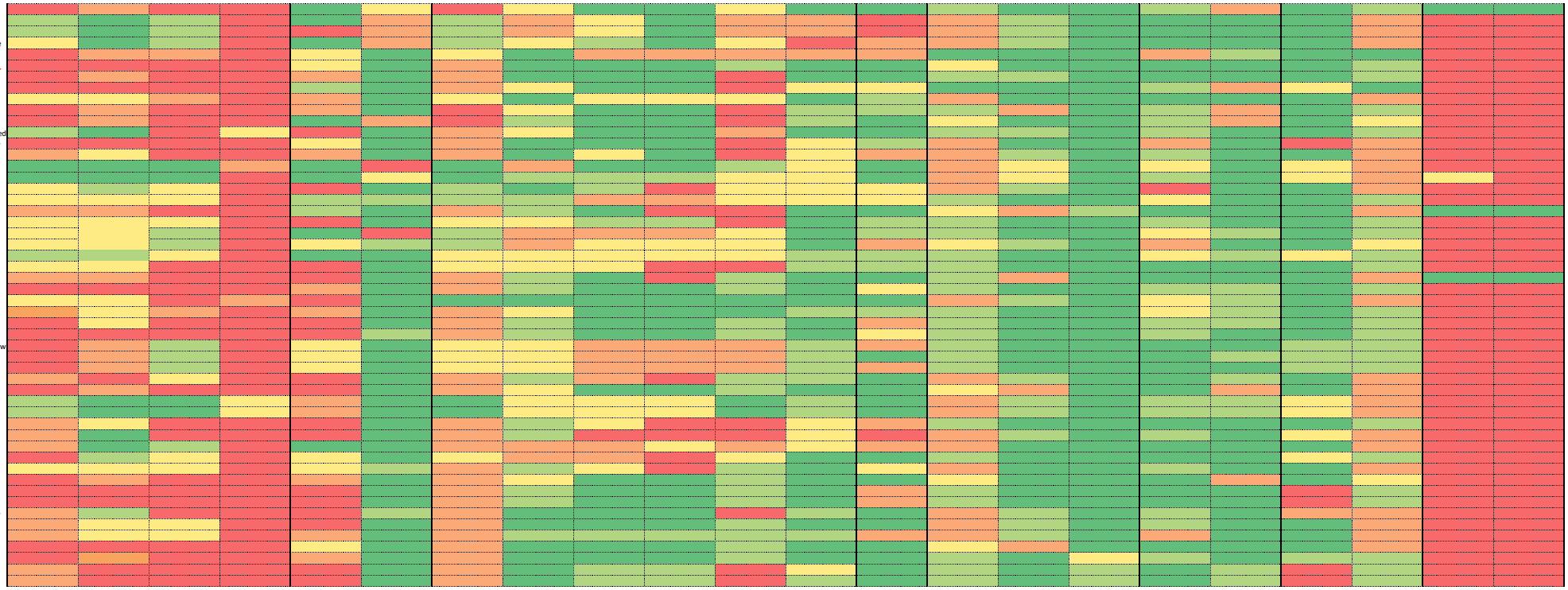
Option	Level of accessibility by public and active transport to essential services, employment, education and social opportunities	General accessibility by private vehicle to employment, education and social opportunities	Ability for a range of housing types to be provided	Level of demand	Scale of proposal	Capacity to deliver	Efficiency of supporting transport infrastructure	Efficiency of supporting stormwater infrastructure	Efficiency of supporting wastewater infrastructure	Efficiency of supporting potable water infrastructure	Efficiency of supporting community infrastructure	Reverse sensitivity and human health effects	Impact on highly productive land*2	Te mana o te Wai*2	Terrestrial ecology and Biodiversity2	Landscape values (ONL, ONF, Coastal Environment)2	Sea level rise Inundation (coastal and river) and coastal erosion related natural hazards*2	Ground conditions (fault hazard, liquefaction risk, land stability)2	Sites of cultural significance*	Impact on life-sustaining quality of natural resources and ecosystems	Potential for commercial development by iwi/Māori trusts	Potential for papakāinga development
Units	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4	Scale 0-4
Preferred value	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High
N-3 Kaka Valley																						
N-11 Saxton																						
N-12 Atawhai Hills																						
N-14 Hira																						
N-15 Dodson Valley Road (and																						
N-16 Neale Park																						
N-17 Vanguard Street (and																						
N-18 Gloucester Street (and																						
N-19 Nile Street East																						
N-20 Fairfield Park																						
N-21 Waimea Road North																						
N-22 Hospital/ Nelson South																						
N-23 Victory																						
N-24 Nayland North																						
N-26 Tahunanui Drive East																						
N-27 Stoke Centre																						
N-28 Stoke School (and																						
N-29 Nayland South																						
N-32 Orchard Flats																						
N-34 Tahunanui Drive West																						
N-35 Port Hills																						
N-270 Nelson City Centre																						
N-285 Arapaki & Isel																						
N-287 Washington Valley South																						
N-288 St Vincent																						
N-289 The Brook																						
N-290 Wakapuaka Flats																						
N-291 The Wood (Archived)																						
N-100 Griffin Site																						
N-101 Marlowe Street (and																						
N-102 Roto Street (and surrounds)																						
N-103 Washington Valley North																						
N-104 Victoria Road (and																						
N-105 Delaware Bay																						
N-106 Maitahi Bayview (PPC28)																						
N-107 City Centre South																						
N-108 City Centre North																						
N-109 Wood South																						
N-110 Wood North																						
N-111 Marsden & Ngawhatu																						
N-112 Orphanage West																						
N-113 123 Halifax Street East																						
N-114 Port Nelson																						
N-115 Saxton Extension																						
N-116 Orphanage West Extension																						
T-01 Jefferies Road, Brightwater																						
T-02 Brightwater Centre																						
T-03 Shannee Hills (Katania)																						
T-04 Bryant Road, Brightwater																						
T-05 Wanderers Avenue,																						
T-06 Tasman / Aporo Settlement																						
T-07 Redwood Settlement																						
T-08 Stringer Road Settlement																						
T-09 Seaton Valley intersection -																						
T-10 Higgs Road, Mapua																						
T-11 Seaton Valley Flats - elevated																						
T-12 Seaton Valley Flats - low																						
T-13 Courtney Street, Motueka																						
T-14 Motueka Intensification																						
T-15 Te Awhina Marae																						
T-16 Mariri Hills																						
T-17 Mytton Heights Hills																						
T-18 Lower Moutere Hills																						
T-19 Upper Moutere																						
T-22 Richmond Intensification																						
T-23 McGlashen Redevelopment,																						
T-26 Central Takaka																						
T-27 Takaka																						
T-28 Pigeon Valley Rural																						
T-29 Wakefield Intensification																						
T-30 Wakefield Church Land																						
T-31 Seifried Vineyard																						
T-32 Pigeon Valley Rural																						
T-33 Seaton Valley Hills																						
T-34 Dovedale																						
T-35 Richmond South Business																						
T-36 Stringer Road Hills																						
T-37 Murchison (Fairfax St)																						
T-38 Richmond South (Hope)																						
T-39 Paton Road foothills,																						
T-40 Hill Street South foothills,																						

T-41 88 Valley, Wakefield
T-42 Seaton Valley Northern Hills
T-43 Pomona Rd-Pine hill, Mapua
T-44 Parapara
T-45 Redwood Valley Hills
T-50 Kelling Rd, Upper Moutere
T-48 Rototai Road, Takaka
T-51 Supplejack Valley, Upper
T-52 Carlyon Rd, Mahana
T-53 Collingwood
T-54 Teapot Valley
T-56 Tapawera south
T-57 Hotham Street, Murchison
T-58 Hope South, Richmond
T-59 Paton Road South, Richmond
T-100 70A Waimea West Road,
T-101 No.100 Bryant Rd (utility
T-102 No. 100 Bryant Rd,
T-103 Brightwater intensification
T-104 Katania Heights intensive
T-105 67 River Terrace Road (light
T-106 34 Ellis St and 1/36 Ellis St,
T-107 177 Edward St (unzoned
T-108 412 Main Road Spring
T-109 Land bound by Higgins Rd
T-110 Whitby Road/Bird Road,
T-111 17 Foxhill Rd (industrial),
T-112 Salisbury Rd, Richmond
T-113 Hill Street South foothills,
T-114 216 Champion Road
T-115 405 Lower Queen Street
T-116 60-106 Appleby Highway,
T-117 2 Poutama St, 52, 54 and 54
T-118 McShane Road, Richmond
T-119 Extending south beyond
T-120 Richmond South between
T-121 Richmond South between
T-122 Main Road Hope (Business -
T-123 337 Main Road Hope
T-124 17-25 Aranui Road, Mapua
T-125 Mapua Drive/Seaton Valley
T-126 389 Gardner Valley Road,
T-127 Cardno Way - Bronte
T-128 11 & 15 Nile Road, Mahana
T-129 Braeview Forest
T-130 Large site in Moutere,
T-131 Mariri Hills
T-132 Lower Moutere, west of
T-133 Lower Moutere
T-134 62 Sunrise Valley Road,
T-135 Chambers & Jackett land
T-136 Tasman View road and
T-137 86 Main road and 39
T-138 4 Rototai Rd, Takaka
T-139 Land bound by Commercial
T-140 259 Takaka-Collingwood
T-141 Fonterra land opposite
T-142 1089 Takaka -Collingwood
T-143 Page Road, Takaka (next to
T-144 existing FDS site redrawn,
T-145 Page Rd, Takaka (light
T-146 Murchison Holiday Park
T-147 5 Chalgrave St, Murchison
T-148 155 Waller St/Chalgrave St
T-149 21 Hotham St, Murchison
T-150 Murchison town centre
T-151 land adjacent to 58
T-152 land adjacent to 110
T-153 Land adjacent to 1308
T-154 268 Mangles Valley Rd,
T-155 land opposite 702 Mangles
T-156 40 Matiri Valley, Murchison
T-157 Rata Avenua, Tapawera
T-158 Orion St (commercial),
T-159 2275 Takaka-Collingwood
T-160 Clifton sites
T-161 73 Burnside Rd, Motupipi
T-162 82 Richmond Road, Pohara
T-163 42 Keoghan Road, Takaka
T-164 104 Poole St, Motueka
T-165 28 Fearon St (archived)
T-166 Tasman Bay Village
T-167 Tāhimana, Stagecoach Rd,
T-168 303 Aporo Road, Tasman
T-169 Large Coastal Tasman site
T-170 Solly's Freight Site (mixed
T-171 46A Factory Rd (industrial),
T-179 Part of 31 Greenhill Rd,
T-183 36 Scott Rd, Three Oaks,
T-175 2596 Kawatiri-Murchison
T-177 125 McShane Rd, Richmond
T-185 480 High St Motueka

T-187 Riwaka-Sandy Bay Rd,
T-173 Land bound by Appleby
T-174 Hope North, Richmond
T-172 240 - 326 Main Road Hope
T-180 43 Flett Rd Harakeke
T-181 3010 Korere-Tophouse Rd,
T-182 315 Takaka-Collingwood
T-186 1245 Motueka Valley Rd
T-176 26A Grey St Murchison
T-188 25 Settlers Rd, Riwaka
T-184 McCallum Rd, Takaka
T-178 24 - 28 Gladstone Rd (mixed
2227 Wakefield Kohatu Highway
Part of 160 Tadmor Valley Road
T-189 Motueka Intensification
T-190 Motueka Intensification
T-193 16 Lake Crescent, Takaka
T-194 144 & 200 Whitby Road,
T-195 Massey St, St Arnaud
T-20 65 Hotham St, Murchison
T-001 amended (Jeffries Rd)
T-005 amended Wanderers Ave
T-42 amended Seaton Valley
T145 amended Page Rd, Takaka
T-195 amended Massey St St
T-196 880 Waiwhero Road
T-197 96 A, B, C Ellis St and 1A
T-198 Higgins Rd, Falcon Ridge
T-199 4 Teapot Valley Road,
T-200 405 & 433 Pigeon Valley
T-201 Chisholm land Tasman View
T-202 Hayden-Payne Tasman
T-203 Moana orchard land
T-204 St Arnaud 39 Beechnest
T-205 14 Waiwhero Road
T-206 8 Hickmott Place (Mixed
T-207 9 Greenwood St (Mixed
T-208 Takaka Glenview Rd (light
T-209 Marchwood Park Road,
T-210 394, 410, 416 Main Road
T-211 Dawson Rd, Mapua
T-212 Dodson Road, Takaka
T-213 319 Motueka Valley
T-214 272 Golden Hills Rd
T-215 326 Golden Hills Rd
T-216 379-391 Appleby Highway
T-217 79 Main Rd Tapawera
T-218 1 Main Rd Tapawera
T-219 3177 Korere Tophouse
T-220 262 Takaka-Collingwood
T-221 Ligar Bay headland East
T-222 Ligar Bay Headland West