks along the Maitai river is where I spent a lot of time during the covid lockdown. It was my sanctuary when there was so much madness. I can't believe this tranquil and beautiful place so close to the city could be compromised with the development of 500- 700 houses!"
Paul Heath	Christchurch, New Zealand	2020-07-14	"We cant let developers destroy this valley.even tho the land is private all the housing,vehicles,infrastructure will bugger up the valley"
Susanne Bennell	Nelson, New Zealand	2020-07-14	"I don't feel the Maitai is the place to build 500 houses. It's a beautiful quiet spot and is going to wreck the area."
Malcolm Mott	Auckland, New Zealand	2020-07-14	"I'm signing because it is my family history that is disappearing from the Maitai Valley."
Maz Hartman	New Zealand	2020-07-14	"The Maitai should remain a nature sanctuary. Find somewhere else for residential development."
Linsey Ferguson	nelson, New Zealand	2020-07-14	"To remove these area looses everything that is special about Nelson."
Cathy McCarthy	Abbotsford, Canada	2020-07-14	"This land and natural space will be forever changed in a negative way if it is not persevered. Don't allow this to happen!"
Scott May	Blenheim, New Zealand	2020-07-14	"We don't need anymore homes with all the ones being built in Stoke & Richmond"
Natalie Hunter	Nelson, New Zealand	2020-07-14	"The area will not cope with this many new houses/families."
Kelly Hayward	Broken Hill, Australia	2020-07-14	"Nature is so important! We need to protect the little we have left"
Anne Devlin	Nelson, New Zealand	2020-07-14	"I'm signing because I am a long time resident in the Maitai and the pocket of nature so close to me is the reason I still live here. I use the area for recreation daily. I would detest the noise echoing round the valley which would occur when building over 500 houses and the increase in traffic to the area, not to mention the irreparable damage to the river and surrounds. The Maitai area is a Nelson treasure and should not be used for large scale housing developments."
Jennifer Lunn	Wanganui, New Zealand	2020-07-14	"Jennifer Lunn"
Charlotte Malone	ocean grove, Australia	2020-07-14	"Nature deserves space"
Nicky Newton	Ann Arbor, Michigan, US	2020-07-14	"I holidayed in the region a lot as a kid. Swimming here was legend. Please don't ruin it."
Shona Raudonikis	Australia	2020-07-15	"Leave the land alone, develop the city."

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Name	Location	Date	Comment
Caleb Laws	Melbourne, Australia	2020-07-15	"I spent years growing up in Nelson and the Maitai was and should always be a haven for waking, cycling and relaxing for all Nelsonians"
Joanne McArthur	Canterbury, New Zealand	2020-07-15	"I do not want Matai destroyed...#"
Douglas Martin	Melbourne, Australia	2020-07-15	"This place is one of Nelson's natural gems and needs to stay as is."
Sam Hogg	Wellington, New Zealand	2020-07-15	"The Maitai Valley has a very special place for me since I was born. For generations, the Maitai and Kaka Valley has created rich and heartfelt experiences for Nelsonians, Kiwis and travellers alike. It's a part of what makes Nelson Nelson, don't take that away."
Kimberly Kidner	Brisbane, Australia	2020-07-15	"This is a tranquil part of Nelson, I had the best memories of biking through the trails and swimming in the water holes as a child!"
Juliet Thorn	Nelson, New Zealand	2020-07-15	"This is my hood and I dont want to see it being ruined by developers."
Vance Rees	Auckland, New Zealand	2020-07-15	"Stop the urban sprawl"
carrie-ann albon	Australia	2020-07-15	"This is where I grew up!! Swimming and bike riding almost everywhere up there. Great times with friends and family spent here. And I don't want it to be Vandalised by Corporate Scum."
sally wilson	Richmond, Nelson, New Zealand	2020-07-15	"I don't want to see that beautiful nature area spoilt by housing"
Catherine Harper	Nelson, New Zealand	2020-07-15	"It is tragic that this subdivision is even being contemplated. The Maitai Valley is a place of recreation and the heart of Nelson City. This short sightedness of subdivision in such a serene place is not acceptable on many many levels. Once done it can never be undone let us work together to preserve this amazing valley for all Nelsonians to enjoy."
Lorraine Ryder	Nelson, New Zealand	2020-07-15	"It would be a major disaster to loose such valuable recreational area so close to the city,Where so many go to play and relax."
Julie O'Brien	Sydney, Australia	2020-07-15	"I used to go there as a kid with my family. It's a special place!!"
Owen Roddis	Nelson, New Zealand	2020-07-15	"Unlike The Brook Valley, the Maitai Valley still has some rural character - this is so special, being so close to the city. Let's not spoil it."
Claire Jolliffe	Australia	2020-07-15	"Oh hell no.. this can't happen."

Name	Location	Date	Comment
Jacqui Innocente	Auckland, New Zealand	2020-07-15	"I was born and live in Nelson , I live by the maitai and walk the river most days , it is historical preshious land that makes Nelson Nelson and is an asset , Family's , visitors , walkers runners mountain biking picnics swimming and not to mention the wild life that inhabit the valley all enjoy the essence ,and tranquility , five generations in my family have enjoyed this natural environment so close to Nelson's CBD . My heart would break if it was destroyed by concrete, bricks and mortar and I'd say most nelsonians feel the same way"
June Gerard	Nelson, New Zealand	2020-07-15	"It is an important asset of Nelson. I would like to know how this can be done, and if it can be done safely."
Dinah Jerram	Nelson, New Zealand	2020-07-15	"I love the Maitai without lots of traffic and run off into the river."
Kimberley Wills	Melbourne, Victoria, Australia	2020-07-15	"The Maitai is every Nelsonian's childhood summer home. Don't allow it be ruined by by money hungry humans!"
Wendy Barker	Nelson, New Zealand	2020-07-16	"I'm signing because I am totally opposed to this development which will turn our beautiful rural treasure into an urban sprawl."
stacy west	Auckland, New Zealand	2020-07-16	"This place is stunning dont ruin it for housing"
Turhan Djemal	Nelson, New Zealand	2020-07-16	"There are plenty of areas of barren farmland that Nelson is can can grow into. Please leave this area as it is, and leave Nelsonians and tourists some areas of natural beauty to enjoy"
James Woodyear-Smith	Nelson, New Zealand	2020-07-16	"It a special space of beauty"
Drew Reed	Nelson, New Zealand	2020-07-16	"I spent my childhood counting countless native birds up there, it will destroy the maitai valley and the river, not that it isn't already, plus going to put more stress on low dam levels,"
Rebecca Glen	Nelson, New Zealand	2020-07-16	"I love the Maitai just the way it is!"
May Wills	Melbourne, Australia	2020-07-16	"I hope this never goes ahead. Many years of family fun was had there and it should be protected for future families"
Carmen Wills	Australia	2020-07-16	"Because the Maitai is a place families go for fun, enjoyment, good times and great memories. Why would you destroy such a beautiful place."
jan thomson	Nelson, New Zealand	2020-07-16	"We need to protect open spaces around our cities where people can enjoy nature with their families.The Maitai is a well used, well loved recreational area for Nelson"

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Name	Location	Date	Comment
Linda Hammon	Northland, New Zealand	2020-07-17	"We have to STOP destroying nature for our own selfishness"
Jane Cumberworth	Nelson, New Zealand	2020-07-17	"Cities need parks!"
Victoria Jackson	Nelson, New Zealand	2020-07-17	"We need to preserve our beauty and nature not create a concrete jungle."
Sally Rees	Nelson, New Zealand	2020-07-17	"We need to keep this land free of invasive awful housing."
Fionna Heiton	Nelson, New Zealand	2020-07-17	"The Maitai is very special to Nelson and is part of what makes it unique. Saving this green space is vital to Nelson."
Shannon Walsh	Australia	2020-07-17	"Save the Maitai!"
Ross Exto	Melbourne, Australia	2020-07-17	"Council corruption has never changed in Nelson"
Roxanne Stevens	Nelson, New Zealand	2020-07-17	"I strongly believe the natural environment of the Maitai valley needs to be protected so all can continue to enjoy the benefits of the natural world so close to the city. The Maitai as it is is a massive contributing factor to the positive quality of life for Nelsonians. The proximity of the outdoors to central Nelson is a unique feature and is a vital contributing factor to the city's character. The Maitai river's water quality is declining with the current infrastructure and would be decimated by the addition of 500 homes and thousands of vehicles along the valley road. The increased volume of traffic will create tragic dangers for so many cyclists that use the Maitai valley for recreation. Please stop residential zoning."
Margot Gibson	Nelson, New Zealand	2020-07-17	"Leave the Maitai as green space for all to enjoy."
allyson Hurst	Nelson, New Zealand	2020-07-17	"Even more (after Covid 19) we will rely on tourism to our area. The Maitai is our city's treasure for all to enjoy and if we want to attract domestic tourism we musn't spoil it. In addition to this, there isn't the infrastructure or the water for 500 new homes. Last year we were on water restrictions and the year before the city was tinder dry, fires all over the place yet water was restricted. We only have to have bad weather and a king tide anf the sewage spills out into the ocean. Get the infrastructure in place then consider increasing the load on our already antiquated infrastructure."
nigel fahey	Nelson, New Zealand	2020-07-17	"It doesn't need new housing in that area"
Richard Kyle	WELLINGTON, New Zealand	2020-07-18	"Keep the Maitua special...don't spread development"

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Name	Location	Date	Comment
Sarah Sharp	Nelson, New Zealand	2020-07-18	"The Maitai Valley is a significant place of environmental character within boundary of inner Nelson City. The people of Nelson enjoy its environmental aspects for leisure such as walking, swimming, biking, picnics etc. It needs protecting!"
Rosie Manins	Atlanta, Georgia, US	2020-07-18	"I grew up here, it's magical, and it needs preserving."
Joseph Fletcher	Christchurch, New Zealand	2020-07-18	"Dont pave paradise ya muppets"
Tony Haddon	New Zealand	2020-07-18	"The characteristics of Kaka Valley that attract the developers are exactly those that make it imperative to keep it as open green space. Nelson's backyard . Hands Off !!"
Courtney byrne	Nelson, New Zealand	2020-07-18	"Save the Maitai!!!"
deborah rayne silcox	devauden, Wales; Cymru, UK	2020-07-18	"save this heaven"
Diana Watt	Nelson, New Zealand	2020-07-18	"Infrastructure exists on the Atawhai side - if a housing development is centred there it is fine but a whole feed of traffic through the Maitai no. We must protect our river"
Cherie Furniss	Nelson, New Zealand	2020-07-18	"I would like future generations to enjoy the Maitai just as we have had the privilege to do so. No matter how "careful" councils say they prepare, humans will always leave some kind of change and damage..."
Annette Milligan	Nelson, New Zealand	2020-07-19	"The Maitai - the valley and the river, are treasures which must be preserved for the people of the future to enjoy as I have done for decades. This is a place of peace and restoration of the soul... "
Katrina Shirley	New Zealand	2020-07-19	"I live up the Maitai Valley and I want the Valley to be there for other generations to come. And not to be spoilt"
Anne Guinness	Auckland, New Zealand	2020-07-19	"This is Not the area for high density housing, it is a recreational area to be enjoyed by ALL"
Gabrielle Morris	Napier, New Zealand	2020-07-19	"The Maitai is a fantastic recreation areA for Nelson. I Kieren it to Dunedin's town belt. It's a recreational area accessible to all."
Deborah Holloway	Nelson, New Zealand	2020-07-19	"The Maitai is a wonderful place for rest and recreation, adding approximately 700 houses into the area would ruin this beautiful area."
susan lewis	Nelson, New Zealand	2020-07-19	"I heard from a friend we need to keep it green no housing"

Name	Location	Date	Comment
Annette Milligan	Nelson, New Zealand	2020-07-19	"The Maitai is a treasure ... a breathing space close to our city. I've loved it for decades - it's only right to save it for future generations to enjoy too"
Baillie Keehan	Hamilton, New Zealand	2020-07-19	"Baillie"
Kathy Valler-wahrlich	New Zealand	2020-07-19	"Preserving nature is paramount to our health mentally physically emotional. We need to preserve our walk ways in nature the Maitai is a jewel in our city, building houses in the bottom of valleys chasing rivers is the last place for more housing development."
Judy Christie	Nelson, New Zealand	2020-07-20	"There are others places to put houses we must protect this fragile environment"
Shane Wartand	Nelson, New Zealand	2020-07-20	"This is our recreational area not somewhere for the council to shit there houses out. Get real."
sue cooper	Nelson, New Zealand	2020-07-20	"The Maitai Valley is a wonderful area for everyone to enjoy. It needs to stay that way so generations to come can benefit from it too."
sue cooper	Nelson, New Zealand	2020-07-20	"The Maitai Valley is a wonderful area for everyone to enjoy. It needs to stay that way so generations to come can benefit from it too."
Linda Parker	Nelson, New Zealand	2020-07-20	"It's the only green belt within walking distance to the City and I don't believe the development can be done without harming the environment and the Maitai River."
West Burgoyne Clinton	Melbourne, Australia	2020-07-20	"This is a beautiful valley as it is, doesn't need any change. Building development has already ruined many places in New Zealand and isn't necessary to this extent. Leave the valley alone, it's iconic and remembered for the nature and scenery not the housing."
Grace Wilson	Takaka, New Zealand	2020-07-20	"It is important to safeguard natural areas within cities for wildlife and ecosystems to be maintained, for health and wellbeing of the whole populace of Nelson"
George Theobald	Cooktown, Queensland, Australia	2020-07-21	"Many happy memories of the 'Maitai as is - may it stay that way"
Rhea Vine	Preston, Australia	2020-07-21	"It is important to maintain the natural beauty of the maitai by not overpopulating it with residential houses. A few here and there out of public sight but not 500-700. The maitai river is part of what makes nelson and alot of NZ so special, certain areas need to be kept serene and not filled with people and construction. Public nature spots are special, please keep them this way."
Kent Wardell	Christchurch, New Zealand	2020-07-21	"Shame to build up in such a beautiful area"

Name	Location	Date	Comment
brigid lowry	Perth, Australia	2020-07-21	"This river is such a precious asset. Please conserve its calm beauty."
Tanya Lunn	Nelson, New Zealand	2020-07-21	"The Maitai Valley is a valuable green space less than five minutes from the centre of Nelson, enjoyed by walkers, cyclists, families, swimmers, dog-walkers, picnickers and photographers. The river is a valuable resource and the native birdlife in the area is plentiful. The proposed development in the Kaka Stream area would destroy the nature of Branford Park and surrounding area; this peaceful valley and outdoor recreation area SHOULD NOT be, effectively, taken away from the people of Nelson, either now or in the future."
Liz Palmer	Nelson, New Zealand	2020-07-21	"It's time to seriously commit to the environment. Developer driven decision making must not be tolerated."
Imogen Lunn	Wellington, New Zealand	2020-07-21	"It is a beautiful natural location where local residents of Matai and Nelson alike can exercise and explore nature close to the city, it is also home to native wildlife and eco systems."
Lynette Ashby	Nelson, New Zealand	2020-07-21	"Other ways of providing housing (apartment blocks up to 3 storey only) need to be pursued rather than allowing urban sprawl to takeover our precious rural lands. Rezoning the Kaka Valley to residential and subsequent housing development would have a detrimental effect on both Kaka and Maitai Valleys through infrastructure and increased traffic. The Maitai Valley is an important recreational area for many Nelsonians as it is so close to the CBD."
Robyn Twemlow	Christchurch, New Zealand	2020-07-22	"This is a unique and beautiful part of NZ, please let's keep some of our country pristine."
Keith Jeffries	Nelson, New Zealand	2020-07-22	"Maitai is beautiful leave it alone"
Donna Luxford	Nelson, New Zealand	2020-07-22	"This is a great public conservation area which would be destroyed by putting up houses! Alot if animals would loose their homes or is that the intention? To rid the place of wildlife and more?"
Gillian Watson	Nelson, New Zealand	2020-07-22	"I walk my dogs there"
Andie Cogswell	Nelson, New Zealand	2020-07-22	"I have a wonderful connection to this river and land around it for many years now. Lets keep it natural and as wild as can be please??"
Miriam Symonds	New Zealand	2020-07-22	"I go there for piece and quite in nature.. it's so close and to have a magnificent river like that in town is priceless.. I've lived in Australia for years and never saw anything like the beauty of the Maitai Valley I think should be left as it is.."

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Maree Kissick	New Plymouth, New Zealand	2020-07-22	"I have been there and it's so beautiful- too beautiful to ruin!"
Name	Location	Date	Comment
Julie Minto	Greymouth, New Zealand	2020-07-22	"The Maitai Valley is the most special place. Our family has a connection to it as it is in its present state. It should stay as is. The Minto / Way families."
Tim Mackay	Nelson, New Zealand	2020-07-22	"This is a disastrous potential development in terms of the health of our river - and the health of our city."
Aine Byrne	Nelson, New Zealand	2020-07-23	"The impact of this subdivision on the surrounding environment and community would be highly detrimental. I would oppose this strongly and the wider community appears to feel the same."
Robyn Belasco	Enfield, UK	2020-07-23	"I lived near the start of the Maitai valley for years and value to quiet green space. Revisit the empty office space and other already built up areas!"
Steve Smith	Christchurch, New Zealand	2020-07-24	"What is the matter with the bloody Nelson City Council? LEAVE WELL ENOUGH ALONE!!!"
Josephine Savage	Nelson, New Zealand	2020-07-24	"The Maitai is such a special place where Nelsonians can access the natural environment. Traffic, congestion and extra housing in the vicinity of the awa would irrevocably change this."
Kahurangi Hippolite	Nelson, New Zealand	2020-07-24	"not only is it a beautiful place but it has alot of special significant areas to my tribe Ngati Kuia"
Laura Lees	Auckland, New Zealand	2020-07-24	"Maitai is a gorgeous area. It should be conserved not developed."
Darryn Fitzgerald	New Zealand	2020-07-24	"Maitai valley is a wonderful space and this development will ruin it"
Diana Clark	Nelson, New Zealand	2020-07-24	"This is beautiful part of Nelson . The hills on one side of the Maitai lead over to Atawhai which has a development of another 163 houses . Enough meaning at least 2500 extra car journeys down Bay View Road ievery day , joining the SH6 at a very dodgy junction . His was designed as a road just for providing access for the houses on the road not as a through road for many new houses and from Dobson valley as well. The council have conveniently ignored this and as a current resident I cannot see how they have acted on our behalf at all. They say they want to encourage more cycles and pedestrians but have agreed to a through road . They just want new houses and more people . The hillside will be ruined. Nelson is becoming totally over built , changing the nature of where we live without properly thinking out the logistics of the transport and road systems ."
taylor abbot	New Zealand	2020-07-25	"Love the water"

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Gerald Dysart	Nelson, New Zealand	2020-07-25	"We need to look after the Maitai & help restore it to a clean Healthy state. Its a relaxing place, lets keep it as mellow as possible."
Name	Location	Date	Comment
Jonathan Puddick	Nelson, New Zealand	2020-07-25	"Instead of wasting time and resources on another public consultation and raising the expectations of developers the NCC should look at the Nelson public's thoughts from the 2006 Urban Growth Strategy and the 2019 Future Development Strategy, and stick to their own strategy of intensification and already developed areas rather than Greenland expansion. Let's not be another sprawling suburbia, ruining our natural resources and creating traffic problems."
Leona DeRidder	New Zealand	2020-07-25	"I'm interested to hear more about the campaign. Perhaps the subdivision can be designed in a way sympathetic to landscape matters of the locale. ?"
Mariel Sollano	Nelson, New Zealand	2020-07-25	"I believe Maitai is a unique spot in Nelson that must be treasured by Nelsonian."
Chris Wareing	Nelson, New Zealand	2020-07-25	"I don't agree with housing in this beautiful area enjoyed by many runners walkers and bikers"
Chris Power	Nelson, New Zealand	2020-07-25	"Its a reserve."
Kelly Gordon	Nelson, New Zealand	2020-07-26	"I don't want the Maitai ruined"
L Steele	Opotiki, New Zealand	2020-07-26	"This area needs to be acknowledged and treated as the special environment that it is. Please do the right thing and protect it from residential intensification."
Nicky McLeod	NElson, New Zealand	2020-07-26	"Its a very special valley that should stay that way."
Hilde Van Santen	nelson, New Zealand	2020-07-26	"The Maitai is beautiful. Not meant for \$mad people"
Edie Milton	Nelson, New Zealand	2020-07-26	"I am a newcomer to Nelson, having moved here just 8 months ago. My family am I frequently head up the Maitai valley for walks and bikes rides. The beauty, peace and quiet, and proximity of the valley make this cherished place one of our favourite things about Nelson."
Helen de Wolf	Invercargill, New Zealand	2020-07-26	"Enough sprawling suburbia already. Let's keep our green spaces💎"
Alison Wilson	Nelson, New Zealand	2020-07-26	"There are more appropriate locations for housing developments than the Maitai valley."
Didi Bleinagel	Nelson, New Zealand	2020-07-26	"The Maitai must stay a recreational spot! It is special."

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Annika Irving	Nelson, New Zealand	2020-07-26	"Capitalism at its best - don't ruin this beautiful part of town, I'm appalled!!!"
---------------	---------------------	------------	--

Name	Location	Date	Comment
Emmett Mills	Nelson, New Zealand	2020-07-26	"The Maitai is one of Nelson's character cornerstones and we need to continue restoring the flora a fauna to this unique area for our future generations. Re-zoning residential will hurt Nelson."
Eric McPherson	Christchurch, New Zealand	2020-07-26	"I enjoy the valley for recreation and introducing 700 houses will destroy it. Too many people and everything that comes with them. This proposed development is for wealth gain for the developers, don't be fooled when they tell us it's for the benifit of Nelson."
Derek Walker	Nelson, New Zealand	2020-07-26	"I believe that we can construct denser residential buildings in existing Nelson city areas, such as townhouses and apartment buildings, that are earthquake proof and affordable. This together with more inner-city businesses and jobs, pedestrian areas, active transport facilities and better public transport will also help make Nelson city a more vibrant enjoyable city to live and work in. The environment would be protected and improved in many ways - in the city plus the Maitai River and valley would then be unaffected and available to Nelson residents to enjoy."
Dawn Kelly	Nelson, New Zealand	2020-07-26	"It's beautiful as it is. No more noise, pollution, traffic and killing nature PLEASE!"
Mark Fielding	Nelson, New Zealand	2020-07-26	"This proposed development is more about profits for the investors that it is about providing affordable housing, if that is even possible on such ground where the geotechs will throw the book at it and also make big profits."
Evan Milton	Denver, Colorado, US	2020-07-27	"I have family in the area that highly values the beauty and accessibility of this natural area. I am far more interested in visiting and staying in cities which showcase their natural resources as a valued feature, versus generic cities with urban sprawl issues."
kathy thomason	nelson, New Zealand	2020-07-27	"I want it to stay peaceful and the way it is as there is not many places that beautiful left here"
Ashlee Baron	Nelson, New Zealand	2020-07-27	"I love the Maitai!!"
Diana Weinlich	Christchurch, New Zealand	2020-07-27	"Myself and my family have grown up with the Maitai and it should be kept as a natural resource for all Nelsonians to enjoy we love taking walks and letting our furry friend run around taking in the best of nature and beauty. Besides there are enough concrete jungles in the world without us destroying what the rest of the world is now longing for"
kaos Smith	Wellington, New Zealand	2020-07-27	"Please save the Maitai Valley. Houses can go anywhere but rural land must be protected and treasured. The impact of 700 houses will mean no more birds, no more silence and no dark sky. Please fins another site."

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Lisa Brown	Nelson, New Zealand	2020-07-27	"I've grown up going up the Maitai on weekends and would like to enjoy doing this with my children"
Name	Location	Date	Comment
linda-roxy simpson	Nelson, New Zealand	2020-07-27	"Once this area is developed it will be lost forever. We need to preserve the maitai for future generations. As the city grows and intensifies we need green spaces like the Maitai. We need to be thinking long term and not for short term profit. Start building more high rise dwellings in Nelson for the expanding population or converting vacant commercial buildings. There are creative solutions. You do not need to develop the Maitai. I will be extremely disappointed with the Council if this happens."
Claire Alderson	Nelson, New Zealand	2020-07-27	"The sounds of nature lifts wellbeing levels."
Mary Jaksch	Nelson, New Zealand	2020-07-27	"I love the Maitai River and for me it is one of the beautiful natural treasures of Nelson. I want it to be protected and not have the peaceful scenery spoiled by housing and a lot more traffic and noise"
Kaye Neumann	Nelson, New Zealand	2020-07-27	"I want more high density housing in the city not urban sprawl into our green areas"
Andrew James	Nelson, New Zealand	2020-07-27	"The Maitai it to valuable a green/recreational space to the city of a Nelson to give up to development. Just look at the great parks on the best cities. What would we be left with for our recreational park -Queens Gardens!!"
Ruth Miller	Nelson, New Zealand	2020-07-27	"I use this area for recreation all the time and such intense housing would be detrimental to the many people who use it.The rivers condition would suffer.It would spoil a valued tranquil area with unacceptable traffic volumes and urban visual pollution."
maree Ahearn	Nelson, New Zealand	2020-07-27	"Maree Ahearn"
Cassandra Bolton	Nambour, Australia	2020-07-27	"Save and preserve the Maitai Valley as an important recreational area for locals and tourists."
Bruce Batty	Palmerston North, New Zealand	2020-07-27	"It's a place of recreation in a calm and serene environment. Urbanisation would be an irreversible disaster and would wreck the environment of the Maitai Valley"
Denise Tebbs	Nelson, New Zealand	2020-07-27	"For the health and wellbeing of Nelsonians we need to safeguard natural green and peaceful areas for recreation, such as the Maitai Valley. We must also protect the quality of the Maitai river and the health of its inhabitants."
Justine McDonald	Nelson, New Zealand	2020-07-27	"It will ruin the Maitai just as the Brook has been ruined..... "
Jutta Schultheis	Nelson, New Zealand	2020-07-28	"I'm against destroying recreational Natur before looking seriously for other possibilities"

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Yoann Martichon	Nelson, New Zealand	2020-07-28	"Matai should stay like it is now."
Name	Location	Date	Comment
Kyra Wilkie	Nelson, New Zealand	2020-07-28	"The beauty of the Maitai will be lost forever,this area is a popular place for all of us to enjoy by walking and biking. 500 houses is going to bring 500 more cats into this area which will further devastate our bird population."
Helen Riddell	Nelson, New Zealand	2020-07-28	"This is so important!"
Iorraine Furstenberg	Nelson, New Zealand	2020-07-28	"It is one of my favourite places in Nelson. You dont have to drive miles into the country to get out of the town! Our beautiful, unadulterated green space!"
Mick Zeewoldt	New Zealand	2020-07-28	"I don't want to see the valley ruined."
Ali Watersong/Watkins	Nelson, New Zealand	2020-07-28	"Too many houses near recreation area in Maitai valley. Would bring too much road traffic"
Margaret Dawson	Christchurch, New Zealand	2020-07-29	"I'm signing because I want The Matai saved"
Dan Lees	Nelson, New Zealand	2020-07-29	"Would impact a beautiful area which should not be developed"
Henry Wilson	Nelson, Nelson, New Zealand, New Zealand	2020-07-29	"I am signing because I am against the proposal to build in Kaka Valley."
Kindra Douglas	Nelson, New Zealand	2020-07-29	"We need to add value to infrastructure that already exists way before we break into new ground and create from scratch. ALL the studies and research points to doing this, as well as going up in the inner city. When we have saturated all those opportunities, then we support new - but never the Maitai!"
Kevin Moran	Havelock, New Zealand	2020-07-29	"I want no increase in housing in Matai area"
Lauren Sgarlato	Wellington, New Zealand	2020-07-29	"I love biking the Maitai Valley"
Barbara Gould	New Zealand	2020-07-29	"I think we are too quick to re zone rural land, and it is becoming less and less available. We should NOT be cramming housing into every green area. Some needs to be left for people and animal life to enjoy the peaceful environment. Once it is re-zoned it is gone forever!"
Kath Williams	Nelson, New Zealand	2020-07-29	"Beautiful clean untouched beautiful part of Nelson. Heartbreaking to read this"
gillian stroud	Australia	2020-07-29	"kaka valley? What Kakas?"

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Joy Shackleton	Nelson, New Zealand	2020-07-29	"The Maitai is at least still a gorgeous green space ALL Nelsonians can still enjoy. Nelson does not have the infrastructure for hundreds of new homes."
Name	Location	Date	Comment
Jarad Hart	Auckland, New Zealand	2020-07-29	"Yet many are aggravated hearing of South American countries eating into the Amazon rain forest for olive tree farmland and roll eyes when the country's govt claims "It's our resource to do with it as we feel is best""
Richard Talbot	Nelson, New Zealand	2020-07-30	"I'm signing because the Maitai is our equivalent to Christchurch's Hagley Park -quiet and peaceful .Would anyone think of changing that to Residential?"
Delia Collins	Nelson, New Zealand	2020-07-30	"Delia Collins. We need to protect this beautiful natural environment and create housing options elsewhere. The Maitai is a taonga for our population and home to much wildlife. It should stay that way rather than be a convenient and short- sighted solution."
Lucy Rainey	Nelson, New Zealand	2020-07-30	"The Maitai Valley is a wonderful asset to Nelson and the infrastructure for 500 houses would require a huge environmental cost to the valley."
Liz Todhunter	Mapua, New Zealand	2020-07-30	"I walk regularly up the Maitai and believe that this area should be reserved as a peaceful haven."
Margaret-Ann McKeown	Nelson, New Zealand	2020-07-31	"Protect the recreational amenity values of this taonga"
Charlotte Johnston	Wellington, New Zealand	2020-07-31	"It will ruin Nelson"
Sandy Johnston	New Zealand	2020-07-31	"It will negatively affect the entire local ecosystem"
John Boyer	London, England, UK	2020-07-31	"This is a beautiful asset to Nelson and should not be lost"
Emily King	Auckland, New Zealand	2020-07-31	"I think there are other options for housing that should be seriously considered before a housing complex of this size goes ahead."
shawnee young	Nelson, New Zealand	2020-08-01	"STOP KILLING THE LAND/BIRDS/BEES!!"
Andrea Harvey	Christchurch, New Zealand	2020-08-01	"I believe in saving green spaces. We need lore of them and less people."
Keiva Miao	Nelson, New Zealand	2020-08-01	"Don't destroy the Maitai"
Matthew McMillan	New Zealand	2020-08-01	"The maitai valley is a beautiful place for familys enjoy and I wouldn't want to see that change"
Mike Kolff	Nelson, New Zealand	2020-08-01	"This plan seeks to change the course of the Maitai which will permanently affect the swimming holes."

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Isaac Hayes	Nelson, New Zealand	2020-08-02	"I love the area how it is. Leave it."
Name	Location	Date	Comment
Betty-Ann Stallard	Nelson, New Zealand	2020-08-03	"its important for our community, our nature and health"
Tina Rouhoff	Nelson, New Zealand	2020-08-03	"It's vital to protect our Maitai and the local environment around Nelson"
Sophie Neill	Auckland, New Zealand	2020-08-03	"The Maitai is an important natural space for all people, families and visitors to enjoy. Nelsonians especially value this peaceful, natural environment that benefits us all and has provided a wonderful space for our kids to thrive and enjoy the outdoors. Please don't let developers ruin this beautiful space for us all."
Gail Stewart	Winterton, England, UK	2020-08-03	"I may not live locally but this still has an impact on everyone! Why is there a need to build un necessary house at the expense of local wildlife and the environment? I'm sure there are plenty of areas within local towns that can be regenerated."
Mirren Stevens	Richmond, New Zealand	2020-08-03	"Much needed natural area"
Jaine Cronin	Nelson, New Zealand	2020-08-04	"Please save the Maitai green space. NCC needs to plan for green spaces and green belts in it's future planning. A sea of houses with no green space from Hira to Saxton will be detrimental to our quality of life and to our environment. No residential housing in the Kaka/Maitai Valley."
Patricia Devine	Stoke, Nelson, New Zealand	2020-08-04	"We need the green space near the city center for both young and old to enjoy outdoor activities, so no housing in the Kaka/Maitai Valley area."
Greg Bergsteedt	Johannesburg, South Africa	2020-08-04	"I do this in the interest of relatives and friends who live in the area."
Jane Manthorpe	Nelson, New Zealand	2020-08-04	"I'm signing because I love Nelson and The Maitai. The Maitai is Nelson, if we destroy the land in The Maitai, we will destroy what Nelson treasures and is known for, gorgeous nature walks, biking and its wildlife."
Annabel Norman	Nelson, New Zealand	2020-08-04	"I think it's time for a mind shift in development, stop the urban sprawl, focus on inner city and other existing developed areas. Only way to reduce car use and increase city vibrancy is to have people living in the city. NO to development in the Maitai, this is a great recreation area with some low density housing"
Margaret Conning	Australia	2020-08-05	"I lived up the maitai for over 10 years and I would hope that it's natural beauty is not up against money. Please reconsider for all reasons mentioned."

FDS Submissions Received - Section 1 - 31135 Tony Haddon (private Nelson resident)

Deborah Coleman	nelson, New Zealand	2020-08-05	"I am signing this petition . I would not like to see this beautiful area made into residential areas ."
Gecko Geckoson	Nelson, New Zealand	2020-08-06	"Don't let capitalism and greed continue to destroy our earth"
Name	Location	Date	Comment
Ike Williams	North Shore, New Zealand	2020-08-06	"Need to build up not out"
Neil Johnstone	Nelson, New Zealand	2020-08-06	"Stop the mass housing cabal that dominates the Nelson/Tasman new subdivision market & sells cheap boring houses for a fortune..... & of course love the Maitai Valley as it is, we don't need another roof farm!"
Helen Doherty	Nelson, New Zealand	2020-08-06	"I am signing because we need to protect some green spaces. Nearby towns can build more houses. I don't want more déçu in the Maitai Valley"
ka ka wong	Nelson, New Zealand	2020-08-08	"Save Maitai"
robert bruce	Auckland, New Zealand	2020-08-08	"I'm staying here now in the campground, never new about it before, but now I'm here we've got to save this place!"
Sarah James	Nelson, New Zealand	2020-08-08	"I hope Nelson city council and the developers listen to people's voices and work on the other options available for city growth."
Karla Blight	Mapua, New Zealand	2020-08-08	"I don't think you need to destroy a beautiful place like The Maitai to Stick more houses in, there are enough areas than destroying beautiful walks, and picnic areas. Leave it alone"
maxine Win	Nelson, New Zealand	2020-08-09	"Its always been a great place to take the kids for a picnic and a swim."
Dianne MacDonald	Nelson, New Zealand	2020-08-10	"I'd like to see greater community consultation as part of the process to ensure all stakeholders have a fair chance for input. This in turn will lead to more balanced decisions. Feels like it's trying to be pushed through a bit fast in current format"
Josephine Cachemaille	Nelson, New Zealand	2020-08-10	"I support preserving our green spaces and instead creating more mixed housing in the inner city."
Charlotte ODonnell	Christchurch, New Zealand	2020-08-10	"The Maitai is such a special place where families can hang out with out worrying about there kid's getting hurt. And there is such beautiful wild life and we would be destroying there home and we already do enough of that, and my nana and poppa lives on the farm that they are putting the houses on so she and her husband would get kicked out of there home."
Simon Garton	New Zealand	2020-08-12	"The development will result in too much traffic on Nile Street and Maitai Valley Road"

Chris Mildon	Nelson, New Zealand	2020-08-14	"So not the place for this in our 'smart little city'. Nelson needs to look after and nurture these areas, not develop them for housing. These valleys and the gateways to them do a massive amount for Nelson's unique character."
--------------	---------------------	------------	---

Name	Location	Date	Comment
Robin Fullmer	Nelson, New Zealand	2020-08-14	"The Maitai needs to be protected, such an asset to Nelson, and already endangered by the lack of controls which it needed since the dam was built."
Marilyn Kingston	Australia	2020-08-18	"I'm a Nelsonian born and bred, grew up in the Maitai with family in Nelson and the preservation of this beautiful environment is vital. Build your developments elsewhere, decentralise and put in the infrastructure and create commuter belt."
Christine Tuffnell	New Zealand	2020-08-21	"The Maitai River is the life-blood of Nelson. The huge planned housing development will ruin the refuge in life that the river and its surrounds have been for so many of us over many years."
Robyn Fitzsimons	Nelson, New Zealand	2020-08-21	"Our Maitai Valley is treasure to cherish."
Damien Roddis	Christchurch, Canterbury, New Zealand, New Zealand	2020-08-25	"Nelson is my home town and I do believe that in this instance, more intensification and less sprawl is a better and more long term solution."
Jody Pierce	New Zealand	2020-08-27	"Jody Pierce"
amanda roberts	Christchurch, New Zealand	2020-08-28	"Amanda Roberts"
Carolyn MacDonald	Christchurch, New Zealand	2020-08-29	"C.A.macdonald"
Robert Le May	Rugby, England, UK	2020-08-29	"The area is a valuable natural space so important for the well being of mind and soul. The area is unspoilt, can be enjoyed by all ages with grass land, beautiful wild flowers and a have for animals and people alike. We love it as a get away place when we visit the area."
Heather Law	Auckland, New Zealand	2020-09-03	"Valleys like this need saved. They cannot be replaced. Such a precious environment of Nelson."
Hannah Maschler	Nelson, New Zealand	2020-09-03	"I wish to keep some beauty near to our city."
Glenn Bussell	New Zealand	2020-09-05	"I want to see this natural area preserved. I don't trust the developers to do it right. I cycle down the valley and I don't want the traffic."

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31136

Mrs Sophie Bisdee

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice:	Agree	
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	Strongly agree	

	papakāinga and affordable options. 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	Without our natural environment we are nothing. Maanaki whenua, maanaki tangata , haere whakamua
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	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	It will forever change the nature of our valley that makes Nelson so unique. I think for the mental health of all Nelsonians that love this valley , that we leave it in peace. Put apartments in the city center. Leave our valley .

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31137

Ms Chrissie Ward

Speaker? False

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

	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	Housing should be focussed in areas where the infrastructure already exists, or can be easily extended. 'Locations where people want to live' is a very ambiguous statement which needs clarifying.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Neutral	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	Focus is needed on existing infrastructure.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	Sea level rise is inevitable and should be kept in mind in all future developments.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	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	This is a no-brainer. It's madness to continue building on productive land.

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

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly agree	Prioritising intensification within Nelson will both ensure that the city is a vital and lively centre, while preserving productive and recreational resources for the future.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Don't know	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Don't know	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Don't know	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Don't know	
TDC -	20 Do you agree	Neutral	What Motueka needs most is a bypass around

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		the town centre.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	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	There should be no greenfield development in the Maitai Valley, including the Kaka tributary and Orchard Flats. This area should be preserved as a valuable recreational resource for the people of Nelson.
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.	Disagree	Don't lose productive land.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	Don't lose productive land - people need food.
TDC - Environment and Planning	26 Do you agree with the location and scale of	Disagree	Don't lose productive land.

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

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

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31139

Mr Craig Allen

Speaker? False

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

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

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

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

	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	Intensification is better than greenfields - better utilise the already occupied space that lose more productive land or green space
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	Intensification is better than greenfields - better utilise the already occupied space that lose more productive land or green space
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Don't know	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Don't know	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Don't know	
TDC - Environment	20 Do you agree with the level of	Don't know	

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	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 disagree	The Maitai area has huge amenity value as an undeveloped green space. Losing this from the Nelson central area would be a big loss to the people of Nelson that walk their dogs, swim, play with thier kids and play sports on the now quiet roads. That many houses would create a busy, noisy and much less desirable feel to the valley. Water quality would suffer, as would the things that live in the river.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Don't know	
TDC - Environment and Planning	26 Do you agree with the location and scale of	Don't know	

	proposed greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	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.	Agree	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Agree	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31140

Ms Karen Gilbert

Speaker? False

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

	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	Because we need to be an inclusive society
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We need to be guardians of our environment for future generations
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	We have to ...simple as 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:	Disagree	We are coastal , with slip prone hills and a city built on a flood plan
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please	Strongly agree	

	explain your choice:		
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	We need to intensify first
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		b
TDC -	15 Do you agree	Strongly	

Environment and Planning	with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	agree	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Stongly agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Srongly agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of 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	Neutral	

	(intensifying rural residential area to residential density)? Any comments?		
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	<p>Please see attached for further detail: I don't want Greenfield expansion housing anywhere in the Maitai Valley, especially Kaka tributary or Orchard Flats - My submission is that:</p> <p>Private Plan change 28 should be declined</p> <p>1. I request that you protect the Maitai Valley and the Kaka stream as a significant Landscape. The proposed urban development would result in loss of open space in the city's greenbelt, and conflict with recreational values. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing. It is a backdrop to many of the most popular recreational areas in the Maitai valley including the swimming holes, walking and biking tracks and the cricket grounds.</p> <p>2. Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing within the Nelson city without this site, we only need to look at the example in the Toi Toi reserve where land within biking and walking distance to the CBD is being developed with affordable housing . Traditional housing developments with urban sprawl are not the way of the future, instead the NCC needs to focus on policies and support to enable intensification within the boundaries of our city. Until July 2020 , your very own website said " In response to submissions the council has decided not to pursue residential rezoning in the Maitai Valley (Nelson Urban Growth Strategy 2006)</p> <p>3. There are no existing public transport routes, meaning transport will be predominantly private cars. The development's transport and buildings are not consistent with the decarbonisation pathways required to achieve net zero carbon.</p> <p>4. Ongoing sedimentation of the river from site works over 30 – 40 years, plus hydrological changes and pollutants from increased stormwater runoff from the new suburb will cause long-term degradation of the Maitai River. This will adversely affect the many highly valued swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven. It will also affect residents down stream and I am worried about the</p>

			potential for flooding . 5. The development is contrary to the strategy of ecological restoration of the Maitai tributaries and taonga species. The value of the site as habitat (including for pekapeka/native bats) has not been adequately investigated and urbanisation of this habitat could have significant adve
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Agree	Because it is not greenfield development
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	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	Neutral	

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

	sites in Murchison?		
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	

Karen Gilbert -Sub# 31140 - 1

From: Karen Gilbert [REDACTED]
Sent: Tuesday, 22 March 2022 12:42 pm
To: Future Development Strategy
Subject: Private Plan change 28

CAUTION: External email.

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

I don't want Greenfield expansion housing anywhere in the Maitai Valley, especially Kaka tributary or Orchard Flats -
My submission is that:

Private Plan change 28 should be declined

1. *I request that you protect the Maitai Valley and the Kaka stream as a significant Landscape. The proposed urban development would result in loss of open space in the city's greenbelt, and conflict with recreational values. Undeveloped green spaces like the Maitai Valley are essential for people's health and wellbeing. It is a backdrop to many of the most popular recreational areas in the Maitai valley including the swimming holes, walking and biking tracks and the cricket grounds.*

2. *Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed. There is sufficient land for housing within the Nelson city without this site, we only need to look at the example in the Toi Toi reserve where land within biking and walking distance to the CBD is being developed with affordable housing . Traditional housing developments with urban sprawl are not the way of the future, instead the NCC needs to focus on policies and support to enable intensification within the boundaries of our city. Until July 2020 , your very own website said " In response to submissions the council has decided not to pursue residential rezoning in the Maitai Valley (Nelson Urban Growth Strategy 2006)*

3. *There are no existing public transport routes, meaning transport will be predominantly private cars. The development's transport and buildings are not consistent with the decarbonisation pathways required to achieve net zero carbon.4. Ongoing sedimentation of the river from site works over 30 – 40 years, plus hydrological changes and pollutants from increased stormwater runoff from the new suburb will cause long-term degradation of the Maitai River. This will adversely affect the many highly valued swimming holes nearby (including Dennes Hole, Black Hole and Girlies Hole) and Nelson Haven. It will also affect residents down stream and I am worried about the potential for flooding on my property.*

5. *The development is contrary to the strategy of ecological restoration of the Maitai tributaries and taonga species. The value of the site as habitat (including for pekapeka/native bats) has not been adequately investigated and urbanisation of this habitat could have significant adverse impacts.*

Earlier this year the Intergovernmental Panel on Climate change rang the Global alarm bells on the existential threat to mankind from uprecental climate change. New Zealand and the Nelson City Council declared a climate emergency . Yet the urban sprawl that the Maitai development is, is exactly the kind of development the IPCC urges us against .The proposal with its high car dependency will also produce much more carbon emissions than an inner city high density development.

6. *If the Plan Change goes ahead, all future subdivision and buildings within Kāka Valley/Bayview would be processed without notification to the public or affected parties, despite critical aspects of the development not being specified or supported by technical information at this stage (including air quality, geotechnical and downstream flooding assessments). That approach unfairly excludes people from being involved in decisions that may affect them.*

7. *Low density greenfield development is an easy sell and a quick fix to the housing problem , however we do have choice. Change is coming .Central government legislation is coming , let the NCC be remembered as a good ancestor that protected the Maitai for future generations to enjoy . The Nelson City Council needs to be driven by the real needs of the planet as opposed to the economic hunger of a few.*

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31141

Libby Newton

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	<p>To align with our Smart little City title we MUST be preserving green spaces.</p> <p>There are a large number of people from so many countries and walks of life who speak and write about this. Green spaces are essential for our health and wellbeing. Physically, mentally and emotionally.</p> <p>We have a perfect opportunity to learn from mistakes already made and ensure we preserve these spaces in our city.</p> <p>What an irreparable loss if we refused to take heed and thought of profit only, for our citizens now and for generations to come.</p> <p>I would feel truly sad to see this happen here in Nelson.</p> <p>Please preserve our green spaces.</p> <p>Thank You. ☐</p>

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31142

Mr Robin Whalley

Speaker? False

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

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

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

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Agree	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Port Nelson is situated on valuable reclaimed land . The return on assets is weak (Negative) . There needs to be a review of the Ports Performance having regard to the Cost of Capital. Look to Australian examples of what could be done here. Read Charles Heaphy's view on where the Port Should be located. Could be done progressively.
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		Port Nelson reclaimed Land close to the city.

	<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>	Disagree	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Agree	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Disagree	

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Disagree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	Intensify the Port reclaimed land .
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	The threat to productive land will be impossible to stop.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Disagree	see 24 above.

	greenfield housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	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.)?	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	Don't know	

	of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Strongly disagree	The reclaimed Port land should be developed . Read 21 Lessons for the 21st Century by Yuval Noah Harari.
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.		The Port sits on \$480M worth of land and pays a dividend (From borrowings) of 0.83%
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	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?		Planners need to get out more . Look at Prague , Annecy, Australian towns in similar geographic position. We have a fantastic opportunity before our eyes. Hidden in full view.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31143

Ms Prudence Roborgh

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Environmental reasons . Less cars on road ,
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	Strongly agree	

	options. Please explain your choice:		
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	The development of the Maitai Valley has alarmed & drawn passionate opposition & submissions from over 740 people & over 12.000 people have signed a petition who for environmental , biodiversity , mental health , recreational , religious reasons see this valley as sacrosanct and a well utilised Green Space close to the city . Is it arrogance or ignorance to ignore the views of the people by whom you were elected to represent our best interests .

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31145

Ms Maggie Sweetman

Speaker? False

Department	Subject	Opinion	Summary
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	We must not built on rich soil it's already happening in hope it's got to stop it's insanity to choose housing over food
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly disagree	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly disagree	
TDC -	17 Do you agree	Neutral	

Environment and Planning	with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?		
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	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	In this day and age we need places that are close to go to for our mental health. To be in nature is the best thing for us humans .please don't take this from us . The rate we are going with the sizes of houses we will use up all the land very soon and what for !for dwellings housing a few people it's madness. We need nature that's why we moved to nelson to get away from urban sprawl now here we are again god help us
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	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	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31146

Mr Henry Wilson
Counsellor

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached (text copied below):</p> <p>To All Councillors at NCC. As a resident of Nile Street East I have serious concerns about the overall effect of the (proposal) to establish a large scale residential subdivision in Kaka Valley. I am also very concerned that you appear to be ignoring the clear message from residents in the area, and wider affield, who are opposed to this proposal. I am fully cognisant of the wider picture and both sides of the story, but the obvious negatives associated with such a development are considerable, and represent irreversible damage to the environment and the social fabric of the Maitai community and greater Nelson. As was demonstrated through the petition, a great many Nelson people wish to preserve the area in its current state. International studies have shown catergorically that such green spaces adjacent to cities are of enormous value both recreationally and for the mental health of communities. Once you forfeit this resource, you can never regain or replace it. I suggest thatt Councillors revisit stated responsibilities to Social Cohesion in the community when considering decisions relating to this conflict.</p> <p>NEGATIVES ASSOCIATED WITH THE KAKA SUBDIVISION> A huge increase in traffic on an already busy Nile</p>

			<p>Street. Noise pollution from several hundred weeders, lawnmowers, leaf blowers, and other machinery. Water quality compromised by runoff from roading, construction, use of domestic chemicals. Noise pollution from trade associated machinery and vehicles using Nile Street over many years. The loss of an intrinsic quality of life for local residents and all others who visit for very valid reasons. Please engage 'real' ethical thinking, and your conscience's when contemplating that, in this scenario construction actually equates to 'destruction.' Sincerely, Counsellor Henry Wilson – BappSocSci(Co) - NZAC</p>
--	--	--	--

Henry Wilson - Sub # 31146 - 1

From: Henry Wilson [REDACTED]
Sent: Tuesday, 15 March 2022 1:51 pm
To: Future Development Strategy
Subject: Please remove Kaka and Maitai areas from FDS

To All Councillors at NCC.

As a resident of Nile Street East I have serious concerns about the overall effect of the (proposal) to establish a large scale residential subdivision in Kaka Valley. I am also very concerned that you appear to be ignoring the clear message from residents in the area, and wider affield, who are opposed to this proposal.

I am fully cognisant of the wider picture and both sides of the story, but the obvious negatives associated with such a development are considerable, and represent irreversible damage to the environment and the social fabric of the Maitai community and greater Nelson. As was demonstrated through the petition, a great many Nelson people wish to preserve the area in its current state. International studies have shown categorically that such green spaces adjacent to cities are of enormous value both recreationally and for the mental health of communities. Once you forfeit this resource, you can never regain or replace it. I suggest that Councillors revisit stated responsibilities to Social Cohesion in the community when considering decisions relating to this conflict.

NEGATIVES ASSOCIATED WITH THE KAKA SUBDIVISION>

A huge increase in traffic on an already busy Nile Street.

Noise pollution from several hundred weeders, lawnmowers, leaf blowers, and other machinery.

Water quality compromised by runoff from roading, construction, use of domestic chemicals.

Noise pollution from trade associated machinery and vehicles using Nile Street over many years.

The loss of an intrinsic quality of life for local residents and all others who visit for very valid reasons.

Please engage 'real' ethical thinking, and your conscience's when contemplating that, in this scenario construction actually equates to 'destruction.'

Sincerely,

Counsellor Henry Wilson – BappSocSci(Co) - NZAC

Sent from [Mail](#) for Windows

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31147

Janene Taylor

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached (text copied below)</p> <p>To Counsellors of Nelson City Council, Re: Matai zoning and housing development. This is my formal feedback to the 2022 Nelson Tasman Future Development strategy. I oppose any Greenfield housing development within the Maitai Valley, especially but not limited to Kaka valley and Orchard Flats. The public opinions of the residents of Nelson, the many thousand petitions from the people of Nelson should be your guideline for following your duty to we, your ratepayers. Council staff are employed to look ahead to our sustainable future and protect our natural assets. I do not believe you have this true guideline in operation and are instead being influenced by big funders, such as land developers and are thus allowing 'right action' to take second place to corruption. The Maitai land and river cannot speak for itself. It is arguably one of Nelson's best natural rural assets and should be protected from urban development. Please acknowledge that my letter has been forwarded to all representatives of Council and especially those who sit in high seats that have the power to sway decisions. Kind regards, Janene</p>

Janene Taylor - Sub # 31147 -1

From: Janene Taylor [REDACTED]
Sent: Monday, 21 March 2022 12:59 pm
To: Future Development Strategy
Subject: Re: Matai zoning and housing development.

To Counsellors of Nelson City Council,

Re: Matai zoning and housing development.

This is my formal feedback to the 2022 Nelson Tasman Future Development strategy.

I oppose any Greenfield housing development within the Maitai Valley, especially but not limited to Kaka valley and Orchard Flats.

The public opinions of the residents of Nelson, the many thousand petitions from the people of Nelson should be your guideline for following your duty to we, your ratepayers.

Council staff are employed to look ahead to our sustainable future and protect our natural assets. I do not believe you have this true guideline in operation and are instead being influenced by big funders, such as land developers and are thus allowing 'right action' to take second place to corruption.

The Maitai land and river cannot speak for itself. It is arguably one of Nelson's best natural rural assets and should be protected from urban development.

Please acknowledge that my letter has been forwarded to all representatives of Council and especially those who sit in high seats that have the power to sway decisions.

Kind regards,

Janene
[REDACTED]

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31148

Annette Le Cren

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached (text copied below):</p> <p>No, I don't want more green field development in the Kaka tributary or Orchard Flats. Leave that land alone, as some of that land is flood prone, totally unsuitable for housing and much is taking away valuable land for recreational use and as a natural resource.</p> <p>When the land has gone, it's gone forever.</p>

Annette Le Cren - Sub# 31148 - 1

From: Annette Le Cren [REDACTED]
Sent: Monday, 21 March 2022 1:25 pm
To: Future Development Strategy
Subject: Greenfield Development

No, I don't want more green field development in the Kaka tributary or Orchard Flats.
Leave that land alone, as some of that land is flood prone, totally unsuitable for housing and much is taking away valuable land for recreational use and as a natural resource.
When the land has gone, it's gone forever. 😞

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31149

Mr Richard Friend

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	NO development in the Matai / Kaka valley region, NO change of zoning. Rural and preserve that status for all future Nelsonians.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31150

Jo Ann Firestone
Couch Stories

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached. Text copied below:</p> <p>I am opposed to any housing development in the Kaka Valley and Orchard Flats area of the Maitai Valley.</p> <p>Had the 2019 Future Growth literature clearly identified this section of the Maitai Valley as an area of housing, I would have submitted against building there in 2019.</p> <p>It does not matter how "eco-friendly" and "green" the plans are for Kaka Valley and Orchard Flats. Cementing over this space will forever ruin it.</p> <p>Best Regards,</p> <p>Jo Ann Firestone Couch Stories Co-creator Producer Co-host</p>

Jo Ann Firestone - Sub # 31150 -1

From: joann firestone [REDACTED]
Sent: Monday, 21 March 2022 1:51 pm
To: Future Development Strategy
Subject: The future of our Maitai River Valley

I am opposed to any housing development in the Kaka Valley and Orchard Flats area of the Maitai Valley.

Had the 2019 Future Growth literature clearly identified this section of the Maitai Valley as an area of housing, I would have submitted against building there in 2019.

It does not matter how "eco-friendly" and "green" the plans are for Kaka Valley and Orchard Flats. Cementing over this space will forever ruin it.

Best Regards,

Jo Ann Firestone

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31151

Catherine Harper

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached (text copied below):</p> <p>I would like to make it known that I, along with thousands of other Nelsonians, do not wish to see or want any Greenfield expansion housing anywhere in our beautiful Maitai Valley area.... especially Kaka Valley or Orchard Flats. Our last green Valley is precious and necessary for the health of Nelson and its' inhabitants. It is always well used for all recreational purposes by all factions of society within the general public. More and more the World is coming to the understanding that we need MORE natural, green spaces around us not LESS!!!!. NCC you need to listen to the public. You need to preserve our green spaces not desecrate them. You need to do this for our planet, our future generations, all Nelsonians and finally yourselves. Do not allow these developments in this beautiful area by encouraging hundreds of houses to be built creating river pollution, traffic congestion and the loss of Nelson's jewel in her crown. Too much is at stake and once done can never be undone. Please do not expand into these precious spaces. Kindest regards Catherine Harper</p>

Catherine Harper - Sub# 31151 - 1

From: cathie [REDACTED]
Sent: Monday, 21 March 2022 2:32 pm
To: Future Development Strategy
Subject: Greenfield expansion in Nelson

I would like to make it known that I, along with thousands of other Nelsonians, do not wish to see or want any Greenfield expansion housing anywhere in our beautiful Maitai Valley area.... especially Kaka Valley or Orchard Flats.

Our last green Valley is precious and necessary for the health of Nelson and its' inhabitants. It is always well used for all recreational purposes by all factions of society within the general public.

More and more the World is coming to the understanding that we need MORE natural, green spaces around us not LESS!!!!.

NCC you need to listen to the public. You need to preserve our green spaces not desecrate them. You need to do this for our planet, our future generations, all Nelsonians and finally yourselves.

Do not allow these developments in this beautiful area by encouraging hundreds of houses to be built creating river pollution, traffic congestion and the loss of Nelson's jewel in her crown. Too much is at stake and once done can never be undone.

Please do not expand into these precious spaces.

Kindest regards
Catherine Harper

Sent from my Galaxy

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31152

Ruth -

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached. Text copied below:</p> <p>I don't want Greenfield expansion housing anywhere in the Maitai Valley, especially Kaka tributary or Orchard Flats. It will be detrimental to the river quality and the peaceful, relaxing area that has been enjoyed by millions of both Nelsonians & probably more importantly, visitors over many years. It is known as the lungs of Nelson and should remain so.</p> <p>I am aware that more housing is needed but surely areas like Hira would have a lesser impact.</p> <p>Sincerely, Ruth</p>

Ruth - Sub # 31152 - 1

From: Foo Charlton [REDACTED]
Sent: Monday, 21 March 2022 5:30 pm
To: Future Development Strategy
Subject: Greenfield expansion

CAUTION: External email.

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

I don't want Greenfield expansion housing anywhere in the Maitai Valley, especially Kaka tributary or Orchard Flats. It will be detrimental to the river quality and the peaceful, relaxing area that has been enjoyed by millions of both Nelsonians & probably more importantly, visitors over many years. It is known as the lungs of Nelson and should remain so.

I am aware that more housing is needed but surely areas like Hira would have a lesser impact.

Sincerely, Ruth

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31153

Fionna Heiton
Director First Steps Himalaya

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached. Text copied below:</p> <p>I am writing to state that I do not want to see development of houses in the Maitai Valley. It is one of Nelson's most treasured green spaces and highly unsuited to housing. It is outrageous that this development has not been stopped until now and I am appalled at the council for ignoring the 1000's of people opposed to it. The run off into the Maitai will affect water quality, there will be air and noise pollution and the houses will be in a flood zone.</p> <p>NO from me</p> <p>Best regards</p> <p>Fionna</p>

Fionna Heiton - Sub# 31153 - 1

From: Fionna Heiton [REDACTED]
Sent: Monday, 21 March 2022 7:25 pm
To: Future Development Strategy
Subject: Maitai valley

I am writing to state that I do not want to see development of houses in the Maitai Valley. It is one of Nelson's most treasured green spaces and highly unsuited to housing. It is outrageous that this development has not been stopped until now and I am appalled at the council for ignoring the 1000's of people opposed to it. The run off into the Maitai will affect water quality, there will be air and noise pollution and the houses will be in a flood zone.

NO from me

Best regards

Fionna

Fionna Heiton

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31154

Gwen Daly

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached, text copied below:</p> <p>To whom it may concern:</p> <p>I would like to register my opposition to any greenfield development housing in the Maitai Valley especially Kaka flats. I am happy with the sites ear marked for housing such as Bishopdale and Victory. I don't want Nelson to loose the beauty that currently exists in the Maitai.</p> <p>Nga Mihi,</p> <p>Gwen (Daly) Ratepayer and part of the Nelson Community</p>

Gwen Daly - Sub # 31154 - 1

From: Gwen [REDACTED]
Sent: Monday, 21 March 2022 7:56 pm
To: Future Development Strategy
Subject: Future housing in Nelson.

CAUTION: External email.

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

To whom it may concern:

I would like to register my opposition to any greenfield development housing in the Maitai Valley especially Kaka flats. I am happy with the sites ear marked for housing such as Bishopdale and Victory. I don't want Nelson to loose the beauty that currently exists in the Maitai.

Nga Mihi,

Gwen (Daly) Ratepayer and part of the Nelson Community.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31156

Paul Jonkers

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):</p> <p>To Whom it may concern, In writing to you I would like to express my objection to developing housing in the Maitai Valley. I oppose a major subdivision in the valley, an area that is so intrinsically linked to Nelson because of its recreational and amenity value. I value the uninterrupted views from the Centre of NZ looking east to the hills, the ability to walk along the river and enjoy the scenery, the peace. The recreational value of this is so very special, priceless even.</p> <p>* Strategically it makes no sense to build on a floodplain. Even if the ground level is to be raised, this just pushes the flood water onto Brandford Park, the access road for this possible development, and down stream to the city.</p> <p>* The Maitai river is a Nelson icon, NCC has spent years and large amount of funds improving the health of the river to make it swimmable and healthy. Slowly it's getting there. A subdivision with all associated earth works of this magnitude will have a major adverse impact on our taonga.</p> <p>* Many cities around the world are trying to recreate green space which have been lost. There are ample examples of the mental and social benefits</p>

			<p>of having green spaces close to a city centre. With this I would like you to remove ALL reference to the Maitai, Kaka Valley and Orchard flats from the FDS. Yours Sincerely Paul Jonkers</p>
--	--	--	--

Paul Jonkers - Sub# 31156 - 1

From: Paul Jonkers [REDACTED]
Sent: Tuesday, 22 March 2022 10:18 pm
To: Future Development Strategy
Subject: Please remove Kaka and Maitai areas from FDS

CAUTION: External email.

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

To Whom it may concern,

In writing to you I would like to express my objection to developing housing in the Maitai Valley. I oppose a major subdivision in the valley, an area that is so intrinsically linked to Nelson because of its recreational and amenity value.

I value the uninterrupted views from the Centre of NZ looking east to the hills, the ability to walk along the river and enjoy the scenery, the peace. The recreational value of this is so very special, priceless even.

* Strategically it makes no sense to build on a floodplain. Even if the ground level is to be raised, this just pushes the flood water onto Brandford Park, the access road for this possible development, and down stream to the city.

* The Maitai river is a Nelson icon, NCC has spent years and large amount of funds improving the health of the river to make it swimmable and healthy. Slowly it's getting there. A subdivision with all associated earth works of this magnitude will have a major adverse impact on our taonga.

* Many cities around the world are trying to recreate green space which have been lost. There are ample examples of the mental and social benefits of having green spaces close to a city centre.

With this I would like you to remove ALL reference to the Maitai, Kaka Valley and Orchard flats from the FDS.

Yours Sincerely

Paul Jonkers

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31157

Dhara Stuart

Dahara is submitting on behalf of Peter Moot & Jasper Moot as well

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. Summarised below:</p> <ul style="list-style-type: none"> -Against placement of housing within the lower reaches of the Maitai Valley. -Valley should be preserved for future generations - References research on mental health: in short, the enormous amount of data in this area all points to the same conclusion: green spaces scaffold all aspects of community mental health.

Dhara Stuart - Peter Moot - Jasper Moot - Sub#31157 - 1

From: Dhara Stuart [REDACTED]
Sent: Wednesday, 23 March 2022 11:17 pm
To: Future Development Strategy
Subject: FDS Submission

CAUTION: External email.

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

Dear Staff

I am making this submission on behalf of the three members of our household. They are Dhara Stuart Peter Moot Jasper Moot .

We are all very much against the placement of housing within the lower reaches of the Maitai valley. This part of the valley is in constant use for recreation. It provides a safe and beautiful place for the rest and restoration that citydwellers always need. The fact that it is in walking distance of the town centre makes it all the more valuable. I would add that all the other valleys in Nelson have been filled with housing. This is our last rural Valley.

You will be aware that there is a large percentage of people in Nelson who want to see the zoning stay rural . This has traditionally been the case whenever this area has come up for development- such is the esteem and affection the Maitai has always held for Nelsonians.

I believe it is crucial that this valley is preserved so that it may be enjoyed by future generations. Paving the way for housing up there is very shortsighted action on behalf of this council. The future needs of the city would be best served by development within our city boundaries, before going outside them to fill-in what is a beautiful natural resource for all the people that live here.

There is now a large body of research on the effects on mental health of open green spaces like the Maitai, spaces which are not filled with the hard lines of urban development, and are not disturbed by noise and pollution – these spaces have enormously beneficial effects on the well-being of the community. It has been found that 20 minutes in such a space reduces the heart rate, deepens breathing, and increases happiness and states of calm mental focus. These effects are long lasting and increase with regular exposure. There is evidence that children growing up nearby such spaces do better on all indices of mental health and achievement, this effect has been shown as highly significant, and nearly as strong a social economic status on developmental outcomes. Just the other day I observed river swimming lessons / water safety lessons being given to a large group of children from one of the local primary schools. The next day Nayland Outdoor Education class were there practising kayaking at Black hole. I digress but you get the point - this place allows children and adults alike safe and easy access to nature activities. Will that be possible or desirable with the run off and noise from thousands of homes right next to the river? No, clearly not. Would it be possible further up the river? Unlikely as the road and the valley narrow after the open area being considered for development, and the river is less accessible past the two bridges.

Has NCC ever conducted a proper study on the use of this part of the valley by residents (and visitors). I really don't understand how development here can even be considered without such a study? It is clear to all of us who know the valley well that this area is "The Maitai" It is the most frequently used area because of its width, it's 3 deep swimming holes, the beautiful mature trees and the parklike grounds. This is a place of great beauty. Few people forge further into the valley– just the runners and the dog walkers. And the bikers of course. Most though, picnic swim and enjoy the area around blackhole and Sunday hole, the area now named as Orchard flats in your FDS. It astounds me that NCC seem to have no real concept or connection to this place?. If you did have such connection this idea would not even be on the table. It

seems NCC are quite blind to the deeper meaning of what they are proposing - basically, you seem to have no qualms at all about stripping this incredible asset from the city and turning it into another suburb.

To return to the research on mental health, in short, the enormous amount of data in this area all points to the same conclusion: green spaces scaffold all aspects of community mental health. So much so that large cities around the world are now seeking to re-green spaces taken over by urban fill. Yet we are in Nelson with the most beautiful Green valley freely available to all residents. This reason alone should be enough to give the planners pause.

Please acknowledge the timeless value of the asset we have here, listen to your community, and do not allow a future development strategy that permits housing in the Maitai Valley.

Kind regards
Dhara Stuart
Clinical psychologist
Nelson resident

Sent from my iPhone

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31160

Mr Chris Louth

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached. Text copied below:</p> <p>Listen to the wishes of thousands of Nelson residents who do not want to see development in the Kaka and Maitai valleys. Leave them as recreation areas for all to enjoy.</p> <p>Thank You Chris Louth</p>

Chris Louth - Sub # 31160 - 1

From: Chris Louth [REDACTED]
Sent: Thursday, 10 March 2022 6:25 pm
To: Future Development Strategy
Subject: Please remove Kaka and Maitai areas from FDS

CAUTION: External email.

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

Listen to the wishes of thousands of Nelson residents who do not want to see development in the Kaka and Maitai valleys. Leave them as recreation areas for all to enjoy.

Thank You
Chris Louth

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31165

Mr Vincent Dickie

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice:	Agree	
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	Agree	

	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	People desperately need affordable housing.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification 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) In coastal Tasman areas, between 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?	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	If it makes housing more affordable, yes.
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes provided agreement can be reached with Te Atiawa	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	I support more village industry: Places where people can earn a livelihood, thereby reducing traffic / commuter congestion on existing infrastructure.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31171

Ms Sallie Griffiths
Artist

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	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	Strongly agree	

	options. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We need more green in our town. Leave the maitai alone. Build up not out.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Disagree	Climate change, is happening , no more builds along rivers and seashores.
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	There will be more floods over time, we need more trees planted alongside rivers etc
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	Stop building on arable land
TDC - Environment and Planning	13 Do you support the proposal for consolidated	Disagree	Do not build on arable land

	<p>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>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>Leave the Matai alone, build high density in towns, away from rivers and the seaside</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</p>	<p>Strongly agree</p>	

	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?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	We need areas of green, we do not need more subdivisions, grow up not out.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	
TDC - Environment and Planning	25 Do you agree with the location and scale of	Strongly disagree	

	proposed greenfield housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	Build up not out
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment	31 Do you support the	Don't know	

and Planning	secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to		Keep the beauty of Nelson's green areas. Once built on then they are lost forever. Please build up not out

	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?		
--	--	--	--

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31173

Mr Roderick Watson

Speaker? False

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

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

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

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

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Neutral	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	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.	Strongly disagree	development along Maitai will destroy valuable natural asset, feel of Nels I love walking along river, and it so close to town .Also infrastructure inadequate - Nile st will become clogged up producing more ghg. And the houses will not solve the housing shortage, more likely to provide great views for those with lots of money.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
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.)?	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.	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	Neutral	

	why.		
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?		Public transport is key. We live in the Glen and we need 2 cars! If you had a regular bus service that would reduce ghg . Intensify right in centre - build high, not just cute \$1m apartments

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31174

Ms Alison Westerby

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.	Neutral	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	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	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:	Agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly disagree	
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	Neutral	

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

	Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?		
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	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.	Strongly disagree	Development along Maitai will spoil the character of Nelson. Locals stay here because it's a beautiful place with easy access to nature. I love walking along the river, and it's so close to town. Also infrastructure inadequate - Nile st will become clogged up producing more ghg. And the houses will not solve the housing shortage, more likely to provide great views for those with lots of money. Main beneficiaries of Maitai development will be developers.
TDC - Environment and Planning	23 Do you agree with the location and scale of	Neutral	

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

	development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	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	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC -	38 Do you agree	Neutral	

Environment and Planning	with the proposed residential and business growth sites in St Arnaud?		
--------------------------	---	--	--

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31184

Mr Stuart Campbell

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	Agree with the need for more affordable housing but reports suggest this can be achieved without damaging the natural environment of the Maitai.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31185

Myfanway James

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	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	The advantages of this approach are many and seem to be building as climate change and population growth gets worse. These advantages include: reduced commuting times and greatly reduces emissions from vehicles (including heavy metals from brakes), public transport becomes more viable, cost of infrastructure (e.g. 3 waters, electricity) is lower per unit of housing, can make for more social cohesion if designed right (e.g. with parks, walkways and commuter paths creating meeting places), more heating of our land, reduced human footprint on the region that displaces ecosystems (single-story buildings cover a much larger area than multi-story buildings), large areas of impervious surface (roads, roofs etc) create major adverse environmental effect i.e. more erosion in our waterways, lower summer flows in stream flows etc.

	Please explain your choice:		Four or more story buildings should be encouraged with economic incentives. We should not compromise on the amount of parkland.
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	There should be a lot more 1-2 bedroom apartments to meet single person's needs.
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	We want to avoid urban spreading as much as possible
TDC - Environment and Planning	06 Please indicate whether you support or do not support	Strongly agree	

	Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	
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	Strongly agree	Protect our good soils - avoid housing on these good soils.

	productive land is prioritised for primary production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	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	But minimise the greenfield expansion and keep farmland or parkland in between.
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		a,b,f,

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

	comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		Limit greenfields development unless it is intensive.
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?		Limit greenfields development unless it is intensive.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.		Limit greenfields development unless it is intensive.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.		Limit greenfields development unless it is intensive.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.		Limit greenfields development unless it is intensive.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.		Limit greenfields development unless it is intensive.
TDC -	26 Do you agree	Disagree	Limit greenfields development unless it is

Environment and Planning	with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.		intensive.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	Limit greenfields development unless it is intensive. Only use these areas if there are no other options in Richmond to Wakefield or Mapua
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.)?	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	No	Limit greenfields development unless it is intensive. Only use these areas if there are no other options in Richmond to Wakefield or Mapua

	Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you		We believe we need more economic instruments to incentivise intensification. This needs to be planned and executed well. Bad intensive housing puts people off and we will get more opposition. So we need to demonstrate to the community that intensive housing can be fabulous to live in, if done right. There are too many examples of lots of housing crammed into small sections and no parks for quite a distance.

	have any other feedback?		
--	--------------------------	--	--

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31186

Mr Gary Scott

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	Any greenhouse emissions we reduce will be undone by one volcanic eruption anywhere in the world, so the cost of reducing the and the financial burden of doing so is IMHO a waste of money.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	But not to the detriment of taking all of the Greenfield space formerly used to grow our food.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	I agree that people should live where they work to reduce the daily commute. That's why I don't understand why people live in Richmond and work in Nelson. More intensified dwellings are required in both centers.
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	What's papakaianga? Not everyone needs to live in million dollar houses. There is a need to build more rental property, but landlord compliance issues are restrictive and detrimental to achieving this.
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	Stop using arable land to build awful subdivisionvisions on which destroy the areas where we grow crops.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman	Agree	Climate change is cyclic and there is nothing we can do about it. You can't fight nature. However we should concentrate on reducing pollution and rubbish in our community and waterways. Climate change has always been a political construct.

	is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:		
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	As I said, you can't fight nature. But you can plan for any event like a flood, or earthquake.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	Once you build on it, it has gone forever. The production of food would need to be done further away from the city, thus putting up the cost.
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	???? I don't understand the question.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Spend our rates contributions wisely. Not on vanity projects like a new library which we won't need in 20 years time due to technology, and better types of access to information. It will be a dinosaur which will cost more like \$60mill, not the budgeted \$44mill.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and	Disagree	Traffic congestion along this route will be a concern. Traffic noise and access to the main road will be diabolical. Houses should be built away from any main thoroughfare.

	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?		
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		Create new towns away from existing centers. Hira, upper moutere or Golden downs.
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	Agree	Build apartments above the shops in the main street. Bring people back into the center. Increase the height limit. Convert all of the land used by car sales to build apartments on. We don't need commercial operations on Rutherford street like car sales. Better to use it for accommodation.

	comments?		
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Neutral	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Don't know	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment 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	Strongly disagree	Maitai Valley/Kaka valley needs to be left alone. Do not build any houses in the Maitai valley or Orchard flats. I don't trust the developers to be

	proposed greenfield housing areas in Nelson? Please explain why.		honest with us. Once the Valley is gone it can never be returned to the iconic peaceful haven we all enjoy. The increase in traffic, the noise, pollution of the river, the loss of green space so close to the city and the ugliness of the proposed subdivision are all reasons not to build there.
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.	Disagree	The location should be further away from the main road.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Don't know	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes	Who is Te Atiawa? A decentralized township along the lines of wakefield with all the amenities, such as a school, petrol and pub to support the development will be ok.

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.		Kaka valley is not suitable for any commercial operations.
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?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment	40 Is there anything else		You could investigate the possibility of constructing apartments/ houses along Rabbit

<p>and Planning</p>	<p>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>island beach, like Surfers paradise in Australia. Maybe look at tahuna beach as well. I know you wouldn't like to even consider these options but I liken these areas to the Maitai Valley, so if you go ahead with the proposed subdivision there, you must also consider Rabbit island and tahuna beach.</p> <p>Another thing to consider is a carpark building on the corner of Hardy and Rutherford (the Army site) An underpass for pedestrians to get to town center should be part of this plan also.</p>
---------------------	---	--

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31187

Mr David Ward

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	The area shown as N 032 is completely unsuitable for development - it is far too steep to be developed. There is nothing flat about it which raises the question of the competence (lack of) involved in including it in the first place. It is incorrectly referred to as "Orchard Flat". Orchard Flat (the paddocks bordering the Maitai River) is designated as a Reserve.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31189

Ms Marlene Alach

Speaker? False

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

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

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

	explain your choice:		
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Disagree	Wakefield to Richmond contains productive flat land. Put the houses on the hills.
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		On non productive land away from rivers and sea shore. Definitely not on productive low lying land like lower Queen Street and must be back from the seashore on firm ground
TDC -	15 Do you agree	Agree	

Environment and Planning	with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?		
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	See comments above re productive land
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	Agree	As long as efficient public transport is part of the plan

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

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

	business growth sites in Tākaka?		
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?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		T139 although zoned residential many years ago is actually a natural drainage area and in normal heavy rain (not a flood event) becomes a large lake. This needs to be changed from its residential zoning to preferably to a wildlife reserve
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 will email a photo on o T139 in flood

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31191

Mrs Linda McDougall
Counsellor Nayland college

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	Absolutely disagree. That area must be prioritized as a green space to be used enjoyed looked at and enhanced by all members of our community. Not for housing.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31192

Ms Rebecca Patchett

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	According to responses in previous community meetings to questions about plans for public transport options, it appears that public transport does not appear to be a priority for settlements along state highway 60 including tasman village and mapua. It appears that maybe once the population is big enough through further development then the public transport option will become available. This is a catch up scenerio and suggests that we can expect further congestion until some level is reached where public transport options will be available, affordable and convenient. This doesn't seem to fit with any reduction in GHG. Jobs, services and amenities provided by Richmond, Nelson and Motueka should not have to be duplicated in Mapua and Tasman to avoid people living in these areas having to go to bigger centers.
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	Agree	Nelson, Richmond and Motueka should be developed as they already have the infrastructure and services needed for a growing population. However support by smaller settlements needs some explanation. How big are these 'smaller' settlements supposed to grow? What does this mean for the nature of said smaller settlements and the extra infrastructure (schools, bigger shops etc.) needed to support doubling growth in the years to come.

	supported by a network of smaller settlements. Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	The term 'where people want to live' must be balanced by the amenities that already exist or are easily put in place. Just because someone wants to live there doesn't mean they should ...take coastal properties for example. The same could be said for radically changing and potentially eroding the nature of a small community with limited options for affordable housing, jobs and public transport just because someone 'wants' to live there . Although I agree with the statement I don't agree with intensifying housing outside of Nelson, Richmond and Motueka.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	Although I agree with this statement, allowing large numbers of arguably unaffordable housing to be built in areas that do not have easy access to transport, and where the jobs available are not highly paid begs the question of the councils commitment to any climate action.
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	Just because someone wants to live or do business there doesn't mean they should. Community cohesion and environmental considerations must be taken into account.
TDC - Environment and Planning	06 Please indicate whether you support or	Disagree	Existing infrastructure should be made fit for purpose. For instance sewerage pumping stations.

	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:		
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	Tasman council doing very little to mitigate the effects of climate change when considering transport options and population growth.
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	Plenty of people still buying coastal properties, sea walls still have to be paid for.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson	Strongly agree	Food security should be factored in at the local and national level always.

	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 Disagree	too much change too fast reduces the mauri of Te Taiao. Plan to facilitate and foster population growth in our area puts resources under pressure.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	Too many people along the coast undermine the unique identities of the smaller settlements, puts pressure on roads and other infrastructure and does nothing to mitigate the effects of climate change.
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 within existing town centers, including Richmond and Motueka. Leave the coast alone. We can't expect housing developers to come up with lovely plans that beautify the coast. We might end up with something like the sprawl of never ending suburbs that occupy the Australian Queensland coast from the nsw border up to Brisbane. The houses along the coast will not be affordable for many as there are few reasonable paying jobs in the small settlements.

	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?	Neutral	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	Stoke is a built up area that has amenities, more housing may not impact this area negatively.
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	There are amenities. Any changes may not have any detrimental impacts.
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	Neutral	

	comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	Motueka has the potential to be a vibrant town, more people and more businesses may revive Motueka and there may be less reason to travel to Richmond or Nelson.
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	Change in Mapua has happened rapidly. More change and population undermines the unique quality of Mapua as a village. The school is oversubscribed, there is often no parking at the local shop and the congestion on the roads to Richmond is noticeable. Growing Mapua's population will only add to the congestion. Adding more shops , supermarkets etc. to this area will certainly undermine Mapua's unique village quality. The infrastructure is also at risk. Already mitigation has had to be put in place for wastewater, new housing developments have had to find their own water.
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	Productive land needs protection. Food security is an issue.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain	Neutral	

	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.	Agree	Provided it is not productive land
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	Undermines the character of the village, see reasons 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 for a potential new community near Tasman	No	Too many cars on the road, housing will not be affordable (transport costs), productive land lost

	Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31193

Mr Dan McGuire

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	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Disagree	The plans as proposed are very similar to urban planning in the 1970s in California, which created urban slums. I am writing articles for California newspapers showing how New Zealand is stupidly repeating the same mistakes.

	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	The plans will destroy the character of current neighbourhoods.
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	These plans will result in many families and elderly people being forced out of their homes.
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 plans as proposed for residential areas such as the Wood are going to wreck neighbourhoods.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	Why are we on this track? California towns of similar size have been trying to restrain growth after years of over-development such as what is proposed in these plans.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Disagree	This sort of intensification does not enhance the urban 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:	Disagree	My University of California degree was in environmental sciences. There are assumptions being made here that are inaccurate.
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	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:	Disagree	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Yes, this will be a disaster for neighbourhoods like the Wood. I cannot believe that such poor planning is proposed and it truly shows that New Zealand is 40 years behind other countries.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Disagree	There is enough growth already. Restraint is required from now on.
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		Why make this assumption? Show me where growth has led to improvements to towns like Nelson? especially this sort of growth as proposed.

	<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>	Disagree	
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Agree	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Agree	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Agree	

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Disagree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Disagree	<p>Please see attached for further details. There is not the existing infrastructure to support that growth, thanks to council deliberately diverting money for infrastructure to non-essential spending.</p> <p>Attachment text: The essential points I wished to make in my submission are: The projected intensification for N19 will destroy the character of the neighbourhood, especially with townhouse and multi-story development. The plans will cancel the very reasons people have located in the area. The Greenfield development for the Maitai Valley is a proposal contrary to the results of all previous consultation by council for this area, which residents have stated they want to keep as a recreational area. This is the worst planning document I have seen since I was at university in California in the 1970s. Why is Nelson determined to repeat the same mistakes made elsewhere? Is it blind stupidity or sheer incompetence? California and other areas now</p>

			wish that they had restrained the kind of development proposed in the document, which created urban slums.
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.	Disagree	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	
TDC -	29 Do you think	Disagree	

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.)?		
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	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?	Disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC -	36 Do you agree	Strongly	

Environment and Planning	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	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached for further details.</p> <p>The assumptions are mistaken, and examining the development of similar towns overseas during the last 50 years shows why. Why does New Zealand have to repeat the same mistakes?</p>

Dan McGuire - Sub # 31193 - 1

From: Dan McGuire [REDACTED]
Sent: Tuesday, 29 March 2022 6:18 am
To: Future Development Strategy
Subject: submission points

The essential points I wished to make in my submission are:

The projected intensification for N19 will destroy the character of the neighbourhood, especially with townhouse and multi-story development. The plans will cancel the very reasons people have located in the area.

The Greenfield development for the Maitai Valley is a proposal contrary to the results of all previous consultation by council for this area, which residents have stated they want to keep as a recreational area.

This is the worst planning document I have seen since I was at university in California in the 1970s. Why is Nelson determined to repeat the same mistakes made elsewhere? Is it blind stupidity or sheer incompetence? California and other areas now wish that they had restrained the kind of development proposed in the document, which created urban slums.

Dan McGuire

[REDACTED]

[REDACTED]

--

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31194

Mr Todd Field

Speaker? False

Department	Subject	Opinion	Summary
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 sheer number of houses allowed in T042 is absurd. There is no plan to preserve the density of housing to a limit that already exists in areas beyond this zoning change. Housing areas beside still have limits on intensification but medium density is allowed in these rezoned areas. Medium density should be scaled back to large lot residential in keeping with surrounding areas. Preservation of views from existing properties towards the Richmond hills by avoiding building on hill tops and limiting to single story. Current school infrastructure does not support the speed of growth planned and the infrastructure needs to be developed before properties are built to avoid issues - stormwater issues with the Mapua Drive development being a classic example. Growth of areas should be in fitting with the adjacent zones. Timing should also be delayed to prioritise intensification and developing areas already in the process rather than further impacting the natural environment where greenfield sites are planned.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	T042 needs to be limited to the hillside and areas to the South of the current slope to avoid heavily impacting on current residents outlook and property values. Medium density (as per webinar) is a huge stretch from current rural residential zoning - a scaled back to large lot or standard residential is more fitting with the current area. Greenfield development is far too much of the plan of how to manage Tasman district growth as 76%!!!
TDC - Environment	29 Do you think we have got the	Strongly disagree	

and Planning	balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31195

Mr Serge Philippe Crottaz

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:	Strongly agree	The City Centre forms the heart of Nelson, it is appropriate to intensify this part of our region as increasing housing in this area will have less impact on the nearby greenfield area in the Maitai Valley. 2,500 new homes including in attached forms such as apartment buildings three to six storeys make sense and use little land area. Living in an apartment appeal particularly young people and professional as these groups have busy lives and do not want to take care of a garden and house maintenance.
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 disagree	The very few Greenfield areas left near Nelson City centre are treasures that should not be developed as stated repetitively by the people of the region. The significant social and environmental impacts of the Maitai and Kaka Valley is known by all the Nelson City Councilors . This green area is the last one remaining undeveloped and I urge the Nelson City to remove the Greenfield areas N-106 and N-032 from the draft of the Future Development Strategy 2022-2052.

	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:	Agree	Affordable housing is just, fair and indispensable and can be achieved in socially sensible small apartments blocks near the city centre where people are really able to walk to work or were efficient and affordable public transport is available at low or no cost.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	Too much housing capacity is provided in the strategy as Aotearoa New Zealand population growth is slowing down. The Greenfield areas N-106 and N-032 should be removed from the draft of the Future Development Strategy 2022-2052
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	1100 new houses in the Greenfield areas N-106 and N-032 should be removed from the draft of the Future Development Strategy 2022-2052 as this development would have a strong negative impact on storm water management during the increasing number and intensification of major rain events.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31196

Ms Alli Jackson

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:	Agree	Transport options need to be already clearly delineated and supplied for, I do not support anything that would increase traffic in front of Central School, or along Nile Street.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Neutral	This would depend greatly on whose opinion you consider for each option.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	This should be of the highest priority. To do less would be to steal from the future generations, who already face far greater environmental impacts than any of our generation
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	Building a library on a known future climate risk area is beyond belief. I strongly do not support building any future library infrastructure along the Maitai river banks.
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	Neutral	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly Disagree	nelson must consult, and then include, the recommendations of local iwi to ensure all voices are appropriately represented
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I do not support, or encourage any councillor to support, the development of the Mahitahi / Bayview development in the Kaka Valley, Maitai Valley area. it beggars belief that the current councillors would consider they have the authority to make any vote on this local treasure. The subterfuge regarding the development has been nothing short of Russian, this is not your decision to make. Do not rezone the Kaka Valley.
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		A B F

	<p>as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	
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>Stoke has been needing an injection of life and intensification for decades. This is an area that would welcome the investment, why not put it where it's actually wanted??</p>
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Neutral	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater?</p>	Agree	

	Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	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.	Strongly disagree	I strongly do not agree with this. The Maitai valley /Kaka valley is the sole remaining quiet close respite for all central nelsonians and to recommend any change that would lead to the destruction of this would be a disservice to those many thousands of Nelsonians.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	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	Neutral	

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

and Planning	secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	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		I think it is ridiculous that you have continued forestry in the Nelson catchment area. This is definitely land that could be better used for housing, especially as forestry has such limited

	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?		returns and such serious environmental impact. Another backward step by Nelson City Council.
--	--	--	--

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31197

Ms Catherine Parry

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h)		(b) There is so much underutilized space within Nelson's CBD that intensified housing will not be harmful. In fact more housing above shops, multistoried apartments, and building on empty lots will bring a more healthy look to our town. I was very impressed by Rangiora township and its revitalized centre city. Many multistory dwellings, and more people living in the city and using city businesses.

	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	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	I am against the spread of housing into the Matai Valley and Kaka Valley in particular. That is a beautiful park that I use daily. Bringing in developers not only spoils the land for future use but it means YEARS of construction congestion, noise, and degradation of the landscape meaning loss of wildlife forever. There are many options not being considered and too much influence by developers in this decision process.