

Future Development Strategy – Late submissions Received

Accepted by the Panel on 27th April 2022

#	Submission Number	Name	Note
1	31815	Peter Wilks - Attachment	
2	31823	Rob Wilks - Attachment	
3	31834	Nic John and Jo Tuffery - Attachment	also supplied as part of “FDS Submissions Received – Section 4” document
4	31835	Ian Wishart - Attachment	also supplied as part of “FDS Submissions Received – Section 4” document
5	31836	Paula M Wilks - Attachment	also supplied as part of “FDS Submissions Received – Section 4” document
6	31841	Bev Armstrong - Attachment	
7	31851	Bradley Trott - Attachment	
8	31852	Cameron Sims - Attachment	
9	31853	Gaire Thompson - Attachment	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31815

Peter Wilks

Speaker? False

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

	Please 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	Basically agree but "where people want to live" is not necessarily the overall optimum outcome. Encouragement of Nelson City/Richmond & Motueka as the primary population centres and leave the rural townships as they are (Tapawera/Tasman etc.) Otherwise the whole region will become one great urban sprawl.
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	Mostly should be protected but some boundary rationalization.
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	Doesn't sound right.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		No.
TDC - Environment and Planning	13 Do you support the proposal for consolidated	Agree	Yes but a limit must be put on it.

	<p>growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?</p>		
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>Largely along SH6 corridor as proposed. Intensification within existing town centres. Creating new towns away from existing centres. Tapawera would be a perfect place for a new town.</p>
TDC - Environment and Planning	<p>21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential</p>	Disagree	<p>Mapua needs to be kept as a peaceful seaside village. Too many houses will ruin the place. Mapua badly needs a decent supermarket.</p>

	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 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 greenfield housing areas in Brightwater? Please explain why.	Strongly agree	
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	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	Neutral	

	business growth sites in Murchison?		
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>I believe the Medium-High population forecasts are wildly optimistic and the region will not grow anywhere like what is forecast. Families are getting smaller and the demographic in Nelson/Tasman is an aging population that will want to be living in Richmond/Stoke/Nelson City.</p> <p>There should be a limit to planned growth in this region or it will ruin the existing lifestyle and attractiveness of this region as a place to live.</p>

Peter Wilks - Sub # 31815 - 1



SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022 - 2052

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

Name: Peter Wilks

Organisation represented (if applicable): Private

Address: [Redacted]

Email: [Redacted]

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

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

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

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Basically agree but "where people want to live" is not necessarily the overall optimum outcome. Encouragement of Nelson City / Richmond ^{Motueka} as the primary population centres - leave the rural townships as they are (Tapuae / Tasarua etc). Otherwise the whole region will just become one great urban sprawl.



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

Mostly should be protected but some boundary rationalisation.

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

Don't sand right.

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

No.

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

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

yes but a limit must be put on it.

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

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

Tapanera would be a perfect place for a whole new town.



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

Māpua needs to be kept as a peaceful
seaside village. ~~There~~ Too many more houses
will ruin the place. Māpua badly needs a decent
supermarket.

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

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

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

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

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

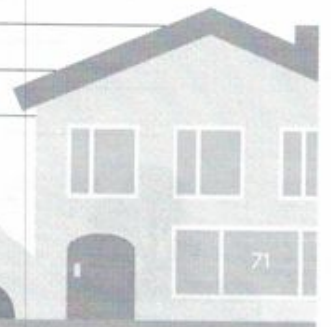
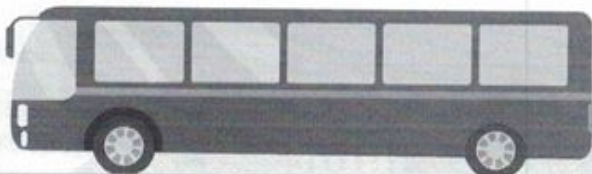
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

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

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

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



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

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

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

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

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

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

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

① I believe the Median - High population forecasts are wildly optimistic and the region will not grow anywhere like what is pro forecast. Families are getting smaller and the demographic in Nelson/Tasman is an aging population that will want to be living in Richmond/Stratford/Nelson City.

② There should be a limit to planned growth in this region or it will ruin the existing lifestyle and attractiveness of this region as a place to live.
 It's important to have your say on the big choices.

Once you've filled out this submission form:

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

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

Submissions close 14 April 2022.



Submission Summary

Nelson Tasman Future Development Strategy - Submission #31823

Rob Wilks

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>See attached.</p> <p>This response is particular to our (Tasman) area, but the same arguments could be said for other areas affected by urban sprawl/ greenfield land development.</p> <p>The covenants imposed on us will be unfairly lifted of other developers.</p> <p>We chose to invest in a home here because of the "Rural Character" of the area and this is now threatened.</p> <p>Lack of availability of required infrastructure.</p> <p>Effects on Climate Change.</p> <p>Increased contaminant and flood risk.</p> <p>There is no denying that there needs to be something done about New Zealand's current housing crisis. However, developing large, residential areas with low population density is not the answer. There is growing evidence that high density, multistorey development is the best way to combat the housing shortage and provide affordable homes. These areas need to be close to amenities such as supermarket, schools, and Medical centre's to encourage active transport, and reduce the number of cars on the roads.</p> <p>Is there any reason why we must relieve the pressure on housing in New Zealand by providing housing in this relatively unspoilt area?</p> <p>There must be more suitable land in other areas in New Zealand for growth without sprawling subdivisions across the hills around here.</p>

Rob Wilks - Sub # 31823 - 1

Rob Wilks
Sally Murdoch

I would like to share our views on the Tasman District Councils (TDC) Submission on the Future Development Strategy (FDS) as residents in the area.
This response is particular to our (Tasman) area, but the same arguments could be said for other areas affected by urban sprawl/ greenfield land development

I understand that there is an obligation (and therefore pressure) on the councils to plan for projected growth in the area. Consulting the affected party's is part of the process.

The covenants imposed on us will be unfairly lifted of other developers.

When we developed our property there were significant restrictions in what we could do based on how our development would affect our neighbours and ensuring we kept the "rural character" This included the colour of our house, its reflective value, the height of the house, and limiting structures on the ridgeline. Although I appreciate these now, I feel that all those of us who have developed under these covenants have been short changed- if development within our line of sight are not subjected to the same restrictions.

We chose to invest in a home here because of the "Rural Character" of the area and this is now threatened.

When we were considering where to settle, the peace, privacy and quiet of this area appealed to us as this was an important consideration.
We had a significant financial investment into the area because of this attraction, now we, and many of our neighbours are concerned this will be compromised.
We acknowledge there will be a gradual increase in development, but not enough to completely alter the "feel" of the area.
We are now considering if this will be an area we will want to stay in long term if the proposal goes ahead.

Lack of availability of required infrastructure.

With a proposal for significant development, it assumes that there will be no impediments or downstream effects.
Currently there is a significant shortage of tradesmen (and more recently materials) across the range required to build homes.
What about schools, General Practices (currently there are waiting lists to see a Doctor in Tasman area), social services and Transport?
A proposal that looks at the end product (homes) and not the resources and services required is very short sighted and reckless.

Effects on Climate Change.

With unrestricted and poorly planned growth, there are significant impediments to us not reducing our carbon footprint in the way of building materials and waste, increased number of vehicles on the road, reduced greenspace/wetlands, reduced opportunity to develop regeneration of native species both flora and fauna, more household emissions, increased urban heat island effect.

Increased contaminant and flood risk.

Housing development leads to increased proportion of impervious areas leading to greater volume of stormwater runoff. If poorly managed, not only does this increase flood risk, but greater contaminants in run off.

Why this area?

There is no denying that there needs to be something done about New Zealand's current housing crisis. However, developing large, residential areas with low population density is not the answer. There is growing evidence that high density, multistorey development is the best way to combat the housing shortage and provide affordable homes. These areas need to be close to amenities such as supermarket, schools, and Medical centres to encourage active transport, and reduce the number of cars on the roads.

Is there any reason why we must relieve the pressure on housing in New Zealand by providing housing in this relatively unspoilt area?

There must be more suitable land in other areas in New Zealand for growth without sprawling subdivisions across the hills around here.

Thankyou for considering our views

Rob & Sally

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31834

Nic John Jo Tuffery

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached for further detail - summarised below:</p> <p>Draft proposal creates more villages & this should be encouraged.</p> <p>The current draft strategy is a significant change from the previous strategy.</p> <p>The shift in housing typology in 'the Nile' & Collingwood St/Trafalgar St is of major concern. The strategy is not specific enough.</p> <p>More consideration needs to be given to the affects of intensification and development.</p>

L - 31834 - 1 - Nic John and Jo Tuffery

Received at Nelson City Council

19/04/2022 8:30:24 AM

mail

Hannah M

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SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022-2052

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

Name: Nic John & Jo Tuffery

Organisation: [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.

See attached sheet

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know



SUBMISSION TO THE DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022 - 2052

From: Nic John and Jo Tuffery

Address: [REDACTED] g [REDACTED] n

Email: [REDACTED] z

Introduction

The topic of development and intensification is multi-factored and needs considerable effort, thought and planning to effectively achieve the desired key outcome of the National Policy Statement on Urban Development 2020:

Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

To achieve the objective will require the building of safe, resilient and thriving communities, and this should be the guiding principle of the strategy.

Key points:

- The draft proposes to create more 'villages', and this is to be encouraged. At the heart of a village is a community. Further, different communities will have different needs and these need to be valued and accommodated. We agree with this.
- The current draft strategy is a significant change from the previous strategy. Of particular note is the massive shift to intensify the area previously known as the 'the Nile' and the area up Collingwood St and across to Trafalgar St. This degree of intensification will significantly change the amenity value of these areas. This is not balanced growth. We strongly disagree with this.
- The shift in housing typology in the 'the Nile' and Collingwood St/Trafalgar St area is of a major concern. The previous strategy recognised that single story housing was the most suitable, however the new strategy has seen a major change to up to six story buildings. This will destroy both the amenity value and the character of this area. This is not balanced growth. We strongly disagree with this.
- The strategy is not specific enough. While some areas identified for growth will be able to absorb the negative effects, i.e. placing multi-story buildings against hillsides to reduce their impact, this is not the case across an area. The impact of a multi-story buildings on flatter areas will result in a loss of amenity and character value. This is not balanced growth.
- The strategy is not considered enough. Intensification based on jobs is mis-leading. For instance, a considerable number of businesses, and therefore employers, don't occur in the central city, and therefore intensifying these areas in the belief that housing will be close to employment opportunities is wrong. More granular assessments need to be made.
- Other factors need to be considered, e.g. schooling. Many schools in certain areas are at capacity, therefore introducing greater intensity into those areas will not be able to be accommodated by other parts of the social system like schools. More granular assessments need to be made.

- No consideration has been given to the social side of this change. Intensification can cause considerable social problems
- No consideration has been given to those that may be significantly affected by considerable change. While the needs of the developers and others who stand to benefit from these changes have been taken into account, those that are likely to bear the cost are not provided the same degree of consideration.
- The draft strategy mentions amenity only four times, mostly referencing the coastal environment, yet fails to address this in the urban environment. There needs to be a greater balance between development and amenity values.
- The draft strategy mentions heritage only once, in relation to Motueka. Heritage is a matter of national importance under the RMA and must be accounted for in the proposed strategy. It is noted that we hold the heritage on behalf of future generations, and that the links to the past are valued.
- The significant shift in intensification focus areas from the previous strategy does not enable residents to plan or prepare for changes. The concept of a Future Development Strategy says that the ability to plan should be the case.
- The Nelson City Council seem interested in being allowed to undertake development applicable to Tier 1 urban environments. Nelson Tasman is a completely different situation and residents live in Nelson Tasman often because it is not a Tier 1 urban environment, and its standing as a Tier 2 urban environment should be respected.
- The costs of intensification are not likely to be borne equally by all residents, either within an area of intensification or across the region. For some, neighbourhood development will mean a considerable cost to amenity and economic values, while others will not be affected at all. This inequity is not accounted for, nor is it fair and reasonable. Further, while overall there may be a 'slow change' to an area, the change for those actually residing next to development will occur more rapidly.
- The planning horizon of the strategy is 30 years, with the shortfall anticipated in the long term. Between now and then lies considerable uncertainty. Changes to intensification should be more staged than the current proposal and enable better decision making to occur as uncertainties resolve themselves.
- There is a considerable trade-off being made between productive land and development. A more holistic approach nationally would recognise that not all areas contribute in the same way, i.e. not all regions have significant areas of productive land, and therefore a more national plan should be made for this trade-off rather than every area being considered the same.
- In conjunction with the development of this strategy is the new Nelson Plan. This plan is going to reduce the input and say of residents about development through the use of 'complying' or 'restricted discretionary' activities. We strongly disagree with this.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31835

Mr Ian Wishart

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	Please see attached - All depends on appropriate design & architecture, need novel imaginative ideas put before public.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Please see attached: Facilitate people into tiny homes, unusual style homes, communal homes. Please do not encourage the continuation of building the large mansions by the large building companies.
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	Please see attached: Only in line with your work in section 14.2
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

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

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Please see attached for further detail: Yes intensification cannot beget the idea of how & what. Few people want to live in ?? or ??. Please see final comments at end of submission.
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	Please see attached: I oppose all greenfield expansion. I request TDC to reduce, minimize allotment sizes on Rural 1,2,3 & Rural Residential.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		Ticked: Intensification within existing town centres as long as well done. Ticked: In Tasman's existing rural towns.

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	Nelson is not Paris or Berlin and river city living has minimal appeal for most, but does appeal to some, needs to be one of many options.
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	Please no to 6 storey buildings in the area around Andrew St & mid-Songer St.
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	As long as well done. please no future slums.
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	Motueka too close to sea level to allow much growth at all.
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	It is inevitable Mapua is a future hot spot & I care little for it so do whatever you like.
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	NCC has little option but to build on terraces below Barnicoat range & Atawhai. Please no more bespoke massed house. Get creative guys.
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	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	Don't care about Mapua
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	Please see attached.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed	Don't know	

	residential and business growth sites in Tapawera?		
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Please see attached for further detail - additional attachments included: Yes I am interested in why people come to live in Nelson - Tasman and who they are. Who are these people. Council needs to do some social science and find out so you can plan appropriately.

L - 31835 - 1 - Ian Wishart

SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022 – 2052

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

Name: Ian Wishart

Organisation represented (if applicable): _____

Address: _____

Email: _____ Phone number: _____

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

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

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

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

All depends on appropriate design a architecture, need novel & imaginative ideas put before the public

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know



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

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

Facilitate people into tiny homes, unusual style homes, communal homes. Please do not encourage the continuation of building the large mansions by the large building companies

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

Only in line with your work in Section 14.2

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

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

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

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

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

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

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

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

8



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

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

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

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

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

YES Intensification concept begets the idea of HOW & WHAT - Few people want to live in hen-houses & kennels.
Please see final comments at end of submission

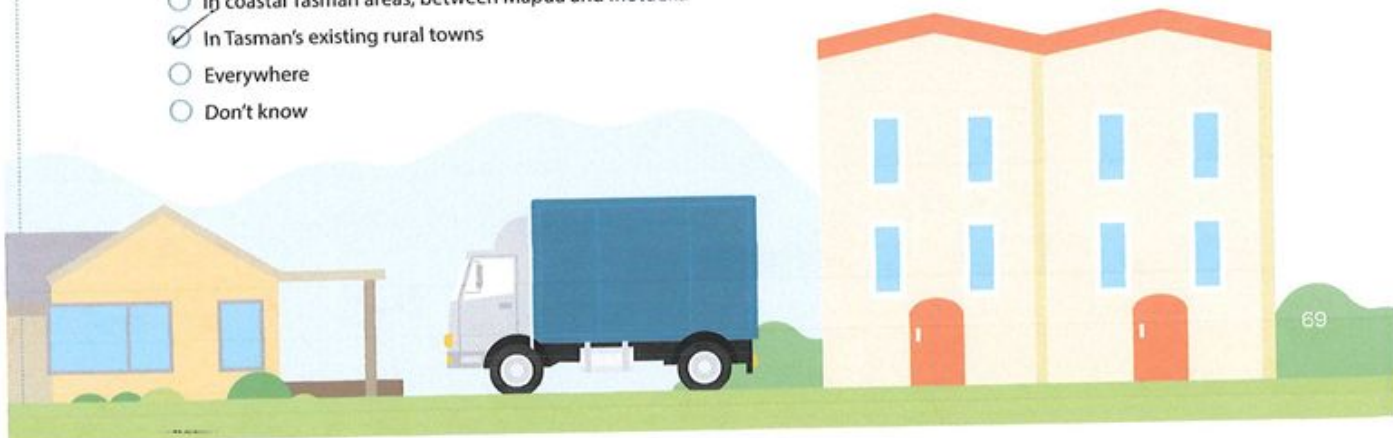
13. Do you support the proposal for consolidated growth along State Highway 6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?

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

I oppose All greenfield expansion
I request TDC to reduce ~~the~~ minimum allotment sizes on Rural 1, 2, 3 & Rural Residential.

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 as long as done well
 Expansion into greenfield areas close to the existing urban areas
 Creating new towns away from existing centres (if so, tell us where): NO NEW TOWNS
 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

Nelson is not Paris or Berlin and inner city living has minimal appeal for most, but does appeal to some, needs to be one of many options, ✓

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

Please No 6 Story buildings in the area around Andrew St a mid-Longer St

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

As long as done well. Please, no future stumps

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

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

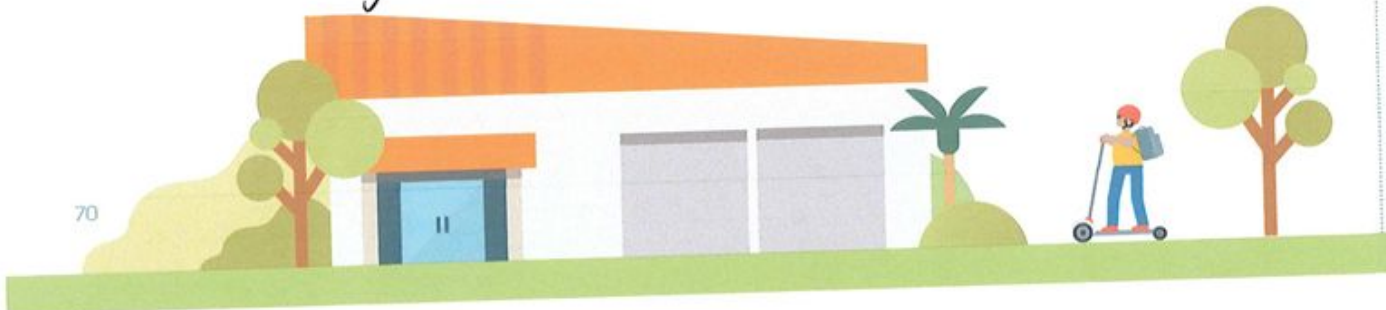
19. Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?

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

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

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

Motueka too close to sea level to allow much growth at all.



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

It is inevitable Māpua is a future hot spot & I care little for it so do whatever you like to it

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

NCC has little option but to build on terraces below Barnicoat range & Atawhai. Please No more Bespoke massed houses.

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

Get creative guys.

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

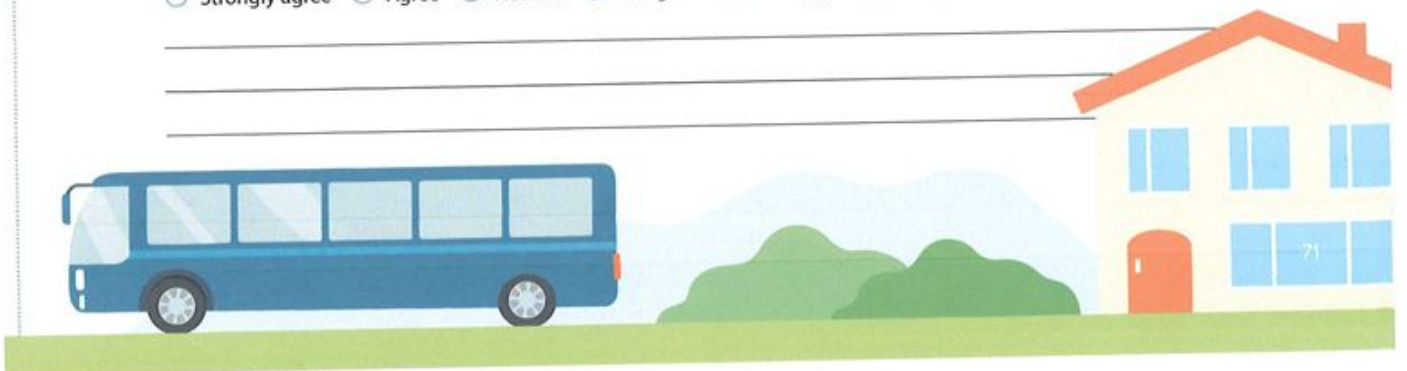
- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Don't know

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

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

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

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



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

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

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

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

Don't Care about Māpua.

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.

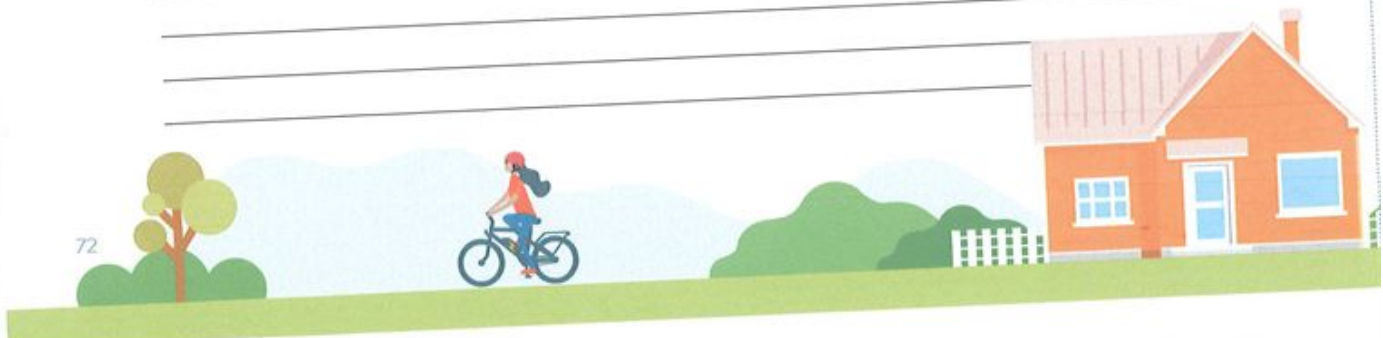
- Yes
- No
- Don't know
- Yes provided agreement can be reached with Te Ātiawa

Only Lower Moutere,

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

YES I am interested in **Why** people come to live in Nelson-Tasman and who they are. WHO ARE THESE PEOPLE. Councils need to do some social science and find out so you can plan appropriately. PS. I am a retired social scientist.

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

Once you've filled out this submission form:

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

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

Submissions close 14 April 2022.



Final Comment

My motivation for writing this submission is my concern with two issues:

- ① The large ^{minimum} allotment sizes in Tasman district as eg around Harley Rd & Appleby Heights. Inevitably this will lead to windfall profits from future subdivisions from future Plan Changes
- ② Application of the Resource Management (Enabling Housing Supply & other Matters) Act 2021
 - (i) This is very poorly written & hard to understand
 - (ii) 3 Houses per section, 3 storeys, : This will end in Pain (& profits for lawyers) over inevitable disputes, aggression, & mental health issues

NOTE See accompanying photo of a house in my street where the view is blocked by a house erected in front of it

Example of bad design likely to lead to disputes & challenges & legal issues.

Would any of the Councillors like to have this erected in front of their house?



House, approved by TDS, currently being built in Salisbury Rd
Infringes on Privacy of neighbours. This is unacceptable.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31836

Paula M Wilks

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	We must address climate change by reducing greenhouse gas emissions wherever we can.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	Emphasis on intensification. Don't want Richmond sprawling onto the Waimea Plains. Must consider carefully what smaller settlement networks are developed. Minimize commuting and traffic congestion.

	Please explain your choice:		
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	Esp jobs, services amenities with public & active transport. Desire to live in location not of strong value. The above in place make it a desirable place to live.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	We must produce food to feed the nation ourselves, reduce dairy, increase vegetable production.
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly Disagree	This embraces caring & supporting our environment only some change revives and enhances this must not do change with NEG environmental outcomes.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I think over all great but with development of Tasman we will end up merging Mapua & Tasman and lose a beautiful rural/coastal area and perception of beautiful Nelson. Which is what brings people to our area. Keep Tasman Village and hinterland as rural as possible.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including	Strongly disagree	50/50 yes agree Atawhai to Wakefield development, Mapua development. No not Motueka & Tasman (village).

	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		Largely along the SH6 corridor as proposed. Intensification within existing town centres. In Tasman's existing rural towns. Tapawera. Has work, good travel route and schools and shops.
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	Go up not out. But parks & recreation areas significantly increased.
TDC -	22 Do you agree	Strongly	As above.

Environment and Planning	with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	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	As above.
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	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.	Strongly agree	As above. Do not sprawl onto Waimea Plains.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly agree	As per Q21.
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	As per Q21.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC -	35 Do you agree	Strongly	

Environment and Planning	with the proposed residential and business growth sites in Murchison?	agree	
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TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Agree	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		The Richmond - Mapua - Tasman - Motueka coast route is one of the most scenic in Nelson. It's what visitors want to see so DO NOT create Tasman Village. On this route put more cycle areas, picnic spots, beach access, cafes, NOT residential houses. People don't drive or travel to see residential houses. They want scenery.

Paula Wilks - Sub # 31836 - 1

SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022-2052

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Name: Paula M Wilks

Organisation represented (if applicable): _____

Address: _____

Email: _____

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

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

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

We must address climate change by reducing greenhouse gas emissions wherever we can.

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

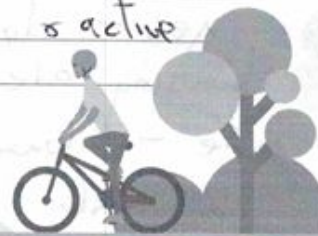
Emphasis on intensification. Don't want Richmond sprawling onto the Wairarapa plains. Must consider carefully what smaller settlement networks are developed. Minimise commuting and traffic congestion.

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

* Esp Jobs, services amenities with public & active transport.

Desire to live in location not of strong value. The above* in place make it a desirable place to live.



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

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

We must produce food to feed the nation ourselves, reduce dairy, increase vegetable production

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

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

This embraces caring & supporting our environment only some change revives + enhances this must not do change with NCG environmental outcomes

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

I think overall great but with development of Tasman we will end up merging Māpua + Tasman and lose a beautiful rural/coastal area and beauty perception of beautiful Nelson, which is what brings people to our area. Keep Tasma village and hinterland as rural as possible.

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

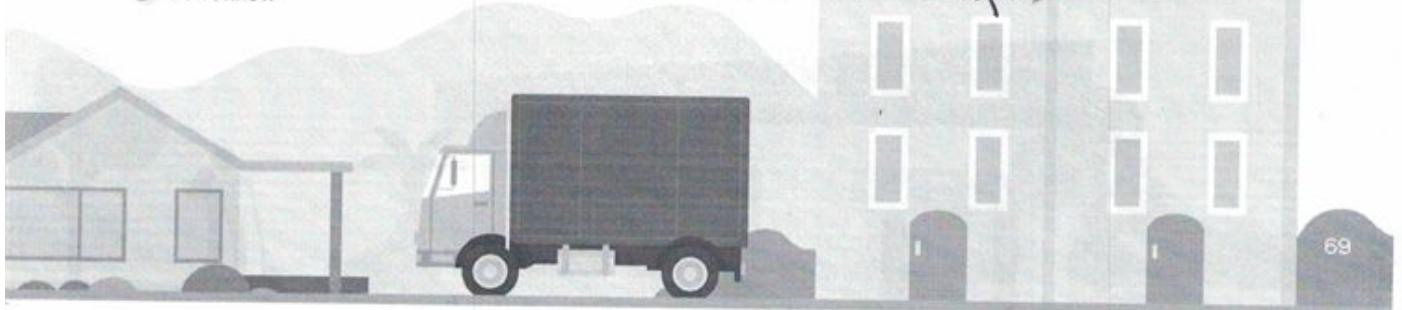
50/50 yes agree atawhai to wakefield development Māpua Development.

NO Not Motueka + Tasman (village)

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

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

Tapanera, Has work good travel route and schools & shops.



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

go up not out, but parks + recreation areas significantly increased.

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

as above

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. Do not sprawl on to Waimānā plains

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

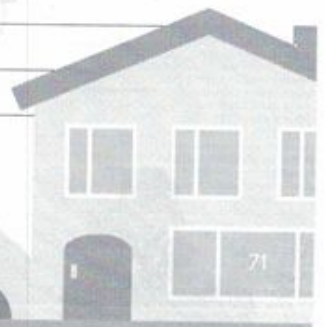
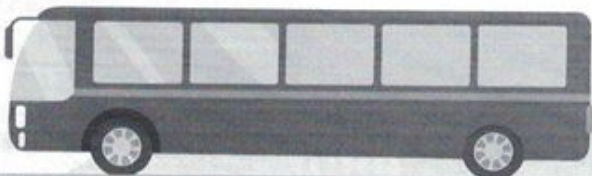
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

as per Q 21

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 per question 21



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

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

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

(summary)

The Richmond — Mapia — Tasman — Motueka coast route is one of the most scenic in Nelson. It's what visitors want to see. So Do Not create Tasman village. On this route put more cycle area, picnic spots, beach access, cafes, Not residential houses.

People Don't drive or travel to see residential houses they want scenery.
It's important to have your say on the big choices.

Once you've filled out this submission form:

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

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

Submissions close 14 April 2022.



Submission Summary

Nelson Tasman Future Development Strategy - Submission #31841

Bev Armstrong

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?		Records disgust at the plans for intensive building of townhouses and the like. Lives in The Wood and has 'vacant' land next door where they can see that a high rise building could be allowed to be built there. If this were to happen the value of their property would be negatively effected. Feels council bulldozes ahead with plans that are not acceptable to residents, the new development including the new library is an example. Most people are very much against this plan. Another ridiculous expense was the bike stands. Stands have had very few bikes using them.

Bev Armstrong - Sub#31841 - 1

Subject: Nelson future development strategy

CAUTION: External email.

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

To the Mayor

I have unfortunately missed the date for the submissions , but want to record my disgust at the plans for intensive building of townhouses and the like.

As I live in The Wood and have 'vacant' land next door to me, I can see under the new proposals that a high rise building could be allowed to be build here.

Should this happen the value of my property would be negatively effected and my life here would be seriously compromised. It is so unfair!

This council just bulldozes ahead with plans that are not acceptable to the residents - the new development including the new library is an example.

Everyone I know is very much against this plan and you as the Mayor have commented that most residents are keen for this plan. This is certainly not true.

We DO NOT need a new library.

Another ridiculous expense was the bike stands. Whenever I'm in the vicinity the Stands have had very few bikes using them. What a waste of money.

I'm so disappointed with the Nelson Council.

Sincerely,

Bev Armstrong

Please forward this message to the Mayor

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31851

Mr Bradley Trott

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Please see attached for further detail: Talks about Nelson Airport and propose's the idea of having an international airport and collaborating with the national carrier Air New Zealand to see how this could potentially work. Added additional material on adding a light rail between Nelson & Richmond.

LATE - 31851 - 1 Bradley Trott

From: Brad Trott [REDACTED]
Sent: Monday, 25 April 2022 8:43 am
To: Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz>
Subject: Development plan

Good Morning,

I have a suggestion for Nelson future development plan.

If we are looking at creating a new towncentre in lower motere/tasman there is an opportunity to open up farmland in the moutere area to cater for an International Airport and allow for large aircraft such as the A380 and 777 aircraft to land here.

Auckland international airport is at capacity currently and are currently are running out of space to park large aircraft, many of the large aircraft don't have gates to park at and park on stand off bays then bussed to the terminal. they are expanding the airport but only to keep up with current demand.

The majority of international flights arrive and depart from Auckland then connect all regional centres.

Nelson is currently the busiest regional airport in New Zealand that brings 83,000 people to the area annually. Nelson is strategically placed in the centre of NZ making it the perfect place to have streamlined connections to major NZ cities by allowing for an international airport in Nelson it would take pressure off Auckland's underdeveloped infrastructure.

An international airport in Nelson would allow airlines to optimise their international schedules to seamlessly connect to other regional destinations throughout New Zealand.

I propose the idea of having an international airport and collaborating with the national carrier Air New Zealand to see how this could potentially work. The costs for the airlines would be much cheaper landing in Nelson as opposed to Auckland which would be a win for the airlines and a win for the region. It would also allow for more jobs in the region and boost the tourism hospitality sectors and the regional economy.

Kind Regards,
Bradley

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Hi Thuja,

Thanks for passing this on for me.

I also have one more submission to add to that

Dear Nelson Future Development Committee,

I would like to also propose the idea of having a Light Rail/Tram system from Nelson to Richmond for the 50 year plan.

We have a wide enough road to place a light rail between Nelson and Richmond via Waimea road where we could fit a 2 line light rail in the centre of the road and can go all the way to Richmond via Main Road Stoke.

This would enable stops for;

- Richmond CBD
- Waimea College
- Garin College
- Stoke Town Centre (Bus services on rotation for Nayland college and Broadgreen intermediate)
- Black Cat Dairy (Serviced by bus rotations to Nelson Airport)
- Bishopdale
- Nelson Hospital
- Nelson Boys College
- Nelson Girls College
- Nelson CBD

Each of those tram/light rail stops could then be serviced by busses taking residents closer to their residence.

- The benefits of having a light rail would reduce the amount of traffic on the roads.
- Collect revenue from passengers to service and maintain the infrastructure
- Allow for emergency vehicles to use the tracks when attending to emergencies
- Allow students independence to take public transport
- Allow elderly independence to transportation
- Greener and energy efficient
- Create more jobs
- As Nelson grows the tram line only needs to be extended

Thanks for taking the time to listen to my suggestions

Bradley Trott

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31852

Cameron Sims

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: Hi Celia,</p> <p>We are the recently new owners of the largest property boundary of the proposed development at 42 Keoghan Rangihaeata, Golden Bay and we just heard that we missed the cut off before the submission period ended. Please consider our submission.</p> <p>We are concerned about the loss of our peaceful existence, privacy and biodiversity habitats here on Fraser Road & Rangihaeata.</p> <p>NZ Coastal Policy Statement requires Resource Consent because this zone is a biodiversity hotspot for many unique species.</p> <p>We would object to any access to the property from Fraser Road. We object to an intensified development. Keeping it with the existing zoning is key for mitigating run off from upstream developments. If zoning changes, it should mean our zoning changes too.</p> <p> kindest Regards Cameron Sims</p>

31852 - 1 - LATE - Cameron Sims

From: Cameron Sims [REDACTED]
Date: 26 April 2022 at 10:51:36 AM NZST
To: strategy@tasman.govt.nz, Celia Butler <Celia.Butler@tasman.govt.nz>
Subject: Late Submission [REDACTED] Fraser Road - Rangihaeata

Hi Celia,

We are the recently new owners of the largest property boundary of the proposed development at 42 Keoghan Rangihaeata, Golden Bay and we just heard that we missed the cut off before the submission period ended. Please consider our submission.

We are concerned about the loss of our peaceful existence, privacy and biodiversity habitats here on Fraser Road & Rangihaeata.

NZ Coastal Policy Statement requires Resource Consent because this zone is a biodiversity hotspot for many unique species.

We would object to any access to the property from Fraser Road. We object to an intensified development. Keeping it with the existing zoning is key for mitigating run off from upstream developments. If zoning changes, it should mean our zoning changes too.

Kindest Regards
Cameron Sims
[REDACTED]

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31853

Mr Gaire Thompson

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached for further detail and attached images (key points summarised):</p> <ol style="list-style-type: none"> 1. Tasman has allowed too much development to occur on good flat horticultural land near Richmond. This land is needed to feed the population. 2. Intensification is good and should be encouraged in the right areas i.e., against the hills facing the sun. Multi storey developments that don't cause any shading or view restriction problems an example of this are the buildings on Wakefield Quay. 3. Building on the hills although more expensive the land is cheaper, far less productive. 4. I believe that coastal areas should not be restricted as much as currently proposed providing the houses are built with wooden floors and high enough off the ground if in the long term there is a problem they can be easily relocated. 5. I don't support high intensification in Mapua as would destroy the character of the area. 6. I support what has occurred in the ex-forestry country on the coastal side of the Moutere Highway. 7. I don't support creating a large Tasman Village. 8. I also oppose the extra ribbon development along State Highway 6. 9. I don't support 3 x 3 storey houses as of right on small flat sections that would shade and block outlook for neighbouring houses. 10. I am totally opposed to the 8 storey Social Housing proposed for Nelson CBD. I attach a small example of what could be done with terrace housing on land already owned by NCC up Walters Bluff

31853 - 1 - LATE - Gaire Thompson

Re Future Development Strategy

I know this submission is late, but I had submitted online during the afternoon of April 14th from my iPad using the wi-fi near Christchurch airport while travelling back to Nelson but apparently it didn't go through.

I was concerned that this may have happened, so I also emailed NCC for confirmation but only received a reply to this late last week. I then had to contact Taman to see if they had received it as apparently, they are the receiving body and I have unfortunately lost all those comments as done on the website.

Being involved in both Nelson and Tasman I have concerns for both areas and summarise my views as follows.

1. Tasman has allowed too much development to occur on good flat horticultural land near Richmond. This land is needed to feed the population.
2. Intensification is good and should be encouraged in the right areas i.e., against the hills facing the sun. Multi storey developments that don't cause any shading or view restriction problems an example of this are the buildings on Wakefield Quay.
3. Building on the hills although more expensive the land is cheaper, far less productive and the end result is;
 - houses with views as they look over the one in front
 - land value increases enormously giving a complete change to the rating value for Councils
 - no need for pumping stations for sewerage and storm waters
 - houses get more sun and this in turn reduces reliance on external energy sources and creates healthier homes
 - there are large areas that are suitable close to both Nelson and Richmond CBD's
4. I believe that coastal areas should not be restricted as much as currently proposed providing the houses are built with wooden floors and high enough off the ground if in the long term there is a problem they can be easily relocated.
5. I don't support high intensification in Mapua as would destroy the character of the area.
6. I support what has occurred in the ex-forestry country on the coastal side of the Moutere Highway where lifestyle blocks are being created, they have good views, own water, own sewerage and improve the land.
7. I don't support creating a large Tasman Village.
8. I also oppose the extra ribbon development along State Highway 6 between Richmond and Wakefield as it would result in further speed restrictions.
9. I don't support 3 x 3 storey houses as of right on small flat sections that would shade and block outlook for neighbouring houses.
10. I am totally opposed to the 8 storey Social Housing proposed for Nelson CBD. I attach a small example of what could be done with terrace housing on land already owned by NCC up Walters Bluff
 - sunny doesn't shade or block out anyone

- using currently vacate land which will then become a valuable rates revenue source,
 - close to CBD and an open park
 - could also have garaging under the down hill side of each unit.
- See Attached pictures before and after.*

I would like to make a verbal submission on these points. I am available on May 3rd 2022 to speak.

In the interim if there are any of these points you would like clarified please don't hesitate to contact me.

Yours Sincerely

Gaire Thompson

