

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31200

**Mrs Jo Watson**

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	<p>I am very definitely against the areas in the Maitai Valley being earmarked for intensification. It is currently zoned as rural and should be left as such - it has been protected for more than a century until it was erroneously included in the 2019 plan. Councillors may agree or disagree about how this arose but personally, I did not recognise the areas of Kaka Valley and Orchard Flat as it was then referred to and therefore did not raise any objection. Obviously if the words "Maitai Valley" had been correctly used, there would have been hundreds of objections raised at that time.</p> <p>I have managed to get through life without protesting about any other matter but I just cannot let this one pass. There are people far more expert than me who will outline the many reasons why not but it seems blatantly obvious that the Maitai Valley is just not the place for such a development. Yes, I have heard the argument that the tracks etc. will still be there and of course they will but no-one can possibly believe that the area will not be negatively impacted forever. I see problems ahead for the health of the river, the huge impact of the additional traffic, not just on the Maitai area but for the many roads leading from there. As a frequent user of the area, the road is just not suitable for a huge increase in users - there are two known dodgy areas (one lane bridges/intersections) - will ratepayers be liable for costs of improvement needed to save lives? Additional issues regarding flood plains have</p>

			<p>also been raised. I note also that while the figures originally talked about were 750 houses for Kaka, the plan change application was submitted for 350 and now it has miraculously risen to 900 - how can that possibly be? Additionally, I just cannot reconcile the fact that the Mahitahi Project was granted circa \$3m to restore the ecosystem of the Maitai Valley and here we have Council now pushing for intensive housing development in the very same area. How can these two "projects" possibly achieve the same outcomes.</p> <p>I have read recently about Te Mana o Te Wai which is now the law and states that the health of the river must come first; health of environment before economy. Or does this not apply in Nelson?</p> <p>Please Councillors, do not play into the hands of the developers - once this is done, it is done and future generations will look back and be incredulous at the decision taken. Do not "pave paradise and put in a parking lot".</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	No	



	Road)? Please explain why.		
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## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31201

**Mr John Hunter Smith**

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"> <li>-concerned at the drive by NCC to go ahead with intensive housing in the Maitai Valley.</li> <li>- Enviromental impact of the development will be irreversible.</li> <li>- Large amounts of opposition to the development is being ignored by Council.</li> <li>-Suggests to purchase land in Maitai Valley and develop it as a regional park. It is far too precious historically, environmentally, and recreationally for Nelson to lose just because a business opportunity presented itself to developers, council failed to gauge public opinion, did not listen to those opposed to it, and chose ignorance over the implications of this development.</li> </ul>

## John Hunter Smith - Sub # 31201 - 1 -

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**From:** john smith [REDACTED]  
**Sent:** Friday, 25 March 2022 3:06 pm  
**To:** Future Development Strategy  
**Subject:** Fwd: Maitahi Development 8

----- Forwarded message -----

**From:** john smith [REDACTED]  
**Date:** Thu, 24 Mar 2022, 12:56 pm  
**Subject:** Maitahi Development 8  
**To:** <[FutureDevelopmentStrategy@ncc.nz](mailto:FutureDevelopmentStrategy@ncc.nz)>

I wish to express my deep concern at the ongoing drive by Nelson City Council to go ahead with intensive housing in the Maitai Valley.

Because of the obvious controversial nature of this proposal, I believe this Council has deliberately tried to keep this below the public awareness radar for several years and continues to do so.

The section of the lower Maitai Valley between Black Hole and Sunday Hole is probably less than one kilometre. This has been a favourite and treasured area for recreation and swimming for at least 150 years. This in itself is significant. The elected councillors of Nelson City had the vision to recognise this in 1918 and finally procured this area for the Nelson public.

Every council since has protected and enhanced this small area for all of Nelson to enjoy.

I regard this area of the Valley as important an asset and attraction as Tahunanui Beach and the Brook Sanctuary. Six generations at least, including my family, have swum and picnicked in these swimming holes in the Maitai Valley.

Yet this tiny section of the river is the exact target for an intensive sub-division!

It is unbelievable that the current City Council only appear to hear the voice of the developers.

The last comprehensive survey in 2006 showed an overwhelming wish by the Nelson public to keep the Maitai free from development. In 2021 nearly 96% of over 700 submissions regarding the Maitai side of the Bayview/Maitahi development rejected or opposed it.

12500+ people have signed a petition asking to keep the Maitai Valley rural and presented it to Council.

Yet this seems to have been completely ignored. The huge opposition to the Maitai location of this development is barely mentioned in Nelson and Tasman discussions.

I would suggest if there had not been council obfuscation of the whereabouts of this development, the opposition to it would be even more.

For some reason it seems OK to: (1) discharge the stormwater from 900 houses and roading infrastructure directly into Dennes Hole; (2) run a main sewer line and water supply directly along Dennes Hole Track only a few metres from the River, and in what appears to be solid rock; (3) engage in massive earthworks directly upstream from Dennes Hole to lower the flood plain and raise the building platform; (4) have intensive housing, noise and visual pollution right next to a recreation area both during and after construction.

In fact not only is Nelson's opposition to this development being seemingly ignored, it appears the proposed development on Orchard Flats is gaining momentum within the council. (Once again N.C.C can't bring themselves to call this the Maitai Valley.)

As well as ruining the natural environment of Dennes Hole, another 200+ houses are proposed between Black Hole and Sunday Hole. Where will the stormwater be discharged from this sub-division? Black Hole?

By surrounding all three of these popular swimming holes with housing, this precious kilometre of the river and its environment will be irreversibly changed.

A devastating legacy of this council.

What a different picture this could be.

-Nelson's own Regional Park.

Purchase and develop the Kaka Valley as either an environmental model farm for education and those with special needs such as Ambury Park in Auckland, or as a mountain bike park for children and beginners.

Orchard Flats as a park with a restaurant and tearooms in Queenie Richardson's old farm house and a community garden for the financially disadvantaged and those with disabilities such as Kilmarna Gardens in Auckland City.

If this area goes to housing it is gone for good.

It is far too precious historically, environmentally, and recreationally for Nelson to lose just because a business opportunity presented itself to developers, council failed to gauge public opinion, did not listen to those opposed to it, and chose ignorance over the implications of this development.

If the Maitai Valley was excluded from development and permanently protected it would make absolutely no difference long term to Nelson's housing shortage. Other areas already identified will more than cater for Nelson's future plans and the public and developers would have clarity on what areas are exempt from urbanisation.

Show some courage, vision and foresight Nelson City Council and keep urban development out of the Maitai. It would be reckless and destructive to ruin this small and special place.

Create Nelson's Regional Park from the Botanical Hill and Branford Park through to the Golf Course.

We have a rare asset and opportunity here with huge potential, the envy of any other city in New Zealand.

Leave a permanent and stunning legacy for the future generations of Nelson.

John Hunter Smith

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31202

**Jonas Asmussen**

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	I do not support the development of housing in the lower Maitai valley/Kaka valley. It should be kept rural and protected for the enjoyment of future generations. the additional housing is not needed and the damage caused by such a development far outweighs the benefits for the public, in my opinion, it is also irreversible. I don't believe promises that the damage to the river and the pressure on the infrastructure can be avoided or mitigated once the green light for such a development is given. I am surprised that the 10 000+ signatures the "Save the Maitai" movement has collected are not a clear enough sign for the Council that they have to even include this question in this survey. Will you repeat the question in different forms and places until you get the answer you want?

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31204

**Mr Jack Bauer**

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?		SEE ATTACHED. T-181 is drawn correctly however it has been labelled with the incorrect address. Address needs to change to 3103 Korere Tophouse Road. Incorrect address was referenced in the draft technical FDS document on page 73 and 99, aswell as on page 30 of the draft FDS.

# Jack Bauer - Sub #31204

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**From:** jack bauer <[jack.bauer@tasman.govt.nz](mailto:jack.bauer@tasman.govt.nz)>  
**Sent:** Wednesday, 16 March 2022 12:45 pm  
**To:** Jacqui Deans <[Jacqui.Deans@tasman.govt.nz](mailto:Jacqui.Deans@tasman.govt.nz)>  
**Cc:** Peter Inwood <[Peter.Inwood@tasman.govt.nz](mailto:Peter.Inwood@tasman.govt.nz)>  
**Subject:** Re: Address correction

Thanks Jacqui  
Yes T-181 is the correct site  
Also, the incorrect address was referenced in the draft technical FDS document on pages 73 and 99  
Aswell as on page 30 of the draft FDS.  
Cheers  
Jack

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**From:** Jacqui Deans <[Jacqui.Deans@tasman.govt.nz](mailto:Jacqui.Deans@tasman.govt.nz)>  
**Sent:** Wednesday, 16 March 2022 11:40 am  
**To:** jack bauer <[jack.bauer@tasman.govt.nz](mailto:jack.bauer@tasman.govt.nz)>  
**Cc:** Peter Inwood <[Peter.Inwood@tasman.govt.nz](mailto:Peter.Inwood@tasman.govt.nz)>  
**Subject:** RE: Address correction

Hi Jack  
Apologies for that, not sure what happened there. But the site shown is the correct site?  
I'll get it amended in due course as the FDS progresses through submissions  
Thanks  
Jacqui

**Jacqui Deans**  
Urban Growth Co-ordinator  
DDI +64 3 543 7246 | [Jacqui.Deans@tasman.govt.nz](mailto:Jacqui.Deans@tasman.govt.nz)  
Private Bag 4, Richmond 7050, NZ



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**From:** jack bauer  
**Sent:** Wednesday, 16 March 2022 10:31 am  
**To:** Jacqui Deans <[Jacqui.Deans@tasman.govt.nz](mailto:Jacqui.Deans@tasman.govt.nz)>  
**Subject:** Address correction

Hi Jacqui  
Thanks for the email.  
Our submission was for T-181 3103 korere tophouse rd but on the FDS we noticed it was labelled with the wrong road number 3010 korere tophouse rd, just thought we'd bring this to your attention.  
Cheers  
Jack

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**From:** Jacqui Deans <[Jacqui.Deans@tasman.govt.nz](mailto:Jacqui.Deans@tasman.govt.nz)>  
**Sent:** Monday, 14 March 2022 12:35 pm  
**To:** Jacqui Deans <[Jacqui.Deans@tasman.govt.nz](mailto:Jacqui.Deans@tasman.govt.nz)>  
**Cc:** Myaan Bengosi <[Myaan.Bengosi@tasman.govt.nz](mailto:Myaan.Bengosi@tasman.govt.nz)>; Anna McKenzie <[anna.mckenzie@tasman.govt.nz](mailto:anna.mckenzie@tasman.govt.nz)>  
**Subject:** Nelson Tasman Future Development Strategy

Dear Sir/Madam

Following your enquiry on the Future Development Strategy (FDS) last year as part of our early engagement, we wanted to let you know that the draft FDS is now on public consultation from today until April 14<sup>th</sup> 5.00pm.  
Please go to our website here:  
[Future Development Strategy 2022 - 2052 | Tasman District Council](#)

Here you will find much more information and how to make a submission. There are a large number of webinars being run for the community between now and 14<sup>th</sup> April and we hope you can join one.  
Please contact me should you have any queries

Thanks  
Jacqui

**Jacqui Deans**  
Urban Growth Co-ordinator  
DDI +64 3 543 7246 | [Jacqui.Deans@tasman.govt.nz](mailto:Jacqui.Deans@tasman.govt.nz)  
Private Bag 4, Richmond 7050, NZ





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## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31206

**Mrs Bev Brandes-Clatworthy**

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>SEE ATTACHED. During the Wakefield Public Consultation webinar, the panel advised that Bird Lane and the junction into it (near T-108) would be upgraded. Does this include upgrades to lighting, footpaths and the width? From the SH turning right, will there be a proper junction to allow safe turn offs? Will Lord Auckland be coming through onto Bird Lane? How much other traffic would this therefore propose? The HGV are currently coming down Bird Lane at high speed, causing potential safety issues for people coming out of their driveways and children in the area.</p> <p>Unsure of what is proposed at the new business area/light industrial area (T-108). 25 Bird Lane is understood to currently be light industrial and has changed in the last year to very big industrial, especially since it has been subdivided. Does not object the big lorries for transporting the homes. The area to the back is very busy and loud, more heavy industrial than light. What hours of business are they allowed to work? Currently having some issues with noise levels with the HGV at night.</p>

## Bev Brandes - Clatworthy - Sub #31206

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**From:** Bev brandes-clatworthy  
**Sent:** Monday, 21 March 2022 9:07 pm  
**To:** Future Development Strategy <[futuredevelopmentstrategy@tasman.govt.nz](mailto:futuredevelopmentstrategy@tasman.govt.nz)>  
**Subject:** wakefield

Hi

Thanks for the meeting tonight, a good outline proposed for wakefield.

I am wondering about Bird Lane and the junction into it, you said it would be upgraded, by this do you mean lighting, footpaths and width. From the state highway turning right will this be a proper junction to allow turn offs without people getting hit!

The proposed new business area, you say Light industrial..well what do you mean by this as 25 Bid lane i understand is light industrial and it has certainly changed in the last year to very big industrial, especially since it has been subdivided. I have no objections to the big lorries for transporting the homes, I was aware of this when I brought my home, but the area to the back, now which road runs along my boundary, is very busy indeed with very noisy BIG heavy goods certainly not light. What hours of business are they allowed to work, as they seem to be up and down all night at times. And sometimes the noise levels with the HGV are awful, especially during the night. ( I am not meaning the relocating home lorries!) I have spoken to TDC and someone was supposed to respond but has never got back to me.

They come down Bird Lane at high speed, people coming out of their driveways are at risk and so are the children, it is an accident waiting to happen.

Will Lord Auckland be coming through onto Bird Lane, how much other traffic therefore would this propose. I am not against this. I would just like to know about the safety, the size of roads, the speed, footpaths and lighting.

Will there be a meeting on this I could attend or speak to someone please.

thank you  
Mrs Bev Brandes-Clatworthy

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31207

**Mr Solomon Adler**

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>Hello,</p> <p>I am deeply concerned about the ongoing threat of housing development in the Maitai Valley. Thousands of people have repeatedly asked you to not allow mass housing in the Maitai Valley. We have been asking for this since the 2006 Nelson Urban Development Strategy (NUGS). We ask again now, with urgency, to please remove all areas of the Kaka and Maitai River valley allocated for potential housing from the 2022 Nelson Tasman Future Development Strategy. This valley is just too precious as a natural recreation area used by thousands of people each year, to be given over to over a thousand houses.</p> <p>Sincerely, Solomon Adler</p>

## Solomon Adler Sub # 31207 - 1

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**From:** Solomon Adler [REDACTED]  
**Sent:** Monday, 28 March 2022 4:23 pm  
**To:** Future Development Strategy  
**Subject:** Maitai valley - FDS

Hello,

I am deeply concerned about the ongoing threat of housing development in the Maitai Valley. Thousands of people have repeatedly asked you to not allow mass housing in the Maitai Valley. We have been asking for this since the 2006 Nelson Urban Development Strategy (NUGS). We ask again now, with urgency, to please remove all areas of the Kaka and Maitai River valley allocated for potential housing from the 2022 Nelson Tasman Future Development Strategy. This valley is just too precious as a natural recreation area used by thousands of people each year, to be given over to over a thousand houses.

Sincerely,  
Solomon Adler

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31209

**Mr Richard Martin**

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?		See attached. Supports the proposed T-108 proposal due to availability and suitability. I guess transit would require that all access would be required to be off Bird lane. Thanks for the Heads up on the commercial land available (or lack of it) in Wakefield.

## Richard Martin - Sub #31209

### Alexis Brough

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**From:** Myaan Bengosi  
**Sent:** Wednesday, 23 March 2022 12:07 pm  
**To:** Alexis Brough  
**Subject:** FW: FDS

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**From:** Richard & Denise Martin  
**Sent:** Tuesday, 22 March 2022 11:13 pm  
**To:** Jacqui Deans <[Jacqui.Deans@tasman.govt.nz](mailto:Jacqui.Deans@tasman.govt.nz)>  
**Subject:** FDS

Hi Jacqui

Thanks for the Heads up on the commercial land available( or lack of it) in Wakefield.  
On reflection, due to availability and suitability, I would now support the proposed T-108 proposal. I guess transit would require that all access would be required to be off Bird lane.  
Thanks again for coming back to me.

Kind Regards  
Richard martin  
Ps Thought the meeting Mon evening with the Wakefield Community Council went well

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31210

**Mr Tim Rhodes**

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?		See attached. 1. East Takaka, and Park terrace are great places for more housing 2. Caroline Roses farm opposite airport would be great for residential development, the land is pakahi and low producing. It has great elevation, water and location near Rangihaeta. Perhaps Kainga-ora/first home residential sections on the flat pakahi terraces and light commercial on the old sawmill site. Big need for social housing in Golden Bay. 3. Parapara Valley elevated bush sites for rural residential would be very expensive to develop with poor access roads and a lot of engineering needed. \$ 1.5million plus to buy and build. Shame to loose regenerating bush and manuka 4. Collingwood land near healthpost and school an ideal site for residential on flat elevated pakahi land.
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?		See attached. Takaka - Social housing is needed in Golden Bay. Collingwood residential rezoning near the school and McDonald place is a good option. Parapara - I do not favour the Parapara Valley Rural Residential zoning.



## Tim Rhodes - Sub #31210

### Alexis Brough

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**From:** Myaan Bengosi  
**Sent:** Monday, 28 March 2022 9:35 am  
**To:** Future Development Strategy  
**Cc:** Alexis Brough  
**Subject:** FW: Future Development Strategy Enquiry

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**From:** Deborah Rhodes  
**Sent:** Friday, 25 March 2022 6:32 pm  
**To:** Reception Richmond <[Reception.Richmond@tasman.govt.nz](mailto:Reception.Richmond@tasman.govt.nz)>  
**Subject:** Future Development Strategy Enquiry

Hello Tasman District council people,

I would like to give you some feedback about the future development strategy:

The strategy is well needed to improve housing in Golden Bay

Social housing is much needed in Golden Bay, Land could be rezoned residential and some purchased by Kainga-ora for a green fields social housing/first home buyers subdivision.

The obvious site is across the road from the Takaka airport on existing farmland  
This farmland is essentially pakahi (poor land) and has a low value for livestock farming. It is very close to Takaka, well elevated and has plenty of contour for drainage. This land also could have some light industrial around the old sawmill site.

I believe the Collingwood residential rezoning near the school and McDonald place is a great option. It too is elevated pakahi terrace with great views.

I do not favour the Parapara valley rural residential zoning. The land has very difficult access and would be expensive to build on. Regenerating native bush should be preserved in this area.

Allowing for small independent sections on the margins of farmland is a great idea also. A good example of this is the settlement of Rockville where sections on the main road are surrounded by dairy land. This gives independent living for farm workers, contractors or individuals who work remotely on-line.

Tim Rhodes

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31211

**Mrs Alison Pickford**

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?		See attached. Concern that the councils are looking at climate change in the 'best case' Scenario. Caring for biodiversity, the environment, and adding to protected areas, needs to be high priority.
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	See attached. Public Transport is essential, with industrial and commercial nodes in Brightwater, Wakefield, Mapua, Motuere, St Arnaud, Tapawera, Kikiwa, Murchison ... Reduce the need for multilane new roading, adding a reduction in emissions. money for roading expense should be redirected to efficient, cheap public transport. buses could be fitted with cycle trailers to get people between hubs Richmond - Nelson.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8:	Neutral	See attached. Coastal Inundation. we should be planning for worst case scenario as in New Zealand and around the world. We should be removing stranded assets. a fund should be created similar to the earthquake fund with annual

	Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:		contribution from rates plus a larger one from buildings newly constructed in the orange and red zones collected for this purpose. the fund should not be accessible except when needed for stated purpose.
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	See attached. Will Tasman District actually have sufficient water to service the proposed 30,000 new homes??? I am Against the Tasman Village Proposal - Due to emissions and loss of productive land.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		See attached. More work opportunities provided close to housing hubs, new schools need to be planned for Disappointed by 'Likely to require further investment in public transport frequency' This has to happen as soon as possible not as a weak aspiration as a vague future date. Motueka is low lying, should we look at the inland road not the valley floor either to begin future developments.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly agree	See attached. The areas should be developed in to recreational and sports grounds, the existing facilities would be very stretched indeed if the population doubles as predicted. Some reduction of traffic movements to facilities at tahunanui and saxton field may be gained.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly agree	Accommodation should be included above new commercial properties - intensifying land use, bringing people into the centre of town, and a security aspect also.
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	Is rural close to town / population hubs of past days? Much of rural residential land is underutilized and lost to future production as uneconomic units. As above - I think that a better use is for sports facilities, and recreational parks. Not everyone wants to - or is mobile enough - walk on the Barnicoat Ranges.

## Alison Pickford - Sub #31211

### NELSON TASMAN FUTURE DEVELOPMENT STRATEGY

I am very concerned that the Councils are looking at climate change in the 'best-case' scenario. The report does not adequately reflect increasing risk to future generations with any urgency. I therefore believe that the Councils should be looking further ahead yet!

Sweden is one of the most climate change aware countries in the world – has any local research on other such country's preparations been considered in researching this Long Term Report?

Caring for biodiversity, the environment, and adding to protected areas, needs to be a high priority.

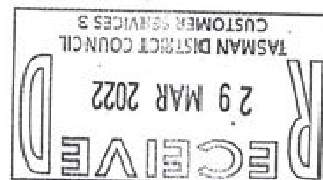
We should not be looking at development in the next 10 years, but looking ahead and starting the plan as if we were 10 or even 20 years ahead in time.

There should be no more construction in the 'red' or 'orange' zones (unless buyer beware, and no rate payer contribution to further roading and infrastructure ) Look to create transport corridors that do not involve the current coastal routes, and population 'hubs' away from the already acknowledged areas of coastal inundation. Coastal routes to be maintained , but not expanded.

P7 I see public transport as essential, with industrial and commercial nodes in Brightwater, Wakefield, Mapua, Moutere, St Arnaud, Tapawera , Kikiwa, Murchison..... - so that many people are able to work close to where they live, or can be moved between hubs. And for hubs to be more self-sufficient in many ways. This reduces the need for multi-lane new roading, plus reduction in emissions. Money projected to be spent on increased roading, especially around Richmond, should be redirected to efficient and cheap public transport. Buses could be fitted with cycle trailers to get people between hubs, or into Richmond / Nelson

P8 Coastal inundation. We should be planning for the worst case scenario - New Zealand - and worldwide - emissions are increasing, not decreasing, in spite of increased awareness of climate change issues. There is unprecedented global deforestation, and unprecedented temperatures at the poles, marine heat waves, and measurable loss of ice sheets. If the Thwaites Glacier collapses because we do not make rapid and substantial changes, sea level will rise by metres, not centimetres.

We should also be planning to remove stranded assets. A dedicated fund similar to the Earthquake Fund should be set up and a small contribution annual contribution from rates plus a larger one from buildings newly constructed within the orange and red zones collected for this purpose. This fund should not be accessible except when needed for the stated purpose.



P11 Will Tasman District actually HAVE sufficient water to service the proposed 30,000 new homes???

I think that this is THE most important factor to be completely honest about. There is noticeably less snow in winter – far less aquifer replenishment. I understand that the Waimea Dam will not affect the aquifer on the Western side of the Waimea Basin. A look at the ancient totara within Snowden's Bush in summer is telling that the aquifer is already probably having too much water drawn from it. So will there be sufficient water for the planned expansion around Brightwater?

Existing households already face annual summer water restrictions of varying levels of severity. Is there CERTAINTY that the dam will be able to supply horticulture, agriculture, plus residential? NIWA predicts the Tasman area to become drier over time.

Should houses be collecting rainwater for eg flushing toilets, gardens... as well as having storm water control tanks in new subdivision?

Should horticulture and agriculture have rain water collection dams, instead of relying totally on a bore supply? Rising sea levels will increasingly affect aquifers with salt water incursion.

Note here that the hop gardens in the Tapawera area are noticeably affecting Motueka river flow. Does the river have a minimum flow order to protect it?

Intensification – I agree with intensification. New commercial properties should have accommodation included above as well as intensifying within the town. Pleased to see significant infrastructure upgrades are acknowledged!

But Berryfields is a case in point of little appearing to change in spite of previous public consultation.

This is NZ's traditional urban sprawl. All over some of the best horticultural land. The properties are so small that largely family –style houses and hard surfaces cover almost all of the land. There appears to be very little multi-storey development and little- or nothing - either sizewise or expense-wise catering for single people, or childless couples. I shudder to think how much productive land might disappear with the proposed developments at Ranzau Rd and Brightwater etc. Spreading housing all over the food basket while the sea rises does not seem to be looking far enough ahead. I really hope for more multi storey /semi-detached /singles housing thinking.

I am against the Tasman Village proposal.

(i) good productive land well above worst case sea level rise predictions should not be sacrificed for housing.

(ii) many residents would probably have to travel to work, school, sports, health and other services, entertainment etc – emissions, traffic movements considerations.

P12 More work opportunities provided close to proposed housing 'hubs' plus a new area school needs to be planned for Brightwater / Spring Grove to service Hope to Foxhill and the Waimea West. Richmond schools have large roles already. Plus hopefully reduce traffic movements.

Very disappointed by 'likely to require further investment in public transport frequency'  
This has to happen, and as soon as possible – not as a weak aspiration of some vague future date.

Development in the Motueka area - Motueka is low lying. Would it make more sense to look at the inland road - and not the valley floor either- to begin future developments? A hub to retreat towards if/ when the worst case scenario happens. Gardner Valley /Mahana/ Upper Moutere area a possibility.

P16 Rural residential areas noted close to Stoke, Wakefield etc. I think that these areas should be developed instead into recreational and sports grounds. The existing facilities would be very stretched indeed if the population doubles as predicted. Again, some reduction of traffic movements to facilities at Tahunanui and Saxton Field may be gained.

Collingwood – I do not see this as a climate / sea level rise resilient spot. Also much of the shoreline highway stands to be lost, thereby isolating communities. Ditto Westhaven Inlet/ Pohara/ the highway between the Glen and Nelson.  
Plan for coastal shipping.

P 26 accommodation should be included above new commercial properties - intensifying land use, bringing people into the centre of town, and a security aspect also.

P28 Is rural residential close to town / population hubs a luxury of past days? Much of rural residential land is underutilized and lost to future production as uneconomic units. As above – I think that a better use is for sports facilities, and recreational parks. Not everyone wants to - or is mobile enough - walk on the Barncoat Ranges.

Alison Pickford  


28 March 2022

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31215

**Mr Glen Parsons**

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	Density in urban areas allows for living and working without the need or carbon transport. Urban sprawl creates traffic.

	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	People want to have it on their doorstep, and don't want to travel.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Mixed housing stops segregation.
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	Business and residential needs to be high density but only in urban situations.
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	Impact clearly needs to be minimal rather than destroying our beautiful region. Not creating new villages and urban areas !! Expansion of current urban areas and increased density protects the countryside to maintain beauty.
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	Ruby Bay struggles with storms. Waimea plains will be flood prone with increased sea 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:	Disagree	Takaka Hill falls with heavy rain and takes tears to fix. Airport suspect to possible liquifaction in event of earthquake.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Agree	Creates jobs that the region leans on.

	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	no idea what this is
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		whats FDS ? Unclear question
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	Growth of existing settlements only !!! Villages can have high density additional housing. Do not create new cookie cutter towns in lifestyle areas. Lifestylers choose these blocks for the lifestyle. Not to be in suburbia.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		b, c, f 100% not d, e

	<p>within existing town centres (c)                  Expansion into greenfield areas close to the existing urban areas (d)                  Creating new towns away from existing centre (please tell us where) (e)                  In coastal Tasman areas, between Mapua and Motueka (f)                  In Tasman's existing rural towns (g)                  Everywhere (h)                  Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson?                  This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	Makes towns interesting to be there day and night ! Nelson is a ghost town at night. Mix commercial with residential.
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke?                  Any comments?</p>	Don't know	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road?                  Any comments?</p>	Strongly agree	Yes ideal places to build commercial on lower floors (cafe/ shops) and residential above.
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater?                  Any comments?</p>	Strongly agree	
TDC -	<p>19 Do you agree</p>	Strongly	

Environment and Planning	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?	Strongly 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	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Don't know	Don't know what Greenfield housing is
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	Don't know what Greenfield housing is
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	Don't know what Greenfield housing is
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Don't know	Don't know what Greenfield housing is

	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	Don't know what Greenfield housing is
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	Don't know what Greenfield housing is
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	Don't know what Greenfield housing is
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	Yes	Yes only if it impacts no current home owners

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson		High value home areas should remain so. Dumping a subdivision next to them isn't right. Townies wanna be townies. Lifestylers chose to be lifestylers. Mixing it is oil and water !

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

### Nelson Tasman Future Development Strategy - Submission #31216

**Ms Judith Holmes**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	With provisos that : 1) poor quality land is used for housing NOT prime horticultural flat land ! ( as on the Waimea plains!!!) 2) some high-rise housing is provided. Paving and building urban sprawl on good agricultural land is no longer appropriate.
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	Absolutely basic common sense. Needs to be in already built up areas.



	options. Please explain your choice:		
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	Greater intensification is needed to prevent so much travel to and from housing and services.
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:		A ridiculous statement that could mean anything!
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 restore huge areas of our district to their natural state to regain a better environmental balance e.g.restore wetlands and native forests.
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	Strongly disagree	No evidence of that to date! We are encouraging greater use of cars traveling further to and from work and services and paving huge %'s of our productive land while still allowing building too close to sea level and too close to flood plains! Short-sightedness personified!

	explain your choice:		
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly disagree	1)Forestry slash and clear-felling reign down on us i)a constant supply of sedimentation of the Waimea Estuary causing huge loss of marine environment species and ii)degradation and flooding of land by logs in heavy rains and floods  2) Fire danger is obvious e.g. Pigeon Valley and Rabbit Island. 3) Sea invasion...coastal erosion.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	Highly productive land should be retained for food production and ecological balance.
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 mauri of Te Taiao will best be protected by adhering to environmental principles of good stewardship not necessarily "change"
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		We should NOT encourage population growth. Just because we've expanded recently, doesn't mean we want to or should expect/plan to grow at the rate TDC seems to want/predict. As a country and region we should be taking a far more environmentally sound approach to the future.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs	Disagree	Mainly disagree with proposed rezoning of rural land surrounding Mapua. There are no jobs and few services in Mapua. Recent housing expansion creating a dormitory suburb has led to a huge increase in private car use into Richmond and Nelson for work, shopping, high schools etc.which is completely counter-productive for ensuring future sustainability.

	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		(b) Intensification within existing town centres. Build multi story buildings.
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	Speed it up.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right	Stongly agree	Speed it up.

	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?	Strongly agree	Intensify, intensify.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Don't know	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Don't know	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Strongly disagree	People want to live in small towns which are inherently DIFFERENT from large towns and cities. Expanding small towns destroys their true nature.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	Mapua is a small coastal village chosen by residents who want to experience a small village community, NOT a suburb! It is successful as a highly functional community because residents donate a huge number of volunteer hours to ensure that it is a great community. The recent influx of "commuters" has already degraded the community spirit . There is huge opposition to gobbling up rural land for suburban development.
TDC - Environment and Planning	22 Do you agree with the location and scale of the	Strongly disagree	Intensify. Build upwards!

	proposed greenfield housing areas in Nelson? Please explain why.		
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	Intensify.
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	Intensify.
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	Intensify.
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	Intensify.
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	Intensify.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	See notes above. Productive greenfield's need to be retained around Mapua and more areas planted in native forests to rebuild our natural flora and fauna. House people near their jobs and services, don't "farm" people!

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	Intensify.
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	37 Do you agree with the	Don't know	

and Planning	proposed residential and business growth sites in Tapawera?		
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Mapua area...NO growth!
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?		Water tanks for retention of roof water should be mandatory for EVERY building. Solar energy production should be mandatory for EVERY building. Free parking, shelters and trails for bikes should be dramatically increased. Cars should be kept out of inner city streets. More trees (especially natives) should be planted urgently. Electric ferries serving all areas of Tasman Bay should be encouraged. Coastal shipping, especially between Golden Bay and Nelson, should be encouraged.

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31218

**R.J. & L.K. Fitzgerald**

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>We strongly object to the rezoning of any of the Maitai.</p> <p>The valley is really the last area anywhere near the city and also the suburbs where families can go for leisure and recreation and it should be protected.</p> <p>Roads along Nile Street, Tory Street, Milton Street are already congested without having further traffic.</p> <p>The drainage and sewerage is already overtaxed. The Maitai river is now a trickle compared to what it used to be and certainly cannot be compromised any more.</p> <p>Presumably the majority of the housing to be built will be suited to first home buyers which means another "nappy valley" type of settlement and both St Josephs school and Central school being the only two primary schools on this side of town have already reached maximum student capacity.</p> <p>Clearly these councillors wish to be remembered as the least environmentally conscious of all time.</p> <p>R.J. and L.K. Fitzgerald.</p>



## R.J. and L.K. Fitzgerald - Sub# 31218 - 1

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**From:** Bob & Lyn [REDACTED]  
**Sent:** Tuesday, 29 March 2022 4:24 pm  
**To:** Future Development Strategy  
**Subject:** Rezoning of the Maitai

**CAUTION:** External email.

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

We strongly object to the rezoning of any of the Maitai.

The valley is really the last area anywhere near the city and also the suburbs where families can go for leisure and recreation and it should be protected.

Roads along Nile Street, Tory Street, Milton Street are already congested without having further traffic.

The drainage and sewerage is already overtaxed.

The Maitai river is now a trickle compared to what it used to be and certainly cannot be compromised any more.

Presumably the majority of the housing to be built will be suited to first home buyers which means another “nappy valley” type of settlement and

both St Josephs school and Central school being the only two primary schools on this side of town have already reached maximum student capacity.

Clearly these councillors wish to be remembered as the least environmentally conscious of all time.

R.J. and L.K. Fitzgerald.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31219

**Mrs kate windle**

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Disagree	We have noooo public transport in Golden bay
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly disagree	we have such a housing shortage, soo many people in Golden bay currently needing rental properties or smaller properties as they are aging
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	TDC needs to rezone approp areas to allow this, especially Park Avenue
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	It was soo difficult to get out Park Avenue going and approved with no support from the council, all at the developers expense. All of the sections were sold prior to titles being issued. TDC needs to support willing 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:	Disagree	Making it very difficult to develop anything!!
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	It will, but it will shut down businesses and make individuals pay the price in doing so, the red tape that people need to get through has gone too far.
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	T143 is flood prone
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	T145 situated in the centre of highly productive dairy farm

	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	Unsure what this means as I dont speak maori
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		It woulve been good if youd spoken with the landowners, to see if they supported these areas being developed.
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		F, Park avenue, out of natural disasters zone, on bus route, close to schools, land owners keen to develop this area, close to medical centre, next door to rec centre, its the most sensible area

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

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?	know	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Don't know	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Don't know	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Don't know	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Don't know	

	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	



TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Disagree	
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	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		I cant believe you dont have Golden bay in its own section and youve put it in with Brightwater and St Arnaud? Golden bay is booming and we need areas to grow. We are builders but no sections for people to build on?? Come on TDC

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31222

**Mr Andrew Leighton**

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>Kia Ora,</p> <p>Please add my name to the list of Nelson residents that are strongly opposed to the rezoning of the Maitai valley. The river will be adversely effected by the addition of the proposed 1100 homes to be built on Greenfield land. That river (and its valleys) is a natural treasure that needs to be protected, not used to make developers wealthy. Putting million dollar homes there will not solve the housing shortage in the Nelson/ Tasman region. This boondoggle will permanently ruin this vital and beautiful area that we all enjoy. Please don't let this happen.</p> <p>Thank You for Your Time and Attention</p> <p>Andrew Leighton</p>

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**From:** Andrew [REDACTED]  
**Sent:** Thursday, 31 March 2022 9:29 am  
**To:** Future Development Strategy  
**Subject:** Maitai Valley Development

**CAUTION:** External email.

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

Kia Ora,

Please add my name to the list of Nelson residents that are strongly opposed to the rezoning of the Maitai valley. The river will be adversely effected by the addition of the proposed 1100 homes to be built on Greenfield land. That river (and its valleys) is a natural treasure that needs to be protected, not used to make developers wealthy. Putting million dollar homes there will not solve the housing shortage in the Nelson/ Tasman region. This boondoggle will permanently ruin this vital and beautiful area that we all enjoy. Please don't let this happen.

Thank You for Your Time and Attention

Andrew Leighton

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31225

**Mrs Beverley Diane Trengrove**

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 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	<p>I am opposed to any residential zoning proposed by Maitahi Bayview Development in the KAka Valley, Stretching into the MAitai Valley based on:</p> <ul style="list-style-type: none"> <li>- loss of open spaces</li> <li>- conflicts with recreational value</li> <li>- effects of more traffic and noise in the valley</li> </ul>
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,	Disagree	

	half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes	
TDC - Environment and Planning	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>STOP THE DEVFELOPMET PROPOSED BY MAITAHY BAYVIWE DEVELOPMENMT IN THE KAKA VALLEY , STRECTHING INTO THE MAITAI VALLEY</p> <p>Based on:</p> <ul style="list-style-type: none"> <li>- presently a a prime recreational area which would be lost forever if development goes ahead so a few can further their wealth</li> <li>- increased noise and traffic</li> <li>- The area is part of Nelson's history</li> <li>- a loss of recreational area used by many involved in a variety of activities</li> <li>- it is an area of great emotional significance to many</li> </ul>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31226

**Mr Dylan Menzies**  
Director Cameo Capital

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.	Strongly agree	Nelson needs intensified and consolidated centres, with a growing and sprawling population and no real hubs it will create a widely spread population which will increase pollution. Areas such as Tahunanui are perfectly suited to be a intensified hubs and encourage development

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	As is happening and working well around the world, localised and consolidated housing creates a vibe that is beneficial to the city and the surrounding suburbs. Brisbane, is a good example of areas that were of no value that once intensified housing and commercial occurred, locations became destinations.
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	House prices are ever increasing, more availability to supply of all styles of housing needs to be encouraged to increase supply over demand.
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	Areas need to have red tape removed and development allowed to encourage an ever enhancing Tasman, encouraging a developing city to stay ahead of its time. Currently Tasman needs a face lift.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	Infrastructure must stay ahead of residential and commercial development to not create issues down the track. an ounce of prevention is worth a tonne of remediatoin.

	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	Don't know	



	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Don't know	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I encourage Nelson and specifically our area, Tahunanui to consolidate and intensify housing and commercial to create a destination hub and stay ahead of the ever changing world.
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		Intensification and vitalisation of satellite hubs outside of the town centres (Tahunanui)

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

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

	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 agree	
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.)?	Neutral	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part	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 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?	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	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31227

**Ms Lee Elliott**

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:	Neutral	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	
TDC - Environment and Planning	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?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in	Agree	

	Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?		
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Disagree	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Neutral	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in	Neutral	

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

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

	business growth sites in Tapawera?		
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		intensification is sensible within the current town boundaries.
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?		With regards to the Tahunanui area specifically, I would strongly recommend intensification within the commercially zoned areas only, to include commercial and residential building up to 20 metres or more high to match current building heights i.e Ocean View apartments. Intensification in this area is sensible as a satellite to Nelson City being on the public transport route, cycleways and footpaths, minimising car usage.

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31229

**Mr Dave North**

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	
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	Additional housing out of town will increase commuter costs, congestion and greenhouse gas emissions

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31230

**Ms Jenny Meadows**

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:	Disagree	I like them small and like they are now. I remember going to Kauai after a hurricane practically leveled the island. Their commitment was to rebuild, but no buildings taller than 3 stories. Apartment blocks and business building were all surrounded by lush trees, and it looked like an island. Future tropical storms and cyclones didn't affect the buildings, either.
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	My caveat is that Nelson's public transport is rather poor now -- you can get to work in the morning, but if you want to get home after 4 or 5pm, you're out of luck, especially if you want to go to one of the suburbs.

	public and active transport, and in locations where people want to live. Please explain your choice:		
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	Again, see my response to 02 -- if you want to increase space, go upward instead of outward, but not so tall that trees can't shade the homes and businesses. I don't want Nelson to start looking like Honolulu or Manhattan -- gross!
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	Only as long as you include suburbs -- see my response to 03.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	ABSOLUTELY! Nelson can lead the way in restoration of land, waterways, CO2 sequestration, etc.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and	Neutral	I'm not sure the public is yet awake to the urgent need for mitigate climate change so we don't see floods like are happening in Bay of Plenty and NSW. Education is needed, as all of the community can contribute by the way they deal with waste, runoff, gardening, plant planning, regenerative grazing, etc.



	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:	Disagree	I'm not so sure. Personally, I'd rather take steps to reduce the risk of natural hazards than become resilient to their happening. People who take steps to reduce risk are often also resilient, but they are activists rather than waiting for the next natural hazard or climate change event to occur.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Agree	With a caveat -- educate the public about regenerative grazing, crop and stock rotation, plant planning, and carbon sequestration.
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	Again, a caveat: Not all change is good for the environment, the community, and the planet. More education is needed about regenerative grazing, crop and stock rotation, plant planning, carbon sequestration, and especially about which changes will go toward reducing climate change, and which changes will increase harm.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		How do you plan to educate the community about how each one of us can contribute to climate change OR can help reduce its effects?
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but	Agree	But with more cautions -- we can do this sensibly and keep Nelson looking beautiful, or we can junk it up by erecting tall buildings and eliminating native trees and plants. I live in Atawhai and LOVE its peace and quiet. I was in Richmond and Stoke a few days ago between 10am and 3pm -- so many cars, lots of noise and smelly exhaust. Spare me!

	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		a, b, c (sorta), d (don't know where), e (maybe -- I have concerns about anything coastal because of global warming)
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	Again, see my answer to 02.

TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Neutral	See 02
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	See 03
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	Leave it small.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	Leave it small.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Mot is already pretty crowded. If you went up a couple of stories rather than out, that would probably be OK.
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	Same answer as above.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed	Strongly disagree	I don't like the idea of runoff into the Maitai. In Austin, Texas, where I come from, an area in the heart of the city -- Barton Springs (kinda like Puppu Springs) -- has been kept free from development

	greenfield housing areas in Nelson? Please explain why.		and disturbance by activists who have worked for decades to keep the city's hands off the property. After they started showcasing Barton Springs as a tourist attraction, the city has kept its distance. It's now more valuable to them as a swimming hole and a trail through the canyons than as a place to erect buildings.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	See answers above.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	See answers above
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	See answers above
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	See answers above
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	See answers above
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in	Neutral	See answers above

	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.)?	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	See answers above
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	See answers above
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	Neutral	

	sites in Collingwood?		
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Let the residents tell you what THEY want. Meanwhile, educate them about the upsides AND the downsides of your proposals.
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?		Educate, educate, educate -- not just the community, but yourselves first.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31231

**Mrs Jean Edwards**

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.	Strongly agree	STRONGLY disagree with the specifications allowing for multiple storeys ANYWHERE apart from light industrial & industrial. Instead we should be building row houses, giving people access to outside, your own garden or outside entertainment area etc. And avoiding lack of socialisation, unwanted shadows & shade, cold, wind tunnels, lack of outdoor access etc. NO MORE apartments.

	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 but STRONGLY disagree with the specifications allowing for multiple storeys ANYWHERE apart from light industrial & industrial. Instead we should be building row houses, giving people access to outside, your own garden or outside entertainment area etc. And avoiding lack of socialisation, unwanted shadows & shade, cold, wind tunnels, lack of outdoor access etc. NO MORE APARTMENTS.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Agree but STRONGLY disagree with the specifications allowing for multiple storeys ANYWHERE apart from light industrial & industrial. Instead we should be building row houses, giving people access to outside, your own garden or outside entertainment area etc. And avoiding lack of socialisation, unwanted shadows & shade, cold, wind tunnels, lack of outdoor access etc
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly disagree	Disagree if it includes any additional housing with more than 2 storeys in any existing residential area. STRONGLY disagree with the specifications allowing for multiple storeys ANYWHERE apart from light industrial & industrial. Instead we should be building row houses, giving people access to outside, your own garden or outside entertainment area etc. And avoiding lack of socialisation, unwanted shadows & shade, cold, wind tunnels, lack of outdoor access etc
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	As long as allowance made for transport, schools, shops nearby; and no increase of traffic on any Nelson roads that are already busy.



	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	Yes- let's remember climate change AND also keep rates down
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	Strongly disagree because current council is considering building more residential housing in central Nelson when they should instead be considering (and spending on) climate mitigation for current buildings and roads- e.g. flooding, high winds.
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	Do natural hazards include earthquakes as well as tropical cyclones? If yes- then no we are not resilient.
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	No building or housing to be built on farm land or productive land.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly Disagree	Don't understand what this question means. Mauri? Te Taiao? We need BOTH languages to be used.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Yes, I think you have clearly missed taking into account what the population is telling you on most of these issues. You are not listening, instead barging ahead with your own ideas and plans; you are not representing us fairly.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	NO greenfield use for building. No residences higher than 2 storeys; we should be looking at row housing not apartments.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		(a) and (b) and (e) and (f) : DISAGREE STRONGLY with any residential building over 2 storeys here. (c) NO expansion into greenfield areas. (d) Strongly disagree with new towns- research shows they don't work- too many social problems.

	<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	I agree with intensification as long as it's no higher than 2 storeys; however If it's going to happen very slowly as you state, then why prioritise at the moment? Focus on climate change, climate change resilience.
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	Must be kept to no higher than 2 storeys. We need row housing instead, and allowing for smaller houses in back sections.
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	Must be kept to no higher than 2 storeys. We need row housing instead, and allowing for smaller houses in back sections.
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Strongly disagree	Must be kept to no higher than 2 storeys. We need row housing instead, and allowing for smaller houses in back sections.
TDC -	<p>19 Do you agree</p>	Strongly	Must be kept to no higher than 2 storeys. We need

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?	disagree	row housing instead, and allowing for smaller houses in back sections.
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	Must be kept to no higher than 2 storeys. We need row housing instead, and allowing for smaller houses in back sections. And NO development in greenfield or brownfield areas, or low0lying areas.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	Strongly disagree. Mapua is already too big for its infrastructure (including schooling, jobs as well as usual infrastructure of sewage etc). Plus it would lose its charm as a rural village.
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	Strongly disagree with ANY greenfield development because of climate change, as well as productive needs.
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	Strongly disagree with ANY greenfield development because of climate change, as well as productive needs.
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	Strongly disagree with ANY greenfield development because of climate change, as well as productive needs.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Strongly disagree	Strongly disagree with ANY greenfield development because of climate change, as well as productive needs.

	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	Strongly disagree with ANY greenfield development because of climate change, as well as productive needs.
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	Strongly disagree with ANY greenfield development because of climate change, as well as productive needs.
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	Strongly disagree with ANY greenfield development because of climate change, as well as productive needs.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal	No	More research needed; do completely new communities work successfully? Past experience says no; too many problems- social problems for all ages, lack of jobs, transport problems,

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		disconnection with main centres ect
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	Too much that is close to residential housing. And regarding Tahunanui, this will cause even worse traffic problems and fragmentation of the community.
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	39 Let us know which sites you think are more appropriate for growth or not in each rural town.		Residents of Nelson and Richmond cities/towns need a lot more information and knowledge about development in these areas, and about current residents' views on this, before we can make informed comment.

	Any other comments on the growth needs for these towns?		
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		YES you've missed completely on residents' opinions re infrastructure growth and development; and missed completely our views on Council spending on these instead of focussing on the need for residential buildings that are no higher than 2 storeys, as well as focussing on rates relief, climate change issues, the homeless and the poor.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31232

**Mrs Margaret Meechang**

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	<p>However, each area has a unique identity and character which leads to people "preferring" to live in a certain area, and that should remain so. I live in Tahunanui and have done most of my life, and I appreciate the atmosphere and feel of the place. Contributing to that feel is the casual relaxed and safe feeling of the area, with areas of minimal traffic which encourages a freedom for people of all ages to relax while out of their homes and on the way to the beach, sports ground and other recreation areas. There are some double story homes, but most are single story. That creates a relaxed friendly environment which fits well with the beach and its history as a "beachside" settlement. recent so called advancements ie: the Beach Road multistoried apartments reflects commercial dominance and a "need to keep up" with Australia and other noisy, expensive and over populated places. I do not like that direction, and most I talk to feel the same. Should that direction take place we will surely look back with regret, just as we do on the subdivisions of land which have resulted in tight driveways, small gardens and too many cars, lack of privacy, outlook, shade issues, and security. Keep our local "feel" for Tahunanui. Keep it as a place people can happily come to in an increasingly busy and so called progressive world. Let people who like the buzz of development (ie the new multi home complexes outside Richmond) go to those areas. Many of us enjoy less flash, less congested, less expensive, less commercial places to be. We can welcome others who escape from the multistoried apartments to come and enjoy our barefoot, happily friendly environment, where they can walk places and use the multitude of bike</p>

			<p>pathways without cars noise and commercial interference...and recharge their souls before going back to their 6th story apartment that shades the neighbours, interferes with neighbours outlooks, creates higher levels of waste accumulation, needs more carparks, earplugs for other peoples radios, parties, rows, etc etc. Ask anyone in London, Brisbane etc. Progress has its price. Leave well alone in some areas, especially Tahunanui..Enough "damage" has already been done in the past in the name of progress.. historical buildings taken down, Reclamations, modern monstrosities scaring natural scenery...I know it sounds emotive, but beware of overcrowding, lack of infrastructure, "keeping up with the Jones's", slums and places where crime is nurtured. Be mindful.</p>
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Strongly agree	<p>Nelson, like most centres, has always found they are behind the requirements needed. Maintenance existing provisions will often take greater finance than is available, so new expenditure often takes the dollars first. This is where I feel that major expenditure areas should take more consideration before action. Personally I believe that the impact on individuals is not always high enough on the consideration list.</p>
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please	Strongly agree	<p>Nature and natural resources are what enables us to continue as a society. Take them away and we will have a poorly resourced community.</p>

	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:	Disagree	Much is beyond our local control, although we can do much to voice our concerns, and act accordingly in small local ways to do our bit. To me, the development of areas subject to slippage, water undulation and earthquake, have often been modified to accommodate financial benefit in the immediate term. It never ceases to amaze me where some expensive homes are being built, to the extent of fillage being used in slippage areas, to accommodate large developments. And we are known to be an earthquake zone with inevitable outcomes should we get a combination of rain and earthquake... especially considering the geological structure of some areas. As well, the concerns of liquefaction seem overlooked for recent developments in Beach Road for example, with piping and pumping ? underground on the edge of the sports grounds. I well remember those areas being underwater at high spring tides in the late 50's. We lived in Waikare Street at the time and repeatedly had high tides overflowing into our street.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	I am forever hopeful!
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Agree	
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te	Agree	

	Taiao. Please explain your choice:		
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Focus on the betterment of all society. Not just the well off. Perhaps I feel that more is not always better to have bigger and more, but economic and less. Do we need to encourage an ever increasing size in our community? I would rather see an ever increasing quality of life in our community. Good spirit, community strength and diversity. Healthy modest homes which will last, over and above mass produced characterless structures which may well not hold a good history or character. Dont leave our great and diverse history to the museum and suchlike....build it into our everyday lives and people.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	Small self reliant and services enclaves seem the way to go to me. This will create stronger community bonds and support systems.
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)		A. Increased appropriate housing and support systems in Nelson and Richmond. B Motueka, Richmond, Nelson. D where? I dont know...but dont ruin our delightful spots like Mapua...or Riwaka

	<p>Creating new towns away from existing centre (please tell us where) (e)          In coastal Tasman areas, between Mapua and Motueka (f)          In Tasman's existing rural towns (g)          Everywhere (h)          Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Neutral	Just make sure the character is maintained and we dont end up with ugly buildings nobody will appreciate in the future.
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	consultation with the locals and development done tastefully.
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	<p>19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?</p>	Don't know	dont lose it's distinct character.

TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Don't know	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	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.	Don't know	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Don't know	
TDC - Environment	26 Do you agree with the location	Don't know	

and Planning	and scale of 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	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes provided agreement can be reached with Te Atiawa	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	Just dont ruin happy residential areas. Tahunanui has too much noise now.
TDC - Environment and Planning	34 Do you agree with the proposed residential and	Don't know	

	business growth sites in Tākaka?		
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Talk with the people. Listen to the locals. Dont let political egos get in the way of developments which add to benefits to the people. ALL people. Cater for the workers....many of whom are increasingly finding it difficult to make their way for our future families.



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31235

**Mr Scott Stocker**

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.		Partly agree: yes to intensification, but the network of smaller settlements just sounds like more commuters.

	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	If 'locations where people want to live' means life-style blocks or commuting from Wakefield, I don't agree. The rest I agree with.
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	So long as it is in the right place.
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:	Strongly agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Don't know	
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	Strongly agree	We have lost so much productive land to urban sprawl. No more!

	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?		<p>I want to submit my support for the intensification of housing in Nelson. We need as many apartments and townhouses as possible, especially in central Nelson. We need to look at areas of wasted land, particularly carparks that could be turned into housing. I want to particularly mention New Street which has a considerable area devoted to car parking. All of these would be very suitable for apartments. We have an increasing number of people with small families or older people whose children have left home and they are looking for smaller properties. The councils need to incentivise the owners of these carparks to turn them into housing.</p> <p>We should also be looking at intensifying existing suburbs such as Tahunanui and Stoke and making sure that new developments in Marsden Valley are as intensive as possible. I support development in Kaka Valley if it is done in a way that protects the Maitai River and is intensive. We do not need more urban sprawl. We do not need more houses with large sections around them.</p> <p>I am strongly opposed to increasing the use of land for housing in Brightwater Wakefield and Mapua. Much of this land is useful horticultural land. More importantly, the majority of these people who live in these properties will be travelling to Nelson on a regular basis. Possibly many of them will commute every day. This will simply clog up our roads, it is unlikely that people living in these villages will travel by public transport or bicycle. This is an old model of city development that we need to reject. We are facing a climate crisis, and creating commuter villages outside of Nelson is not the solution.</p> <p>We need to be developing a strategy that has a 20-minute neighbourhood as its goal. Meaning, that people can access all the important things</p>

			for them within a 20 minute walk, cycle ride, public transport.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	See my comments above
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		Only option B

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	Turn car parks into affordable apartments
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	So long as there are good public transport and cycle links to 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?	Agree	So long as there are good public transport and cycle links to Nelson.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Strongly disagree	This will increase traffic to Nelson.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Strongly disagree	This will increase traffic to Nelson.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Don't know	
TDC - Environment and Planning	21 Do you agree with the level of intensification	Strongly disagree	This will increase traffic to Nelson.

	proposed in Māpua (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.	Don't know	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	
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	Don't know	

	Motueka? Please explain why.		
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment	34 Do you agree with the	Don't know	



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?	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 #31237

**Mr David Powdrell**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? 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	I don't want to have the Maitai valley and surrounds spoiled and polluted both by noise,air,and water damage,caused by the massive proposed housing development planned for that area.

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31238

**Mr Patrick Burke**

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	Strongly disagree with 3-6 Storey housing proposed for the Tahunanui N026-034 area. I have been a manager of high level apartments in Auckland and know the effects they have which are detrimental to current living conditions in this area. This area includes Centennial Rd Muritai St Parkers Rd and Golf Rd I disagree with intensification in general in these areas.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31240

**Michael Markert**

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	stop the spread, intensify, bring jobs and housing together See the proposed Eco Apartments on Buxton Square
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Don't know	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Growth in the past does not mean it will continue on that rate. Lots of green field developments had been for the wealthy and retirees. Future housing demand is not more lifestyle blocks but affordable living close to jobs, so living and working in or close by town centers. Extrapolating past figures does not reflect what will or should happen.
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,	Agree	Atawhai and Wakefield look like a natural extension, infrastructure and jobs already or almost there. Motueka south: what had happened to the proposed Mariri heights development? Off the table? on what reason? This would be the location to go for Motueka, close to town, jobs and infrastructure. Mapua: some more greenfield development might be commercially viable but I doubt that there will be an endless demand from wealthy people.

	greenfield expansion and rural residential housing. Please explain why?		
TDC - Environment and Planning	<p>14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		<p>a) yes b) yes c)yes d) NO e) NO</p> <p>Planning 3200 houses in rural Tasman is not a "new village", this is a new town like Motueka (I don't know how many houses there are in Motueka but it must be close to it?), a new town with 3200 houses is 7000 to 10000 people, more than Motueka? needs a few petrol stations, big supermarkets, pharmacies, hairdressers, shops, doctors, schools, kindergarten etc, most importantly jobs, jobs, jobs, which industries please? This number of people shall not commute daily to Motueka or Richmond! Double lane highways would be needed, big traffic, etc, the opposite what the FDS is about.</p> <p>It makes you think of how TDC came up with this idea: these locations are earmarked for a possible future development in about (how many?) years? These location are owned by willing owners to develop their land right now, not later. Can't believe that they will put their money making plans on hold. The location are not connected but isolated to each other. So, planning a combined development of infrastructure is ridiculous.</p> <p>This looks like a no-brainer, just taking into account the hectares of willing developers divided 500sqm and you have the numbers of houses needed to show the central government that we did our homework.</p> <p>Those landowners are most welcome to subdivide under current rules. On the land between Marriages Road and Horton Road might be the possibility to create a small village with 50-100 houses with dense housing/apartments, something that fits under the original idea of Rural3.</p>
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	<p>provide the infrastructure, consents, support of new ideas like the Eco Apartments Buxton Square and the intensification will develop a momentum and acceleration of that idea. It won't be slowly then.</p>

TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	see 15
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	see 15
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	see 15
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	see 15
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	see 15, too much space for car parks wasted, concentrate car parking and make room for apartment blocks in Mot.
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	Neutral	

	proposed greenfield housing areas in Nelson? Please explain why.		
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	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	



<p>TDC - Environment and Planning</p>	<p>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.)?</p>	<p>Don't know</p>	
<p>TDC - Environment and Planning</p>	<p>30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.</p>	<p>More intensification</p>	
<p>TDC - Environment and Planning</p>	<p>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.</p>	<p>No</p>	<p>see 14, Planning 3200 houses in rural Tasman is not a "new village", this is a new town like Motueka (I don't know how many houses there are in Motueka but it must be close to it?), a new town with 3200 houses is 7000 to 10000 people, more than Motueka? needs a few petrol stations, big supermarkets, pharmacies, hairdressers, shops, doctors, schools, kindergarten etc, most importantly jobs, jobs, jobs, which industries please? This number of people shall not commute daily to Motueka or Richmond! Double lane highways would be needed, big traffic, etc, the opposite what the FDS is about.</p> <p>It makes you think of how TDC came up with this idea: these locations are earmarked for a possible future development in about (how many?) years? These location are owned by willing owners to develop their land right now, not later. Can't believe that they will put their money making plans on hold. The location are not connected but isolated to each other. So, planning a combined development of infrastructure is ridiculous.</p> <p>This looks like a no-brainer, just taking into account the hectares of willing developers divided 500sqm and you have the numbers of houses needed to show the central government that we did our homework.</p> <p>Those landowners are most welcome to subdivide under current rules. On the land between Marriages Road and Horton Road might be the possibility to create a small village with 50-100 houses with dense housing/apartments, something that fits under the original idea of Rural3.</p>

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 #31242

**Ms Suzie Ilina**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	Disagree with more 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		Let growth happen in other cities, and retain our special quality of life and uniqueness in these areas.

	<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 disagree	
TDC - Environment and Planning	<p>21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?</p>	Strongly disagree	<p>Mapua has a unique village atmosphere which so many people from Nelson and Motueka enjoy as well as the residents, It has unique bird and wildlife areas, some of which have already been destroyed</p>
TDC - Environment and Planning	<p>22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.</p>	Strongly disagree	<p>One of the special qualities of Nelson is that you can actually walk to outside the city and enjoy nature. This is beneficial to the physical and mental health of the population and should be preserved. We want to enjoy the country, fields, rivers and trees, we do not want acres and acres of more houses and the destruction of nature.</p>
TDC - Environment and Planning	<p>28 Do you agree with the location and scale of proposed greenfield</p>	Strongly disagree	<p>Mapua needs to retain its village feeling with no more housing destroying the habitat of small animals and birds</p>

	housing areas in 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.	No	

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31244

**Mrs Avalon Walker**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		We will be moving to Murchison from Australia this year and support the release/changes to rural residential land development in the area. We are wanting to buy land and build a home. My husband has a wealth of knowledge in the building/construction and glass industry to offer the area. We have not been able to find suitable land on which to build and look forward the the coming availability of residential rural property.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31245

**Mrs Robyn Fitzsimons**

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	Specifically the Maitai, Kaka Valley, Orchard Flat area. This area should not be built on, it should be retained as a park for recreation, peace and appreciation of its natural environment. This is so necessary for healthy humans. It is the only area of a decent size that is accessible to the elderly and young alike. It is within walking and easy biking distance from the city. As Nelson grows this space will become even more vital!
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?		Some of the proposals are taking far too much green space, eg Maitai Valley proposals, with a growing city it is even more important to retain green, open spaces! Every other city in NZ appears to understand this. Auckland has wonderful Regional parks, large inner city parks, bequeathed parks such as Cornwall Park. Wellington has so much green space, it has its wonderful town belt, even with a shortage of land I don't imagine even in my wildest dreams that Wellington Council would consider building on this. As a city grows these green spaces are imperative to the health and well being of its inhabitants. I ask you to consider just what flat green areas would remain that are accessible to everyone in Nelson if the Maitai becomes another Suburb. There are not any!

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31246

**Mr dean Straker**

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	I would like my 5 acre section at 123 halifax st to be included in the N-109 Wood South zoning. It appears highly illogical that such a large section of land would not be included when it is currently zoned residential. I would like the team behind the FDS to explain the reasoning behind this omission as, by excluding this parcel of land, I don't think the council have fulfilled the requirements of the National Policy Statement on Urban Development.



## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31247

**Mr yuri aristarco**

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	This is simply vital for our future and the future of our kids.
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	As we name ourself the little smart city we cannot make the same mistakes other not so smart cities have been doing fin the past decades. It's vital to keep the footprint of our city as small and compact as possible. This is the only way to cut GHG tied to private transport, also so many people would enjoy living close to all the amenities the CBD has to offer, restaurants, pubs, shops and cinema all at walking a short biking distance. This will make our life better and free land for productivity and wilderness.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Neutral	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	Small footprint housing is required. In Europe and much urban Asia many families live in 60/100 sqmt flats. We need this housing option in the market to offer low income people healthy, cheap new 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:	Strongly disagree	Intesification is the only answer, We already using enough land.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural	Strongly agree	We need to restore as much as possible of our lost forest to support our goal of a carbon zero nation

	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	The climate changes are evident and it will only get worse. We need to plan and tackle them before is too late.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Agree	We need to keep producing in the land surrounding our city to minimise the cost ( both economical and in GHG ) for the community.
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		In the city and intensification of existing residential areas. Adding a second flat ( whenever possible ) of existing houses, adding a second smaller dwelling on the same property. Copying our Aussie neighbours and installing in all these new house/flat units only compostable toilets, and smart grey water recycling systems to do not put pressure to the existing infrastructures. This will also create the perfect environment for small tradesman people companies to thrive. This will take out of the picture the big and large building firms and will create a new middle class which has always been the core of an healthy western society.

	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	You just need to speed up the process with all the tools a Council can use. No excuses no short views. You have to do it and if you don't just erase the word smart from the Nelson tagline.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly disagree	other productive land destroyed and lost forever, where is the sustainability here?
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Strongly disagree	other productive land destroyed and lost forever, where is the sustainability here?
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Strongly disagree	other productive land destroyed and lost forever, where is the sustainability here?
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Strongly disagree	other productive land destroyed and lost forever, where is the sustainability here?
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in	Strongly disagree	other productive land destroyed and lost forever, where is the sustainability here?

	Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	other productive land destroyed and lost forever, where is the sustainability here?
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	This is simple madness. The Matai valley should remain untouched. It's a Nelson landmark... Like central park in New York! We are the only city in the world that has wilderness within walking distance from the CBD why should we lose this? For what? In the name of what? Other houses? I bet that the Central Park land is far more valuable than the Matai Valley, I also bet that the urgency for housing in Manhattan is far more need than in Nelson but there are limits that we shouldn't cross to save our city beauty, to save our life quality and wellbeing. This is a crucial battle for Nelson and to decide what kind of future we want for our city.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	no
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.		no
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	no

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	no
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	no
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	But why cant we build high like in the rest of the planet? This is just madness, everywhere else they go high, are we right and the rest of the world is wrong or are we wrong and the other 7 billions are right? Try to find the answer yourself.....
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	Don't know	

	(Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	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.		Havens road and the Nelson waterfront should become part of the city life with more hospitality business.
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	Don't know	

	Arnaud?		
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31248

**Mr Will Bosnich**

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:	Strongly agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Don't know	
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	Agree	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Don't know	
TDC - Environment and Planning	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		I would like to see small communities develop further to allow locals to shop and live locally. Particularly, I would like to see Tahunanui become a community unto itself providing a retail and community sector that encourages local shopping and community interaction and can be accessed by walking. As it stands, Council has encouraged SH6 'strip development' which is vehicle rather than pedestrian focused, and further has not established the retail or community environment or infrastructure necessary to allow locals to interact, shop and meet their needs locally. This is a shameful lack of community planning, and resulted in increased vehicle use and congestion. In addition, the lack of a community shopping & retail sector and community square or 'hub' has resulted in a lack of community interaction and the increase in crime and social isolation that accompany all such 'suburbs'.
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	Agree	I would like to see small communities develop further to allow locals to shop and live locally. Particularly, I would like to see Tahunanui become a community unto itself providing a retail and community sector that encourages local shopping and community interaction and can be accessed by walking. As it stands, Council has encouraged SH6 'strip development' which is vehicle rather than pedestrian focused, and further has not

	have any comments?		established the retail or community environment or infrastructure necessary to allow locals to interact, shop and meet their needs locally. This is a shameful lack of community planning, and resulted in increased vehicle use and congestion. In addition, the lack of a community shopping & retail sector and community square or 'hub' has resulted in a lack of community interaction and the increase in crime and social isolation that accompany all such 'suburbs'.
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.		Tahunanui needs a business sector that enables pedestrians to meet their needs locally (rather than driving to Nelson or Stoke), and further encourages local interaction and community networking.
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?		Tahunanui should be considered a community unto itself and provide a retail and community sector that encourages local shopping and community interaction and can be accessed by walking. As it stands, Council has encouraged SH6 'strip development' which is vehicle rather than pedestrian focused, and further has not established the retail or community environment or infrastructure necessary to allow locals to interact, shop and meet their needs locally. This is a shameful lack of community planning, and resulted in increased vehicle use and congestion. In addition, the lack of a community shopping & retail sector and community square or 'hub' has resulted in a lack of community interaction and cohesion, and an increase in crime and social isolation which accompanies all such vehicle oriented 'suburbs'. Tahunanui has fantastic potential to be a seaside community but desperately needs Council direction and urban planning to achieve this!

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31250

**Mr Richard Wyles**

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:	Strongly agree	The Golden Bay housing market is characterised by strong demand and limited supply. The FDS promotes specific outcomes, namely: "new housing is focused in areas where people have good access to jobs, services and amenities..." Access to affordable housing is desperately needed in and around Takaka. In addition to the new zones identified, TDC should consider the rezoning of 89 Abel Tasman Drive. It is already surrounded by residential housing, is low value rural land which has already been subdivided to the point where it is sub-scale for productive rural use.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	
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	It is clear that demand outstrips supply in Takaka and the proposed extra-urban locations are too far from the town to meet the objective of being close to amenities and reducing climate change emissions. 89 Abel Tasman Drive should be considered for rezoning. It is opposite Sunset Crescent and already has a strip of residential housing on its perimeter.
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:	Strongly agree	Instead of grazing a very small herd of cattle 89 Abel Tasman Drive is being planted with trees - it is an ideal location for a low density eco-village.
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:	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	Agree	Agreed but shouldn't be categorised as Rural 1 = Highly productive land. That's simply untrue. There is a lot of Rural 1 land that has very low productivity and would be better resoned for lifestyle small holdings or high density residential. 89 Abel Tasman Drive is such a location.



	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Neutral	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Neutral	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in	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.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please	Neutral	

	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 Māpuā? 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,	Neutral	

	half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - 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	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		The answer to the housing crisis in Takaka shouldn't be to create new zones further away such as Rangihaeta. There needs to be more urban development in and around Takaka. A low density eco-village at 89 Abel Tasman Drive offers that opportunity.

# Richard Wyles Sub# - 31250 - 1







## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31251

**Ms Jacqui Tyrrell**

Speaker? False

Department	Subject	Opinion	Summary
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	Significant areas of Nelson City, Tahunanui, Richmond, Mapua and Motueka are close enough to sea level to be affected by storm surges of ever-increasing size. Heavy rain events will continue to become more frequent and extreme, and streams and rivers have the potential to cause frequent damage.
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	There is so little land in the world that is suitable for growing crops, and what remains is subject to numerous threats. Every time I come to Nelson, I'm aware that more fine agricultural land has disappeared under subdivisions. It needs to stop now.
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen	Strongly disagree	The Maitai area, in particular, should be preserved as a recreational area rather than being zoned for housing. Any development here would be incredibly short-sighted. It is an area of beauty and serenity close to the city, and is a vital part of what makes Nelson City so liveable.



	very slowly over time. Do you have any comments?	Climate change threats mean that river flows are likely to exceed current expectations, and developing the area for housing would require vast expenditure on flood protection - which would ruin the river's current attractiveness.
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## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31252

**Mr Trevor Howie**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	Noone would want to build along the Motueka river valley in the vicinity of our property if the shingle extraction proposal by CJ Industries for the next 15 years is granted. Until this decision is made I am against re-zoning this land for residential development.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31253

**Ms Karen Kernohan**

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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 keep intensification in and around these towns/city tight and keep our flat and rural land for production and recreation

	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	But....not at the expense of productive land and urban sprawl
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	Too many big houses are being built in subdivisions that don't cater for the downsizers and smaller budgets
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Neutral	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	Ratepayers looking forward cannot afford to fund these upgrades unless other projects go by the wayside

	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	Do not want to see our rural areas with pockets of subdivisions popping up in random areas with no links to services around them
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	Everywhere in NZ along the coasts will be affected by this and all our cities will have some impact by drought,rising water levels with flow on effect of unsaleable properties and no insurance
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	We need to keep it this way and not senselessly chop up farmland for housing for monetary gain by a few people,if land is already zoned rural then it should stay that way if it's not actually needed to meet housing needs.Keep the subdivisions tight to the main centres

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

	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	Services are already there, people can commute to work using shorter distances rather than travelling big distances, enhances the cities for business
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	Yes same answer as above
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	As long as traffic management is thought about and possibly a bypass around Richmond would ease traffic that doesn't need to be there
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	Cultural, flood risk and very productive land means there's not many options and infrastructure would

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		be costly
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	More cars on the roads(emissions) for people travelling to work,expensive roading upgrades,reliance on water mains
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Agree	Nelson needs a boost,it's a city and will benefit businesses and people for work,most infrastructure is there or will be and it's the only way forward for it as a city
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.		Keeping the housing growing here and in Nelson keeps our productive rural land safer for longer
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	Just don't touch the Waimea plains and put a bypass in
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Agree	Great for commuting people to Richmond for work and shopping
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	Provided that a mix of housing sizes is allowed to suit the needs of all people,would like to know that we could have access to better doctors services(there's no openings for new patients)It is a seasonal work community and tourist reliant and don't want that rural town feel taken away
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	Mapua is high end real estate and is not close to services and employment
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.	No	I am responding to the Braeburn Road proposal being that it is in no way closely linked to Tasman village site.Productive farming land on our beautiful rolling Moutere hills is not something that makes sense to put into intense residential housing.For it's not even needed,there is not any infrastructure at all,it makes no sense to put a block of housing in the middle of nowhere so to speak with no health,transport and limited work options available without travelling a good distance to access these.Increased vehicles on insufficient roading creating more emissions and expense.Motueka is 10km away with basic

			services and this housing subdivision proposal would not provide the types of houses that are needed to cater for those that live in already built up areas. We need to protect our land and landscape and not put houses on land where growth is not required.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	There's no room left in Nelson and Richmond is the obvious choice
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 #31256

**Mr Michael Dover**

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	Intensification is vital, especially in urban areas where high rise buildings already exist.
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	Unsure what "a network of smaller settlements " looks like - you need to give examples before people can comment.

	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	Classic example of a question searching for a required answer by the questioner where a yes/no response is impossible - clearly most people will answer yes to this but if the question said "on greenfield sites" many would answer no.
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	Who could possibly disagree with this statement?
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	See my answer to question 3
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 wedded to endless growth?

	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	Don't build on greenfield sites.
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	Clearly not true in Nelson. In a climate emergency world, building on flood plains is a complete no no but places like Orchard Flats and Kaka Valley are still being considered for development. This is madness.
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	When you say "outcome" do you mean this is an outcome we should aim for? If so, who would disagree with such a statement?
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	See previous answer

	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?		<p>Please append my earlier submission on the 2022 FDS to this submission, thanks.</p> <p>Please see attached for more detail (conclusion copied below)</p> <p>In conclusion the Draft FDS 2022</p> <ul style="list-style-type: none"> <li>-Fails to give enough weight to the list of Community Values and Stakeholder Views.</li> <li>-Fails to meaningfully address climate change and the avoidance of greenfield sites, especially flood plains.</li> <li>-Fails to create a league table of potential greenfield sites e.g. site A would be the first on the list, site Z would be the last based on the potential environmental risks etc. etc.</li> <li>-Fails to meaningfully address concerns that have been raised with regard to questionable demographic modelling.</li> <li>-Fails to define what “affordable” means. Affordability should also include the cost of new infrastructure, not just house prices. But affordable houses built on the cheapest land must also take into account that lower-paid homeowners forced to live in potentially dangerous circumstances with rising insurance costs and depreciating house values. If affordability is important it needs to be defined.</li> <li>-Adds a further controversial greenfield site at Orchard Flats which will further exacerbate the already documented safety, noise, air pollution and climate impacts from construction traffic and new resident's vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments of potential development sites are completely absent from the FDS.</li> </ul>
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and	Disagree	Not greenfield no. Building 4-6 storey buildings in residential areas that are predominately 1 storey is also challenging especially if people have no say in losing their views or daylight. This would radically change Nelson to a different kind of living environment which needs further consultation and explanation and visualisation.

	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		a) a bit b) a lot, c) definitely not d)definitely not e) don't know I don't know enough to comment f)don't know I don't know enough to comment g) no
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	Strongly agree	The types of housing need to be varied in type and price, adopting best practice from abroad. Don't let tilt slab grey concrete vandals like Gibbons anywhere near any of it PLEASE

	comments?		
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Don't know	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	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 and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Don't know	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Don't know	
TDC - Environment and Planning	22 Do you agree with the location and scale of the	Strongly disagree	Keep out of the Maitai at all costs. If you don't know why by now, you never will.



	proposed greenfield housing areas in Nelson? Please explain why.		
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	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 proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	

TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	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	
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 start listening to the 13,000+ people who have told you clearly, over and over again to stop any subdivisions in the Maitai Valley. Thanks.

## Michael Dover - Sub# 31256 - 1

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**From:** Mic Dover [REDACTED]  
**Sent:** Tuesday, 29 March 2022 9:58 am  
**To:** Future Development Strategy  
**Subject:** Submission on Draft FDS 2022

Hi, this is my submission on the 2022 FDS:

Reading the list of Community Values and Stakeholder Views (Items 12 and 13) it is clear that Nelsonians strongly support “quality intensification within existing neighbourhoods and in areas that are well serviced with infrastructure and are accessible.” and that “the natural environment, water quality and landscape are important” and that “new development should not be to the detriment of existing open spaces and recreation areas.” and that “some areas have a unique character that should be maintained.” and that we must “ensure we plan for the effects of climate change and reduce greenhouse gas emissions” as well as “locate development away from areas vulnerable to natural hazards, particularly those affected by climate change, including sea level rise.”

There is no discussion of what the ideal growth levels are for Nelson, if indeed growth is needed at all. But the statements above make it clear that development of greenfield sites needs **to be strongly avoided** but you would not conclude this from reading the rest of the FDS. It’s just “business as usual”. This is not good enough.

Given the accelerating global climate emergency and the resulting 100 year flood events now taking place every few years or less (see New South Wales as the most recent example) as well as respected scientific papers and media coverage ad infinitum), environmentally-aware citizens have a strong and growing opposition to greenfield development of any kind, but especially on flood plains.

Below, is the area in Kaka Valley proposed for “affordable” housing by developers, after just a minor rain event in December 2021:



The lack of public consultation on the 2019 FDS is well-documented and no more needs to be said about that here as the Local Government Ombudsman is still examining the flawed NCC process leading up to that document. In 2021, Tasman District Council and Nelson City Council have jointly stated that, “The 2019 FDS will form a starting point, but all the sites currently identified for future growth will need to be **reassessed** under the new requirements of the NPS UD. “

Having read the Draft 2022 FDS, it is clear there has been no meaningful reassessment of the greenfield sites earmarked in the Maitai Valley despite massive public outcry over 2 years of opposition, because, astonishingly, **these sites are still in the FDS**. If the reassessment is still to take place, then how this will take place is not really explained. Surely any reassessment would include taking on board the massive public opposition to greenfield development especially in the Maitai Valley? Yet, despite all the overwhelming citizen opposition, we now see that 200 houses on Orchard Flats is being seriously considered as well. I think this is land owned by NCC but the FDS does not tell us who owns it.

Google Maps fails to find anywhere called Orchard Flats and I have failed to find a Nelsonian who is really clear as to where Orchard Flats is. However, using the clunky web-based maps application supplied by NCC on its website, I think I have ascertained that the Reference Number N-32 refers to Orchard Flats although everywhere else it is referred to as N-032 which gets no hits if you search the draft FDS document. The area is right next to the river and is on a flood plain in fact. Moreover, no-one could possibly say that housing here will not irrevocably alter the rural nature of the Maitai Valley.

Of the many reasons that make development in the Kaka and Maitai Valleys a really bad idea, apart from flooding risks, one of the key points was doubts about NCC’s demographic assumptions re the amount of extra housing needed. I asked at the webinar in 2021, “Will the new FDS have more realistic growth models?” NCC’s reply that “The growth in households over the 30-year life of the FDS is based on the same projections in the 2021-2051 Long Term Plan and 2021 HBA” is tautologous to say the least. The demographic anomalies have been ignored again but hopefully this will be rectified when the RMA Commissioners are presented with new demographic evidence in the RMA process considering PC 28.

Attempting to justify its adoption of unrealistic high growth modelling, the draft 2022 FDS quotes a third-party organisation (Sense Partners) to compare Nelson’s housing needs projections with Christchurch’s, despite Nelson not being a Tier 1 city. Sense states, “..Christchurch – despite the impact of the earthquakes – seems a natural comparator for Nelson City relative to other North Island tier 1 cities.” But where is the evidence to support this supposition? This feels like just pulling numbers out of the air to suit the plans of NCC.

Where is the justification for them saying, “One approach to estimating impacts would be to apply the models used for the MRDS CBA to data for Nelson, and possibly the urban Tasman region. But that approach is time consuming. Instead, for a high-level estimate, you could assume impacts for Nelson are like other tier 1 cities and then test if there are clear differences in the quality score that might matter for interpreting likely magnitudes. But Christchurch – despite the impact of the earthquakes – seems a natural comparator for Nelson City relative to other North Island tier 1 cities.” There is no evidence or reason given for this statement. Using Tier 1 city as a base model for Nelson is arbitrary and virtually useless. Nelson is not a Tier 1 city. Interestingly’ I can't see Christchurch proposing greenfield development in Hagley Park which is the equivalent of what NCC is proposing to allow in the Maitai.

The 2022 FDS goes on to say, “The 2019 FDS seemed to be informed by housing demand studies (also in determining appropriate typologies). Since territorial authorities are not developers, is this the correct approach? NCC and TDC are in a position to create demand for more intensive housing typologies by restricting low density housing.” This is totally right and intensification is the right way forward, but **if greenfield development cannot be avoided, the Maitai Valley should be the last site to be considered and in fact taken off the list of sites in the 2022 FDS.** Public opposition needs to be heard and acted upon, not ignored.

The 2022 FDS also details feedback from citizens concerning the types of housing we prefer. But the feedback from citizens opposed to development of the Maitai is completely omitted from the description of the feedback received. Why? How can NCC pick and choose which feedback it listens to? In the Maitai, the map symbols indicate standard residential and large lot residential - where is the so-called “affordable” housing projected for Kaka Valley and Orchard Flats? Why is it missing from the maps?

With regard to “typologies” the list on Page 31 includes the following:

N-32 Orchard Flats (Maitai Valley)
N-100 Griffin Site

There is no legend in the 2022 Draft FDS to explain these numbers and letters. I eventually found G3 explained in the Draft Technical document, but “D” remains a mystery.

But importantly, there is no shortage in Nelson of standard residential and large lot residential housing and allowing greenfield development in pristine valleys should be considered **the past not the future of a “smart little city”**

The FDS also lists the main points from public feedback including the fact that 182 comments “related to the opposition of the development of the Maitai Valley including Orchard Flats and Kaka Valley (Maitahi/Bayview (PPC28 Maitai Valley)). **There was significant preference** in the feedback for intensification to be favoured over expansion into this area.” On the other hand it is admitted that “Two respondents were supportive of development of the flat areas of the Maitai Valley and one person was supportive of the development of the Maitai Valley.” Not a lot of support then, to say the least.

**In conclusion, the draft 2022 FDS:**

**Fails to give enough weight to the list of Community Values and Stakeholder Views (see my opening paragraph)**

**Fails to meaningfully address climate change and the avoidance of greenfield sites, especially flood plains.**

**Fails to create a league table of potential greenfield sites e.g. site A would be the first on the list, site Z would be the last based on the potential environmental risks etc. etc.**

**Fails to meaningfully address concerns that have been raised with regard to questionable demographic modelling.**

**Fails to define what “affordable” means. Affordability should also include the cost of new infrastructure, not just house prices. But affordable houses built on the cheapest land must also take into account that lower-paid homeowners forced to live in potentially dangerous circumstances with rising insurance costs and depreciating house values. If affordability is important it needs to be defined.**

**Adds a further controversial greenfield site at Orchard Flats which will further exacerbate the already documented safety, noise, air pollution and climate impacts from construction traffic and new resident’s vehicles, plus through traffic if this becomes a temporary or long-term alternative to SH6. Traffic assessments of potential development sites are completely absent from the FDS.**

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31257

**Mr Kent Inglis**

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	Higher density housing within proximity of 'center's' (ie City Centre or Richmond Township), will reduce the need to use personal vehicles. It will encourage walking, cycling and public transport use.
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	Proximity to your place of employment and recreational activities and services are key drivers when people considering locations in which to live.



TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Changing demographics (aging populations, less persons per household etc) are changing the requirements for 'standard family 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	Rezoning to allow Residential Intensification in areas with (or with the ability to easily increase) existing Infrastructure is required, in addition to rezoning to allow increased business/commercial capacity (which will be required with additional population growth). Greenfields development is also needed 'in the mix' to meet the needs of the forecast population growth, particularly for those seeking 'traditional family homes'.
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	I believe development should be encouraged where existing infrastructure can be best utilized to capacity, and increased ratings revenue received as a result. I think Councils should be wary of carrying all of the cost burden of 'new' infrastructure for greenfields sites, where the infrastructure cost per HUD is high (and other ratepayers end up subsidizing the cost as a result).
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	There are some natural hazard challenges that face Nelson/Tasman, however the risks from these are sufficiently mitigated through the RMA & BC Processes.

<p>TDC - Environment and Planning</p>	<p>10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:</p>	<p>Agree</p>	<p>There is sufficient expansion capacity for housing via intensification and greenfield development of marginal land, to allow highly productive land to continue to be used for primary production.</p>
<p>TDC - Environment and Planning</p>	<p>13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?</p>	<p>Strongly agree</p>	<p>See all answers above. Intensification (in particular) within proximity of the Nelson and Richmond CBD's, will achieve a number of outcomes including increased vitalization of the the areas, better existing infrastructure use, reduced reliance on personal transport (and increased use of public transport). Improved zoning will allow for construction of dwellings more suited to an aging population and smaller households.</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</p>		<p>(a) and (b)</p>

	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	The amenities and infrastructure within proximity to the Nelson CBD, with make intensification the most cost effective solution for providing additional dwellings at the most cost effective price point. As the population ages, smaller dwellings in proximity to the city will encourage residents to move into this area (and 'free up' family homes in other locations/suburbs).
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	See #15... same reasons
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	Distance from services and infrastructure
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in	Agree	Motueka has seen strong growth and this is likely to continue if capacity is provided in terms of rezoning to allow greenfield and brownfield intensification

	Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	As long as the 'character' of Mapua is not dramatically altered. It is a 'seaside village', however SOME 3 level development would not be out of place.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Agree	Simply because intensification will not provide sufficient dwellings for an increasing population, and because the areas selected are not 'highly productive land'.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Agree	Still reasonable proximity to services and infrastructure
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in	Disagree	Distance from services and infrastructure

	Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	Areas for development in Motueka are a necessity
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Agree	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes provided agreement can be reached with Te Atiawa	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	

TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	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 #31258

**Mr & Mrs Tristan and Stacey Strange**

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?		As land owners of site T-138 in rototai road. We want to express our support for the proposal and would be keen on the development of our land in the future to support housing in Takaka. We think the land would be well suited being flat and close to schooling etc

# Tristan and Stacey Strange - Sub # 31258

## Alexis Brough

---

**From:** Jacqui Deans  
**Sent:** Monday, 4 April 2022 12:31 pm  
**To:** Myaan Bengosi; Narissa Armstrong; Alexis Brough  
**Subject:** FW: FDS proposal

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**From:** Strange Partnership  
**Sent:** Monday, 4 April 2022 12:11 pm  
**To:** Jacqui Deans <[Jacqui.Deans@tasman.govt.nz](mailto:Jacqui.Deans@tasman.govt.nz)>  
**Subject:** FDS proposal

Hi Jacqui,

As land owners of site T-138 in rototai road. We want to express our support for the proposal and would be keen on the development of our land in the future to support housing in Takaka. We think the land would be well suited being flat and close to schooling etc

Regards, Tristan and Stacey Strange



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31260

**Ms Vivien Ann Peters**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Please see attached document - summarised below: opposes Tasman Village given HPL, rural character, covenants, existing consents, infrastructure and public transport servicing difficulties.
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	Agree	I agree to SH6 and Motueka Only.

	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		A and B
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	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	

<p>TDC - Environment and Planning</p>	<p>02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice:</p>	<p>Agree</p>	
<p>TDC - Environment and Planning</p>	<p>03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:</p>	<p>Strongly agree</p>	
<p>TDC - Environment and Planning</p>	<p>04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:</p>	<p>Strongly agree</p>	
<p>TDC - Environment</p>	<p>05 Please indicate whether</p>	<p>Don't know</p>	

and Planning	you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:		
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Agree	
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	
TDC - Environment and Planning	09 Please indicate whether you support or	Neutral	

	do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:		
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	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:	Disagree	
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	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?	Agree	

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

and Planning	and scale of 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.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Don't know	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	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	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification	Strongly disagree	

	and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	See attached. Summarised below: opposes Tasman Village proposal given HPL, servicing constraints Under section 15 Strategic Opportunities and Constraints it states "Highly productive land is a finite resource and should be protected from subdivision and development for urban uses." TCD admits development "requires significant loss of some highly productive land in Coastal Tasman". Most of the land is currently zoned Rural 3. The vagueness of the wording or rural 3 seems to suit TDC depending on which side of the fence they are sitting on. In 2016 a consent was granted for 96 houses. 72 hectares of land was to be preserved. Those 72 hectares are now included in land designated T166 in the FDS with the potential to build 1200 homes. Is this the way the TDC conducts business? We need to change our environment to be more efficient and lessen our footprint. Will the TDC sacrifice our "green and pleasant land" to pander to the wishes of a few landowners and increase their own coffers in the process or will they listen to the voices of the people.
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 -	36 Do you agree	Don't	



Environment and Planning	with the proposed residential and business growth sites in Collingwood?	know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	



# Nelson Tasman Future Development Strategy

Submission will be closed on **14 April 2022**  
at **4:00 PM**



**About you**

**Next: Feedback**

## About You

Title  
Ms

First name(s) \*  
Vivien Ann

Last name \*  
Peters

TDC Submissions

30/03/22, 4:06 PM

Organization

Position

Email \*

Address

Suburb

Town / City \*

Postcode

Tasman

Upper Moutere

7173

Phone number \*

Do you wish to verbally present in support of your feedback?

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TDC Submissions

NAME + ADDRESS

30/03/22, 3:53 PM

Phone



Do you wish to verbally present in support of your feedback?

No



Changed your mind?

← Edit your details

### Feedback

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

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

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 Submissions

30/03/22, 3:53 PM

Phone

0275268707

Do you wish to verbally present in support of your feedback?

No

← Edit your details  
Changed your mind?



Submission in progress

Please wait...

**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

**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

**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

**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

**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

**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

**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

**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

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

No

**13 Do you support the proposal for consolidated growth along 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

I agree to SH6 and Motueka only

**14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know**

A and B

**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

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

Agree

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

Agree

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

Agree

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

Agree

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

Don't know

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

Strongly agree

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

Don't know



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

Don't know

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

Don't know

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

Don't know

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

Don't know

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

Don't know

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

Disagree

**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

**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

**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

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

Don't know

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

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

Don't know

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

Don't know

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

Don't know

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

Don't know

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

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?



You have provided feedback on 37 out of 40 questions

← Answer more questions

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Submit

Quote from TDC

"We do not need this as a growth area to meet demand even under a high growth scenario ".Then why propose it at all!

Under section 15 Strategic Opportunities and Constraints it states "Highly productive land is a finite resource and should be protected from subdivision and development for urban uses " and "We also know that Government has signalled its intention to introduce national policy seeking to better protect highly productive land " Under table 10 Advantages and Disadvantages TDC admits development "Requires significant loss of some highly productive land in Coastal Tasman "

Yet here we are faced with a potential proposal to allow the building of 3,200 more houses in an area TDC has recognised as having some highly productive land. Not only that but they intend only 21% of growth through intensification and 79% through greenfield and rural residential land. Most of the land is currently zoned Rural 3. The vagueness of the wording of Rural 3 seems to suit TDC depending on which side of the fence they are sitting on.

I note you have made no mention of existing consents that have not been actioned and how many new homes they would provide. Longterm consents can in some cases promote land banking. Surely shorter consent periods would help to avoid this.

In 2016 a consent was granted for 96 houses [ one third have already been built ].72 hectares of land were to be preserved for production of some kind. Those 72 hectares are now included in land designated T 166 in the FDS with the potential to build 1,200 homes. Is this the way TDC conducts business?

Other sites have been disregarded for the following reasons

- 1 The presence of productive land
- 2 Sites already subject to low density development under existing Rural 3
- 3 Some sites with QE2 covenants

1 The surrounding area of Tasman Village contains areas of highly productive land-acknowledged in TDC's report

2 Low density consents have already been given and actioned in this area

4 QE2 covenants exist along Horton Road which could potentially be at risk from neighbouring development

Does this not reflect the reasons why other areas have not been recognised for development.

I recognise peoples desire to live in stand alone residences on large blocks but we need to change our environment to be more efficient and lessen our footprint. Intensification in existing urban areas is one way to deal with this. Low rise apartment buildings with ground floor commercial units, terrace housing and 2 story townhouses are good examples and easily accommodated in Motueka and along the Wakefield/ Richmond corridor. With the number of houses and people rising the cost of providing services and amenities must be taken into account. Centres such as Nelson ,Richmond and Motueka already provide some of those.

The corridor between Wakefield and Richmond is already serviced by a main road. Public transport in the form of bus services would be relatively easy to implement with perhaps an express service in peak hours for those working in Richmond and Nelson. There is room for residential and commercial development and the providing of essential services such as schools and medical centres [Mapua and Tasman Village schools and medical centre are already at maximum capacity]

Has it come to this that TDC will sacrifice our "green and pleasant land" in order to pander to the wishes of a few landowners and increase their own coffers in the process or will they really listen to the voices of the people who live here and care about the future of our environment

Vivien Peters 30/03/2022

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31261

**Mr John Weston**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	The Problem for Global Warming must be at the forefront of planning in the FDS.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	But not at the expense of existing Property owners lifestyles and environments.

	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	as infrastructure and Transport facilities improve there is nothing to stop people living in the hillside areas. (please see my main argument at the back of the submission).
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	All ages, ethnicities, life style etc.. should be catered for from apartment blocks to tiny 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:	Agree	Careful consideration and research in to the demands is essential.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	Very much part of the move to allow for global warming (please see back notes)

	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	Strong Need to protect what's there, for re establishment of environments and to introduce pleasant areas in which to live> plants, trees ect.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	Yes as long as this is planned for and action taken now, rather than putting the cost on future generations.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Agree	As long as we have learned the lessons of Pigeon Valley, Gita, and the developing degrees of intensive weather globally.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	Yes yes yes this is my main comment and argument along with climate change.



	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	In NZ this is a fundamental requirement
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		To me, this appears to be a thoroughly planned event with plenty of deep research well-done.
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	yes, as long as retention of productive land and protection against sea level rise is a major component.
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, Creating new towns away from existing centres - on the hills. in coastal Tasman areas between Mapua and Motueka. in Tasman's existing rural towns.

	<p>within existing town centres (c)                  Expansion into greenfield areas close to the existing urban areas (d)                  Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g)                  Everywhere (h)                  Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Neutral	As long as I don't have to live there!!
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Neutral	Question 16 says as above comment ' As long as I don't have to live there'
TDC - Environment and Planning	<p>20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?</p>	Neutral	Only if absolutely necessary. Protection of greenfield is paramount + sea level rise protection.
TDC - Environment and Planning	<p>21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential</p>	Neutral	My same agreement applies - (Same comment for questions 21-28)

	density)? Any comments?		
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Neutral	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part 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	Only if absolutely necessary.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	Strong controls required about size and the effects on people's lives.
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	Agree	

	sites in Murchison?		
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Sea Level rise in Collingwood and Takaka.
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?		Concerned about less land to produce to grow food especially with a rising population. See attached
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		Comments can be found attached to the back page of submission

	anything you think we have missed? Do you have any other feedback?		
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Disagree	Need to protect what productive land remains.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	need to protect what productive land remains.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	Need to protect what productive land remains.
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		As per your plan.

# John Weston - Sub #31261



## SUBMISSION FORM

### DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022-2035

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

Name: JOHN WESTON

Organisation represented (if applicable): N/A

Address: [REDACTED]

Email: [REDACTED] Phone number: [REDACTED]

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

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

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

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

Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

The problem of global warming must be at the forefront of planning in the FDS.

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

Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

But not at the expense of existing property owners' lifestyles and environments.

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 infrastructure and transport facilities improve there is nothing to stop people living in the hillside areas.

(Please see my main argument at the back of the submission)



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

*all ages, ethnicities, lifestyles etc. should be catered for from apartment blocks to tiny houses.*

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

*Careful consideration and research into the demand is essential.*

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

*Very much part of the process, especially to allow for global warming.  
(See my back notes)*

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

*Strong need to protect what's there, provide for re-establishment of (mainly exotic) environments, and to provide pleasant areas in which to live: parks, trees etc.*

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.

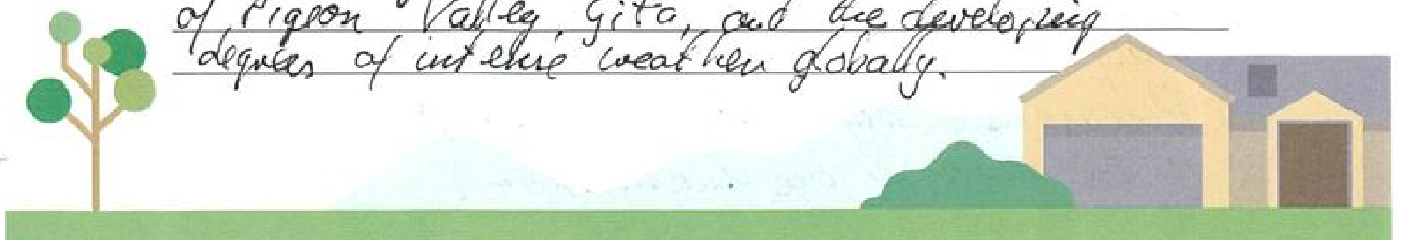
Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

*Yes, as long as this is planned for and action taken ~~now~~ now, rather than putting the cost on future generations.*

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

*As long as we have learned the lessons of Pigeon Valley, Gata, and the developing degrees of intense weather globally.*



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

*Yes, Yes, Yes, This is my main concern and argument, along with climate change.*

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

*In modern N.Z. this is a fundamental requirement.*

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

*To me, this appears to be a thoroughly planned event with plenty of deep research well done.*

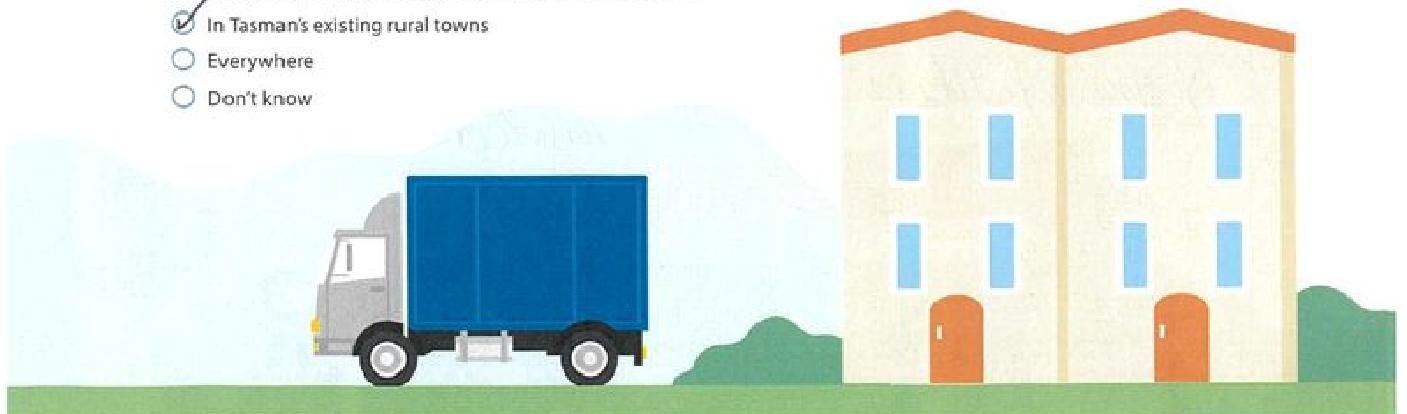
13. Do you support the proposal for consolidated growth along State Highway 6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?

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

*Yes, as long as my main argument of retention of prime productive land and protection against sea-level rise ~~are~~ is a major component.*

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

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





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

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

*As long as I don't have to live there!!*

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 above*

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

*Need to protect what productive land remains.*

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

*As above.*

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

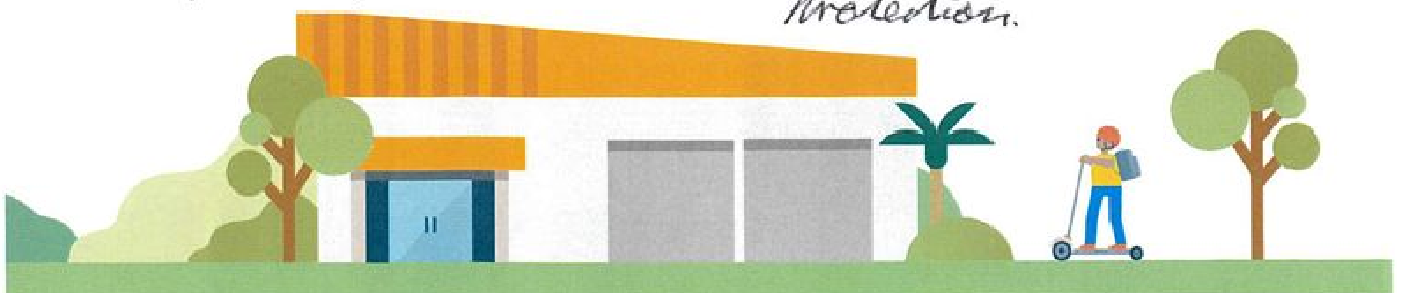
- Strongly agree 
  Agree 
  Neutral 
  Disagree 
  Strongly disagree 
  Don't know

*As above.*

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

*Only if absolutely necessary - protection of greenfield is paramount. + sea level rise protection.*



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

*My same argument applies.*

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

*Same argument.*

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 above.*

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

*As above.*

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

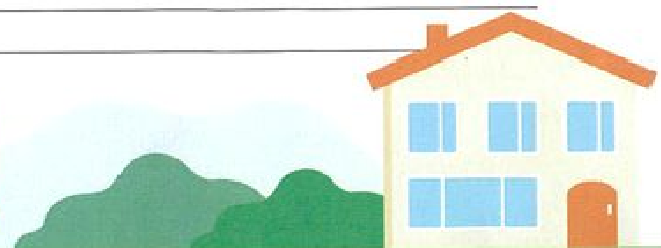
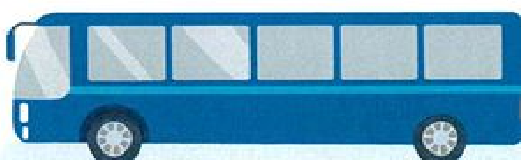
- Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

*As above.*

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

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

*As above.*



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 above*

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 above.*

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

- 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

*Only if absolutely necessary.*

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

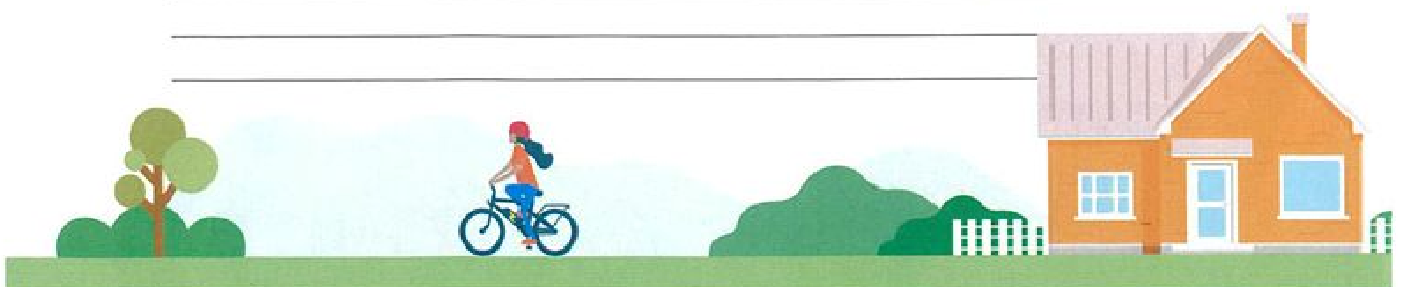
Please explain why.

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

*Strong controls required about size, and the effects on people's lives.*

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

*As per your plan.*



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?

*Sea level rise in Collingwood and  
Tāhaka estuaries.*

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

*The whole of my submission stems from concerns about the use of prime agricultural land and the need to protect from global warming - rivers and the sea. As these things develop the need for food globally and in N.Z. will increase due to less land for production, more people and geopolitics.*

*Thank you for all you are doing*

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

*John Weston*

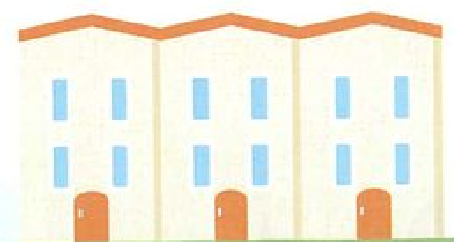
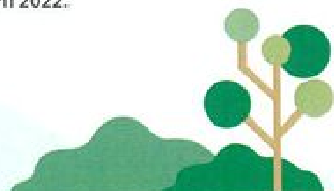
Once you've filled out this submission form:

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

*PTO*

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

Submissions close 14 April 2022.



Another major concern I have is that of access in Nelson/Tasman. I refer in particular to road access once the sea level begins to rise.

If one looks at "edge of sea" roads in the region from Mangarua / Punongas all the way to the Glen at Wabaruaka, you will see there are many instances where roads will have to be raised, closed, realigned etc.

This will be a major cost to infrastructure.

Examples. Punonga, Pakawan, Collingwood, Parapara, Waitapu, Rewaka to Maraka, Appleby, Lower Queen St. Nelson Airport. SH6 from Nelson to the Glen.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31262

**Mr Martin John Shand**

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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	Any reduction has to be healthy, and the sooner the better.
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 council should be making the best use of the land and and not be looking to get the most money from it.

	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	Would be great if it was possible. Unfortunately it is all dictated to by the developers.
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	That would be good.
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 with the principal but how do you estimate how much land is going to be required for future use.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Will only work if the existing infrastructure can cope with the extra development going on top of it.

	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	This would be wonderful if it was possible but I can't see how you could anticipate doing restoration work when everything is been devastated by residential housing and industrial areas.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Disagree	How come to counsel for see you likelihood of more major floods seeing a lot of the housing and the special Richmond area but also around Nelson is on the floodplain to say nothing of going to be vulnerable right around the coast to rising tide and storm surges.
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	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		I object to the thought of 6 storey buildings on both sides of Tahunanui Drive. It would turn residential areas behind such buildings into slums with no market for the houses or land.



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

### Nelson Tasman Future Development Strategy - Submission #31263

**Mrs Jean Gorman**

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Neutral	<p>I strongly agree that urban intensification can support active transport and reductions in energy use for travel. However, the proposals in the FDS do not do this. The FDS continues the idea of satellite 'dormitory settlements' and commuting.</p> <p>People using active transport for access to work do not want to use a route designed for tourists viewing the countryside. They want a direct route.</p> <p>At present, rubbish collection bins and rubbish bags are freely deposited on pavements, forcing pushchairs, mobility scooters etc. into the road.</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.	Neutral	<p>The main centres should be consolidated, and housing should be intensified, but realistically, main towns support smaller centres, not vice versa. People travel to Richmond to do their shopping when they live in satellite towns and also to commute to work, the library, restaurants and meetings. This is the old model of development and it perpetuates daily travel and fossil fuel use.</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:	Disagree	New housing should indeed be focused on where jobs and amenities are. However, very few people would want to commute to Richmond from Mapua, Wakefield or Brightwater by 'active transport'. The possibility of going shopping at PaknSave by bike from these areas is zero. These are pleasant places to live, but there are few jobs there. Outcome 3 is not achieved by the plans proposed.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	I'm strongly in favour of a range of housing provision. There are many plans available internationally for intensive housing designs which are not a blot on the landscape. Richmond and Nelson should adopt this model, rather than allowing continued development as is presently occurring immediately southeast of Richmond and along Lower Queen St.
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	This sounds logical until one tries to define 'demand'. There would be many thousands of people who would love to come to live in this area, but we cannot accommodate all of them without destroying the amenity of the district. Meeting demand must not be an objective. Meeting the needs of communities is our requirement.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	There are two questions here. I support new infrastructure to integrate with the needs of the population. Again growth is not a given. Where do we draw the line with growth? Our water supply for a start is not enough to support unlimited population growth. If we are to have enough food, we need agricultural land.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		We can have growth or infrastructure to support the population, not both.
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	Tasman's efforts at identifying areas of natural environment have been laggardly. A local authority is required to identify and report on areas of ecological significance in its district. TDC has not yet engaged in this survey, a necessary precursor to protection against unsuitable development. At present, any tree or stand of bush is liable to destruction by individuals who perceive that it may preclude their developing their land. As a result, there is very little the council can do to protect areas from change when landowners decide to cut down trees and areas of bush. If this outcome is an indication of future action I strongly applaud it.
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	Tasman has a long coastline that has been developed for housing at sea level and is very hard to defend. The recent developments along Lower Queen St show a complete lack of prudence and most people recognise the folly of what the council has achieved in the last few years.
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	As an objective outcome, I would agree. However, as a statement, it is obviously untrue. Nelson is proposing to intensify development at the lower end of Trafalgar St in exactly the area inundated by two tsunamis in the early sixties which pushed seawater up the Maitai as far as the Nile St Bridge. There is a long coastline on Lower Queen St with a school, residential, commercial area ridiculously exposed to tsunamis. Resilience has not been a priority to date. The councils leave themselves open to paying compensation for allowing these developments. Councils still have no contract with developers that if there is a future problem with resilience the developer must foot the bill. ChCh has found this the only answer to commercial pressure to develop unsuitable, but conveniently flat areas.
TDC - Environment	10 Please indicate whether	Strongly agree	It would be a great outcome. However, there is a lot of productive land disappearing under the

<p>and Planning</p>	<p>you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:</p>		<p>present proposals. Consolidated growth and Greenfield development should not occur on the highly productive land in Hope, along SH6 south of Richmond especially not from Bob's Bank (just north of the Wairoa Bridge, Brightwater) to Bateup Rd. This area enjoys an excellent soil and microclimate which is good for early vegetables and other crops. Development close to SH6 south of Richmond would cover this excellent soil and waste the microclimate with housing. The Council has soil maps. The soil is less suitable for cropping nearer the hills along the back road. This road (Paton's Line) could be developed for housing and dedicated to bikes and scooters for town access. The vegetable farm at 185 Hope Main Rd is used by a huge number of locals. It provides zero-miles food for many, and is the model preferred in Europe for carbon-zero urban food provision. It and businesses like it should be encouraged under the FDS.</p>
<p>TDC - Environment and Planning</p>	<p>11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:</p>	<p>Agree</p>	
<p>TDC - Environment and Planning</p>	<p>13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?</p>	<p>Neutral</p>	<p>Since there are several different areas mentioned here, they need commentary on each separately. I approve of the idea of siting a new settlement on poor soils near Tasman. A new resilient centre of population will be needed in future as sea-level rise affects Motueka in a few years' time. Motueka may also be affected before that, by a tsunami, and a decision will have to be made whether to build back in the same place it presently occupies. Motueka should prudently be following a policy of managed retreat and not intensifying on land that will be inundated within the lifespan of the new buildings. Mytton Heights is another excellent position for more housing. Mapua is ripe for sea-level inundation and erosion of sands. Recent developments behind a sea wall that is already cracked are a folly. Residents should be encouraged to undertake managed retreat while they can. Landfill waste must not be used to build up the ground level. Wakefield has a population of about 2,500 in</p>

			<p>2022. The new development of 80 houses will increase that by about ten percent. The further development of 300 houses would be a 50% increase in population in the near future. Fast increases in population cause social problems and a loss of social cohesion as recent population is not absorbed into the community. The proposed thirty-year increase of 2200 new homes in Wakefield, giving about 7000 more people in new housing developments is too many and will overwhelm the established present community of 2500.</p>
<p>TDC - Environment and Planning</p>	<p>14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		<p>(b) (d) The poor soils on the Moutere Gravels.</p>
<p>TDC - Environment and Planning</p>	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	<p>Agree</p>	<p>I agree with intensifying developments, but the present proposals are in denial of sea-level change and are a poor response to known natural hazards.</p>

TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	A radical change in the buildings and architecture of the centre of a township leads to the loss of a sense of community. It can take decades to return to equilibrium. The older buildings in the centre of Wakefield need to be repaired to maintain the character of the township. Development around that centre is a good idea as long as it is in keeping with the character of the township.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		The recent development of areas that are barely above sea level - like the library are a folly. There should be managed retreat from much of Motueka. Sooner rather than later, as scientists are warning that sea-level change is accelerating.
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	Certainly there should be intensification on the hills behind Mapua.
TDC -	22 Do you agree	Don't know	If these greenfield areas include the Maitai, no I

Environment and Planning	with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.		don't agree. Where is the map?
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	Since the maps are so vague it is very difficult to make a comment.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	Where is the detailed map? Most buildings can look to 100yrs of use. Mc Shane Rd does not have this long. Developments like Estuary Place are ridiculous. Inland of the Appleby Highway would be the closest to the sea that one should consider.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	The area close to the Wairoa River is at risk of flooding by a very powerful river. The area up Jefferies Rd is good farmland.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	I think that the scale is too large for the community and I think Wakefield is too far out of Richmond and Nelson to encourage commuters.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	I think Motueka needs to look at managed retreat in the next twenty years. Mytton Heights and the poor soils of the Moutere gravels are a good housing area.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in	Neutral	Some parts are OK, but there should be managed retreat from the area at the base of the old cliff in Ruby Bay and much of the lowest part of Mapua itself.



	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.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes provided agreement can be reached with Te Atiawa	The less productive land here is an ideal place for a new community.
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	Don't know	

	sites in Murchison?		
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31264

**Ms Maxine Leaning**

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:	Disagree	My concern is that buildings adjacent to my property will block the sun from my vegetable plot. The cost of food rising rapidly means my own productive garden is very important to me and my family.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31267

**Mr Donald Horn**

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Agree	But this implies comprehensive public transport which will never exist between, say, Motueka and Richmond. Population numbers will never support that.
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 the "network of smaller settlements" this leads to ribbon development. We should concentrate on building consolidated 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:	Strongly agree	But see how some of the proposed greenfield sites simply do not give good (any) access to jobs, services and amenities. Particularly T136
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	Developers tend to stay with the tried and tested, and that is understandable because that maximises profits. It needs more radical thinking to offer a wider choice.
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	But growth projections are just estimates and it should be actual growth that drives the release of greenfield sites for development. But it should be a last resort.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	As long as developers are paying for the new 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	But greenfield sites have the most detrimental impact on the natural environment.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	This implies retaining agricultural land of all kinds...that is what will give resilience to adapt agricultural output to the changes that will come.
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	But thought will need to be given to where it is better to retreat rather than protect.
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	In other words agricultural land should not be given up for development.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
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 should be less emphasis on greenfield development.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from		b..intensification and c greenfield near urban areas if really necessary.

	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?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC - Environment	20 Do you agree with the level of	Disagree	I think Motueka needs more radical thought. It is a question of what can be done in the face of sea



and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		level change. Is there going to be protection or retreat? Where could Motueka grow but still retain a sense of compact rural community.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Don't know	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Don't know	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed	Don't know	

	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	See above
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	Please see attachment - summarised below: opposes Tasman Village for protection of Moutere Hills. Details how the proposal does not support each outcome - distance from Richmond/Nelson, lack of public transport, increased GHG emissions, destruction of agricultural land and clay soils which add to resilience of region.

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		More protection of agricultural land of all kinds. Once under concrete you can't get it back.



# Donald Horn - Sub # 31267 - 1

## Nelson Tasman Development Plan Submission

Submitter: Donald Horn. [REDACTED]  
[REDACTED]

In this part of my submission I concentrate on the proposal to create a new settlement based on Tasman Village which incorporates a proposal to develop more than 200ha of Rural 1 agriculture land for housing (T136).

It will be seen from my address that I live in the area in question. I declare firmly that despite this I do not have an interest to declare on the proposal. I am of an age that means that I will not be around to see any work done on the proposed development even if it went ahead. My interest lies in protecting the rural values of the Moutere Hills which are a particular geographical feature of the Tasman District. There are many reasons for the importance of the Moutere Hills but one of the principal ones is its versatility for agriculture.

From a planning stance it is very hard to understand the coherence of a proposal that tries to link Tasman Village and a tract of land six kilometers away and describe it as a "settlement". It is simply a construct to satisfy a landowner/developer who wants to profit from an investment in land. From the time the land was purchased the owner made no secret of his desire to develop the land for housing. Nothing wrong with that, but no need either to allow a proposal that is simply based on speculative land purchases and permit the destruction of good agricultural land that is supposed to be protected under the Rural 1 constraints.

Using the FDS Outcomes criteria let me explain why I oppose the concept of the potential new community near Tasman Village and Lower Moutere.

**FDS Outcome "New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport."**

That criteria is not met in any way by the proposal. The T136 area is 11km from Motueka, 32 km from Richmond and 49km from Nelson. These are the main centres of employment apart from some local agricultural and agricultural services jobs. There are no services nearby. There is no public transport and although one bus service is planned from Motueka to Richmond there is never going to be the population density in the Motueka area to support a comprehensive public transport service. It means the residents will have to travel by car, motor cycle or cycle to work, to school, and to obtain services. The "community" will not be big enough to support any significant retail or other services.

**FDS Outcome "Urban form supports reductions in greenhouse gas emissions by integrating land use and transport."**

Well, it doesn't. The increased vehicle use to get to work, schools and services will inevitably increase greenhouse gas emissions.

**The Development Plan outlined desirable community outcomes, three of which were.**

**“Impacts on the natural environment are minimised**

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

**Nelson Tasman’s highly productive land is prioritised for primary production.”**

These outcomes could not be achieved by this proposal. The destruction of productive agriculture inevitably brings disbenefits. There has to be overwhelming evidence that these disbenefits are overcome by the benefits of development before it should happen. This is very evidently not the case in relation to this proposal.

Let me outline some of the primary production values of the Moutere Hills clay gravels.

- it is excellent sheep and beef country (the land in question is being farmed as sheep and beef at present (not by the owner, who is not a farmer, but under a lease)).
- About 150m north of this block (T136) a substantial block of vines are being grown in the same soils without the need for irrigation. This is one of the values of the clay soils. It holds moisture at depth well into dry periods making it ideal for crops that put down deeper roots.
- elsewhere in the Moutere Hills you will find pipfruit, berries, vineyards, mixed arable farming etc. All the kinds of farming and crops that contribute to the creation of jobs and economic activity. The Moutere clays are home to some of our best vineyards, Neudorf being a prime example. Please don’t let anyone say that the Moutere clay soils are not versatile or productive. The versatility of these soils is demonstrated by the variety of crops now being grown.

The Moutere Hills add to the resilience of the Nelson Tasman region because of the clay soils. A variety of productive soil types is going to be increasingly important when adapting to climate change.

Finally, I remember sitting through the hearings when the Rural 3 was created. We were told that one of the reasons for Rural 3 was to create an area along the coast where housing development could occur in a variety of ways. This, we were told, would reduce the pressure to permit development in the inland areas and thereby protect the important Rural 1 and Rural 2 agricultural land. I believe that principle should still apply. Particularly so as the Development Plan admits that the Tasman village and the T136 areas are not needed to meet housing needs even at the highest growth estimates.

DAH  
March 22



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31270

**Mrs Emma Coles**

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	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

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

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	The need for housing is required but worry that infrastructure will not be at the same level. Nelson Tasman traffic at peak times are already at breaking point. More houses mean more traffic, how will this be addressed... We need that h Hope bypass now, not in 10 years
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		F- Tasmans existing rural towns

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

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Agree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	
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	Agree	Yes but worry about lack of infrastructure and increasing traffic congestion

	proposed greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	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 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?	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	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 #31271

**Mr Matt Taylor**

Speaker? True

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



	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Urban design has to address a reduction in car use by providing useful and safe active transport infrastructure, and housing near services and jobs.
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 a major problem in NZ that can be addressed in part by provision of a range of housing options.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Growth has to be affordable in terms of infrastructure development.

	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	A no-brainer; we have to protect the environment as much as possible 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:	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	This is a major issue. We cannot continue to allow urban sprawl onto our productive flat lands around Richmond and on the Waimea plains. Once it is developed for urban use it is gone forever, and that is clearly not sustainable. The current rules appear to allow sprawl bit by bit which is like a death by a thousand cuts.

	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?		Current traffic congestion from Whakatu Drive to Three Brothers Corner needs to be addressed as well as allowing for growth. In particular the Lower Queen St area seems to have been developed without any consideration for its impact on the Queen St Gladstone Rd intersection.
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	As long as the road and transport infrastructure is improved at the same time.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		I don't agree with the Richmond South development because of the use of productive farm land. I agree with the rest of the areas identified in the FDS.

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

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Neutral	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	As above, I don't like the Richmond South development because of the use of productive farm land.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Strongly agree	I think the areas chosen have low productivity values and hence are appropriate for residential use.

	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.)?	Agree	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	
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 #31273

**Ms Elizabeth Dooley**

Speaker? True

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



	by 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	
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 and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	07 Please indicate whether you support or do not support	Strongly agree	

	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:	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 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	Disagree	

	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	
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?	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 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	I see Nelson's future including lots of residential housing in the city centre and opportunities to walk or cycle to areas of recreation. I see the Maitai River as the most important area of recreation we have. It is peaceful and life enhancing. Many people have worked hard to help the river recover from past (and current) pollution. Tha Maitai is our Taonga and a place for renewal, where we walk away from noise into peace.
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 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	Don't know	

	Motueka? Please explain why.		
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment	34 Do you agree with the	Don't know	

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?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		I would like people to be able to live in the city and walk or cycle (or take public transport) to areas of recreation. We need to reduce our reliance on fossil fuels and retain areas of recreation near the city. Pocket parks are a poor apology for areas of recreation. We need to be able to stretch our legs by walking the Grampians and the Maitai from safe, comfortable homes in the city.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31274

**Mr Nigel WHINNEY**  
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:	Agree	We need to do much more to combat the effects of climate change. Subsidising electric vehicles is just a start. What about solar panels on roofs?
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	This seems to be a way to proceed.



	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	There is a danger that the natural aspects of this area might be overwhelmed by houses and traffic.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	My agreement is tempered by the area in which such housing is to be built. Areas of natural beauty should be preserved and the the road infrastructure would need much delevopement to support such expansion. Extra schools, medical facilitiesand recreational facilities will also be needed.
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	But where? Richmond are building on a flood plain. If that is acceptable why not build a housing estate adjacent o the Boulder Bank. More will need to be done to combat the effects of climate change such as flooding, rising water levels, storm surges.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	I don't believe this region has the resources to achieve this.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Neutral	It is important to maintain green spaces and area of natural beauty such as the Matai Valley for everyone to enjoy in their natural state, not small areas surrounded by houses.
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	No effort has been forthcoming to build up flood defences and money is being spent on less important projects such as a new library when existing car parks and land areas are even now flooded at king tides. Make the town safe and then build.
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	Other than pointing out where fault lines are thought to occur, there does not seem to be any planning consideration on the effects of earthquake, land slippage or even storm water.
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	By primary production, I assume this includes food production and much of the existing land of this type is being taken for building.

	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	We do not want this city to become like New York with skyscraper buildings all of which are vulnerable to natural disasters.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Building upwards is a solution but not to the exclusion of citizen's privacy. Having a three storey building within one metre of your boundary is an invasion of the rights of people to live privately. Not to have the right to object to such buildings is a travesty of justice. High rise buildings should be confined to town centres not suburbs or green field sites.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	Some development is necessary but must take the feelings of residents into account.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		(b) That would breathe new life into our decaying CBDs. High rents and spreading malls are driving people out of town.

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Neutral	Yes but due consideration must be paid to environmental considerations.
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	This is a centre of retirement villages and old people do not relish '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>	Neutral	As above
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Neutral	This might greatly upset the delicate balance of rural living in that area.
TDC -	<p>19 Do you agree</p>	Neutral	As above

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	As above
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Disagree	This is an area of natural beauty which is already being spoilt by overdevelopment.
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	Areas such as Kaka Valley and Waahi are places of beauty and diversity. They must 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.	Neutral	As above
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	Most of the new build seems to be on a flood plain and is using up highly productive farm land
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Neutral	

	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	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.)?	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	Yes provided agreement can be	

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	reached with Te Atiawa	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	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		All this construction and housing will be unsustainable as far as fresh waterprovisions and the removal of waste is concerned. More concrete means a greater demand on storm water disposal. More housing means a greater strain on road infrastructure, air pollution, schools, medical

	<p>and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>	<p>cavities (will the newly proposed hospital rebuild be sufficient to cater for this increase demand?). I feel that there has not been enough information made readily accessible for the public to comment properly. It is being rushed through without face to face consultation. It is a though Councils have already made up their minds and are just going through the motions.</p>
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## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31275

**Kate Shaw**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Disagree	<p>Please see attached (text copied below)</p> <p>To whom it may concern,</p> <p>I would like to submit my disagreement to any greenfield expansion housing in the Maitai Valley, Kaka tributary, or Orchard Flats. The Maitai valley is an important resource for families where children can safely explore river swimming and forested green space. To lose this space would be a great disadvantage to the Nelson region.</p> <p>Nga Mihi,</p> <p>Kate Shaw</p>

## Kate Shaw - Sub# 31275 - 1

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**From:** Kate Shaw [REDACTED]  
**Sent:** Friday, 1 April 2022 7:43 pm  
**To:** Future Development Strategy  
**Subject:** Greenfield Development

**CAUTION:** External email.

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

To whom it may concern,

I would like to submit my disagreement to any greenfield expansion housing in the Maitai Valley, Kaka tributary, or Orchard Flats. The Maitai valley is an important resource for families where children can safely explore river swimming and forested green space. To lose this space would be a great disadvantage to the Nelson region.

Nga Mihi,

Kate Shaw

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31276

**Mr Steve Richards**

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	The latest report from IPCC released today (4/4/2022) states that we must reduce our GHG emissions by 43% by 2030 so integrating land use transport is imperative
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	Reductions in commuting and enabling a large increase in active transport possibilities is only possible through consolidation and intensification

	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	Except that planning is required to ensure that even if the rural residential is wanted it is not necessarily allowed if it requires increased commuting. This FDS must lead the way, not follow the whim of ad hoc rural development
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Housing affordability is an issue throughout Aotearoa. Land must be made available and well planned for 'Tiny Home villages' that are not the traditional trailer park but places where residents can have right of tenure and stability. The opportunities of Papakainga are important not only to Maori but also offer opportunities in the pakeha world. Land price is one of the drivers of housing unaffordability so the ability to share land with second dwellings, granny flats and sleep outs is essential
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	In the future that require a large reduction in Carbon emissions it concerns me that there is no plan for low or no growth.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	New infrastructure must be planned to be as low energy and resilient as possible. This involves more personal responsibility for water, less reticulation of storm water, less hard surfaces. Existing infrastructure must be used efficiently

	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	Every opportunity to enhance the natural environment must be taken including natural drainage, tree planting in street scapes. Impacts must be minimised to the point that development has a net positive effect
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	I'm not convinced the Councils are fully committed to a low carbon future especially as this strategy is enabling large amounts of growth which will increase the districts GHG emissions
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	Productive land is our Toanga. Food is life and our future depends on our ability to continue to grow crops. Productive land must be protected as well as the ability to farm it. You can only crop houses once then the land is unavailable for production

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	Every opportunity to restore Mauri and bring forward the concept of Kaitiakitanga to land must be taken in any development strategy. Te Tau Ihu au te Waka au Maui is a very special place and it is our hei mahi is to give it more life and not diminish it.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	I agree with consolidation along SH6 and the need to grow existing rural towns that can be serviced with active or public transport. I am opposed to urban development around Tasman Village as I see this as the antithesis of what the FDS is trying to achieve. Just because a developer has land doesn't mean you should plan to allow it.
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, F I am firmly opposed to the development of any new towns

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

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		best option. However, Motueka is surrounded by highly productive land and also has potential for flooding so any development will have to protect productivity and be resilient to hazards.
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	Mapua already has the start of a connected network of active transport options and with growth could support public transport to Richmond. There is already an urban feel to Mapua that can be enhanced .
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Agree	To make public and active transport possible for work, school and shopping, intensification is the best option
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Agree	To make public and active transport possible for work, school and shopping, intensification is the best option.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	Richmond West is a prime example of development on prime horticultural land that mustn't be allowed to happen any more
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Agree	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed	Neutral	



	greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly agree	The opportunity for Te Awhina to create Papakainga on the land must be a given right.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Agree	Green field development is not on highly 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.	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	This is an example of how not to plan. The development does not cover any of the important points of my submission. It is not easy to service with public transport so will increase GHG emissions. It is on productive land. It does not add resilience. This appears to be a developer led idea rather than a strategy.

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	Close to the transport corridor
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 have any other feedback?		Tasman does not need a new town. We need to look to a future that is vastly different from today. While electric may be the future of cars, cars are not the future. The FDS is a wonderful opportunity to imagine a different way of living with groups and communities in closer proximity and cooperation.



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31277

**Mr Simon Jones**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Neutral	
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:	Strongly disagree	Concentrate on social housing
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Neutral	You can never know what sufficient is
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	Use existing infrastructure and minimal new infrastructure which only encourages urban sprawl.

	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	So leave the Maitai as Nelson central park
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	Outcome 8 is a unrealistic pipe dream. Let market forces do the adaption. Note on titles of potentially flooded houses. Price will be low but some people happy t accept risk.
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	unrealistic pipe dream. Let market forces do the adaption. Note on titles of potentially flooded houses. Price will be low but some people happy t accept risk.
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	But its too late.... Berryfields ghetto

	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	As long as its not change for the sake of change.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		These are leading questions, multi choice not the way to get feedback.
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	Only allow pockets of intensification.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		(b)

	<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	The topography of much of Nelson does not suit intensification.
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Neutral	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Neutral	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Neutral	



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

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

	of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	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		Take the small area of intensification out of the historic area behind the cathedral. (Brougham, Trafalgar, Bronte)

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

Nelson Tasman Future Development Strategy - Submission #31278

**Wendy Ross**

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	certainly agree city centers and town centers should be intensified BUT with thought in mind of the living conditions, sun, shade restrictions, height of buildings etc are thought of carefully and not just put up because there is land available. It is highly reprehensible that 6 story buildings and no off street parking is going to add anything to people's ability to lead happy stress free lives. Town planning is not a game to see how many houses can be squeezed into a space to enable a council to say - we have filled in any and every space regardless of the wishes and requirement to plan properly for the future. And what about climate change - the land around the city is already suspect to future flooding, not too mention The Maitai and The Brook.

	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	"in locations where people want to live" quote from above - want to live is extremely important and I do not see people giving up sun and off street parking unless the housing is of a lower standard and could be used as rentals - which is not a good choice for the future of any town planning - people, by circumstance, who rent are more transient that owners so care less about their surroundings - this could and would turn a great town planning idea into a possible slum.
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	I would need to see a better plan than just words on a page.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	I don't know what the above means without more explanation.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	existing infrastructure is not something to be ignored if there is not an updated plan to replace aging pipework, again with a view to all the land around the city being liable to flood.

	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	Money and rates will overtake the fine words above - the natural environment will not be improved by inhouse land filling holus bolus.
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	How can it adapt to a future that is so uncertain. And unknown at this point in time. There is a lot of land around Nelson and Tasman away from the inner city that could and would better serve the people - and wouldn't be as uncertain to have a future with flooding etc.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	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	Already Nelson and Tasman's highly productive land is compromised with single height subdivisions already in place - this is a stupid question when all that land is already compromised.

	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	OK, as I am not a speaker of Maori I have no idea what that question means. A translation would have made me think that my opinion was valued but I can see it is not. Most New Zealanders are not going to understand a Maori word or ideal unless it is first realized that we need a translation.
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	"Nelson Tasman's highly productive land is prioritized for primary production." I rest my case - the mix of intensification, greenfield expansion and rural residential housing will not save important farmland for growing future food!!!!
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		Creating a new town in a safe rural place with great thought given to saving important existing farmland. Nelson cannot spread any further and needs to be safeguarded as it is now with small infills to let it be a place that encourages people to visit.



	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly disagree	reasons as mentioned before
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Don't know	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Neutral	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	There is a lot of farmland to be kept there so my opinion would be that all these areas need to be carefully realised so that future people will want to live there in a fresh and well planned community. With important conditions of any future planning there.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	as above
TDC - Environment	20 Do you agree with the level of	Neutral	as above

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	as above
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	Nelson is already heavily intensified with few green areas left. The idea in the local paper re building up and over the car parks seems to be a great jplan if it is done with sympathy and with great need for the residents lifestyle. And not yet another "let's build it and see" mentality.
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 proposed	Don't know	

	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.)?	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	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain	Don't know	don't have all the information needed for an opinion on this.

	why.		
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 #31279

**Mr Jeremy Thompson**

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 disagree	Nelson City Council needs to re-evaluate its expansion strategy to comply with the core intent of New Zealand's Climate Change obligations. People cause climate change emissions. For example, more people means more human activity with not least being the reduction in green spaces (where Carbon Dioxide is consumed and Oxygen is produced) in favour of the highly negative construction of new houses all of which necessarily deliver a substantial initial carbon footprint, with an ongoing one due to the activities of the inhabitants. NCC: Think "Growth" as the cause of our planetary problem. Instead think "Smart Growth" through a graduated change to climate-friendly economic activity with the same or lower population base.
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	See Answer 3
TDC -	07 Please	Agree	We need More natural land in native (permanent)

<p>Environment and Planning</p>	<p>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:</p>		<p>trees. Not less.</p>
<p>TDC - Environment and Planning</p>	<p>13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?</p>	<p>Strongly disagree</p>	<p>See answer 3</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</p>		<p>Nowhere</p>

	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	Providing a gradual shift towards greater intensification within the existing urban area precludes the change of use of existing greenfield land outside the existing urban area. See answer 3
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly disagree	See Answer 3
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Strongly disagree	See answer 3
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Strongly disagree	See answer 3
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Strongly disagree	See answer 3
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in	Strongly disagree	See answer 3

	Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	See answer 3
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>Per answer 3, Nelson needs to regard what little greenspace immediately surrounding the city as sacrosanct with its current role being to provide valuable greenspace for existing Nelson residents to enjoy while remaining as a positive contribution to our community's commitment to New Zealand's climate Change obligations. One day not far away in the future, the current 'leadership mantra' of GDP Growth is the only way forwards will be recognised as the reason we face climate change catastrophe (look at Gisborne last week, Queensland and NSW the previous week - think WHY?) but NCC seem to not be seeing the results of continuing with the destructive status quo.</p> <p>NCC: Please wake up. We need to devise strategies that increase CO2 consumption and increase O2 production. Placing vast swathes of greenfields land under housing is fundamentally wrong for Nelson's existing citizens. To do so is to invite further increases to costly weather events. Less greenfileds, more housing, more people = increased deterioration of our climate and increased insurance costs..... which will one day cause litigation to be aimed at Councils that made decisions that caused it.</p>
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	Answer 3
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond?	Strongly disagree	Answer 3



	Please explain why.		
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	Answer 3
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	Answer 3
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	Answer 3
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	Answer 3
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	Less greenfield expansion	

	what you would propose. Tick all that apply.		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	Answer 3
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.		Climate change friendly industries such as I.T.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Strongly disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Strongly disagree	
TDC - Environment and Planning	38 Do you agree with the proposed	Strongly disagree	

	residential and business growth sites in St Arnaud?		
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Answer 3
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		The country's Climate Change obligations should be front and centre to determining what business growth can be achieved without increasing the population.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31280

**Jenny Knott**

Speaker? False

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

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

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31281

**Mrs Jennifer Bielby**

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	If the Tasman Bay Village is adopted this will lead to a huge increase in cars in the area. If there are to be around 3200 new dwellings in Tasman / Moutere this will increase emissions. Each house is likely to have at least one vehicle if not two. This is a predominantly rural area and to suggest people will utilise public transport, even IF it is ever available at sufficient frequency, there is no getting away from the fact most people will continue to use their cars to get from A to B.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	It makes sense to intensify these already established areas where there are good facilities, work and schools.

	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 core plan largely meets this goal, however, again the Tasman Bay Village option does not provide good access to jobs, services and amenities by public and active 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:	Agree	Its important to ensure that there are smaller homes located in centres where first home buyers can afford to purchase and rent.
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 believe it has been indicated that the core development plan meets projected increased demands (at the higher estimate of projected growth) without the need to develop the expensive and unnecessary secondary option of a completely new village at Tasman.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	The plans for the Tasman Bay village if adopted, would not include improvements to Aporo Rd with hugely increased amount of traffic and risk to cyclists crossing the road at several areas on the Tasman Taste Trail. It will lead to increased traffic on entry to both Richmond and Motueka. In addition the cost to upgrade water / waste water

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		and storm water services would be a huge and unnecessary expense in this area.
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	Again the core plan of intensifying existing centres seems reasonable, however large increases in housing in both Mapua and Tasman Village/Moutere area will ruin the rural feel and holiday vibe of the area which brings in significant tourist income.
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	I note the care than has gone into avoiding flood zones etc, however this level of increased building on rural land is not going to help reduce 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	Disagree	Whilst you indicate that only certain land is highly productive, the disregard for other, productive land is evident in the Tasman Bay Village site.



	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	1200 new homes in Tasman Bay would increase the dog population by around 330 given 28% of households have a dog and its estimated that 44% of homes in NZ have a cat so around 500 extra cats. In addition to the loss of rural landscape through building a new estate the addition of all these pets will have a significant impact on local wildlife, especially native birds.
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?		Yes along SH6 seems to make sense, however Mapua already has hugely increased development over recent years.
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, G (D if necessary)

	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?	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	20 Do you agree with the level of	Disagree	

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Disagree	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	
TDC - Environment and Planning	26 Do you agree with the location and scale of 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.	Disagree	I would prefer use of other means of intensification
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	there is already significant growth in Mapua. The place will lose the charm of a coastal village.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	No. Overall I think the core FDS is fine, however I strongly disagree with the secondary plan for T-166 Tasman Bay Village. This option seems almost an after thought in response to landowners offering to develop the area. Clearly any landowner is likely to be motivated by the opportunity for financial gain. It is clear that the FDS core plan meets expected growth so this is needless expansion.

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	Seem to be located in suitable areas.
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>Impact on tourism, potentially a less attractive place to live and visit, increased greenhouse gases, impact on bio diversity.</p> <p>Changes in migration could result in less growth, given Immigration New Zealand have recently removed two major 'residence from work' pathways and reduced work pathways to residence to only those earning 200% median wage. Migrants will not choose NZ if there is no pathway to residence. Returned Kiwis may leave again now covid less of an issue.</p>

